

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

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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