

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, April 15, 2026

7:00 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 7:00 p.m.

B. ROLL CALL:

- Present** 6 - Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Mark S. Wright, and Whitney Robbins
- Excused** 1 - Meghna Bansal
- Absent** 2 - Shafeek Abubaker, and Tom Castagnoli

Also Present: PZC Student Representative Abhinav Rajaraman; PZC Liaison Anna Franco; Community Planner Therese Egner; Assistant Planner Isaac Marlott; Senior Assistant City Attorney Pat Lord; Senior Civil Engineer Chris Nichols; TED Deputy Director Andy Hynes

C. PUBLIC FORUM:

Marilyn Schweitzer spoke about future planning efforts in the City.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a conditional use and a variance from Section 6-13-10:5.3.1 to allow for a new telecommunications tower on the property located at 3712 Plainfield-Naperville Road - DEV-0156-2025

Chair Robbins recused herself from the public hearing due to a conflict of interest.

Vice Chair McDaniel opened the public hearing at 7:05 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Ray Shinkle, Petitioner, presented the case.

The Commission asked the Petitioner several clarifying questions related to the existing equipment on the water tower, ownership of the proposed telecommunication tower, the purpose for the selected height and location of the telecommunication tower, tower maintenance responsibility, and other viable telecommunication locations. The Commission also asked staff if the City received resident feedback about the approved telecommunications tower at 1301 Clyde Drive.

The Commission provided positive feedback about the colocation of multiple telecommunication company equipment on the tower.

A motion was made by Commissioner Richelia, seconded by Commissioner

Naumes, at 7:26 p.m. to close the public hearing considering the entitlement requests for DEV-0156-2025. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0156-2025, a conditional use in the R1 District and a variance to the telecommunications tower setback requirement to allow a telecommunication tower at 3712 Plainfield-Naperville Road. The motion was carried by the following vote:

Aye: 5 - Longenbaugh, McDaniel, Naumes, Richelia, and Wright

Absent: 3 - Bansal, Abubaker, and Castagnoli

Recused: 1 - Robbins

2. Conduct the public hearing for 595 and 601 W 5th Avenue (Naperville CUSD 203 Transportation Building) - DEV-0166-2025

Chair Robbins rejoined the meeting and opened the public hearing at 7:28 p.m.

Isaac Marlott, City of Naperville Planning Services Team, provided an overview of the request.

David Patton, architect for the Petitioner, presented the case.

The Commission asked the Petitioner several questions related to the proposed School District 203 transportation building and site improvements, including questions relating to electric buses and electric vehicle charging locations, designing for future power needs, existing versus proposed parking, locations of building overhead doors, and vehicle idling especially as it relates to nearby residential property and 5th Avenue. The Petitioner was not able to answer the Commission’s questions about the proposal’s impact on idling and traffic on 5th Avenue so the Commission requested follow-up information to be provided.

The Commission also asked staff for clarification about the PUD revocation and mechanisms to require potential reconstruction of a fence between the subject property and the apartment property to the north.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:49 p.m. to close the public hearing considering the entitlement requests for DEV-0166-2025. The motion carried by a voice vote.

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-0166-2025, granting approval of variances to required fencing and interior side yard setbacks for the properties located at 595 and 601 W. 5th Avenue for the School District 203 Transportation Building. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

3. Conduct the public hearing to consider variances for a private gym and lacrosse training facility for the property located at 655 N. Washington Street (Jax Lax) - DEV-0170-2025

Chair Robbins opened the public hearing at 7:50 p.m.

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

Bret Bonnet, representative for the Petitioner, presented the case.

The Commission asked Mr. Bonnet about potential changes to the business model and future parking demand in relation to the requested parking variance. The Commission recommend using the "active accessible logo" for the ADA parking space on the property.

The Commission referenced written public comment received from a nearby resident and asked staff to confirm hourly parking restrictions on nearby streets. The Commission also asked staff about mechanisms in place to prevent future property owners from violating parking restrictions.

The Commission provided positive remarks about the petition due to the long vacant status of the property.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 8:03 p.m. to close the public hearing considering the entitlement requests for DEV-0170-2025. The motion carried by a voice vote.

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-0170-2025, a variance to decrease the parking facility setback along the north property line and a variance to decrease the required minimum number of off-street parking spaces, subject to the recommended condition of approval, for a private gym and lacrosse facility for the property located at 655 N. Washington Street. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

4. Conduct the public hearing to consider a variance to Section 6-6C-7:1 (R2: Yard Requirements) for the addition to the principal structure at 32 S Columbia St. - DEV-0001-2026

Chair Robbins opened the public hearing at 8:04 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Kathleen C. West, Attorney for the Petitioner, presented the case.

The Commission asked staff if the proposed building addition would impact site lines for vehicles on adjacent streets.

The Commission provided positive remarks about the petition.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 8:16 p.m. to close the public hearing considering the entitlement requests for DEV-0001-2026. The motion carried by a voice vote.

Commissioner Wright made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0001-2026, a variance to the R2 yard requirements outlined in Section 6-6C-7:1 of the Municipal Code to allow an addition to the principal structure at 32 S. Columbia Street. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

E. REPORTS AND RECOMMENDATIONS:

1. Approve the proposed amendments to the PZC bylaws to update meeting processes, procedures, and requirements, as well as a change to the PZC meeting start time from 7:00 p.m. to 6:00 p.m. if there is PZC consensus to do so.

Anna Franco, City of Naperville Planning Services Team, provided an overview of the proposed bylaw amendments.

Marilyn Schweitzer provided feedback on the proposed PZC meeting time change and PZC bylaw amendments.

The Commission responded to Ms. Schweitzer's comments about the proposed meeting time change and noted that the Commission has received mixed feedback on the proposed time change and that precedence exists for other City meetings to be held at 6:00 pm or other times of the day. The Commission also referenced written public comment that was received for this agenda item that provided statistics on average PZC meeting times, noting that meetings are usually under two hours.

The Commission provided background on the proposed meeting time change, stating that the topic became prevalent with the occurrence of recent PZC meetings that exceeded two hours. While long meetings are uncommon, the Commission received public feedback at these long meetings requesting an earlier meeting start time. Reasons for an earlier meeting time included difficulty attending the meeting due to childcare needs and nighttime driving safety. The Commission also communicated concerns with the safety of late night PZC meetings at the Municipal Center.

Positions on the proposed time change were mixed. Some on the Commission were neutral on the proposed meeting time change, while others leaned towards changing the meeting time to 6:00 or keeping the meeting time at 7:00 pm. The Commission reinforced their commitment to attending PZC meetings regardless of the decision on the meeting time change and to maximizing public attendance.

The Commission provided positive comments on the proposed gender-neutral changes and clarification of meeting procedures in the bylaws document. The Commission asked staff about potential limitations for cross examination as well as flexibility for electronic participation to better achieve quorum. Pat Lord, Senior Assistant City Attorney with the City’s Legal Department, responded to these questions.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the proposed amendments to the PZC bylaws to update current meeting processes, procedures, and requirements, as well a change the PZC meeting start time from 7:00 p.m. to 6:00 p.m. The motion was first carried by a voice vote and was later carried by a roll call vote of the following:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

2. Receive the report on the traffic impact study process within Naperville

TED Deputy Director Andy Hynes presented the report.

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

3. Approve the minutes of the March 4, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the March 4, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of April 15, 2026, at 8:43 p.m. The motion carried by a voice vote.

BOARDS AND COMMISSIONS
DISCLOSURE OF INTEREST IN CONTRACT, BUSINESS, OR TRANSACTION

1-13-6: - BOARDS AND COMMISSIONS:

It shall be lawful for members of the various boards and commissions of the City, established from time to time by the ordinances of the City and the statutes of the state, to have an ownership, employment, or family interest in any contract, business, or transaction with the City, provided that said member shall file with the City Manager and with the chairman or vice chairman of the member's board or commission, the following disclosure:

Name:

Position with City:

Name of entity contracting with City:

Proposed contract, business, or transaction:

I have an

Ownership

Employment

Family

interest in the proposed contract, business, or transaction as follows:

Dated:


Signature

Said disclosure shall be filed before any board or commission (including the member's own) or the City Council considers approval of the proposed contract, business, or transaction.

In the event the member's own board or commission is to review or recommend upon such contract, business, or transaction, the member shall leave the chamber where deliberations take place during the discussion and vote on the interested matter and such member shall have no vote upon the matter.

The disclosure form filed by said member shall be attached to and made a part of the minutes of the meeting of said board or commission and shall be attached to and made a part of the report or recommendation made by said board or commission to the City Council, the City Manager, or any other board or commission of the City to whom such report or recommendation is rendered. Such disclosure shall be included with the agenda when the matter is proposed for approval by the City Council.

Any member of a board or commission who knowingly fails to file a disclosure required by this Section shall be subject to immediate removal from such board or commission by the City Council.