

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, December 3, 2025

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

Also Present: Planning and Zoning Commission Liaison Anna Franco and Assistant Planner Brad Iwicki.

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a conditional use for an amusement establishment in the B2 zoning district and a zoning variance to reduce the amount of required off-street parking at 1911 Glacier Park Avenue, Unit 103 (Sim Racing) - DEV-0081-2025.

Chair Robbins opened the Public Hearing at 7:01 p.m.

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Yana Miska, Petitioner, presented the case.

The Commission asked the Petitioner several questions about the operation of the proposed simulator racing business, including questions about staffing levels, the number of simulators, age restrictions, track time allowance, overlapping reservations, and reservations for individuals, groups, and competitions. The Commission stated that the business reservation system would likely alleviate potential parking issues.

The Commission asked staff to clarify which out lot the subject property was located on and for the number of ADA parking spaces required for the subject property.

The Commission provided positive comments about the proposed business and supported the entitlement requests.

The Petitioner provided closing remarks.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:25 p.m. to close the public hearing considering the entitlement requests for DEV-0081-2025. The motion carried by a voice vote.

Commissioner Bansal made a motion, seconded by Commissioner McDaniel, to

adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0081-2025, a conditional use for an amusement establishment in the B2 zoning district and a zoning variance to reduce the amount of required off-street parking at 1911 Glacier Park Avenue, Unit 103. The motion was carried by the following vote:

Aye: 9 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the November 19, 2025 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the November 19, 2025, meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of December 3, 2025 at 7:28 p.m. The motion carried by a voice vote.