

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

**Absent:** 2 - Athanikar, and Margulies

**2.** Conduct the public hearing regarding the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 1 of 3)

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

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

The PZC inquired about the location of deliveries, garbage, and recycling on the property. Whitaker responded that they will happen in the motor court.

Public Testimony:

Mike Fitzgerald lives on White Oak Drive south of the property and spoke about parking, grade change, and construction traffic. Whitaker responded there are 4 parking spaces per unit with 2 spaces in the garage and 2 in the driveway. The townhomes will share 2 guest spaces. The elevation of the property will not change and all construction traffic will take place on Chicago Avenue.

Steve Korel lives west of the subject property on Chicago Avenue. Mr. Korel requested additional landscaping along the motor court. Whitaker responded that the team will work with DuPage County to improve the landscaping with material that will survive in the floodplain.

The petitioner responded to the public testimony.

PZC closed the public hearing.

The Planning and Zoning Commission supported the conditional use and variance requests, finding the development made sense in this location.

**3.** Consider a conditional use in the R2 District to permit single-family attached dwellings for the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 2 of 3)

**A motion was made by Vice Chair Hansen and seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-094, a conditional use in the R2 District to permit single-family attached dwellings 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

**4.** Consider a variance to increase the maximum building height and number of stories for the property located at 920-930 E. Chicago Avenue (Chicago Commons) - PZC 18-1-094 (Item 3 of 3)

**A motion was made by Hanson and seconded by Fessler to adopt the findings of**