

PZC 21-1-131, a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the amount of required off-street parking to permit fitness facilities, subject to the conditions noted in the staff report, for the property located at 2244 Corporate Lane.

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

Absent: 1 - Fessler

2. Conduct the public hearing to consider a variance to allow a ground sign at 3032 English Rows - PZC 21-1-138

Gabrielle Mattingly, Planning Services, provided an overview of the petitioner's request. Staff is in support of the request given the lack of identification for the business on the existing sign.

The Commission asked for clarification on the distance between the proposed sign and the existing sign. Staff responded the proposed sign is less than 200' from the existing sign.

The petitioner, Karen Dodge, spoke on behalf of the owner and provided details on the request.

Public Testimony: none

The PZC closed the public hearing.

A motion was made by Commissioner Athanikar, seconded by Commission Van Someren to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-138, a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code to permit a monument sign at the property located at 3032 English Rows.

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

Absent: 1 - Fessler

3. Conduct the public hearing to consider a variance to allow a detached garage to exceed the height requirements at 132 South Loomis Street - PZC 21-1-141

Kathleen Russell, Planning Services Team, provided an overview of the petitioner's request. Staff is in support of the request as the proposed height increase is not substantial and preserves the open nature of the required yard.

The petitioner, Joel Kristianson, provided details on the request.

Public testimony: none

PZC closed the public hearing.

A motion was made by Commissioner Van Someren, seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 21-1-141, a variance to Section 6-2-10:3 to permit a 20.5 foot tall, detached garage at 132 South Loomis 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 February 2, 2022 Planning and Zoning Commission meeting

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

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:27 PM.