



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, May 21, 2025

7:00 PM

Council Chambers

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 NapervilleMunicipal 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:**B. ROLL CALL:**

Present 5 - Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, and Michele Clemen

Excused 1 - Tom Castagnoli

Absent 3 - Oriana Van Someren, Mark S. Wright, and Meghna Bansal

C. PUBLIC FORUM:**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider requested entitlements for the Residences at Naper and Plank, PZC 24-1-128/DEV-0035-2025

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Vince Rosanova, Attorney for Petitioner presented the case.

Javier Milan, Traffic Engineer for Petitioner provided additional information on the case.

Dan Free, Civil Engineer for the Petitioner provided additional information on the case.

Nick Donckle provided comments expressing concerns with the request regarding density and traffic.

Andrew Serino provided comments expressing concerns relating to public notice, density, and traffic.

Elizabeth Baumgart provided comments expressing concerns with the development being rental units, density and traffic.

Nick Zlatarov provided comments expressing concerns regarding traffic, pedestrian access, and additional students into the school district.

Alice Chin provided comments expressing concerns regarding the proposal.

Greg Stevens expressed concerns regarding the proposal relating to the proposed units being rental, traffic, and density.

Maggie Hartigan provided comments expressing concerns regarding traffic and density.

Commissioner McDaniel stated that the rental and ownership rates in the zip code is important data and should be considered. Commissioner McDaniel stated that the Planning and Zoning Commission does not take revenue into consideration and considers land use and the master land use plan. Commissioner McDaniel asked staff why the subject property has not already been developed with single family homes. Beaver from staff stated that the City has not received any development proposals for single family homes on the subject property to date. Commissioner McDaniel stated that concerns relating to traffic and traffic lights had been brought up by members of the public and asked City staff to confirm that residents could work with the TED department on traffic implementations. Chris Nichols from staff confirmed that the TED department could work with residents and the developer as well as the applicable governmental agencies to refine traffic light timing and implementations in the area. Commissioner McDaniel asked Nichols what the developers incentive is to improve the roadways. Nichols responded that the City is requiring the developer to improve the roadways as part of the annexation request. Commissioner McDaniel stated that he appreciates the open space included in the proposal and the partnership with the Naperville Park District and is supportive of the development.

Commissioner Richelia requested the petitioner to provide additional information on the proposed roadway improvements. Rosanova provided additional information on the proposed improvements.

Commissioner Clemen asked the Petitioner to provide information on if

the developer has built similar communities and for a timeline for the development of construction and stabilization. Zach Grabijas provided a timeline of construction and occupancy. Commissioner Clemen asked if there would be on site management. Grabijas confirmed that the management company would operate out of a model unit. Commissioner Clemen asked to confirm that the one model unit would remain excluded from leasing. Grabijas confirmed that is correct. Commissioner Clemen stated that the development helps address a shortage of housing in the City and the proposed rents are in line with other properties.

Commissioner Robbins stated that the proposed development aligns with the comprehensive plan and diversifies the housing stock. Commissioner Robbins stated that the concerns of neighboring property owners have been heard and are valid and said that it is important for the residents to make their concerns known to the City Council. Commissioner Robbins asked the petitioner how the park location was chosen. Rosanova stated they worked in collaboration with the Park District and stated that the location was chosen for visibility and that there is a buffer between the park and Naper Blvd owned by the DuPage County Department of Transportation.

Commissioner King stated that time and effort has been put into the proposal and that resident input has been taken into consideration, and stated that additional thought and studies could be done regarding concerns relating to traffic. Commissioner King stated that the land use is appropriate for the location and that she is supportive of the proposal.

Commissioner Robbins stated that she is a resident of the zip code and is in the neighborhood frequently and that considerations have been implemented in the plan and is supportive of the request.

The PZC closed the public hearing.

Commissioner Clemen made a motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of PZC 24-1-128/ DEV-0035-2025, rezoning the subject property to the R3A district upon annexation, approval of a conditional use for a Planned Unit Development, a preliminary planned unit development plat, and deviations from Section 6-6D-8 and Section 6-6D-5 of the Naperville Municipal Code for the subject property as defined in the staff report

Aye: 5 - King, McDaniel, Richelia, Robbins, and Clemen

Excused: 1 - Castagnoli

Absent: 3 - Van Someren, Wright, and Bansal

2. Per the petitioner's request, the public hearing for DEV-0029-2025 has been cancelled and will be rescheduled to the June 18, 2025, Planning and Zoning Commission meeting. Public notice will be issued prior to the meeting in accordance with the Naperville Municipal Code - DEV-0029-2025

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the May 7, 2025 Planning and Zoning Commission training session

The PZC approved the minutes.

2. Approve the minutes of the May 7, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned 8:32 PM