

The Commission posed several questions to the Petitioner and staff about the proposed requests, including questions about future plans for the second lot of the subdivision, building visitability, and clarification of which requests were under the purview of the Commission.

The Commission noted that the second lot on the property is intended for construction of a single-family home for family members and asked if an accessory dwelling unit would be a viable alternative to subdividing the property. Staff confirmed that accessory dwelling units are not currently permitted in the City of Naperville but are recommended to be permitted in the City's Future Land Use Plan. The Commission encouraged City Council to consider allowing accessory dwelling units in the City.

The Commission also discussed the overall character of development in the area and emphasized a need for thoughtful development that is cognizant of the area's history. While some on the Commission found the requests to be inconsistent with the character of the area, the overall Commission found no issue with the requests.

The Commission supported the requests for the reasons discussed.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 7:52 p.m. to close the public hearing considering the entitlement requests for DEV-0173-2025. 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-0173-2025, a rezoning to the R1A Low Density Single-Family Residence District upon annexation into the City of Naperville and a variance from Section 6-2-26:4 of the Municipal Code to permit a single-family home with a peak height of 43 feet for the property located at 7s731 Olesen Drive, Kerrigan Estates. The motion was carried by the following vote:

Aye: 8 - Abubaker, Bansal, Castagnoli, Longenbaugh, Naumes, Richelia, Robbins, and Wright

Nay: 1 - McDaniel

4. Conduct the public hearing for 2939 Audrey Avenue (The Atlas) - DEV-0149-2025

Chair Robbins opened the public hearing at 7:53 p.m.

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

Vince Rosanova, Attorney for the Petitioner, and Katie Lambert, with OKW Architects, presented the case.

Rosalyn Urbanek opposed the entitlement requests.

The Commission's discussion largely centered around traffic and pedestrian safety in relation to the proposed development. The Commission posed concerns with the existing traffic lane configuration along Audrey Avenue as well as concerns with weekend youth sports traffic and asked the petitioner several clarifying questions about the development's proposed traffic impact. Mr.

Rosanova and Emma Elburst, traffic engineer for Kimley Horn, answered the Commission's questions about traffic and cited low estimated trip generation and impact on area traffic. The Commission requested the Petitioner further analyze improvements to pedestrian circulation and safety.

The Commission provided positive comments about the proposed rental rate affordability and the development's target demographic, emphasizing the importance of providing housing to students, young professionals, and aging populations. Other positive comments cited accessibility, the absence of balconies facing the adjacent town home community, interior trash collection, and development of property that has long been vacant. Some on the Commission responded to public testimony and did not agree that retail was appropriate for this portion of the property.

The Commission expressed a desire for a slight decrease in density but overall supported the development.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, at 9:02 p.m. to close the public hearing considering the entitlement requests for DEV-0149-2025. The motion carried by a voice vote.

Commissioner Bansal made a motion, seconded by Commissioner McDaniel, to adopt the findings of fact as presented by the petitioner and recommend approval of DEV-0149-2025, granting approval of rezoning the property to OCI, a conditional use for multi-family residential in the OCI district, and variances to density, height, parking count and setbacks, and wall signage requirements as outlined in the staff report for 2939 Audrey Avenue, The Atlas. The motion was carried by the following vote:

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

E. REPORTS AND RECOMMENDATIONS:

1. Discuss a potential change to the Planning and Zoning Commission (PZC) meeting start time and, if there is consensus, direct staff to prepare an amendment to the PZC bylaws for approval at an upcoming meeting.

The Commission clarified that the intent of the proposed PZC meeting start time change is to accommodate the public and maximize the ability of the public to attend meetings and provide public testimony. The Commission stated they have received recent feedback from the public that the current PZC meeting start time poses difficulty for some people to attend and that an earlier start time could be more accommodating. The Commission listed the meeting start times of other City boards and commissions to highlight that it would not be unusual for the PZC meeting to start earlier than 7:00 pm.

The Commission asked staff to clarify the process and timing to update the bylaws to amend the meeting time. The Commission also asked staff to explore how to better communicate the proposed bylaw amendments to the public to ensure ample public feedback is provided for the proposed change.

Overall, the Commission emphasized a desire to do what is best to serve the