

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, June 3, 2026

6:00 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> or youtube.com/OfficialNapervilleIL

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 with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.

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 6:00 p.m.

B. ROLL CALL:

- Present** 6 - Shafeek Abubaker, Meghna Bansal, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, and Whitney Robbins
- Absent** 2 - Tom Castagnoli, and Mark S. Wright

Also Present: PZC Student Representative Abhinav Rajaraman; Planning and Zoning Commission Liaison Anna Franco; Planning Supervisor Sara Kopinski; Senior Civil Engineer Kathron Rubush

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a variance for an asphalt contractor business at 1756 North Aurora Road (Asphalt Paving Professionals) - DEV-0053-2025

Chair Robbins opened the public hearing at 6:02 p.m.

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

Ellie Stevens, representative for the Petitioner, presented the case.

There were no public speakers for the case.

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, at 6:08 p.m. to close the public hearing considering the entitlement requests for DEV-0053-2025. The motion carried by a voice vote.

The Commission did not have any questions or comments on the case.

Commissioner Longenbaugh made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0053-2025, a request for a variance to allow a parking area to encroach into the required 100' front yard setback for the property located at 1756 North Aurora Road. The motion was carried by the following vote:

Aye: 6 - Abubaker, Bansal, Longenbaugh, McDaniel, Naumes, and Robbins

Absent: 2 - Castagnoli, and Wright

2. Conduct the public hearing for vacant land on the south side of 75th Street, west of Gladstone Dr. (Naperville Ridge) - DEV-0167-2025

Chair Robbins opened the public hearing at 6:09 p.m.

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

Caitlin Csuk, Attorney for the Petitioner, presented the case.

Otto Guedelhofer opposed the entitlement requests.

Thomas Frost opposed the entitlement requests.

Maria DiGioia opposed the entitlement requests.

Rita Treonis opposed the entitlement requests.

Scott Li opposed the entitlement requests.

Jill Henry opposed the entitlement requests.

Bill Walsh opposed the entitlement requests.

Matt Baylor opposed the entitlement requests.

Sailesh and Kanch Kumar opposed the entitlement requests.

Allie Laskowski opposed the entitlement requests.

Marilyn Schweitzer opposed the entitlement requests.

Tom Songaila opposed the entitlement requests.

Lucy Chang Evans, DuPage County Board member, generally supported the entitlement requests.

Jerry Calloway, Trustee with Lisle Township, opposed the entitlement requests.

The Commission posed several questions to the Petitioner and their consultants. Questions focused on aging in place and visitability features, open space and tree preservation, the proposed emergency access road, fencing and fencing alternatives, conservation area maintenance, and traffic on 75th Street.

Ms. Csuk and the following Petitioner's consultants provided answers to the Commission's questions: Dan Jablonski with V3 Companies; Chris Morgat with Cecom Ltd.; Scott Brejcha with V3 Companies; and Sharon Dickson with Dickson Design Studio.

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, at 8:34 p.m. to close the public hearing considering the entitlement requests for DEV-0167-2025. The motion carried by a voice vote.

After closure of the public hearing, the Commission posed follow-up questions

to staff regarding requirements and potential conditions for conservation efforts, clarity about the parkway tree deviation request, and tree restoration.

The majority of the Commission supported the entitlement requests. Those in support found the development to meet the findings of fact but voiced concerns about the quantity of trees being removed, the lack of visitable features, and the absence of a traffic signal on 75th Street. These Commissioners found that development in the City, as opposed to the County, provides better oversight and control of construction on the property. Conversely, some Commissioners in support of the request found the development to represent moderate density and good preservation of open space.

A minority of the Commission did not support the entitlement requests and did not find the requests to meet the Planned Unit Development standards due to incompatibility with adjacent properties and nearby land uses. These Commissioners voiced concerns with the proposed density, the number of deviations being requested, and had outstanding conservation associated concerns.

Commissioner Bansal made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0167-2025, rezoning the subject property to R2 upon annexation; a conditional use for a PUD and a preliminary PUD plat with various deviations to the Naperville Municipal Code as outlined in the staff memo for the vacant land on the south side of 75th Street, west of Gladstone Dr. The motion was carried by the following vote:

Aye: 4 - Abubaker, Bansal, McDaniel, and Robbins

Nay: 2 - Longenbaugh, and Naumes

Absent: 2 - Castagnoli, and Wright

3. Conduct the public hearing to consider the requested entitlements for a multi-family residential development at 1900 Ferry Road (CityGate II) - DEV-0177-2025

Chair Robbins opened the public hearing at 8:48 p.m.

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

Eric Prechtel, Attorney for the Petitioner, presented the case.

Marilyn Schweitzer supported the entitlement requests.

The Commission posed questions to the Petitioner regarding bus access to the Metra station, traffic signalization on Ferry Road, clarification of the pickle court relocation, parking occupancy rates for Domain CityGate, and potential to reduce the number of proposed dwelling units.

Mr. Prechtel and Javier Millan with KLOA provided answers to the Commissioner's questions.

Some Commissioners provided comments during the public hearing, noting the suitability of the property for multi-family development, with Commissioners providing both positive and negative remarks regarding the proposed density.

A motion was made by Commissioner McDaniel, seconded by Commissioner Abubaker, at 9:28 p.m. to close the public hearing considering the entitlement requests for DEV-0177-2025. The motion carried by a voice vote. After closure of the public hearing, the Commission posed follow-up questions to staff regarding the recommended condition for the parking deviation and comparison with the entitlements approved for Domain CityGate.

The majority of the Commission supported the entitlement requests, finding the proposal to be consistent with existing development in the CityGate campus and a positive impact for existing restaurants and businesses. The Commission noted the appropriateness of using floor area ratio (FAR) for measuring density in the CityGate campus.

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-0177-2025, a request for a Major Change to the Planned Unit Development for CityGate Centre, a PUD Plan and Plat with various deviations to the Naperville Municipal Code as outlined in the staff memo, and a conditional use for a multi-family building in the OCI Zoning District to construct a 297-unit multi-family residential building for the property located at 1900 Ferry Road for CityGate Center II, subject to the recommended condition of approval outlined in the staff memo. The motion was carried by the following vote:

Aye: 5 - Abubaker, Longenbaugh, McDaniel, Naumes, and Robbins

Nay: 1 - Bansal

Absent: 2 - Castagnoli, and Wright

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 20, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, to approve the May 20, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, to adjourn the Regular Planning and Zoning Commission Meeting of June 3, 2026, at 9:32 p.m. The motion carried by a voice vote.

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