

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, July 15, 2026

6:00 PM

Council Chambers

Planning and Zoning Commission

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> or youtube.com/OfficialNapervilleIL

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 5:30 and 5:50 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 with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.

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:

Chair Robbins called the meeting to order at 6:00 p.m.

B. ROLL CALL:

Present 8 - Shafeek Abubaker, Meghna Bansal, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Whitney Robbins, Mark S. Wright, and Heather McGowan
Absent 1 - Courtney Naumes

Also Present: PZC Student Representatives Zara Rahman; PZC Liaison Anna Franco; Community Planner Therese Egner; Senior Civil Engineer Katie Rubush; Director of TED Jennifer Loudon.

C. PUBLIC FORUM:

No speakers for Public Forum.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider a request for a major change to the conditional use to grant a variance for a fence for the property located at 1800 S. Washington Street - DEV-0033-2026

Chair Robbins opened the public hearing at 6:02 p.m.

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

The Commission requested clarification as to the location of the proposed fence and the location of existing fencing on the property. The Commission also asked if the fence would visually impair traffic sight lines. Kellyn Powers with the City of Naperville Department of Public Utilities responded to the Commission's questions

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, at 6:07 p.m. to close the public hearing considering the entitlement requests for DEV-0033-2026. The motion carried by a voice vote.

The Commission did not have any comments on the case.

Commissioner Castagnoli made a motion, seconded by Commissioner Bansal, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0033-2026, a major change to the conditional use for a public service utility to grant a variance for a fence for the property located at 1800 S. Washington Street. The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Robbins, Wright, and McGowan

Absent: 1 - Naumes

2. Conduct the public hearing for 115 Aurora Avenue and 405 S. Main Street (John Greene Commercial) - DEV-0029-2026

Chair Robbins opened the public hearing at 6:09 p.m.

Anna Franco, City of Naperville Planning Services Team, provided an overview of the request on behalf of Sara Kopinski.

Vince Rosanova, Attorney for the Petitioner, presented the case.

Toby Hayer opposed the requests and commented on the width of the public alley at the rear of the subject property.

The Commission posed several questions to the Petitioner and staff regarding the width of the public alley, on-site parking capacity, anticipated use of the proposed multi-tenant office building, use of the parking facility after business hours, and the variance process to deviate from the TU district standards and Downtown 2030 Plan. Madeline Larmon with Mackie Consultants, LLC, Christine Noren with John Greene, and Katie Rubush with the City of Naperville Engineering Services Team responded to the Commission's questions about the alley width and use of the proposed building.

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, at 6:43 p.m. to close the public hearing considering the entitlement requests for DEV-0029-2026. The motion carried by a voice vote.

The Commission found the project to be a great addition to the downtown and a positive redevelopment of the now vacant property and noted the letters of recommendation received for the proposal. The Commission appreciated the petitioner's willingness to listen to staff and make positive changes to the proposal. The Commission also provided clarification for a previously asked question regarding the Downtown 2030 Plan. The Commission supported the requests for the reasons discussed.

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-0029-2026, rezoning the subject property from R2 to TU and variances to the Naperville Municipal Code's height, building design, and parking setback requirements for the property located at 115 Aurora Avenue and 405 S. Main Street for John Greene Commercial. The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Robbins, Wright, and McGowan

Absent: 1 - Naumes

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the June 17, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, to approve the June 17, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

Chair Robbins presented the PZC student representatives in attendance with a certificate of recognition.

H. ADJOURNMENT:

A motion was made by Commissioner McDaniel, seconded by Commissioner Bansal, to adjourn the Regular Planning and Zoning Commission Meeting of July 15, 2026, at 6:46 p.m. The motion carried by a voice vote.

/s/ Anna Franco
Anna Franco, AICP
Planning and Zoning Commission Liaison