

fact as presented by the petitioner and approve PZC 18-1-094, a variance to increase the maximum building height and number of stories at the property located at 920-930 E. Chicago Avenue, Naperville.

Aye: 7 - Bansal, Fessler, Vice Chair Hansen, Hanson, Losurdo, Chairperson Martinez, and Morin

Absent: 2 - Athanikar, and Margulies

- 5. Conduct the public hearing to consider a major change to a conditional use to grant a variance from Section 6-2-14 to allow a canopy to encroach in the major arterial setback for the subject property located at 311 E. Ogden (Bill's Car Wash) - PZC 18-1-102

Gabrielle Mattingly, Planning Services Team, gave an overview of the request.

Chris Kalischefski, architect with WT Group, spoke on behalf of the petitioner. The PZC inquired about the size of the canopy extension and alternative options. Kalischefski responded that a sun study showed that the width of the canopy was necessary to block the glare. The owner has tried individual shades over the pay stations; however, the glare remained.

Public Testimony: None

PZC closed the public hearing.

Chairperson Martinez, Commissioners Hanson and Losurdo supported the request, finding their to be a hardship on the property. The Commissioners found that the new awning would be a welcome replacement to the dated look currently on site.

Vice Chair Hansen, Commissioners Bansal, Fessler, and Morin did not agree with the request. The Commissioners felt the encroachment into the major arterial setback was too great.

A motion was made by Bansal and seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-102, a major change to a conditional use to grant a variance to allow a canopy that encroaches in the major arterial setback at 311 E. Ogden Avenue, Naperville.

Aye: 3 - Hanson, Losurdo, and Chairperson Martinez

Nay: 4 - Bansal, Fessler, Vice Chair Hansen, and Morin

Absent: 2 - Athanikar, and Margulies

- 6. Conduct the public hearing regarding the property located at 1519 N. Naper Boulevard (Tartan Subdivision) - PZC 18-1-111 (Item 1 of 3)

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

Vince Rosanova, attorney with Rosanova & Whitaker, spoke on behalf of petitioner.

Public Testimony: None