

February 10, 2026

Planning and Zoning Commission
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Subject: Appeal Request – Citywide Building Design Guidelines for Murals at Block 59

Dear Members of the Planning and Zoning Commission,

We are writing to formally request an appeal to the Citywide Building Design Guidelines regarding the proposed building murals at Block 59 and Westridge Court to allow two murals that exceed the 25% threshold originally contemplated and approved under the Block 59 PUD. We appreciate Planning staff's review and their acknowledgment that the murals, as proposed, do not raise significant concerns. We respectfully request that the Commission consider the variance based on the following considerations.

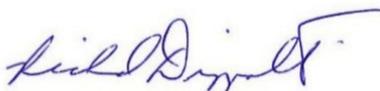
Placemaking and Community Engagement: The murals are designed to contribute to placemaking efforts within Block 59 and Westridge Court, fostering a sense of community and vibrancy in the area.

Orientation of Building Faces: Both facades with proposed murals are oriented away from the public right-of-way, minimizing visual impact on surrounding streetscapes while enhancing internal site aesthetics.

Minimal Commercial Signage: The buildings do not feature prominent commercial signage, allowing the murals to serve as a creative and visually engaging alternative that enhances the site's identity.

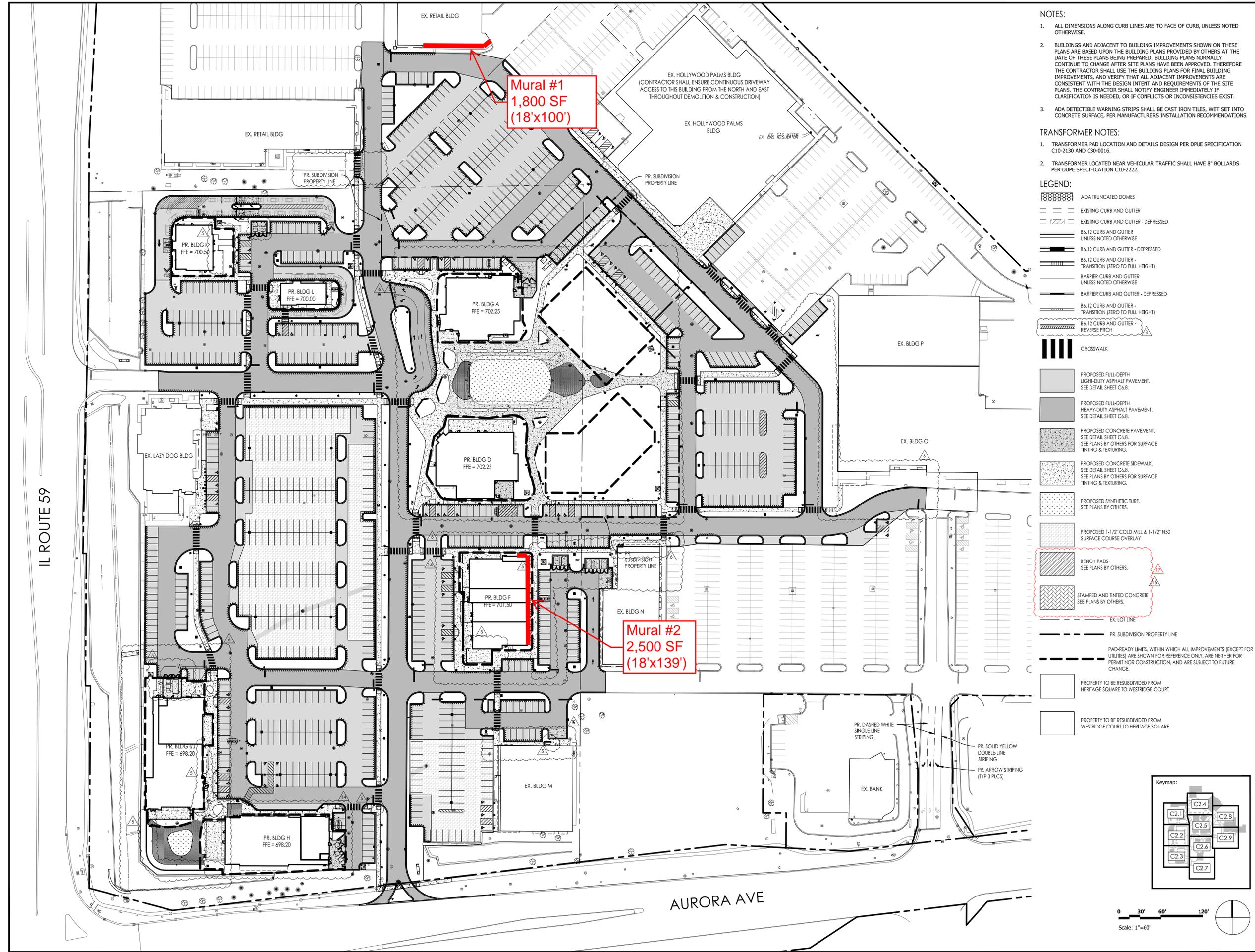
We believe these murals will positively contribute to the character and appeal of the development and align with the City's broader goals for creative placemaking and thoughtful design. We appreciate your consideration of this appeal and welcome the opportunity to discuss the proposal further at the upcoming Planning and Zoning Commission meeting.

Sincerely,
Brixmor Heritage Square LLC



Rich Dippolito
Vp Re/Development

User: mondapekour File: J:\2021\12_BRIXMOR\09_Design\Drawings\01-Block_S\02_SHEETS\Site.dwg Time: Mon 03/20/2024 2:23pm



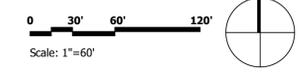
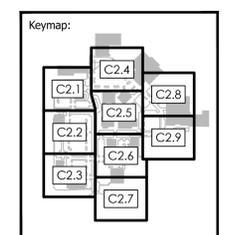
NOTES:

- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
- ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.

TRANSFORMER NOTES:

- TRANSFORMER PAD LOCATION AND DETAILS DESIGN PER DPUE SPECIFICATION C10-2130 AND C30-0016.
- TRANSFORMER LOCATED NEAR VEHICULAR TRAFFIC SHALL HAVE 8" BOLLARDS PER DUPE SPECIFICATION C10-2222.

- LEGEND:**
- ADA TRUNCATED DOMES
 - EXISTING CURBS AND GUTTER
 - EXISTING CURBS AND GUTTER - DEPRESSED
 - B&I CURB AND GUTTER UNLESS NOTED OTHERWISE
 - B&I CURB AND GUTTER - DEPRESSED
 - B&I CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
 - BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
 - BARRIER CURB AND GUTTER - DEPRESSED
 - B&I CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
 - B&I CURB AND GUTTER - REVERSE PITCH
 - CROSSWALK
 - PROPOSED FULL-DEPTH LIGHT-DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C6.8.
 - PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C6.8.
 - PROPOSED CONCRETE PAVEMENT. SEE DETAIL SHEET C6.8. SEE PLANS BY OTHERS FOR SURFACE TINTING & TEXTURING.
 - PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET C6.8. SEE PLANS BY OTHERS FOR SURFACE TINTING & TEXTURING.
 - PROPOSED SYNTHETIC TURF. SEE PLANS BY OTHERS.
 - PROPOSED 1-1/2" COLD MILL & 1-1/2" NSD SURFACE COURSE OVERLAY
 - BENCH PADS. SEE PLANS BY OTHERS.
 - STAMPED AND TINTED CONCRETE. SEE PLANS BY OTHERS.
 - EX. LOT LINE
 - PR. SUBDIVISION PROPERTY LINE
 - PAD-READY LIMITS. WITHIN WHICH ALL IMPROVEMENTS (EXCEPT FOR UTILITIES) ARE SHOWN FOR REFERENCE ONLY. ARE NEITHER FOR PERMIT NOR CONSTRUCTION, AND ARE SUBJECT TO FUTURE CHANGE.
 - PROPERTY TO BE RESUBDIVIDED FROM HERITAGE SQUARE TO WESTRIDGE COURT
 - PROPERTY TO BE RESUBDIVIDED FROM WESTRIDGE COURT TO HERITAGE SQUARE
 - PR. DASHED WHITE SINGLE-LINE STRIPING
 - PR. SOLID YELLOW DOUBLE-LINE STRIPING
 - PR. ARROW STRIPING (TYP 3 PLCS)



NELSON

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Consultant:			
Description:	No:	By:	Date:
ISSUE FOR FINAL APPROVAL	0	RTM	06.23.2023
RESPONSE TO FINAL COMMENTS	1	RTM	8/11/2023
RESPONSE TO FINAL COMMENTS	2	RTM	9/21/2023
RESPONSE TO FINAL COMMENTS	3	RTM	10/18/2023
ADDENDUM #1	5	RTM	01/22/2024
ADDENDUM #2	6	RTM	03/11/2024
FIELD CHANGE #1	8	RTM	07/25/2024
FIELD CHANGE #4	14	RTM	09/18/2024
ADDENDUM #4	15	RTM	10/25/2024
ADDENDUM #6	17	RTM	03/04/2025

BRIXMOR[®]
Client: Property Group

Block 59
404 S. State Route 59
Naperville, IL 60540
Project Title & Address:

OVERALL SITE PLAN

Sheet Title:

Proj. No: 21.0004060.000 Approved By: VPD

Sheet Number: **C2.0**

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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