

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 proposed improvements and investment to property, citing ADA improvements and landscaping. The Commission also 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

Chair Robbins opened the public hearing at 7:12 p.m.

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

Russ Whitaker, Attorney for the Petitioner, presented the case.

Chris Carlsen opposed the entitlement requests.

Richard Lowry opposed some of the entitlement requests.

Alice Goodman opposed the entitlement requests.

The Commission acknowledged the public comment received and asked Mr. Whitaker several questions regarding the requested entitlements, including questions about site lines and setbacks along Benton Avenue, use of the proposed garage and guest parking areas, snow and trash removal, landscaping maintenance, stormwater compliance, and building height.

Mr. Whitaker provided answers to the Commission's questions and emphasized the appropriateness of the density of the development, citing surrounding downtown development, downtown planning documents, and the function of the City's TU Transitional Use zone.

The Commission voiced concerns with the number of entitlements requested and adjacency to single-family homes but ultimately found the proposed development and entitlement requests appropriate for the subject property. The Commission cited the location of the property in the City's TU Transitional Use zone, the context of the property in the downtown, and the density of existing and proposed development along Benton Avenue as reasons for supporting the entitlement requests.

Mr. Whitaker provided closing remarks.

A motion was made by Commissioner Castagnoli, seconded by Commissioner McDaniel, at 8:40 p.m. to close the public hearing considering the entitlement requests for DEV-0109-2025. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0109-2025, a conditional use for a PUD in the City's TU zoning district and approval of a preliminary/final PUD Plat with deviations to reduce the required minimum lot size, reduce the required rear yard setback, reduce the required front yard setback, increase the maximum permitted building height, and to allow more than 25% of required rear yard to be occupied for the subject property, Benton + Main. The motion was carried by the following vote:

Aye: 7 - Abubaker, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

Nay: 2 - Bansal, and Castagnoli

3. Reconvene the public hearing for 1960 Lucent Lane (Karis Critical Data Centers) - DEV-0057-2025