

Dutch Bros are very responsive and would work with the City to resolve any issues and that they will be at the City Council meeting if needed.

Commissioner Robbins stated that she appreciates hearing that Fitzgerald as the land owner will take responsibility for any potential issues in addition to Dutch Bros. Commissioner Robbins asked Fitzgerald how often Dutch Bros conduct promotional offers. Fitzgerald stated he could look into that question. Commissioner Robbins stated that the answer to that question will be important for the City Council to know and that it would be helpful for Dutch Bros to be present at the City Council meeting. Commissioner Robbins asked who is responsible to handle any potential problems as the property owner is listed on the petition rather than Dutch Bros. Fitzgerald stated that in the lease with Dutch Bros requires that they cooperate with the City if any problems arise. Commissioner Robbins asked Fitzgerald if they have received any negative feedback from other tenants besides the two that have supported it. Fitzgerald stated that they have not received any negative feedback.

Fitzgerald provided closing marks.

The PZC closed the public hearing.

Commissioner Abubaker made a motion, seconded by Commissioner Naumes to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0068-2025, a major change to the Market Meadows PUD, a deviation to Section 6-9-6:2.2 of the Naperville Municipal Code to eliminate the required bypass lane, a deviation to Section 6-9-3:4&6 of the Naperville Municipal Code to reduce the required parking spaces in the PUD from 1,100 spaces to 887 spaces, and approval of a preliminary/final plat of subdivision, subject to the recommended conditions of approval, for a Dutch Bros coffee shop located at 1230 S. Naper Boulevard.

Aye: 4 - Richelia, Wright, Naumes, and Robbins

Nay: 4 - Abubaker, Castagnoli, McDaniel, and Bansal

**3. Conduct the public hearing for 2603 Aurora Av Suite 107 (Escapology)
-DEV-0090-2025**

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

Samuel Stockton, Petitioner presented the case.

Commissioner Wright stated that the proposed business is a good fit for the community.

Commissioner Robbins stated that she also finds the proposed business to be a good fit and is excited for them to locate in Naperville.

The PZC closed the public hearing.

Commissioner Richelia made a motion, Seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0090-2025, a conditional use for an amusement establishment in the B2 zoning district pursuant to Section 6-7B-3 and a parking variance from Section 6-9-3.7 to reduce the required on-site parking from 63 spaces to 28 spaces for the subject property located at 2603 Aurora Av Suite 107.

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

4. Conduct the public hearing for 115 E. Benton Avenue (Saints Peter and Paul Fence) - DEV-0096-2025

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

Brad Drendel, Petitioner presented the case.

Commissioner Naumes stated that for safety purposes the fence is good idea and supports the request.

Commissioner Bansal asked the petitioner if any concerns had been voiced by neighbors. Egner stated that one comment had been received in relation to traffic concerns, but noted that the proposed fence will not alter any existing access points or circulation patterns.

The PZC closed the public hearing.

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-0096-2025, a variance to Section 6-2-12:1.2 of the Municipal Code to allow a fence to measure 6 feet in height along the subject property's east property line.

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

5. Conduct the public hearing for 232 S. Washington Street, Suite 6 & 7 (Barber Haus/Health Haus) - DEV-0099-2025

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

Eric Sowa, Petitioner presented the case.

Commissioner Bansal stated that the area is hidden and asked the