

**B. ROLL CALL:**

Present 8 - Shafeek Abubaker, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Whitney Robbins, and Mark S. Wright  
Absent 1 - Meghna Bansal

Also Present: PZC Student Representative Zara Rahman; PZC Liaison Anna Franco; Senior Civil Engineer Peter Zibble.

**C. PUBLIC FORUM:**

No speakers for Public Forum.

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider the requested entitlements to add a drive-through to the BP at 1532 North Aurora Road - DEV-0100-2025

Chair Robbins opened the Public Hearing at 7:02 p.m.

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request.

Dan Soltis, Petitioner, presented the case.

The Commission posed several questions to Staff and the Petitioner relating to the fast service restaurant user, which has not yet been identified, regarding traffic generation and construction timing.

The Commission had concerns that a high traffic generating coffee shop chain could be established on the property. The Commission asked staff clarifying questions about the safeguards and process outlined in the proposed condition of approval for the bypass lane variance and noted that traffic generated by the fast service restaurant user should be carefully evaluated for peak traffic periods.

The Commission also asked staff if there were existing or proposed metrics or ratios for automobile service stations as it relates to the 2016 text amendment that revised the B3 zoning district to require conditional uses for automobile service stations.

The Commission supported the request for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:20 p.m. to close the public hearing considering the entitlement requests for DEV-0100-2025. The motion carried by a voice vote.

**Commissioner McDaniel made a motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0100-2025, a conditional use for an automobile service station in**

the B3 zoning district pursuant to Section 6-7C-3:2 of the Naperville Municipal Code and a zoning variance to Section 6-9-6:2.2 of the Naperville Municipal Code to provide a partial bypass lane, subject to the recommended condition of approval, for a quick service restaurant drive-through at 1532 North Aurora Road. The motion was carried by the following vote:

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

**Absent:** 1 - Bansal

## E. REPORTS AND RECOMMENDATIONS:

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

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the December 3, 2025 meeting minutes. The motion carried by a voice vote.

2. Approve the 2026 Planning and Zoning Commission meeting schedule.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the 2026 Planning and Zoning Commission meeting schedule. 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 17, 2025, at 7:22 p.m. The motion carried by a voice vote.

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