

Gabrielle Mattingly, City of Naperville Planning Services Team provided an overview of the request.

Anthony Amodeo, on behalf of the owner, remained available for questions only.

Chairman Hanson sees the hardship given the location of the home on the lot and asked if the deck would be located in any easements. Ms. Mattingly clarified the deck will be located 11' from the rear property, out of the 10' rear yard easement.

Public Testimony: None

A motion was made by Commissioner Athanikar, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Commissioner Habel, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-030, a variance to Section 6-6C-7:1 and Section 6-2-3:3.2 to allow for construction of a deck which encroaches into the required rear yard setback for the property located at 1126 Starlite Court.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Habel, Robbins, and Richelia

Absent: 2 - Bansal, and Van Someren

3. Conduct the public hearing to consider a major change to the Bradford Commons PUD to grant a conditional use to permit a daycare center and a final PUD plat with deviations for parking, stacking, and the setback for a monument sign for the subject property located at 2719 Beebe Drive (KLA School) - PZC 21-1-034

Erin Venard, City of Naperville Project Manager, provided an overview of the request.

Chairman Hanson inquired about future business model changes with the pickup/drop off. Ms. Venard responded the Commission can include that concern as a condition of approval, however, staff has noticed a policy change with more recent daycares that require kids to be escorted into the school.

Patti Bernhard, Rosanova & Whitaker Ltd, attorney for petitioner, and Selvei Rajkumar, petitioner, provided a presentation on the request.

Public Testimony:

Heather Fugate spoke in support.

George Shea spoke in support.

A motion was made by Commissioner Losurdo, seconded by Commissioner Richelia to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins

Chairman Hanson expressed support.

A motion was made by Commissioner Robbins, seconded by Chairman Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-034, a major change to a PUD and final PUD plat in order to grant approval of a conditional use for a daycare and approval of deviations to reduce the required number of off street parking spaces, eliminate the required number of stacking spaces, and reduce the interior yard setback for a monument sign for the property located at 2719 Beebe Drive (KLA School) subject to the condition in the staff report.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Habel, Robbins, and Richelia

Absent: 2 - Bansal, and Van Someren

- 4. Conduct the public hearing to consider a variance to permit a wall sign to be located on an accessory structure on the property located at 1515 N. Naper Blvd. - PZC 21-1-035

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Caitlin Paloian, Rosanova & Whitaker Ltd, attorney for petitioner, remained available for questions.

Public Testimony: None

A motion was made by Commissioner Robbins, seconded by Commissioner Athanikar to close the public hearing.

Aye: Athanikar, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins

A motion was made by Commissioner Losurdo, seconded by Commissioner Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-035, a variance to Section 6-16-5:2 to permit a wall sign to be located on an accessory structure for the property located at 1515 N. Naper Boulevard.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Habel, Robbins, and Richelia