



City of Naperville

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

Meeting Minutes

Planning and Zoning Commission

Wednesday, May 7, 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 9 - Tom Castagnoli, Stasha King, Derek McDaniel, Carl Richelia, Whitney Robbins, Oriana Van Someren, Mark S. Wright, Meghna Bansal, and Michele Clemen

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

1. Conduct the public hearing to consider a conditional use in the B3 District and a variance for an automobile service station located at 20 E. Ogden Avenue (Casey's) - 24-1-111/DEV-0044-2025

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

Ian Spence, Engineer for Petitioner, presented the case

Gary Levenworth thanked the commission for their work and praised the petitioner's business. Levenworth voiced concerns regarding vehicular traffic and access to the site.

Ray Wileman stated concerns regarding the existing fence on the property and requested a taller fence be installed.

Commissioner Wright thanked Levenworth and stated that he agrees with traffic concerns with the existing site design and stated that the proposed modified site access design is an improvement.

Commissioner Van Someren stated that the elimination of the west access point is an improvement.

Commissioner Robbins stated that the access point modifications are an improvement.

The PZC closed the public hearing.

Commissioner King made motion, seconded by Robbins to adopt the findings of fact as presented by the petitioner and recommend approval of case 24-1-111/DEV-0044-2025, for a conditional use for an automobile service station in the B3 zoning district per Section 6-7C-3:2 and a variance to Section 6-2-14 to reduce the major arterial setback along the west and north property line for replacement light poles, for a new automobile service station located at 20 E. Ogden Avenue.

Aye: 9 - Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, Wright, Bansal, and Clemen

2. Conduct the public hearing for 1200 E. Diehl Road (1200 Diehl Road Residences) - DEV-0050-2025

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

Russ Whittaker, Attorney for Petitioner, presented the case.

Commissioner Van Someren stated that it is a positive for the petitioner to reuse the existing light poles to create less waste.

The PZC closed the public hearing.

Commissioner Clemen made a motion, seconded by Commissioner Robbins to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0050-2025, photometric deviations to permit the reuse of light poles that exceed permissible height requirements and to permit a maximum of 0.5 footcandles along the south property line of the subject property (Hines Diehl Road Resubdivision PUD).

Aye: 9 - Castagnoli, King, McDaniel, Richelia, Robbins, Van Someren, Wright, Bansal, and Clemen

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the April 16, 2025 Planning and Zoning Commission meeting

The PZC approved the minutes.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

Adjourned at 7:27 PM.