



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, June 18, 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 8 - Shafeek Abubaker, Tom Castagnoli, Carl Richelia, Mark S. Wright, Meghna Bansal, Michele Clemen, Courtney Naumes, and Whitney Robbins

Absent 1 - Derek McDaniel

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

1. Conduct the public hearing to consider the requested entitlements for a single-family attached residential development at 25013 & 20535 West 111th Street (Everly Trace) - DEV-0010-2025

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

Russ Whitaker, Attorney for Petitioner, presented the case.

Melissa Ward provided comments expressing concerns with the proposal relating to density and traffic.

Jeff Doden provided comments expressing concerns with the proposal regarding traffic and density.

Commissioner Castagnoli asked staff if there were plans for a traffic signal at 111th street. Christina Galanis from Staff confirmed that there are not currently any plans.

Commissioner Bansal thanked the residents for attending the meeting and stated that as the PZC they have to focus on the variances being requested and that she is supportive of the requests. Commissioner Bansal stated that some of the concerns the residents voiced are better addressed by the City Council.

Commissioner Wright asked Whitaker if the proposed development would have its own HOA. Whitaker confirmed that the proposed development would have its own HOA. Commissioner Wright asked Whitaker if the HOA will maintain the landscaping buffer. Whitaker confirmed that the landscaping will be privately maintained. Commissioner Wright asked Whitaker if there would be on street parking available. Whitaker stated that they are proposing on street parking. Galanis stated that they will need to have discussions with staff about on street parking due to concerns with fire truck access on the proposed street.

Commissioner Wright stated that he understands the neighboring resident's concerns and stated that he also feels that the petitioner put thought into the proposal and supports the requests.

Commissioner Robbins asked the petitioner what was identified as the peak times in the traffic study and if bus routes were taken into consideration with the traffic study. Whitaker stated that City staff did not request for a full traffic study due to a general lack of traffic concerns and a trip generation analysis was requested and completed instead of a full traffic study. Commissioner Robbins asked Whitaker when the most recent full traffic study in the area was. Whitaker stated a neighboring development completed one in 2022. Commissioner Robbins asked Whitaker how many developments were built in the area since the 2022 traffic study. Whitaker stated that there is one development in the general area he is aware of.

Commissioner Robbins asked staff what requirements they look for in the decisions to require a traffic study. Galanis responded that the City's Engineering department looks at capacities of the surrounding roadways as well as how large the proposed development is with how many people would live there and with the requested development staff was not concerned with the overall capacity and therefore requested a trip generation report rather than a full traffic study.

Commissioner Richelia asked the petitioner if the traffic study incorporates people working from home. Whitaker stated that it did not and there could potentially reduce traffic in peak times.

Commissioner Robbins stated from a planning and zoning perspective and purview that she appreciates the thought put into the design of the site and the setbacks and landscaping provided. Commissioner Robbins stated that she understands the traffic concerns that residents voiced but will support the project. Commissioner Robbins recommended residents express their concerns to the City Council and Staff in the future.

The PZC closed the public hearing.

Commissioner Clemen made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0010-2025, a rezoning to the OCI zoning district upon annexation, a conditional use for single-family attached dwellings in the OCI zoning district per Section 6-7F-3:11, and a variance from Section 6-7F-7 to reduce the corner side yard setback from 20 feet to 15 feet, subject to the recommended condition of approval, for a single-family attached residential development located at 25013 & 20535 West 111th Street.

Aye: 8 - Abubaker, Castagnoli, Richelia, Wright, Bansal, Clemen, Naumes, and Robbins

Absent: 1 - McDaniel

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 6, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

Aye: 8 - Abubaker, Castagnoli, Richelia, Wright, Bansal, Clemen, Naumes, and Robbins

Absent: 1 - McDaniel

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned 8:14 PM