

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 406 S. Julian Street (Plummer Variance) - PZC 21-1-145

Gabrielle Mattingly, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the corner side yard setback variance request but is not in support of the variance request for the wraparound porch noting the proposed home constitutes a new development built from the ground up and does not believe there is a hardship which would justify the need for a larger wraparound porch on the property.

Len Monson, Kuhn, Heap & Monson, spoke on behalf of the petitioner providing additional details on the request.

The Commission discussed the future roadway and sidewalk improvements. The Commission voiced support for the requested variances noting the hardship of the shape of the lot and that the design for the roadway is not finalized justifying the variance.

Public Testimony:

Will Anderson raised concern with the trend of gentrification of old homes in Naperville, specifically on Julian Street, occurring over the past few years. Mr. Anderson requests initiation of a gradual reintegration of low-cost housing options within the neighborhoods, particularly around schools and near the downtown area.

The PZC closed the public hearing.

A motion was made by Chairman Hanson, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-145, a variance to Section 6-6A-7 (R1A/Yard Requirements) to reduce the required corner side yard setback and a variance to Section 6-2-3:3.2 to allow a porch to extend more than five feet into the required corner side yard for the property located at 406 S. Julian Street.

Aye: 8 - Athanikar, Castagnoli, Hanson, Losurdo, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Fessler

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the March 2, 2022 Planning and Zoning Commission meeting

The Commission approved the minutes of the March 2, 2022 Planning and Zoning Commission meeting.

F. OLD BUSINESS:**G. NEW BUSINESS:****H. ADJOURNMENT:**

7:31 PM.