

for the property located at 950 E. Ogden (Portillo's).

Aye: 9 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

2. Conduct the public hearing to consider a variance request to Section 6-2-12 (Fences) of the Naperville Municipal Code in order to construct a 15' tall fence along the western border of Ashwood Park North Unit 4 - PZC 17-1-062.

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

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

The PZC inquired about the height of the proposed fence. Whitaker responded that the fence is 15' in total and displayed pictures of the existing fence and the proposed fence. Whitaker noted that this section of Ashwood is not yet built out.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission was in favor of the request, finding that the fence will be a good barrier for the adjacent railroad tracks.

A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-062, a variance request to Section 6-2-12 (Fences) of the Naperville Municipal Code in order to construct a 15' tall fence along the western border of Ashwood Park North Unit 4.

Aye: 9 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

3. Conduct the public hearing regarding property located at 1800 S. Washington Street (PZC 17-1-072) to consider a major change to the conditional use to grant a variance for the height of a fence.

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

Mike Warfel, DPU-Water, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

The Planning and Zoning Commission supported the project and stated that the proposed wooden fence is an improvement over the current chain-link fence.

A motion was made by Hastings and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-072, a major change to the conditional use to grant a variance for the height of a fence the property located at 1800 S. Washington Street, Naperville.

Aye: 9 - Bansal, Fessler, Hansen, Hanson, Vice Chair Hastings, Losurdo, Margulies, Chairperson Martinez, and Williams

4. Conduct the public hearing for Avenida - Naperville located at the southwest corner of Mill Street and Commons Road, PZC 16-1-136 (Item 1 of 4).

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

Russ Whitaker, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner.

The PZC inquired about the proposed crosswalks at the Mill and Commons intersection. Hynes responded that at least 3 of the 4 legs of the intersection will have a crosswalk.

Public Testimony:

Karen Courney is the co-chair of the Senior Task Force and is a co-founder of Ride Assist Naperville. Naperville has a shortage of reasonably priced senior living facilities and Avenida will fill that gap. Ms. Courney is in support of the project.

Justin Philpott is the President of Century Farms Homeowners Association. Mr. Philpott raised concern that the petitioner is requesting variances while Harbor Chase was able to comply with the City's zoning Code. The PZC discussed the variance criteria and noted that each case is considered on its own merit.

Jason Xi is the Vice President of Century Farm HOA and voiced concern about the parking variance. Mr. Xi stated that the proposed project will generate additional traffic on Commons Street.

Jason Copeland lives in Century Farms directly adjacent to the project and is in support of the development. Mr. Copeland finds this is a unique proposal that meets the standards for a variance.

Brendon McLaughlin is the president of the Cress Creek HOA. Cress Creek is concerned with stormwater but is confident that the City will handle any issues the project may generate. Other concerns have been addressed with the plan revisions.

Tim Ells is the President of the Board of Ride Assist Naperville. Mr. Ells stated that there is a growing need for senior housing and that he is in support of the proposal.

Ken Bochenski is on the board of the Cress Creek Townhomes HOA