

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, February 4, 2026

7:00 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>

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 who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

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 7:00 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
- Absent** 1 - Carl Richelia

Also Present: PZC Student Representatives Zara Rahman and Abhinav Rajaraman; PZC Liaison Anna Franco; Community Planner Therese Egner.

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance to Section 6-6C-7:1 (Yard Requirements) for the garage addition at 693 Cottage Avenue - DEV-0154-2025

Chair Robbins opened the public hearing at 7:02 p.m.

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

Douglas May, Petitioner, presented the case.

The Commission asked the Petitioner about future development on the adjacent property to the north and requested clarification on the requested setback variance.

The Commission also asked how the request would impact neighboring properties in terms of drainage, visibility, privacy, and spaciousness. The Petitioner stated that both adjacent property owners support the variance request and agree there will be little impact on these items.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, at 7:09 p.m. to close the public hearing considering the variance request for DEV-0154-2025. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0154-2025, a variance to Section 6-6C-7:1 of the Municipal Code to allow for a garage addition to a single-family home to encroach the rear yard setback approximately five feet. The motion was carried by the following vote:

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

Absent: 1 - Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the January 21, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, to approve the January 21, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of February 4, 2026, at 7:10 p.m. The motion carried by a voice vote.

/s/ Anna Franco
Anna Franco, AICP
Planning and Zoning Commission Liaison