

**A motion was made by Vice Chair Hansen, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-019, a conditional use in the OCI District to establish the McDowell Point PUD, and approve a Preliminary PUD Plat, with a deviation to reduce the required minimum lot area, a deviation to increase the maximum building height, and a deviation to reduce the required number of off-street parking spaces, for the property located at the southwest corner of Diehl Road and Raymond Drive, Naperville subject to the condition in the staff report.**

**Aye:** 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

**Absent:** 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

**E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes from the May 2, 2018 Planning and Zoning Commission meeting.

**A motion was made by Hanson, seconded by Losurdo to approve the minutes of May 2, 2018 Planning and Zoning Commission Meeting.**

**Aye:** 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

**Absent:** 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

**F. OLD BUSINESS:**

1. Conduct the public hearing for The Enclave on Book located east of Book Road and north of Hassert Boulevard - PZC 18-1-001 (Item 1 of 3)

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

Len Monson, attorney with Kuhn, Heap, and Monson, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC supported the request for R1 zoning with a variance for the interior setback, finding it to be a great compromise.

2. Consider rezoning of the property located east of Book Road and north of Hassert Boulevard (PZC 18-1-001) to R1 (Low Density Single-Family Residence District) upon annexation (Item 2 of 3)

**A motion was made by Vice Chair Hansen, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-001, rezoning of the property located east of Book Road and north of Hassert Boulevard to R1 (Low Density Single-Family Residence District) upon annexation.**

**Aye:** 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

**Absent:** 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

3. Consider a variance to Section 6-6L-7:1 (R1 District: Yard Requirements) of the Municipal Code to reduce the minimum interior side yard setback requirement for the R1 district from 10' to 8' for the Enclave on Book located east of Book Road and north of Hassert Boulevard - PZC 18-1-001 (Item 3 of 3)

**A motion was made by Hanson, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-001, a variance to Section 6-6L-7:1 (R1 District: Yard Requirements) of the Municipal Code to reduce the minimum interior side yard setback requirement for the R1 district from 10' to 8' for the Enclave on Book located east of Book Road and north of Hassert Boulevard, Naperville.**

**Aye:** 8 - Fessler, Vice Chair Hansen, Hanson, Losurdo, Margulies, Chairperson Martinez, Morin, and Williams

**Absent:** 1 - Bansal, Sokhey (Student member), and Kaushik (Student Member)

**G. NEW BUSINESS:**

Chairwoman Martinez thanked Commissioner Williams for his years of service on the Planning and Zoning Commission. Commissioner Williams thanked staff and his fellow Commissioners.

**H. ADJOURNMENT:**

8:05PM