

requests for DEV-0156-2025. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner Richelia, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0156-2025, a conditional use in the R1 District and a variance to the telecommunications tower setback requirement to allow a telecommunication tower at 3712 Plainfield-Naperville Road. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

2. Conduct the public hearing for 595 and 601 W 5th Avenue (Naperville CUSD 203 Transportation Building) - DEV-0166-2025

Chair Robbins rejoined the meeting and opened the public hearing at 7:28 p.m.

Isaac Marlott, City of Naperville Planning Services Team, provided an overview of the request.

David Patton, architect for the Petitioner, presented the case.

The Commission asked the Petitioner several questions related to the proposed School District 203 transportation building and site improvements, including questions relating to electric buses and electric vehicle charging locations, designing for future power needs, existing versus proposed parking, locations of building overhead doors, and vehicle idling especially as it relates to nearby residential property and 5th Avenue. The Petitioner was not able to answer the Commission’s questions about the proposal’s impact on idling and traffic on 5th Avenue so the Commission requested follow-up information to be provided.

The Commission also asked staff for clarification about the PUD revocation and mechanisms to require potential reconstruction of a fence between the subject property and the apartment property to the north.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:49 p.m. to close the public hearing considering the entitlement requests for DEV-0166-2025. The motion carried by a voice vote.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0166-2025, granting approval of variances to required fencing and interior side yard setbacks for the properties located at 595 and 601 W. 5th Avenue for the School District 203 Transportation Building. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

3. Conduct the public hearing to consider variances for a private gym and lacrosse training facility for the property located at 655 N. Washington Street (Jax Lax) - DEV-0170-2025

Chair Robbins opened the public hearing at 7:50 p.m.

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

Bret Bonnet, representative for the Petitioner, presented the case.

The Commission asked Mr. Bonnet about potential changes to the business model and future parking demand in relation to the requested parking variance. The Commission recommend using the "active accessible logo" for the ADA parking space on the property.

The Commission referenced written public comment received from a nearby resident and asked staff to confirm hourly parking restrictions on nearby streets. The Commission also asked staff about mechanisms in place to prevent future property owners from violating parking restrictions.

The Commission provided positive remarks about the petition due to the long vacant status of the property.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 8:03 p.m. to close the public hearing considering the entitlement requests for DEV-0170-2025. The motion carried by a voice vote.

Commissioner Longenbaugh made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0170-2025, a variance to decrease the parking facility setback along the north property line and a variance to decrease the required minimum number of off-street parking spaces, subject to the recommended condition of approval, for a private gym and lacrosse facility for the property located at 655 N. Washington Street. The motion was carried by the following vote:

Aye: 6 - Longenbaugh, McDaniel, Naumes, Richelia, Wright, and Robbins

Absent: 3 - Bansal, Abubaker, and Castagnoli

4. Conduct the public hearing to consider a variance to Section 6-6C-7:1 (R2: Yard Requirements) for the addition to the principal structure at 32 S Columbia St. - DEV-0001-2026

Chair Robbins opened the public hearing at 8:04 p.m.

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

Kathleen C. West, Attorney for the Petitioner, presented the case.

The Commission asked staff if the proposed building addition would impact site lines for vehicles on adjacent streets.

The Commission provided positive remarks about the petition.

A motion was made by Commissioner Richelia, seconded by Commissioner