

Commissioner Bansal confirmed that the occupancy of the proposed banquet hall is 216 people. Shamsi confirmed that 216 is the total occupancy of the building once it is finished. Bansal expressed concerns that the number of parking spaces needed will not be able to be provided for the use. Shamsi responded that they plan on offering valet services and will discourage patrons from street parking and would offer shuttle services if there are concerns regarding patrons walking between the offsite parking at the Grid Connect site and the subject property.

Commissioner Van Someren asked staff what happens in the event that Grid Connect leaves their property and what would happen to the petitioner's lease for the offsite parking spaces. Scopelliti responded that this potential situation is part of staff's concerns with the proposal and could inhibit the future use of the property.

Commissioner McDaniel stated that while he likes the business idea, he has concerns with the land use and will not be able to support their request.

Commissioner Van Someren stated that the City's Master Land Use Plan is very intentional in its uses and recommendations. Van Someren stated she leans on staff's recommendation and is not able to support the request.

Ali Issa, Engineer for the Petitioner, provided closing remarks.

The PZC closed the public hearing.

Commissioner Robbins made a motion, seconded by Commissioner Richelia to concur with staff and deny PZC 23-1-123, requests for a conditional use and a parking variance for 1932 McDowell Rd for the reasons noted in the staff report.

Nay: 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Wright

2. Conduct the public hearing for 1200 E. Diehl Road (1200 Diehl Road Residences) - PZC 24-1-034

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Russ Whittaker, Attorney for Petitioner, presented the case.

Public Testimony: None

Commissioner McDaniel stated that he is excited about the project and he thinks the proposal is great.

Commissioner Robbins stated that is refreshing to see this type of development in this location.

Commissioner King stated that the proposal is a welcomed development in the area.

Commissioner Bansal stated that it is a good use of an underutilized property.

Commissioner Van Someren stated her support for the project.

Whittaker provided closing remarks.

The PZC closed the public hearing.

Commissioner McDaniel made a motion Seconded by Commissioner King to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-034, rezoning the subject property from ORI to OCI; a conditional use to establish the Hines Diehl Road Resubdivision PUD and a preliminary PUD plat; conditional uses for multi-family residential, retail, eating establishments and parking areas as a principal use; and, multiple deviations to the Naperville Municipal Codea for the property having a common street address of 1200 E. Diehl Road (1200 Diehl Road Residences).

Aye: 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Wright

3. Conduct the public hearing to consider an amendment to the Naperville Municipal Code to adopt the North Central College Master Land Use Plan 2024-2034 - PZC 24-1-081

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Kathleen West, Attorney for Petitioner presented the request.

Public Testimony: None

Commissioner Robbins stated that she appreciates the college’s effort and attention to detail put into the plan.

Commissioner Van Someren stated that she appreciates the plan and all of the work that went into its creation.

The PZC closed the public hearing.