

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