



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, July 16, 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 7 - Shafeek Abubaker, Tom Castagnoli, Derek McDaniel, Mark S. Wright, Meghna Bansal, Courtney Naumes, and Whitney Robbins

Absent 1 - Carl Richelia

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

1. Conduct the public hearing to consider the requested entitlements for the Reserves of Saddle Creek at 10826-10846 S. Book Road - DEV-0033-2025

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

Rich Guerard, Attorney for Petitioner presented the case.

Kathy Subber requested a buffer between the existing subdivision and the proposed development.

Calvin Roland provided comments expressing concerns with the petitioner's request.

Commissioner McDaniel asked staff if the petitioner has been in contact with Naper Settlement. Franco confirmed that the petitioner has been in conversations with Naper Settlement and Naperville Preservation Inc. Commissioner McDaniel asked staff if the development's proximity to a river was considered. Christine Rhodes from staff stated that the IDNR will

review the development for floodplain impacts and that the developer is providing stormwater detention on the property. Commissioner McDaniel asked Rhodes if she had historical data on how often the river floods. Rhodes stated that she did not have historical data but that the City requires a level of freeboard above what the IDNR considers to be a 100 year flood to ensure that the homes wouldn't flood. Commissioner McDaniel asked staff what the City's calculations are for requiring a park donation or parkland dedication. Franco stated that the Naperville Park District is consulted with each development and for this particular development the Park District was not interested in parkland dedication and instead supported a monetary park donation.

Commissioner Wright asked the petitioner what landscaping buffer or features are planned between the existing neighborhood and the proposed development. Doug Overstreet, petitioner, stated that there is not a current specified landscape buffer planned between the two developments. Commissioner Wright asked the petitioner if there will be an HOA, Overstreet stated that the development will have its own HOA and that future landscaping and fencing would be maintained by individual homeowners.

Commissioner Robbins asked the petitioner if they would be willing to keep certain existing trees and install a fence between the two developments. Overstreet stated that because they are required to prevent any stormwater generated from the development from going on any neighboring properties they need to re-grade the site, which makes it difficult to save any of the trees. Commissioner Robbins asked the petitioner if the utilities to the home will be underground. Overstreet confirmed that all utilities will be underground. Commissioner Robbins asked for more clarification as to why more trees can't be saved. Nick Varchetto, Engineer for Petitioner, stated that much of the property will need to be re-graded to guide the stormwater towards the detention area and that most of the trees would not survive the grading. Varchetto stated that the number of trees they are proposing to preserve is the maximum number possible.

Commissioner Robbins asked Overstreet if they would install privacy fences between the properties, Overstreet stated that they have not considered installing fencing. Commissioner Robbins asked the petitioner if a neighborhood meeting was held. Overstreet confirmed that a neighborhood meeting was held.

Commissioner Naumes asked the petitioner to confirm the location of the

stormwater basin. Overstreet confirmed the size and stated that it would be planted with native plantings. Commissioner Naumes asked if the stormwater from the existing neighborhood flows in the same direction as the proposed grading. Rhodes from staff was not able to confirm at this time but stated that she would presume all of the water in the area flows to the creek to the north. Commissioner Naumes stated that it should be ensured that the grading of the subject property does not cause stormwater issues for the existing properties to the west. Commissioner Naumes asked the petitioner to confirm if this development would tie into the existing Saddle Creek utilities. Overstreet stated that the sewer is being tied into Saddle Creek and the water service is being tied into Saddle Creek and extending to complete a loop at Book Rd.

Commissioner Castagnoli asked if the properties to the west are incorporated into the City of Naperville. The petitioner confirmed that they are incorporated into the City.

Commissioner McDaniel asked the petitioner if the entire buildable area of each lot will be taken up by homes. Overstreet stated they would most likely not utilize the entire buildable area on all of the lots. Commissioner McDaniel asked Overstreet if additional trees could be saved by removing one lot from the plans. Overstreet stated that it likely would not save many trees by removing one lot. Commissioner McDaniel stated that he would like to see a landscaping plan for the development with the large reduction in trees. Overstreet stated that they have a landscaping plan under review. Franco from staff confirmed that a landscape plan was included in the agenda packet for this case.

Commissioner Wright asked the petitioner to have additional discussions with the neighboring property owners to provide some sort of buffer between the properties. Commissioner Robbins stated additional concerns about preservation of existing trees and Overstreet stated that additional tree plantings may be included in the landscape package provided to buyers. Commissioner Robbins stated that she would like to see the landscape package.

Commissioner Robbins stated that she appreciates the petitioner's willingness to speak with the neighbors to create a buffer. Commissioner Robbins stated additional concerns about preservation of existing trees and Overstreet stated that additional tree plantings may be included in the landscape package provided to buyers. Commissioner Robbins stated that she would like to see the landscape package.

Guerard provided closing remarks.

The PZC closed the public hearing.

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-0033-2025, a rezoning to the R1A zoning district upon annexation, a subdivision deviation from the ninety percent rule per Section 7-4-4:2.4 of the Municipal Code, and a variance to Section 6-6A-7:1 of the Municipal Code to reduce the required rear yard setback from 28.2 feet to 20 feet for Lot 14, subject to the recommended condition of approval, for a single-family residential development known as the Reserves of Saddle Creek located at 10826-10846 S. Book Road.

Aye: 7 - Abubaker, Castagnoli, McDaniel, Wright, Bansal, Naumes, and Robbins

Absent: 1 - Richelia

2. Conduct the public hearing for 844 S Route 59 (Guzman y Gomez) - DEV-0049-2025

Adam Beaver, City of Naperville Planning Services Team, provided an overview of the request.

Michael Klingl, Representative for Petitioner, presented the case

Commissioner McDaniel stated that Guzman y Gomez has the best breakfast burritos in the State of Illinois. Commissioner McDaniel asked the petitioner how much more traffic they expect at the proposed location compared to the existing Naperville location. Jason Trombley, Petitioner, stated that they expect that the second location will exceed the revenue at the existing location and grow the traffic at the first location as well.

Commissioner Robbins stated that she appreciates the extension of the sidewalk along the property.

The PZC closed the public hearing.

Commissioner Bansal made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0049-2025, a major change to the Fox River Commons Planned Unit Development and a Final Planned Unit Development Plat of Fox River Commons for the property located at 844 S Route 59 (Guzman y Gomez).

Aye: 7 - Abubaker, Castagnoli, McDaniel, Wright, Bansal, Naumes, and Robbins

Absent: 1 - Richelia

E. REPORTS AND RECOMMENDATIONS:

1. Receive board and commission member training

Adam Beaver from staff presented the training.

2. Approve the minutes of the June 18, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 8:30 PM