

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, December 17, 2025

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>

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, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Whitney Robbins, and Mark S. Wright

Absent 1 - Meghna Bansal

Also Present: PZC Student Representative Zara Rahman; PZC Liaison Anna Franco; Senior Civil Engineer Peter Zibble.

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider the requested entitlements to add a drive-through to the BP at 1532 North Aurora Road - DEV-0100-2025

Chair Robbins opened the Public Hearing at 7:02 p.m.

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

Dan Soltis, Petitioner, presented the case.

The Commission posed several questions to Staff and the Petitioner relating to the fast service restaurant user, which has not yet been identified, regarding traffic generation and construction timing.

The Commission had concerns that a high traffic generating coffee shop chain could be established on the property. The Commission asked staff clarifying questions about the safeguards and process outlined in the proposed condition of approval for the bypass lane variance and noted that traffic generated by the fast service restaurant user should be carefully evaluated for peak traffic periods.

The Commission also asked staff if there were existing or proposed metrics or ratios for automobile service stations as it relates to the 2016 text amendment that revised the B3 zoning district to require conditional uses for automobile service stations.

The Commission supported the request for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:20 p.m. to close the public hearing considering the entitlement requests for DEV-0100-2025. The motion carried by a voice vote.

Commissioner McDaniel made a motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0100-2025, a conditional use for an automobile service station in

the B3 zoning district pursuant to Section 6-7C-3:2 of the Naperville Municipal Code and a zoning variance to Section 6-9-6:2.2 of the Naperville Municipal Code to provide a partial bypass lane, subject to the recommended condition of approval, for a quick service restaurant drive-through at 1532 North Aurora Road. The motion was carried by the following vote:

Aye: 8 - Abubaker, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

Absent: 1 - Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the December 3, 2025 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the December 3, 2025 meeting minutes. The motion carried by a voice vote.

2. Approve the 2026 Planning and Zoning Commission meeting schedule.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the 2026 Planning and Zoning Commission meeting schedule. 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 December 17, 2025, at 7:22 p.m. The motion carried by a voice vote.

/s/ Anna Franco
Anna Franco, AICP
Planning and Zoning Commission Liaison