

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, March 4, 2026

7:00 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>

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 6:30 and 6:50 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 7:00 p.m.

B. ROLL CALL:

- Present** 7 - Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Whitney Robbins, and Mark S. Wright
- Absent** 2 - Shafeek Abubaker, and Meghna Bansal

Also Present: PZC Student Representatives Zara Rahman and Abhinav Rajaraman; PZC Liaison Anna Franco; Planning Supervisor Sara Kopinski; Senior Civil Engineer Katie Rubush.

C. PUBLIC FORUM:

Matt Marsh opposed the entitlement requests for 2939 Audrey Avenue, also known as The Atlas (DEV-0149-2025), that the Planning and Zoning Commission recommended for approval at the February 18, 2026 Planning and Zoning Commission meeting. The entitlement requests for The Atlas had not yet been approved by the City Council as of Mr. March's testimony.

D. PUBLIC HEARINGS:

1. Conduct the public hearing to consider the entitlement requests for 27W240 & 27W280 Bauer Road (Bauer Road Duplexes) - DEV-0162-2025

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

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

Eric Prechtel of Rosanova & Whittaker, Ltd., attorney for the Petitioner, presented the case.

Ralph Taylor opposed the entitlement requests.

The Commission found the property location to be appropriate for duplexes and considered the duplexes to be a good transition from the Park Place Rowhomes to the west and the single-family residential land uses to the east. A question about visitability was posed to the petitioner.

The Commission expressed concerns regarding the appearance of the adjacent and recently construction Park Place Rowhomes. The Commission did not find the appearance of the constructed buildings to be consistent with the building elevation renderings that were provided to the PZC and City Council for review. The Commission asked for assurance that the renderings for the proposed duplexes would accurately represent the final constructed product and noted the importance of building appearance for developments in the TU

Transitional Use zoning district. The petitioner was open to including language in the Annexation Agreement to ensure substantial compliance with the proposed renderings to address the Commission's concern.

The Commission communicated concerns with the submitted traffic study that impacted their confidence in the study. Steve Corkran of Eriksson Engineering Associates, Ltd, traffic consultant for the Petitioner, responded to the Commission's concerns.

While the Commission noted the low impact of traffic from the proposed duplexes, the Commission expressed concerns regarding the future impact of new development along Mill Street and posed questions to Katie Rubush, Senior Civil Engineer with TED, to understand staff's considerations in reviewing traffic studies, roadway jurisdiction, and county involvement in development review. The Commission asked staff to provide a memo for a future meeting to understand more about traffic studies, justification for traffic studies, and county participation in traffic studies.

Steve Meyer of Meyer Design, architect for the Petitioner, noted that the color shown in the proposed building elevations may change but that any color changes would be included in the building elevations provided to City Council for review. The Commission had no issue with this.

The Commission supported the requests for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:41 p.m. to close the public hearing considering the entitlement requests for DEV-0162-2025. 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-0162-2025, a rezoning to the TU Transitional Use District upon annexation into the City of Naperville and a variance from Section 6-2-10:5 of the Municipal Code to permit a maximum rear yard coverage of 45% in lieu of 25% for the property located at 27W240 & 27W280 Bauer Road for the Bauer Road Duplexes. The motion was carried by the following vote:

Aye: 7 - Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

Absent: 2 - Abubaker, and Bansal

E. REPORTS AND RECOMMENDATIONS:

1. Consider the Petitioner's appeal to the portions of the Citywide Building Design Guidelines that restrict accent colors and materials to 25% of the façade at key locations in Block 59 and Westridge Court.

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

Rich Dippolito, the Petitioner, presented the case.

The Commission provided generally positive comments about the proposed

murals with some on the Commission encouraging additional opportunities for murals.

There was some concern that the request may allow future mural requests in the City as a whole and the Commission asked staff to confirm why the mural was being processed as an appeal rather than an amendment to the Planned Unit Development.

The Commission had several questions and comments regarding maintenance of the proposed mural, including questions about paint quality and paint requirements, and long-term maintenance plans and requirements.

The Commission also asked the Petitioner to consider an educational component for the murals.

Some on the Commission expressed a desire for additional density in the overall Block 59 development.

The Commission supported the request for the reasons discussed.

Commissioner Richelia made a motion, seconded by Commissioner McDaniel, to support the petitioner’s appeal with respect to the Citywide Building Design Guidelines for the reasons identified in the staff report and permit the proposed murals to be installed at two locations in Block 59 and Westridge Court. The motion was carried by the following vote:

Aye: 7 - Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

Absent: 2 - Abubaker, and Bansal

- 2. Approve the minutes of the February 18, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the February 18, 2026, meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to adjourn the Regular Planning and Zoning Commission Meeting of March 4, 2026, at 8:13 p.m. The motion carried by a voice vote.

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

