

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>*



Naperville

Meeting Minutes

Wednesday, June 17, 2026

6:00 PM

Council Chambers

Planning and Zoning Commission

TO WATCH OR LISTEN TO THE PZC MEETING LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-Astound, Ch. 10 -Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com> or youtube.com/OfficialNapervilleIL

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING:

To address the Planning and Zoning Commission in-person during the meeting in City Council Chambers, members of the public must sign up in-person on the day of the meeting outside of City Council Chambers between 6:30 and 6:50 p.m.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the PZC, they will not be read into the record during the PZC hearing). Below are the deadlines for written comments provided in advance of the meeting:

- Written comments received by 5 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5 p.m. the Wednesday before the meeting through 5 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5 p.m. the day before the meeting will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.

PARTICIPATION GUIDELINES:

The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

- **ALL VIEWPOINTS AND OPINIONS WELCOME:** All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.
- **IF YOU SIGNED UP TO SPEAK,** the PZC will call your name at the appropriate time during the Planning and Zoning Commission meeting. Once your name is called you may identify yourself for the public record. Once you have been sworn in, then you may address remarks to the Planning and Zoning Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are called in the order they sign up.

A. CALL TO ORDER:

Chair Robbins called the meeting to order at 6:00 p.m.

B. ROLL CALL:

Present 8 - Shafeek Abubaker, Meghna Bansal, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Whitney Robbins, and Mark S. Wright

Also Present: PZC Student Representative Zara Rahman; PZC Liaison Anna Franco; Community Planner Therese Egner; Senior Civil Engineer Peter Zibble

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding a conditional use requested for 2603 Aurora Av Suite 119 (Taste Buds Kitchen) -DEV-0030-2026

Chair Robbins opened the public hearing at 6:02 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Jackie Burton, Petitioner, presented the case.

The Commission asked the Petitioner for clarification regarding liquor licensing and available parking.

A motion was made by Commissioner McDaniel, seconded by Commissioner Castagnoli, at 6:08 p.m. to close the public hearing considering the entitlement requests for DEV-0030-2026. The motion carried by a voice vote.

The Commission provided positive remarks about the proposed business.

Commissioner Abubaker made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0030-2026, a conditional use to allow an amusement establishment in the B2 zoning district for the property located at 2603 Aurora Avenue Suite 119. The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Robbins, and Wright

2. Conduct the public hearing to consider the requested entitlements for a townhome development at 2255 Monarch Drive (NorthGate of Naperville) - DEV-0175-2025

Chair Robbins opened the public hearing at 6:10 p.m.

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Eric Prechtel, Attorney for the Petitioner, Greg Collins with M/I Homes, Doug Shannon with Gary R. Weber Associates, and Peter Reinhofer with V3 Companies presented the case.

Lincoln Lockhart opposed the entitlement requests.

Mary Hammel of the Naperville Accessible Community Task Force (ACTF) supported the entitlement requests.

The Commission posed several questions to the Petitioner and staff regarding street naming, field studies for the existing wetlands, electric vehicle infrastructure, access to and maintenance of the proposed public park, consideration of public park dedication in nearby development proposals, and traffic. Traffic questions focused on potential signalization of the intersection of Ferry Road and Comfort Drive, traffic patterns along Ferry Road, and the consideration of nearby development proposals in the submitted traffic study.

A motion was made by Commissioner McDaniel, seconded by Commissioner Castagnoli, at 7:27 p.m. to close the public hearing considering the entitlement requests for DEV-0175-2025. The motion carried by a voice vote.

The Commission noted the underutilized and vacant status of the property and provided positive feedback for the project, highlighting the visitability component and support letters received from the community. The Commission supported the condition to disclose adjacent land uses to future home buyers in the proposed development. The Commission supported the requests for the reasons discussed.

Commissioner Bansal made a motion, seconded by Commissioner Castagnoli, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0175-2025, a Major Change to the Monarch Landing PUD, a PUD Plat with a deviation to reduce the front yard setback, and a conditional use to permit single-family attached dwelling units in the OCI District for the property located at 2255 Monarch Drive, subject to the recommended conditions of approval. The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Robbins, and Wright

3. Conduct the public hearing for a townhome development proposed at the northwest corner of Spring Avenue and Mill Street (Ostara) - DEV-0108-2025

Chair Robbins opened the public hearing at 7:30 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Jimmy Calvo, Attorney for the Petitioner, presented the case.

Sarah Eddy opposed the entitlement requests.

Andy Johnson opposed the entitlement requests.

Jason Weese opposed the entitlement requests.

Roger Crawford opposed the entitlement requests.

Adrian Fleshner opposed the entitlement requests.

Dave Parta opposed the entitlement requests.

George Hardridge opposed the entitlement requests.

Mary Derwinski opposed the entitlement requests.

Kathy Benson opposed the entitlement requests.

Lynn Hamilton opposed the entitlement requests.

The Commission took a five-minute recess at 8:29 p.m.

Jennifer Bruzan Taylor opposed the entitlement requests.

Anthony Kudrys opposed the entitlement requests.

Richard Paine opposed the entitlement requests.

Tom Turnbull opposed the entitlement requests.

Kelleen O'Leary opposed the entitlement requests.

Michelle Zajac opposed the entitlement requests.

Kathy Xiahou opposed the entitlement requests.

Mike Hoffman opposed the entitlement requests.

Jenny Monroe opposed the entitlement requests.

The Commission posed several questions to the Petitioner and staff that largely focused on traffic and density. Traffic related questions were directed to the traffic consultant for the Petitioner, Stephen Corcoran with Eriksson Engineering Associates, LTD and staff, and centered around the methodology used for the traffic analysis conducted for the proposed development and existing traffic studies conducted for the neighborhood. The Commission also inquired about the proposed density of the development and asked if the number of dwelling units could be reduced, how the rear yard setback variance request affected the proposed number of dwelling units, and what the permitted density yield is for townhomes versus duplexes.

The Commission asked further questions relating to buffering and noise

mitigation due to adjacency of the train tracks and Ozinga, building materials, common open space, school district support, and stormwater impacts. Mike May with Cemcon, Ltd. answered the Commission's questions relating to stormwater.

The Petitioner provided closing remarks.

A motion was made by Commissioner McDaniel, seconded by Commissioner Castagnoli, at 10:04 p.m. to close the public hearing considering the entitlement requests for DEV-0108-2025. The motion carried by a voice vote.

The Commission found the townhomes to be a suitable use for the subject property and consistent with the City's Land Use Master Plan and noted that the townhomes would provide a buffer between the railroad tracks and other land uses. However, the Commission determined that the proposed development would exacerbate existing, dangerous traffic conditions citing crash data, high delays during peak traffic hours, and the absence of a full traffic analysis and found the development did not meet the public safety standard for a conditional use. Further, the Commission did not find the railroad presented a hardship for the requested rear yard setback and found the proposed density to be too great. The Commission did not support the requests for the reasons discussed.

Commissioner Naumes made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0108-2025, a conditional use to permit single-family attached dwelling units in the R2 District and a rear yard setback variance for the property located at the northwest corner of Spring Avenue and Mill Street. The motion was carried by the following vote:

Nay: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Robbins, and Wright

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 3, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner McDaniel, seconded by Commissioner Castagnoli, to approve the June 3, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner McDaniel, seconded by Commissioner Castagnoli, to adjourn the Regular Planning and Zoning Commission Meeting of June 17, 2026, at 10:13 p.m. The motion carried by a voice vote.

/s/ Anna Franco

Anna Franco, AICP
Planning and Zoning Commission Liaison