

Commissioner Van Someren stated that the elimination of the west access point is an improvement.

Commissioner Robbins stated that the access point modifications are an improvement.

The PZC closed the public hearing.

Commissioner King made motion, seconded by Robbins to adopt the findings of fact as presented by the petitioner and recommend approval of case 24-1-111/DEV-0044-2025, for a conditional use for an automobile service station in the B3 zoning district per Section 6-7C-3:2 and a variance to Section 6-2-14 to reduce the major arterial setback along the west and north property line for replacement light poles, for a new automobile service station located at 20 E. Ogden Avenue.

Aye: 9 - Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, Wright, Bansal, and Clemen

2. Conduct the public hearing for 1200 E. Diehl Road (1200 Diehl Road Residences) - DEV-0050-2025

Adam Beaver, City of Naperville Planning Services Team provided an overview of the request.

Russ Whittaker, Attorney for Petitioner, presented the case.

Commissioner Van Someren stated that it is a positive for the petitioner to reuse the existing light poles to create less waste.

The PZC closed the public hearing.

Commissioner Clemen made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0050-2025, photometric deviations to permit the reuse of light poles that exceed permissible height requirements and to permit a maximum of 0.5 footcandles along the south property line of the subject property (Hines Diehl Road Resubdivision PUD).

Aye: 9 - Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, Wright, Bansal, and Clemen

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 16, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.