



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, September 3, 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 7 - Shafeek Abubaker, Tom Castagnoli, Derek McDaniel, Mark S. Wright, Meghna Bansal, Courtney Naumes, and Whitney Robbins

Absent 1 - Carl Richelia

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

1. Reconvene the public hearing, begin petitioner and public testimony, and continue the public hearing for 1960 Lucent Lane to October 15, 2025 (Karis Critical Data Centers) - DEV-0057-2025

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

Russ Whittaker, Attorney for Petitioner, presented the case.

Brett Rogers, Petitioner, provided additional information on the case.

Bill Bohne, consultant for Petitioner, provided additional information on the case.

Michael Worthman, consultant for Petitioner, provided additional information on the case.

Carl Peterson, consultant for Petitioner, provided additional information on the case.

David Kornacki, consultant for Petitioner, provided additional information on the case.

Guy Toro, consultant for Petitioner, provided additional information on the case.

Bill Bohne, consultant for Petitioner, provided additional information on the case.

Aaron Gruen, consultant for Petitioner, provided additional information on the case.

Lori Melhart expressed concerns with the proposal.

Bill Nestel expressed concerns with the proposal.

Daniel Vojack expressed concerns with the proposal.

James Butt expressed concerns with the proposal.

Ken Schmidt expressed concerns with the proposal.

Joseph Lambert expressed concerns with the proposal.

Clara Lambert expressed concerns with the proposal.

Walter Rein expressed concerns with the proposal.

Charles Desmond expressed concerns with the proposal.

Cameron Sweeney expressed concerns with the proposal.

Victoria May expressed concerns with the proposal.

Sarah Baugh expressed concerns with proposal.

Peter Orłowicz expressed concerns with proposal.

David Bruck expressed concerns with the proposal.

Steve Jarvis expressed concerns with the proposal.

Doug Reneker expressed concerns with the proposal.

Arianna Coffman expressed concerns with the proposal.

Sarah Bergrud expressed concerns with the proposal.

Jen Banowetz expressed concerns with the proposal.

Barbara Benson expressed concerns with the proposal.

Charles Byers provided comments on the proposal.

Maureen Stillman expressed concerns with the proposal.

Ash Draighean expressed concerns with the proposal.

Arlene Greenburg expressed concerns with the proposal.

Bob Greenberg expressed concerns with the proposal.

Commissioner Robbins thanked the members of the community for expressing their concerns. Commissioner Robbins asked the petitioner and staff to provide additional information at the October 15th on any potential agreements between the developer and the City and how those agreements would be enforced.

Commissioner Wright asked staff if the petitioner will provide their presentation. Kopinski stated that it can be provided if the petitioner would like to share it, otherwise the presentation is included in the recording of the meeting available on the City's website.

The PZC continued the public hearing for DEV-0057-2025 to the October 15, 2025 Planning and Zoning Commission.

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the August 20, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 10:18 PM.