

The PZC inquired about the petitioner's ability to delay construction until the floodplain maps are revised. Mr. Carr responded that the proposed design (first story garage with 2 levels of living above) is the preferred design.

Public Testimony:

Tim Messer is a neighboring resident. Mr. Messer stated that he supports duplexes; however, he does not support the height variance.

Martin and Itzel Schubert live in a single-family home to the north of the proposed duplex. The Schuberts stated that there is no hardship once the floodplain maps are revised.

Lynn Dowd spoke as the property owner and requested approval of the variance.

PZC inquired about the roof access. Mr. Carr responded that there is a stairwell and an elevator that will access the roof. The height issue relates to the elevator enclosure. The enclosure is mid-building, setback about 30' from the front of the building.

PZC closed the public hearing.

A motion was made by Losurdo, seconded by Hanson to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-043, variances to permit an increase in the maximum height and story requirements for a duplex for the subject property located at 125 N. Huffman Street, Naperville.

Aye: 5 - Athanikar, Fessler, Margulies, Morin, and Habel

Nay: 2 - Hanson, and Losurdo

Absent: 1 - Bansal

4. Conduct the public hearing to consider a variance to Section 6-2-10:6 and Section 6-2-12:2.1 in order to install a 5' tall picket fence and an 8' tall privacy fence at the subject properties located at 222, 212, and 204 W Van Buren Avenue - PZC 19-1-48

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

Vince Rosanova, Rosanova & Whitaker, spoke on behalf of the petitioner.

Public Testimony:

Ted Chillicothe supported staff's position.

Hank Borso is a neighboring property owner. Mr. Borso raised concern with the proposed fence and the site distance requirements along the alley.

Rick Hitchcock is a neighboring property owner. Mr. Hitchcock supported the variance request and also agreed with the site distance concern discussed by Mr. Borso.

PZC inquired about the height of the 8' fence in the rear of the property. Mattingly responded that the height of the fence is permitted; however, the

location of the fence on an unimproved lot requires review.

The petitioner responded to the testimony.

PZC closed the public hearing.

A motion was made by Morin, seconded by Fessler to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-048, a variance to permit a fence to be located on a lot without a principal structure at the subject property at 204, 212, and 222 Van Buren Avenue, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin and Habel

Absent: 1 - Bansal

A motion was made by Athanikar, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-048, a variance to permit an increase in the allowable height of a fence at the subject property located at 204, 212, and 222 Van Buren Avenue, Naperville.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin and Habel

Absent: 1 - Bansal

5. Conduct the public hearing on proposed text amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Regulations) of the Naperville Municipal Code - PZC 19-1-59

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. The PZC inquired about the required historical significance analysis. Mattingly responded that staff is currently discussing this requirement with Naper Settlement.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Hanson, seconded by Athanikar to approve PZC 19-1-059, text amendments to the Historic Preservation Ordinance.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 1, 2019 Planning and Zoning Commission meeting.

A motion was made by Losurdo, seconded by Fessler to approve the minutes of the May 1, 2019 Planning and Zoning Commission meeting.

Aye: 7 - Athanikar, Fessler, Hanson, Losurdo, Margulies, Morin, and Habel

Absent: 1 - Bansal