

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, October 15, 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; Planning Supervisor Sara Kopinski; Director of Electric Utility Brian Groth; Senior Civil Engineer Peter Zibble

C. PUBLIC FORUM:

No speakers for Public Forum

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 557 S. Washington Street (DJK Design Studio) - DEV-0094-2025

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

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

Mike Roth, Attorney for the Petitioner, presented the case.

The Commission provided positive remarks about the proposed improvements and investment to property, citing ADA improvements and landscaping. The Commission also stated the property needs parking due to its location along Washington Street. The Commission supported the request for the reasons discussed.

A motion was made by Commissioner McDaniel, seconded by Commissioner Wright, at 7:11 p.m. to close the public hearing considering the variance requests for DEV-0094-2025. The motion carried by a voice vote.

Commissioner Castagnoli made a motion, seconded by Commissioner Abubaker, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0094-2025, a variance to reduce the required side yard setback and a variance to allow more than 25% of the required rear yard to be occupied on the subject property located at 557 S. Washington. The motion was carried by the following vote:

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

2. Conduct the public hearing for 109 W. Benton Ave., 133 W. Benton Ave., 129 W. Benton Ave., and 5 N. Main St., Naperville, IL (Benton + Main) - DEV-0109-2025

Chair Robbins opened the public hearing at 7:12 p.m.

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

Russ Whitaker, Attorney for the Petitioner, presented the case.

Chris Carlsen opposed the entitlement requests.

Richard Lowry opposed some of the entitlement requests.

Alice Goodman opposed the entitlement requests.

The Commission acknowledged the public comment received and asked Mr. Whitaker several questions regarding the requested entitlements, including questions about site lines and setbacks along Benton Avenue, use of the proposed garage and guest parking areas, snow and trash removal, landscaping maintenance, stormwater compliance, and building height.

Mr. Whitaker provided answers to the Commission's questions and emphasized the appropriateness of the density of the development, citing surrounding downtown development, downtown planning documents, and the function of the City's TU Transitional Use zone.

The Commission voiced concerns with the number of entitlements requested and adjacency to single-family homes but ultimately found the proposed development and entitlement requests appropriate for the subject property. The Commission cited the location of the property in the City's TU Transitional Use zone, the context of the property in the downtown, and the density of existing and proposed development along Benton Avenue as reasons for supporting the entitlement requests.

Mr. Whitaker provided closing remarks.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, at 8:40 p.m. to close the public hearing considering the entitlement requests for DEV-0109-2025. 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-0109-2025, a conditional use for a PUD in the City's TU zoning district and approval of a preliminary/final PUD Plat with deviations to reduce the required minimum lot size, reduce the required rear yard setback, reduce the required front yard setback, increase the maximum permitted building height, and to allow more than 25% of required rear yard to be occupied for the subject property, Benton + Main. The motion was carried by the following vote:

Aye: 7 - Abubaker, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

Nay: 2 - Bansal, and Castagnoli

3. Reconvene the public hearing for 1960 Lucent Lane (Karis Critical Data Centers) - DEV-0057-2025

Chair Robbins reconvened the public hearing at 8:42 p.m.

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of updates made to the submitted plan documents since the public hearing on September 3, 2025.

Russ Whitaker, Attorney for the Petitioner, presented additional information for the case and provided a printed handout entitled "Karis Critical Stewardship Pledge" to the Commission and staff.

The Commission took a five-minute recess after Mr. Whitaker's presentation at 9:42 p.m. and reconvened at 9:47 p.m.

Trey McCallister opposed the entitlement requests.

Max Watkins opposed the entitlement requests.

Aaron Gallagher opposed the entitlement requests.

Guillermo Rodriguez opposed the entitlement requests.

Sara Baugh opposed the entitlement requests.

Gary Peck opposed the entitlement requests.

Robin Schmidt opposed the entitlement requests.

Julian Szucko opposed the entitlement requests.

Hamilton Chy opposed the entitlement requests.

Dan Johnson opposed the entitlement requests.

Marilyn Schweitzer opposed the entitlement requests.

Barbara Benson opposed the entitlement requests.

Tim Ferritto provided comments about the entitlement requests.

Joseph Lambert opposed the entitlement requests.

Patrick Farella opposed the entitlement requests.

James Butt opposed the entitlement requests.

A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, at 10:58 p.m. to extend the October 15, 2025 Planning and Zoning Commission meeting to 11:15 pm. The motion carried by a voice vote.

James Butt, continued his public testimony opposing the entitlement requests.

Mr. Whitaker provided some clarification and answer to public testimony.

The Commission decided to reconvene the public hearing at the next regularly scheduled Planning and Zoning Commission meeting and directed Mr. Whitaker to save further clarification of public testimony for the next meeting.

A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, at 11:01 p.m. to continue the public hearing for DEV-0057-2025 to the November 4, 2025 Planning and Zoning Commission meeting. The motion carried by a voice vote. The continued public hearing before the Naperville Planning and Zoning Commission (PZC) for Karis Critical Data Centers (Development Petition No. 0057-2025) will be held at 7 p.m. on Wednesday, November 5, 2025 in the Naperville City Council Chambers located at 400 S. Eagle Street, Naperville, IL, and not on Tuesday, November 4, 2025 as was announced at the end of the continued public hearing before the Planning and Zoning Commission held on October 15, 2025. Public Notice of the corrected continued date was issued following the Planning and Zoning Commission meeting held on October 15, 2025.

E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, to approve the October 1, 2025 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Wright, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of October 15, 2025 at 11:02 p.m. The motion carried by a voice vote.

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