

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Van Someren, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-004, a conditional use per Section 6-7B-3:3, to permit a daycare in the B2 zoning district and variance to Section 6-9-2:4.3.1 to permit parking within the 30' setback along Alice Lane for the property located at 4003-4083 S Route 59 (Saddlewood Commercial Complex).

Aye: 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, Castagnoli, and King

2. Conduct the public hearing for 125-127 S. Washington St (Riddlebox Escape Room) -PZC 23-1-029

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

Eric Prechtel, of Rosanova & Whitaker, representing the petitioner, presented the case.

Public Testimony:
None.

The PZC closed the public hearing.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-029, a conditional use per Section 6-7D-3:1 (B4 Downtown Core District: Conditional Uses) to permit an amusement establishment, Riddlebox Escape Room, on the second floor of 125-127 S. Washington Street.

Aye: 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, Castagnoli, and King

3. Conduct the public hearing regarding an amendment proposed to Chapter 7 Article F (OCI: Conditional Uses) of Title 6 (Zoning Regulations) related to eating establishments within a PUD - PZC 23-1-031

Gabrielle Mattingly, City of Naperville Planning Services Team, provided an overview of the request.

Public Testimony:
None.

The PZC closed the public hearing.

A motion was made by Commissioner McDaniel, seconded by Commissioner Van

Someren, to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-031, a text amendment to Section 6-7F-3:14 of the OCI zoning district conditional use regulations to remove the requirement that eating establishments be located within a planned unit development.

Aye: 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, Castagnoli, and King

4. Conduct the public hearing to consider the requested entitlements for 1296 E. Chicago Avenue (McAlister’s Deli) - PZC 22-1-095

Gabrielle Mattingly, City of Naperville Planning Services Team, provided an overview of the request.

Caitlin Csuk, of Rosanova & Whitaker, representing the petitioner, presented the case.

Commissioner McDaniel spoke in support of the proposed development.

Public Testimony:

Sharri Pieczynski, District Manager of the Heinen’s Grocery Stores in Illinois, brought up topics from Heinen’s discussions with McAlister’s about the easement agreement noting that they would like the agreement to mirror McAlister’s agreement with the City regarding the stacking requirement and does not want any direct competitors to use the property should McAlister’s leave in the future.

The PZC closed the public hearing.

A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and approve PZC 22-1-095, rezoning form B1 to OCI, a conditional use in the OCI zoning district to permit an eating establishment subject to the conditions noted in the staff report, a variance to Section 6-9-2:4.3.1 to the required setbacks to permit the existing driveways parallel to Olesen Drive and Chicago Avenue, and a variance to Section 6-9-3:5 to reduce the required stacking spaces from 12 stacking spaces to 3 stacking spaces for a restaurant use to allow for a McAlister’s Deli at 1296 E. Chicago Avenue.

Aye: 6 - Losurdo, McDaniel, Richelia, Robbins, Van Someren, and Wright

Absent: 3 - Athanikar, Castagnoli, and King

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 3, 2023 Planning and Zoning Commission meeting

The PZC approved the meeting minutes.

F. OLD BUSINESS: