

2. Conduct the public hearing to consider a conditional use to permit a pet care establishment with an outdoor area for the property located at 1847 West Jefferson Avenue (Wag N' Paddle) - PZC 18-1-043

Sara Kopinski, Planning Services Team, gave an overview of the request.

Matt Bergman spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding the proposal conformed to all the requirements of the Municipal Code.

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-043, a conditional use to permit a pet care establishment with an outdoor area for the property located at 1847 W. Jefferson Avenue, Naperville.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

3. Conduct the public hearing to consider rezoning of the subject property located at 821 E. Chicago Avenue from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District) - PZC 18-1-053

Erin Venard, Planning Services Team, gave an overview of the request.

Brian Hellman spoke on behalf of petitioner.

The PZC inquired about the purpose of the rezoning and the surrounding zoning. Mr. Hellman responded that the purpose of the rezoning is to market the property for future reuse. Venard responded that the majority of the surrounding property is zoned R2.

Public Testimony:

Tim Messer lives approximately one block north of the subject property. Mr. Messer stated that the proposed zoning should not move forward without a redevelopment plan. Mr. Messer found TU zoning is too intense and stated the property should be zoned R2.

Thom Higgins echoed Mr. Messer's comments. Mr. Higgins suggested zoning the property similar to Kreger's.

Steve Korel lives across Chicago Avenue from the subject property and stated that the property should be zoned R2. Mr. Korel stated that Heidi Nieman from 804 E. Chicago was in support of his comments.

PZC closed the public hearing.

The Planning and Zoning Commission did not support the proposed rezoning because there are currently no plans for redevelopment.

**A motion was made by Fessler and seconded by Losurdo to deny PZC 18-1-053, rezoning of the subject property located at 821 E. Chicago Avenue from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District).**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

4. Conduct the public hearing to consider a variance to permit a screened-in porch addition in the required corner side yard at the subject property located at 570 S. Julian Street, Naperville - PZC 18-1-057

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the plan review. Mattingly responded that plans are also reviewed by the City's engineering team.

Dan Blumen spoke as the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the request, finding it straight forward.

**A motion was made by Fessler and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-057, a variance to permit a screened in porch addition in the required corner side yard at the subject property located at 570 S. Julian Street, Naperville.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

## E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 20, 2018 Planning and Zoning Commission meeting.

**A motion was made by Losurdo, seconded by Fessler to approve the minutes of the June 20, 2018 Planning and Zoning Commission meeting.**

**Aye:** 6 - Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Morin

**Absent:** 3 - Athanikar, Bansal, Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

## F. OLD BUSINESS: