



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, August 6, 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 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:**B. ROLL CALL:**

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

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

1. Conduct the public hearing for the Northwoods of Naperville sign variance (1203 Warrenville Road) - DEV-0067-2025

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

Karen Weber, Attorney for Petitioner presented the case.

Commissioner Robbins stated that the sign is an improvement to the existing, and is supportive of the request.

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0067-2025, variances from Section 6-16-4:2 to allow a residential sign to exceed permissible height and square footage allowances and measure approximately 41.75 sq. ft and 10 ft. in height for the property located at 1203 Warrenville Road.

Aye: 6 - Castagnoli, McDaniel, Richelia, Wright, Bansal, and Robbins

Absent: 2 - Abubaker, and Naumes

2. Conduct the public hearing to consider a variance to allow an addition to the principal structure to encroach into the corner side yard setback at 632 N Brainard St. - DEV-0078-2025

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Ryan Totsch, Builder for Petitioner, presented the case

Commissioner Robbins stated that she is familiar with the property and finds the request to be appropriate.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0078-2025, a variance pursuant to Section 6-6C-7 to allow an addition to the principal structure to encroach into the corner side yard setback for the property located at 632 N Brainard St.

Aye: 6 - Castagnoli, McDaniel, Richelia, Wright, Bansal, and Robbins

Absent: 2 - Abubaker, and Naumes

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the July 16, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:17 PM.