

**A. CALL TO ORDER:**

Chair Robbins called the meeting to order at 7:00 p.m.

**B. ROLL CALL:**

**Present** 9 - Shafeek Abubaker, Meghna Bansal, Tom Castagnoli, Allison Longenbaugh, Derek McDaniel, Courtney Naumes, Carl Richelia, Whitney Robbins, and Mark S. Wright

Also Present: Planning and Zoning Commission Liaison Anna Franco; Planning Supervisor Sara Kopinski; Community Planner Therese Egner; TED Engineering Manager Matthew Calpin, TED Civil Engineer Lisa Weesner.

**C. PUBLIC FORUM:**

No speakers for Public Forum.

**D. PUBLIC HEARINGS:**

1. Conduct the public hearing to consider rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26W021 Parkside Road - DEV-0126-2025

Chair Robbins opened the public hearing at 7:02 p.m.

Therese Egner, City of Naperville Planning Services Team, provided an overview of the request.

Heriberto Martinez, Petitioner, presented the case.

The Commission asked the Petitioner about construction timing for the proposed single-family home and if future variances for the home construction were expected. The Petitioner stated that construction would commence upon approval of building permits and that no variances have been identified at this time.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:07 p.m. to close the public hearing considering the rezoning request for DEV-0126-2025. The motion carried by a voice vote.

**Commissioner Longenbaugh made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0126-2025, a request to rezone the property located at 26W021 Parkside Road to R1A Low Density Single-Family Residence District upon annexation to the City of Naperville. The motion was carried by the following vote:**

**Aye:** 9 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

2. Conduct the public hearing to consider variances for proposed ground signs for

Westridge Court Shopping Center - DEV-0144-2025

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

Therese Egner, City of Naperville Planning Services Team, provided an overview of the requests.

Larry Spence, from Doyle Signs and representative for the Petitioner, presented the case.

The Commission found the proposed monument signs to be an improvement to the existing monument signs and provide better visibility of individual tenant listings. Some on the Commission voiced concerns that the new signs would be taller and larger and would inhibit vehicular visibility, however, Mr. Spence clarified that the overall monument sign size would be no bigger than the existing signs.

The Commission supported the requests for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:15 p.m. to close the public hearing considering the variance requests for DEV-0144-2025. The motion carried by a voice vote.

**Commissioner Richelia made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0144-2025, variances to Section 6-16-5 and Section 6-16-3 of the Municipal Code as outlined in the staff report to allow for the installation of two monument signs located along Aurora Avenue for the property located at 2823 Aurora Avenue for Westridge Court. The motion was carried by the following vote:**

**Aye:** 9 - Abubaker, Bansal, Castagnoli, Longenbaugh, McDaniel, Naumes, Richelia, Robbins, and Wright

3. Conduct the public hearing for the property located at 7S731 Olesen Drive (Kerrigan Estates) - DEV-0173-2025

Chair Robbins opened the public hearing at 7:16 p.m.

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

Eric Prechtel, Attorney for the Petitioner, presented the case.

Carol Pedersen opposed the entitlement requests.

Melissa Hill opposed the entitlement requests.

Kevin Hill opposed the entitlement requests.

Bob Wheeler supported the entitlement requests.

Leo Pickar opposed the entitlement requests.