

Somerén, 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: