

A. CALL TO ORDER:

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

B. ROLL CALL:

Present 8 - Shafeek Abubaker, Tom Castagnoli, Derek McDaniel, Carl Richelia, Mark S. Wright, Meghna Bansal, Courtney Naumes, and Whitney Robbins

Also Present: PZC Liaison Anna Franco; Planning Supervisor Sara Kopinski; Assistant Planner Brad Iwicki; Deputy Director of TED Andy Hynes

C. PUBLIC FORUM:

No speakers for Public Forum

D. PUBLIC HEARINGS:**1. Conduct the public hearing for 50 S. Main Street, Suite 104 (Barry's) - DEV-0103-2025**

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

Karen Weber, Attorney for the Petitioner, presented the case.

Kristy Gagovski opposed approval of the variance request.

The Commission thanked Ms. Gagovski for her public testimony but reinforced the purview of the Planning and Zoning Commission to review requests for issues relating to land use and zoning. The Commission stated that the proposed request is in line with the intent of the B4 zoning district.

The Commission discussed concerns with customer parking but agreed parking is not an issue with the request.

The Commission discussed the letter of support from the Downtown Naperville Alliance and noted the long term vacancy of the tenant space. The Commission agreed the business would provide an amenity for residents and visitors.

The Commission supported the request for the reasons discussed.

The Commission closed the public hearing at 7:22 p.m. The motion carried by a voice vote.

Commissioner Abubaker made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0103-2025, a variance to Section 6-7D-4 (B4/Required Conditions) of the Code to allow a general service use/fitness studio to locate on the first floor of a building in the City's B4 zoning district for Barry's. The motion was

carried by the following vote:

Aye: 8 - Abubaker, Castagnoli, McDaniel, Richelia, Wright, Bansal, Naumes, and Robbins

2. Conduct the public hearing to consider a variance related to the proposed ground sign at 1001 N Washington St. - DEV-0117-2025

Brad Iwicki, City of Naperville Planning Services Team, provided an overview of the request.

Craig Sikora, Petitioner, presented the case.

The Commission referenced written public comment that expressed concerns with vision clearance at the nearby intersection but did not find that the proposed request would create visibility issues at the intersection. The Commission found the sign to be appropriate and a positive addition to the property.

The Commission supported the request for the reasons discussed.

The Commission closed the public hearing at 7:39 p.m. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner Castagnoli, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0103-2025, a variance to Section 6-7D-4 (B4/Required Conditions) of the Code to allow a general service use/fitness studio to locate on the first floor of a building in the City's B4 zoning district for Barry's. The motion was carried by the following vote:

Aye: 8 - Abubaker, Castagnoli, McDaniel, Richelia, Wright, Bansal, Naumes, and Robbins

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the September 3, 2025 Planning and Zoning Commission meeting.

The Commission approved the minutes. The motion carried by a voice vote.

Aye: 8 - Abubaker, Castagnoli, McDaniel, Richelia, Wright, Bansal, Naumes, and Robbins

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

The Commission adjourned the Regular Planning and Zoning Commission Meeting of October 1, 2025 at 7:40 p.m. The motion carried by a voice vote.

/s/ Anna Franco
Anna Franco, AICP