

A. CALL TO ORDER:

Chair Robbins called the meeting to order at 7:00 p.m.

B. ROLL CALL:

Present 9 - Shafeek Abubaker, Meghna Bansal, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Whitney Robbins, and Mark S. Wright

Also Present: Planning and Zoning Commission Liaison Anna Franco; Planning Supervisor Sara Kopinski; Director of Electric Utility Brian Groth; Senior Civil Engineer Peter Zibble

C. PUBLIC FORUM:

No speakers for Public Forum

D. PUBLIC HEARINGS:

1. Conduct the public hearing for 557 S. Washington Street (DJK Design Studio) - DEV-0094-2025

Chair Robbins opened the public hearing at 7:02 p.m.

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

Mike Roth, Attorney for the Petitioner, presented the case.

The Commission provided positive remarks about the request and investment to the property, citing ADA improvements and landscaping. The Commission stated the property needs parking due to its location along Washington Street. The Commission supported the request for the reasons discussed.

A motion was made by Commissioner McDaniel, seconded by Commissioner Wright, at 7:11 p.m. to close the public hearing considering the variance requests for DEV-0094-2025. The motion carried by a voice vote.

Commissioner Castagnoli made a motion, seconded by Commissioner Abubaker, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0094-2025, a variance to reduce the required side yard setback and a variance to allow more than 25% of the required rear yard to be occupied on the subject property located at 557 S. Washington. The motion was carried by the following vote:

Aye: 9 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

2. Conduct the public hearing for 109 W. Benton Ave., 133 W. Benton Ave., 129 W. Benton Ave., and 5 N. Main St., Naperville, IL (Benton + Main) - DEV-0109-2025