

**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