

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 Louden.

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.