

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a major change to the Fox River Commons Resubdivision PUD to allow for approval of a conditional use and a parking deviation for the subject property located at 909 S. Route 59 (The Matrix) - PZC 20-1-027

Scrivener's error - Please note the address is 808 S. Route 59.

Amy Emery, City of Naperville TED Operations Manager, provided an overview of the request.

Raffi Arzoumanian, Vinoz Chanamolu and Madan Kulkarni, representatives for the petitioner, provided a presentation on the request.

Chairman Hanson and Commissioner Bansal expressed support for the project. Chairman Hanson inquired if the petitioner concurred with the conditions proposed by staff, Mr. Arzoumanian concurred.

Public Testimony:

Staff stated one name was submitted in support for the request through the online speaker sign up prior to the March 3, 2021 meeting.

Sibtain Liaqat raised traffic concerns generated from the proposed banquet hall use. Ray Fano, City of Naperville Project Engineer clarified Route 59 has the capacity for this type of development.

Anil Kar spoke in support of the project.

Raffi Arzoumanian provided closing remarks.

A motion was made by Commissioner Bansal, seconded by Commissioner Van Someren to close the public hearing.

Aye: Athanikar, Bansal, Fessler, Habel, Hanson, Losurdo, Richelia, Robbins, Van Someren

A motion was made by Commissioner Habel, seconded by Commissioner Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 20-1-027, a major change to the Fox River Commons Resubdivision PUD to allow for a conditional use per section 6-7B-3:1 for amusement establishments and a parking deviation per Section 6-9-3, subject to the condition noted in the staff report, for the subject property located at 808 S. Route 59 (The Matrix).

Aye: 9 - Athanikar, Bansal, Fessler, Hanson, Losurdo, Habel, Van Someren, Robbins, and Richelia

Names in Support or Opposed to PZC 20-1-027

Justin Madden - Support