

02/18/2026

Ref. Plan Commission Case#DEV-0149-2025, 2939 Audrey Ave, The Atlas apartments

To: Planning and Zoning Commission

I oppose this development. I oppose the downzoning from B2 to OCI. The 236 apartment complex is not the type of product for the site. Rezoning prime commercial land to residential use in this area without a mixed use plan is detrimental. Any other municipality would look at this area as their golden nugget and support commercial. This area consisted of about 59 acres which the City of Naperville forced annexed and rezoned it to B2. This included my parcel Lot 6. The Petitioner's parcel was not part of the 59 acres. There is no need for more transitioning from commercial. We need support for commercial. OCI is said to be a transitional district between residential and intensive commercial uses. The builds of Mayfair Phase I, Mayfair Phase II and Sedgewick are all multifamily townhomes having higher residential density to transition between the existing and future commercial. When Mayfair Phase II rezoned from B2 to R3A they were required by the City of Naperville to do the commercial buffer setbacks of 25 feet and the landscape screening buffer. You will find this as Outlot E and Outlot C on the Petitioner's submitted preliminary plat of subdivision. Outlot E abuts my parcel's east lot line. I view OCI as just another tool in the zoning tool box. Just there to be picked up and used to explain rezoning but what simply matters is the balance between commercial and residential. OCI zoning refers to Office Commercial Industrial typically it promotes a blend of commercial and industrial to enhance local service and economy. OCI requirements are less intense than R3A. OCI allows greater height, greater density, easier setbacks and it is why The Atlas is a five story building on 4.566 acres with 236 units. And yet variance requests are still needed because this build exceeds those OCI requirements. Do not support the conditional use. It provides no improvement. It reduces the depth of commercial square footage leaving frontage commercial parcels. It warrants concerns if it would limit the B2 uses for the remaining future commercial parcels. I do not agree with the Petitioner's statement about the conditional use. I do not find it supporting economic growth or business to business relations. What are the Petitioner's plans for the remaining 1.652 acres?

Sometimes in good planning it is better to look at a fact than exceptions. We know it will be 236 units. Majority of us have a vehicle and use it. Maybe 10 units will not own a vehicle and do not drive and use Uber. Or using the Pace bus as mentioned in Petitioner's documents. Instead 226 vehicles are concentrated in this area adding to daily traffic. Add to it the daily USPS vehicles, delivery vehicles, service vehicles, and food delivery traffic. Majority of the time the Pace bus is empty as it passes by Audrey Ave. going north on Route 59. Not many people use the Pace bus in this area. Route 59 is an arterial six lane highway having about 55,000 vehicles per day using it. I do not agree that traffic is greater with commercial use than residential use. Commercial use may have more activity but it will not add 236 vehicles to an already high volume traffic area. The commercial customers are there on Route 59. Fort Hill Drive will be negatively impacted. The Petitioner's traffic study shows weekday and times which mainly is commuter traffic. The traffic study should be expanded to show commercial traffic counts and flow on a Friday evening, Saturday 11 AM to 5 PM and Sunday especially Route 59. The traffic study would show a much different picture. Also the perspective of adding 236 more vehicles to this area would give anyone second thoughts. Petitioner talks about visibility. If a commercial building was on the Petitioner's site it would likely face its front entrance west to Route 59. Visibility is an exception not a fact in this case. Block 59 is a good example about visibility. Their 50 million dollar project reinvented its commercial center at the corner of Route 59 and Aurora Avenue. A beautiful Block 59 sign designates the area. Do you really see all of the commercial businesses? Do you know there is a skating rink, Chocolate Cheese Factory, Stan's donuts, and many others are there without a small glimpse of them. Block 59 works because the developer had a vision and made it special. What works is a business to business relation. It is all commercial. I could vision The Atlas being incorporated at the former Dominick's shopping center at Raymond Drive and Aurora Road where dense population could revitalize that commercial center. As an example Fox Valley Mall incorporated The Lumen and The Lucca luxury apartments and already had work in progress plans for a senior living complex. It works there because there was a vision that complements the surrounding area without impact. I am a Naperville resident for about 55 plus years. I do not want any harm to my property as it exists or later as a B2 commercial redevelopment. A developer with a vision for mixed use would be a better fit for this area here. The Petitioner's petition does not bring harmony to this area, please vote No. Please include my testimony in the record and in case file. Thank you for your time.

Sincerely,

Rosalyn Urbanek

Naperville resident, Lot 6 co-owner

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, February 17, 2026 4:28 PM
To: Kopinski, Sara
Subject: FW: Naperville Planning and Zoning Commission DEV-0149-2025

Another public comment for Astoria tomorrow!

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: Richard [REDACTED]
Sent: Tuesday, February 17, 2026 4:25 PM
To: Planning <Planning@naperville.il.us>
Subject: Naperville Planning and Zoning Commission DEV-0149-2025

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Dear Members of the Naperville Planning and Zoning Commission,

This is in reference to File #: 26-0206, Conduct the public hearing for 2939 Audrey Avenue (The Atlas) - DEV-0149-2025

I am opposed to and I am writing to formally submit my objection to the petition filed by BC ASTORIA, LLC (Case #DEV-0149-2025) concerning the proposed redevelopment of the property located at 2939 Audrey Avenue, Naperville, Illinois.

I am an owner directly impacted by these proposed changes. The original planning of the commercial zoning district has been shrinking from zoning changes of commercial to residential land use. The remaining commercial usage is again being challenged by this project which again would change existing commercial land to residential use, further shrinking commercial development opportunities and adding additional restrictions to the remaining commercial land usage and reducing commercial and devaluing and eliminating larger commercial development opportunities.

The current proposed plan has many exceptions, one that alters the existing policies set forth by Naperville Planning and Zoning Commission. Per Section 6-9-3 (Schedule of Off-Street Parking Requirements) the proposed development should have 531 parking spaces, however the proposed development plans to only provide 321 parking spaces, leaving 210 missing parking spaces. Naperville is known to have multiple cars per residence from 2 to 4 cars per residence from the National Transportation Library. It is unknown how the proposal for 321 parking stalls meets this intent or the intent of Section 6-9-3 (Schedule of Off-Street Parking Requirements). With the missing 210 parking stalls, where would these owners park their cars? It was mentioned that 5th Avenue Station and River Run had reduced parking stalls, however, it does not mention the geographic location, being off main routes with opportunities to park off site along residential roads. Audrey Lane does not provide offsite parking for 210 additional cars.

Granting multiple zoning variances and deviations sets a concerning precedent for future commercial developments and may fundamentally alter the character of the surrounding commercial area. I have not seen any analysis or study that demonstrates the impact of changing commercial to residential properties for the remaining commercial properties. Given the magnitude of variances requested, I respectfully request that the commission carefully evaluate whether this proposal aligns with the city's comprehensive plan and zoning original intent of commercial zoning and how this impacts the remaining commercial properties opportunities.

Respectfully,

Richard Urbanek
Naperville, IL 60540

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, February 18, 2026 9:22 AM
To: Kopinski, Sara
Subject: FW: DEV-0149-2025, written testimony for case file

Atlas public comment.

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: Pro bus <[REDACTED]>
Sent: Tuesday, February 17, 2026 11:51 PM
To: Planning <Planning@naperville.il.us>; [REDACTED]
Subject: DEV-0149-2025, written testimony for case file

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To: Planning and Zoning Commission
Ref: DEV-0149-2025, 2939 Audrey Ave., The Atlas: 236 unit apartment complex
Please include this written testimony for the case file.

I oppose the development. It is not the type of product to challenge rezoning prime commercial land in this area to residential use and reducing its connecting footprint to the other remaining commercial land for future development. The zoning code is written to protect against such rezoning. It will bring negative impacts to the traffic, population, appearance, and congestion are some of the nuisances that are not being contributing factors to the remaining commercial parcels for redevelopment in the area and the already existing surrounding dense multi-family residential use in the area.

Sincerely,

Rosalyn Urbanek

co-owner Lot 6

B2, future redevelopment parcel connecting to this area

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, February 18, 2026 9:22 AM
To: Kopinski, Sara
Subject: FW: 2939 Audrey Avenue - The Atlas

Atlas public comment.

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: Meg Carman <[REDACTED]>
Sent: Tuesday, February 17, 2026 11:31 PM
To: Planning <Planning@naperville.il.us>
Subject: 2939 Audrey Avenue - The Atlas

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Dear Planning and Zoning Committee,

My name is Meg Carman and I am a resident of Mayfair Townhomes. I am writing to strongly object to the proposed development project at 2939 Audrey Avenue DEV 0148 2025

While I recognize the need for community growth, I believe this specific proposal is inappropriate for this location for the following reasons. This project is requesting variances for height, density, parking and signage. Development and zoning rules are in place to provide excellent development in Naperville. A project that needs this many variances is not suited for this location.

- **Increased Traffic and Safety:** The proposed access point on Audrey Avenue is already congested with traffic for the retail locations nearby. The addition of 236 units will create dangerous traffic levels on Audrey Avenue as well as Fort Hill Drive. This will particularly impact children accessing Cowlshaw Elementary School and Harris Fawell Park.

- **The Peace and Tranquility of the Area:** The pond along the property is one of the many green space attributes of Naperville. Not only do Mayfair residents enjoy its beauty but also many residents from neighborhoods north and east of Mayfair enjoy walking their dogs and families around the pond. A towering apartment complex and a parking lot butting up against the pond will negatively impact this area.
- **Noise and Privacy:** The proposed building height and density will significantly reduce the privacy of my home and create excessive noise pollution for the surrounding homes.

I request that this proposal be denied or heavily revised to address these significant community impacts. Please keep me informed of any public hearings or decisions regarding this application.

Thank you for your time.

Sincerely,

Meg Carman

██████████

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, February 18, 2026 9:22 AM
To: Kopinski, Sara
Subject: FW: Naperville Planning and Zoning Commission DEV-0149-2025

Atlas public comment.

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: Richard . [REDACTED]
Sent: Tuesday, February 17, 2026 6:03 PM
To: Planning <Planning@naperville.il.us>
Subject: Naperville Planning and Zoning Commission DEV-0149-2025

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remaining commercial land usage and reducing commercial and devaluing and eliminating larger commercial development opportunities.

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Respectfully,

Richard Urbanek
Naperville, IL 60540

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, February 18, 2026 9:22 AM
To: Kopinski, Sara
Subject: FW: Public Comment – Case #DEV-0149-2025 (2939 Audrey Ave)

Atlas public comment.

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: 姚 丽娜 <[REDACTED]>
Sent: Tuesday, February 17, 2026 5:26 PM
To: Planning <Planning@naperville.il.us>
Subject: Public Comment – Case #DEV-0149-2025 (2939 Audrey Ave)

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Dear Members of the Planning and Zoning Commission,

My name is Qi Yao , and I am a homeowner on Henley Lane, located directly north of the proposed development at 2939 Audrey Avenue.

As a long-term resident and property owner in this area, I recognize that thoughtful growth is an important part of maintaining a strong and vibrant community. I am not opposed to responsible development; however, I have concerns regarding the current scale and configuration of this proposal.

Specifically:

- The proposed density of 236 units on approximately 4.5 acres appears significantly higher than that of the surrounding residential areas and may not be compatible with the established neighborhood character.
- The proposed parking ratio of approximately 1.36 spaces per unit appears insufficient for typical Naperville households, where many families own two vehicles. Inadequate parking may result in spillover into nearby residential streets, directly impacting homeowners on Henley Lane and surrounding neighborhoods.
- Route 59 and 75th Street already experience substantial congestion. Additional traffic generated by a high-density development may further strain existing infrastructure and affect neighborhood safety.

As a homeowner who has made a long-term investment in this community, I am concerned that excessive density and insufficient infrastructure planning could negatively impact neighborhood stability and surrounding property values.

I respectfully request that the Commission carefully evaluate traffic impact, parking adequacy, buffering measures, and overall compatibility with adjacent residential areas before approving this proposal. If the development proceeds, I strongly encourage consideration of adjustments to density, parking provisions, and access design to better protect nearby residential properties.

Thank you for your time and thoughtful consideration.

Sincerely,

Qi Yao

██████████

Naperville, IL

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Kopinski, Sara

From: Iwicki, Brad
Sent: Wednesday, February 11, 2026 12:24 PM
To: Kopinski, Sara
Subject: FW: Formal Objection to Petition Case #DEV-0149-2025 – 2939 Audrey Avenue

Hi Sara,

The POD received a public comment for DEV-0149-2025 at 2939 Audrey Avenue. See below.

Thanks,

Brad Iwicki

Assistant Planner | Planning & Development – TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-7021 | iwickib@naperville.il.us

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From: Kalpana Ganesan [REDACTED]
Sent: Wednesday, February 11, 2026 11:57 AM
To: Planning <Planning@naperville.il.us>
Subject: Formal Objection to Petition Case #DEV-0149-2025 – 2939 Audrey Avenue

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Dear Members of the Naperville Planning and Zoning Commission,

I am writing to formally submit my objection to the petition filed by BC ASTORIA, LLC (Case #DEV-0149-2025) concerning the proposed redevelopment of the property located at 2939 Audrey Avenue, Naperville, Illinois.

I am a nearby homeowner, and I have serious concerns regarding the scope and impact of the requested zoning changes and variances, including but not limited to:

1. Intensity and Density of Development

The proposed multi-family development, including requests for increased density, reduced setbacks, reduced parking requirements, and increased building height, represents a significant intensification of land use that is incompatible with the surrounding neighborhood character.

2. Traffic, Parking, and Safety Concerns

The requested reductions in parking standards and front yard setbacks raise concerns about parking overflow, increased traffic congestion, and pedestrian safety for existing residents.

3. Quality of Life and Neighborhood Impact

The proposed height, density, and signage variances may negatively impact privacy, noise levels, and overall livability for neighboring residential properties.

4. Precedent and Cumulative Impact

Granting multiple zoning variances and deviations sets a concerning precedent for future developments and may fundamentally alter the character of the surrounding residential area.

5. Loss of the Only Remaining Green Space

This property represents one of the very few—and effectively the **only remaining green parcel** in the immediate surrounding area(loop/ neighborhood). Its development would result in the permanent loss of open space that currently contributes to neighborhood character, environmental balance, and quality of life for nearby residents.

Given the number and magnitude of variances requested, I respectfully request that the Commission carefully evaluate whether this proposal aligns with the City’s Comprehensive Plan and zoning intent, and whether the public benefit outweighs the potential adverse impacts on existing residents.

For these reasons, I respectfully object to the petition and request that it be denied, or alternatively, significantly revised to reduce density, height, and parking deviations.

Thank you for the opportunity to submit my comments. Please include this objection in the official record for the public hearing scheduled for February 18, 2026.

Sincerely,
Kalpana
Naperville, IL, 60540

Kopinski, Sara

From: Egner, Therese
Sent: Thursday, February 12, 2026 9:12 AM
To: Kopinski, Sara
Subject: FW: Public Hearing - 2939 Audrey Avenue

FYI

Therese Egner

Community Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
(630) 420-4179 | egnert@naperville.il.us

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From: J S [REDACTED]
Sent: Wednesday, February 11, 2026 4:04 PM
To: Planning <Planning@naperville.il.us>
Subject: Public Hearing - 2939 Audrey Avenue

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The property's current classification in the Land Use Master Plan is Urban Center. While this classification does support multi-family zoning, it seems to contemplate such use as part of a mixed-use development. The property should first be appropriately classified in the Land Use Master Plan in a land use category that includes high density multi-family as a sole land use. Require the applicant to demonstrate, through amending the Land Use Master Plan, an appropriate multi-family land use classification. If the applicant can successfully obtain such classification, then the applicant could seek a zoning district classification that supports entitlement it needs to fit its proposed development such as density and building bulk.

The proposed OCI District allows approximately 75 dwelling units maximum for the property. The proposed density is excessive and out of character with residential development in the vicinity.

Multi-family residential use can be a reasonable use for the property, but not at the proposed density. Any increase in density above the property's zoning district designation should be limited to housing that supplies deficiencies in the City's housing stock, especially affordable housing for first-time buyers, families, and seniors. This site is especially well-suited for residents who would rely on walking or public transportation for commuting to work, health services, or shopping.

Please have the applicant follow proper land use planning and development proposal procedure by having them first secure a land use classification that fits the site and is appropriate for the proposed development.

Joel Strassman
Mayfair Resident

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, February 17, 2026 11:24 AM
To: Kopinski, Sara
Subject: FW: BC Astoria, LLC zoning at 2939 Audrey Avenue, Naperville, IL

PZC public comment for Astoria.

Isaac Marlott

Assistant Planner

Planning & Development - TED Business Group

City of Naperville | 400 S. Eagle Street | Naperville, IL 60540

Office: 630-420-4193 | marlotti@naperville.il.us

From: Bradley Walworth <[REDACTED]>
Sent: Tuesday, February 17, 2026 10:11 AM
To: Planning <Planning@naperville.il.us>
Subject: BC Astoria, LLC zoning at 2939 Audrey Avenue, Naperville, IL

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Naperville Planning and Zoning Commission,

I live at [REDACTED] Naperville IL 60540, and have concerns for the proposed 236 unit apartment complex.

Currently, Audrey Avenue is heavily traveled and it is a common occurrence for many near accidents at the entrances to Whole Foods and Home Depot due to traffic congestion. Audrey Avenue is four lanes plus a South bound turning lane at Route 59 and then rapidly narrows down to two lanes after the first entrance to Home Depot. Additionally, there is a South bound turning lane at Whole Foods. The majority of Audrey Avenue is two lanes.

The proposed apartment complex (321 parking spaces) would greatly increase the traffic congestion as the property does not have adequate egress and ingress based on current street layout and current traffic patterns. The proposed apartment complex would greatly increase the traffic congestion on Audrey Avenue and would also make it more difficult to get onto Route 59 and for cars to get into and out

