

**Avenue, Naperville.**

**Aye:** 7 - Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

**Absent:** 1 - Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

2. Conduct the public hearing to consider the rezoning of The Enclave on Book located east of Book Road and north of Hassert Boulevard to R1A (Low Density Single-Family Residence District) upon annexation - PZC 18-1-001

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the alignment of the proposed lots with the subdivision to the north and the dialogue between the petitioner and staff. Mattingly responded that the proposed lots are in alignment with the lots to the north. Staff and the petitioner discussed the difference between R1 and R1A zoning and staff's recommendation for R1 zoning. The petitioner understood staff's recommendation and chose to move forward with the proposal for R1A.

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

The PZC inquired about staff's opposition to the petitioner's request for R1A zoning. Mattingly responded that staff believes R1 zoning would maintain consistency with the surrounding residential neighborhoods.

Public Testimony:

Todd Sanders lives near the subject property and has concerns with the overall development patterns in south Naperville. Mr. Sanders finds there is a push to grab every vacant piece of property and a lack of open space.

The Planning and Zoning Commission recommended that the petitioner continue to work with staff regarding the property's zoning. PZC did not find architectural flexibility to be a justifiable reason for the proposed R1 zoning.

**A motion was made by Losurdo and seconded by B. Hanson to continue PZC 18-1-001, rezoning of The Enclave on Book located east of Book Road and north of Hassert Boulevard to R1A (Low Density Single-Family Residence District) upon annexation, to the May 2, 2018 Planning and Zoning Commission meeting.**

**Aye:** 7 - Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

**Absent:** 1 - Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

3. Conduct the public hearing to consider variances to Section 6-2-10 (Accessory Buildings, Structures, and Uses of Land) of the Naperville Municipal Code for lot coverage, height, and setback from the eastern property line for the property located at 122 N. Loomis Street in order to construct a detached garage - PZC #18-1-006

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about support of the variances from staff and the Historic Preservation Commission. Mattingly responded that the HPC recommended support of the variance requests. Staff does not support the height variance because the additional height is for storage space. The purpose of a garage is to store vehicles.

Kathleen West, attorney with Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan, and Bernhard, Ltd., spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

PZC supported all three variance requests, finding that the variances would not change the character of the neighborhood and would also reduce the on-street parking load.

**A motion was made by Bansal, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-006, a variance to Section 6-2-10 (Accessory Buildings, Structures, and Uses of Land) of the Naperville Municipal Code to exceed the permitted lot coverage in the required rear yard for the property located at 122 N. Loomis Street, Naperville.**

**Aye:** 7 - Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, and Williams

**Absent:** 1 - Vice Chair Hansen, Sokhey (Student member), and Kaushik (Student Member)

**A motion was made by Fessler and seconded by Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-006, a variance to Section 6-2-10 (Accessory Buildings, Structures, and Uses of Land) of the Naperville Municipal Code to reduce the accessory structure setback requirement from the eastern property line for the property located at 122 N. Loomis Street, Naperville.**

**Aye:** 7 - Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Williams

**Absent:** 1 - Vice Chair Hansen, Sokhey (Student Member) and Kaushik (Student Member)

**A motion was made by Bansal and seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-006, a variance to Section 6-2-10 (Accessory Buildings, Structures, and Uses of Land) of the Naperville Municipal Code to exceed the maximum height requirement for an accessory structure for the property located at 122 N. Loomis Street, Naperville.**

**Aye:** 7 - Bansal, Fessler, Hanson, Losurdo, Margulies, Chairperson Martinez, Williams

**Absent:** 1 - Vice Chair Hansen, Sokhey (Student Member) and Kaushik (Student Member)

## **E. REPORTS AND RECOMMENDATIONS:**

1. Approve the minutes of the April 4, 2018 Planning and Zoning Commission meeting.