

# City of Naperville

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



## Naperville

### Meeting Minutes

Wednesday, October 1, 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](mailto: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, Tom Castagnoli, Derek McDaniel, Carl Richelia, Mark S. Wright, Meghna Bansal, Courtney Naumes, and Whitney Robbins

Also Present: PZC Liaison Anna Franco; Planning Supervisor Sara Kopinski; Assistant Planner Brad Iwicki; Deputy Director of TED Andy Hynes

**C. PUBLIC FORUM:**

No speakers for Public Forum

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing for 50 S. Main Street, Suite 104 (Barry's) - DEV-0103-2025

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

Karen Weber, Attorney for the Petitioner, presented the case.

Kristy Gagovski opposed approval of the variance request.

The Commission thanked Ms. Gagovski for her public testimony but reinforced the purview of the Planning and Zoning Commission to review requests for issues relating to land use and zoning. The Commission stated that the proposed request is in line with the intent of the B4 zoning district.

The Commission discussed concerns with customer parking but agreed parking is not an issue with the request.

The Commission discussed the letter of support from the Downtown Naperville Alliance and noted the long term vacancy of the tenant space. The Commission agreed the business would provide an amenity for residents and visitors.

The Commission supported the request for the reasons discussed.

The Commission closed the public hearing at 7:22 p.m. The motion carried by a voice vote.

**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-0103-2025, a variance to Section 6-7D-4 (B4/Required Conditions) of the Code to allow a general service use/fitness studio to locate on the first floor of a building in the City's B4 zoning district for Barry's. The motion was**

carried by the following vote:

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

**2. Conduct the public hearing to consider a variance related to the proposed ground sign at 1001 N Washington St. - DEV-0117-2025**

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

Craig Sikora, Petitioner, presented the case.

The Commission referenced written public comment that expressed concerns with vision clearance at the nearby intersection but did not find that the proposed request would create visibility issues at the intersection. The Commission found the sign to be appropriate and a positive addition to the property.

The Commission supported the request for the reasons discussed.

The Commission closed the public hearing at 7:39 p.m. The motion carried by a voice vote.

**Commissioner Naumes made a motion, seconded by Commissioner Castagnoli, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0103-2025, a variance to Section 6-7D-4 (B4/Required Conditions) of the Code to allow a general service use/fitness studio to locate on the first floor of a building in the City's B4 zoning district for Barry's. The motion was carried by the following vote:**

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

**E. REPORTS AND RECOMMENDATIONS:**

**1. Approve the minutes of the September 3, 2025 Planning and Zoning Commission meeting.**

**The Commission approved the minutes. The motion carried by a voice vote.**

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

**F. OLD BUSINESS:**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

**The Commission adjourned the Regular Planning and Zoning Commission Meeting of October 1, 2025 at 7:40 p.m. The motion carried by a voice vote.**

/s/ Anna Franco  
Anna Franco, AICP

Planning and Zoning Commission Liaison