

statement.

PZC closed the public hearing.

Chairwoman Martinez and Commissioners Fessler, C. Hansen, B. Hanson, Losurdo, Morin, and Williams did not support the petitioner's request for a variance. The Commissioners found the variance did not meet the standards for granting a variance and that a showroom does not need a downtown location to thrive.

Commissioners Bansal and Margulies supported the petitioner's request for a variance, finding the showroom to be a good fit for the downtown.

A motion was made by Hansen and seconded by Fessler to adopt the findings of fact as presented by the staff and deny PZC 18-1-024, a variance to Section 6-7D-4:1 (B4 District: Required Conditions) of the Naperville Municipal Code to allow a general service use on the first floor of the Naper Place property located at 119 S. Main Street Unit 103, Naperville.

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

Nay: 2 - Bansal and Margulies

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 18, 2018 Planning and Zoning Commission meeting.

A motion was made by Bansal and seconded by Losurdo to approve the regular meeting minutes of April 18, 2018.

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

F. OLD BUSINESS:

1. Resume and continue the public hearing for The Enclave on Book to May 16, 2018 per the request of the petitioner (see attached letter) - PZC 18-1-001

A motion was made by Bansal and seconded by Losurdo to resume the public hearing for PZC 18-1-001 and continue it to the May 16, 2018 PZC meeting.

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

G. NEW BUSINESS:

Chairperson Martinez welcomed new Commissioner Bianca Morin to the Planning and Zoning Commission.

H. ADJOURNMENT:

7:57PM