

Westridge Court Shopping Center - DEV-0144-2025

Chair Robbins opened the public hearing at 7:08 p.m.

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

Larry Spence, from Doyle Signs and representative for the Petitioner, presented the case.

The Commission found the proposed monument signs to be an improvement to the existing monument signs and provide better visibility of individual tenant listings. Some on the Commission voiced concerns that the new signs would be taller and larger and would inhibit vehicular visibility, however, Mr. Spence clarified that the overall monument sign size would be no bigger than the existing signs.

The Commission supported the requests for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:15 p.m. to close the public hearing considering the variance requests for DEV-0144-2025. 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-0144-2025, variances to Section 6-16-5 and Section 6-16-3 of the Municipal Code as outlined in the staff report to allow for the installation of two monument signs located along Aurora Avenue for the property located at 2823 Aurora Avenue for Westridge Court. The motion was carried by the following vote:

Aye: 9 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

3. Conduct the public hearing for the property located at 7S731 Olesen Drive (Kerrigan Estates) - DEV-0173-2025

Chair Robbins opened the public hearing at 7:16 p.m.

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

Eric Prechtel, Attorney for the Petitioner, presented the case.

Carol Pedersen opposed the entitlement requests.

Melissa Hill opposed the entitlement requests.

Kevin Hill opposed the entitlement requests.

Bob Wheeler supported the entitlement requests.

Leo Pickar opposed the entitlement requests.

The Commission posed several questions to the Petitioner and staff about the proposed requests, including questions about future plans for the second lot of the subdivision, building visitability, and clarification of which requests were under the purview of the Commission.

The Commission noted that the second lot on the property is intended for construction of a single-family home for family members and asked if an accessory dwelling unit would be a viable alternative to subdividing the property. Staff confirmed that accessory dwelling units are not currently permitted in the City of Naperville but are recommended to be permitted in the City's Future Land Use Plan. The Commission encouraged City Council to consider allowing accessory dwelling units in the City.

The Commission also discussed the overall character of development in the area and emphasized a need for thoughtful development that is cognizant of the area's history. While some on the Commission found the requests to be inconsistent with the character of the area, the overall Commission found no issue with the requests.

The Commission supported the requests for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:52 p.m. to close the public hearing considering the entitlement requests for DEV-0173-2025. The motion carried by a voice vote.

Commissioner Naumes made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0173-2025, a rezoning to the R1A Low Density Single-Family Residence District upon annexation into the City of Naperville and a variance from Section 6-2-26:4 of the Municipal Code to permit a single-family home with a peak height of 43 feet for the property located at 7s731 Olesen Drive, Kerrigan Estates. The motion was carried by the following vote:

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

Nay: 1 - McDaniel

4. Conduct the public hearing for 2939 Audrey Avenue (The Atlas) - DEV-0149-2025

Chair Robbins opened the public hearing at 7:53 p.m.

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

Vince Rosanova, Attorney for the Petitioner, and Katie Lambert, with OKW Architects, presented the case.

Rosalyn Urbanek opposed the entitlement requests.

The Commission's discussion largely centered around traffic and pedestrian safety in relation to the proposed development. The Commission posed concerns with the existing traffic lane configuration along Audrey Avenue as well as concerns with weekend youth sports traffic and asked the petitioner several