

City of Naperville

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



Naperville

Meeting Minutes

Wednesday, February 18, 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 who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

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 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.

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 Albers, 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.

Some on the Commission expressed a desire for a slight decrease in density while others found greater density to be appropriate through the provision of micro apartment units, noting City’s Council’s recent discussion about housing affordability. Overall, the Commission supported the development for the reasons discussed.

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 public, whether the PZC meeting starts at 6:00 p.m. or 7:00 p.m., but would like to proceed with an amendment to the proposed bylaws to change the meeting time and other items for review and public comment at an upcoming PZC meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to direct staff to prepare an amendment to the PZC bylaws to update the PZC meeting start time and other necessary bylaw content for approval at an upcoming PZC meeting. The motion carried by a voice vote.

- 2. Approve the minutes of the February 4, 2026 Planning and Zoning Commission meeting.

A motion was made by Commissioner Richelia, seconded by Commissioner McDaniel, to approve the February 4, 2026 meeting minutes. The motion carried by a voice vote.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

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