



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, August 20, 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, Derek McDaniel, Carl Richelia, Mark S. Wright, Meghna Bansal, Courtney Naumes, and Whitney Robbins

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

1. Open and continue the public hearing for 1960 Lucent Lane to the September 3, 2025, PZC Meeting (Karis Critical Data Centers) - DEV-0057-2025

The PZC concurred with the petitioner's request and opened the public hearing and continued the case to the September 3, 2025 Planning and Zoning Commission meeting.

2. Conduct the public hearing to consider the requested entitlements for a drive through coffee shop at 1230 S. Naper Blvd. (Dutch Bros) - DEV-0068-2025

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

Ryan Fitzgerald, Petitioner, presented the case

Commissioner Bansal asked the petitioner why the drive through bypass lane was eliminated. Fitzgerald stated it was due of the staffing and operations of Dutch Bros. Fitzgerald stated that a partial bypass lane is provided. Commissioner Bansal stated that not having a bypass lane creates safety concerns and operational challenges and that safety should be the top priority. Fitzgerald stated he shared the concern.

Commissioner Castagnoli asked staff to confirm the total number of parking spaces being removed. Franco confirmed that 39 spaces are proposed to be removed with this proposal. Commissioner Castagnoli asked to confirm the required parking ratio for the site. Franco stated she would check the code to confirm. Fitzgerald stated he believes the shopping center is parked at about 5.5 spaces per 1,000 square feet.

Commissioner Naumes stated that the parking reduction isn't a concern, but that the stacking is a concern. Commissioner Naumes asked the petitioner if the other tenants in the shopping center have seen the stacking plans and if they are in agreement with them. The petitioner stated that the major tenant, Big Blue, has seen the plans and does not have concerns and that Jewel and US Bank also have not voiced concerns. Commissioner Naumes asked the petitioner if they have looked into traffic patterns past the initial months where traffic is expected to be the highest as traffic is shown to cross the main access road into the shopping center. Fitzgerald stated that the main 500 feet of stacking is located in a drive aisle rather than the access road into the shopping center and that Dutch Bros uses off-duty police officers as traffic controllers to direct traffic. Fitzgerald stated that Dutch Bros is planning on having 35 locations in Chicagoland by the end of 2026 which will reduce traffic concerns over time.

Commissioner Wright asked the petitioner if copies of the formal agreements between the landlord and other tenants of the shopping center have been provided to the City. Fitzgerald stated that the agreement with Jewel has been provided to the City and that the agreement with US Bank had been signed today and had not yet been provided to the City. Commissioner Wright asked the petitioner how traffic from directions not anticipated in the traffic management plan will be managed. Fitzgerald stated that the traffic controller would manage the traffic. Commissioner Wright stated that the traffic management plan is for the grand opening and asked the petitioner what the plan is beyond the grand opening if traffic continues. Fitzgerald stated that there is a Dutch Bros location in California which has rented an offsite parking lot to accommodate stacking needs on an ongoing basis and that Dutch Bros would work with the City to find a solution to problems. Fitzgerald stated that a nearby Starbucks location does not have traffic problems and only has one drive through lane and no bypass lane. Fitzgerald stated that he does not anticipate ongoing traffic issues due to the rate that Dutch Bros plans to open new locations in the area. Commissioner Wright stated that he understands the Petitioner's points but that the City recently has learned some lessons from another drive through coffee shop recently where they expected a similar situation but continue to have traffic concerns and if there is not a long

term plan for Dutch Bros beyond the grand opening the City could be in a similar situation. Commissioner Wright expressed safety concerns regarding potential vehicle interactions between the customers of Jewel and those of Dutch Bros. Fitzgerald stated that the store will have a walk up window and that many orders are completed via their app. Fitzgerald stated that this is a corporate owned and operated location and is run better than other drive through coffee businesses. Commissioner Wright asked staff how the conditions of approval are enforced if traffic continues to be an issue. Franco stated that the traffic management plan would be attached to the approval ordinance as an exhibit which requires compliance. Franco stated that if complaints are received from the public or neighboring businesses that the City will be able to take measures to require compliance with the conditions. Fitzgerald stated that the property owner has agreements with the other tenants of the shopping center that require the property owner to provide access to common areas and parking areas and if that access is not provided they are permitted to withhold rent payments. Commissioner Wright noted that there are several Dutch Bros locations across the country that have significant traffic issues including a location in Phoenix that was shut down due to the traffic problems.

Commissioner McDaniel stated that the nearby intersections of 75th Street and Naper Blvd are very busy. Commissioner McDaniel stated that he feels the petitioner may be underestimating the number of vehicles that the proposed use would attract. Commissioner McDaniel asked the Petitioner if more than one pick up window could be incorporated. Fitzgerald stated that orders are taken to vehicles by staff members rather than orders only being picked up at the window. Commissioner McDaniel asked to confirm that there is 2,500 feet of stacking areas. Fitzgerald confirmed the planned stacking locations. Commissioner McDaniel asked staff if a study had been undertaken for 7Brew after it was opened. Franco confirmed that the City has received a report studying the existing stacking conditions at 7Brew in Naperville. Commissioner McDaniel stated that he is confident that it will be ultimately approved, however that he is not able to support their request due to concerns with traffic.

Commissioner Richelia asked to confirm if any drive aisles in the shopping center will be closed. Fitzgerald confirmed that no drive aisles will be closed.

Commissioner McDaniel asked Fitzgerald how customers of other businesses in the shopping center will access the parking areas when the stacking for Dutch Bros is blocking drive aisles. Fitzgerald stated that the traffic controllers will handle those situations. Fitzgerald stated that

Dutch Bros are very responsive and would work with the City to resolve any issues and that they will be at the City Council meeting if needed.

Commissioner Robbins stated that she appreciates hearing that Fitzgerald as the land owner will take responsibility for any potential issues in addition to Dutch Bros. Commissioner Robbins asked Fitzgerald how often Dutch Bros conduct promotional offers. Fitzgerald stated he could look into that question. Commissioner Robbins stated that the answer to that question will be important for the City Council to know and that it would be helpful for Dutch Bros to be present at the City Council meeting. Commissioner Robbins asked who is responsible to handle any potential problems as the property owner is listed on the petition rather than Dutch Bros. Fitzgerald stated that in the lease with Dutch Bros requires that they cooperate with the City if any problems arise. Commissioner Robbins asked Fitzgerald if they have received any negative feedback from other tenants besides the two that have supported it. Fitzgerald stated that they have not received any negative feedback.

Fitzgerald provided closing marks.

The PZC closed the public hearing.

Commissioner Abubaker made a motion, seconded by Commissioner Naumes to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0068-2025, a major change to the Market Meadows PUD, a deviation to Section 6-9-6:2.2 of the Naperville Municipal Code to eliminate the required bypass lane, a deviation to Section 6-9-3:4&6 of the Naperville Municipal Code to reduce the required parking spaces in the PUD from 1,100 spaces to 887 spaces, and approval of a preliminary/final plat of subdivision, subject to the recommended conditions of approval, for a Dutch Bros coffee shop located at 1230 S. Naper Boulevard.

Aye: 4 - Richelia, Wright, Naumes, and Robbins

Nay: 4 - Abubaker, Castagnoli, McDaniel, and Bansal

**3. Conduct the public hearing for 2603 Aurora Av Suite 107 (Escapology)
-DEV-0090-2025**

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

Samuel Stockton, Petitioner presented the case.

Commissioner Wright stated that the proposed business is a good fit for the community.

Commissioner Robbins stated that she also finds the proposed business to be a good fit and is excited for them to locate in Naperville.

The PZC closed the public hearing.

Commissioner Richelia made a motion, Seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0090-2025, a conditional use for an amusement establishment in the B2 zoning district pursuant to Section 6-7B-3 and a parking variance from Section 6-9-3.7 to reduce the required on-site parking from 63 spaces to 28 spaces for the subject property located at 2603 Aurora Av Suite 107.

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

4. Conduct the public hearing for 115 E. Benton Avenue (Saints Peter and Paul Fence) - DEV-0096-2025

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

Brad Drendel, Petitioner presented the case.

Commissioner Naumes stated that for safety purposes the fence is good idea and supports the request.

Commissioner Bansal asked the petitioner if any concerns had been voiced by neighbors. Egner stated that one comment had been received in relation to traffic concerns, but noted that the proposed fence will not alter any existing access points or circulation patterns.

The PZC closed the public hearing.

Commissioner Naumes made a motion, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0096-2025, a variance to Section 6-2-12:1.2 of the Municipal Code to allow a fence to measure 6 feet in height along the subject property's east property line.

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

5. Conduct the public hearing for 232 S. Washington Street, Suite 6 & 7 (Barber Haus/Health Haus) - DEV-0099-2025

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

Eric Sowa, Petitioner presented the case.

Commissioner Bansal stated that the area is hidden and asked the

petitioner how they market their business. The petitioner stated that they market using the internet and social media. Commissioner Bansal asked staff if it was the first health spa to be approved on the first floor in Downtown Naperville. Commissioner Robbins stated that there are several other health spas that have been approved. Kopinski stated that there have been a handful of other requests approved which were supported for a variety of reasons including being in low traffic areas. Kopinski noted that the City has received requests for health spas to be located on the first floor in high traffic areas which have not received support.

Commissioner McDaniel stated that he is in support of the request.

The PZC closed the public hearing.

Commissioner McDaniel made a motion, seconded by Commissioner Naumes to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0099-2025, a variance to Section 6-7D-4 (B4/Required Conditions) of the Code to allow a general service use/health spa to locate on the first floor of a building in the City's B4 zoning district.

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

E. REPORTS AND RECOMMENDATIONS:

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

The PZC approved the meeting minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 8:03 PM