

Franco, Anna

From: Sara Jane Hendren [REDACTED]
Sent: Thursday, January 9, 2025 12:37 PM
To: Planning
Cc: Bradley Hendren
Subject: Public Hearing January 15 Re:primrose school

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Dear Naperville Planning Commission,

I am writing to express my concerns over the impending proposed construction of the Primrose School building on 75th Street. I live adjacent to the property on Oxford Lane and will have the longest property line with the proposed school. I have multiple concerns regarding the nearly 14,000 square foot building, plus a parking lot and playground on this property.

The Notice of Public Hearing I received indicated that Primrose has filed for a variance to the parking specifically. I do suspect the morning drop-off plans and subsequent afternoon pick up will involve drop off lines that inevitably line up on Oxford, turn right on 75th and then right into the parking lot. If the parking lot is smaller with less room for parents to park and extricate their children and take them in, the drop off lines are necessary, and will certainly back up onto Oxford. Our street has no curbs, no sidewalks, and already with a small hill that decreases visibility for people walking their dogs and our elementary kids catching their school bus and our middle schoolers walking up to the top of Oxford for the morning bus.

The additional traffic on the street alone is a large concern to me. The increased traffic we have on Oxford with thru traffic at different times of the day is quite a bit. Traffic is actually concentrated in great bursts currently as the religious center on 75th ends prayer time- mostly a quiet street then a great flood of cars suddenly. There are occasional accidents at the top of the street at the stop sign heading onto Hobson from the timed outpouring of cars, including one involving 3 vehicles about 2 weeks ago. The idea that there will not be a great surge of traffic down the street every morning is implausible given the physical geography, and the decreased visibility given our street topography and lack of curbs and sidewalks certainly increases the danger of the situation.

In addition, the construction of such a large structure with a large amount of hardscaping uphill from my property through which a tributary creek of the DuPage river flows is worrisome. We have a beautiful long 2 acre property through which a large creek flows. This creek is bridged by a concrete bridge built as a portion of the original stagecoach road between Peoria and Chicago. In the spring, with the rains, the creek swells its borders significantly. The erosion this causes can at times be daunting, and we are increasing water thirsty plantings and anti-erosion measures here already. The runoff which will inevitably occur directly onto this watershed area of the very adjacent Primrose structures will be significant and certainly place my entire back lot and the stagecoach bridge and road in jeopardy. The beavers who toil diligently at the back of my property will be none too pleased.

I suspect the men who have been walking around my back yard in construction vests of late are related to these concerns about this project, yet none of these people have discussed this or any measures they will be

taking with my husband or I. In fact, the public notice is the first we have been made aware of the plans. I personally will bemoan the addition of such a large business abutting our yard, and suspect it will greatly impact us and the surrounding neighbors, and am thankful I received the notice of the Public Hearing. I am surprised however that so few people on my street and no one on Torrey Pines Court were similarly informed as I suspect the proposed business will adversely affect many of us.

I am attaching pictures of my backyard with the creek - the entire left side of the lot will now be the border of the Primrose property, and an aerial view with the dropped pin indicating the proposed site and how close it will be to the tributary creek

Thank you for your consideration,
Sincerely,
Sara Jane Hendren



471 E 75th St



Oxford Ln



Home

Christina Rodriguez,
PA - Orthopedics



33

View



471 E 75th St



Directions



Start



Save



Franco, Anna

From: rachit marwaha [REDACTED]
Sent: Thursday, January 9, 2025 3:57 PM
To: Planning
Subject: Petition on public hearing for 471 E 75th st

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Hello we are currently Naperville residents living in [REDACTED]. I am writing in regards to a petition for a new property development at 471 E 75th st in Naperville (pin: 08-29-103-010) that is petitioned to develop a large daycare. We are concerned with the development of this property for multiple reasons:

- this is a small neighborhood with lots of kids playing on the street and area and with such a large property with over 100-200 cars a day this will lead to an accident inevitably.
- this new property of this size will destroy so much of the natural forest area -this new Property of this size will be right on our backyard with unobstructed views into our entire house. This will be a major invasion of our privacy as most naperville houses do not face into a 13,000 square feet large business with over 100 employees. I am worried about my families privacy and as a tax paying resident of Naperville this is not fair for my family.

Overall I contest against this property being build. I will take a court case against Naperville if this property is built as this property will allow for invasion of my families privacy and I will not stand for this. My father owns a property across the street for me and we are both physicians with our practice in Naperville (Naperville internist [REDACTED]) we have been serving the community and paying a large amount of property and Naperville city taxes and a building of this magnitude would destroy my families privacy and again I will take steps to prevent this. I hope you will vote against this proposition.

Rachit Marwaha MD

[REDACTED]
[REDACTED]

Franco, Anna

From: Deborah Schueler [REDACTED]
Sent: Monday, January 13, 2025 4:32 PM
To: Planning
Subject: Public Hearing January 15 Re: Primrose School

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Naperville Planning Commission,

I am writing to express my concerns regarding the proposed construction of the Primrose School building on 75th Street. I live on Oxford Lane. Our street has no sidewalks and no curbs. It can be difficult to pass cars that are parked along the street. Oxford Lane already gets quite a bit of traffic from people cutting through (often speeding through) trying to avoid stoplights. We get a large amount of traffic at the times of day when the prayer center on 75th Street lets out. I am incredibly concerned about the increase in traffic the Primrose School will bring to us when we already have too much traffic on this residential street. Many parents will cut through Oxford from Hobson to turn right onto 75th to get to the school. Traffic will be backed up all down Oxford waiting to turn. Moreover, If the school utilizes a drop off/Pick up line system, the situation will be even worse. Traffic will be backed up down 75th Street as well as down Oxford Lane. This will affect the elementary school bus as it comes down Oxford in the mornings to pick up our the younger children (my son included) and then turns right onto 75th. The middle school kids (my older son included) have to walk to the bus stop at the corner of Oxford and Hobson. As a reminder, we have no sidewalks and no curbs; the kids have nowhere to walk but in the street. Additionally there is a hill at the North end of Oxford that has no visibility from either side until you are at the top. This is already dangerous and with added traffic and/or a drop off line backed up onto our street this will create an even more dangerous situation. This school will likely add another 200 cars cutting through our block daily during the week. It will not be a sustainable situation for the residents of Oxford Lane.

I have to say I am rather disappointed that we did not receive the notice of public hearing regarding this matter. This will negatively impact everyone on our block, not just the homeowners whose property backs up to the proposed site.

Thank you for your consideration in this matter.

Sincerely,
Deborah Schueler
[REDACTED]

Franco, Anna

From: David Brand [REDACTED]
Sent: Tuesday, January 14, 2025 4:43 PM
To: Planning
Subject: Fw: case # 24-1-099 PZC meeting 1-15-25
Attachments: daycare zoning.doc

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----- Forwarded Message -----

From: David Brand [REDACTED]
To: DAVID BRAND [REDACTED]
Sent: Tuesday, January 14, 2025 at 04:27:57 PM CST
Subject: case # 24-1-099 PZC meeting 1-15-25

DAVID J. BRAND



1-14-25

To Whom It May Concern:

To all counsel members I want to start off by thanking you for allowing my input and concerns for this hearing on case# 24-1-099. My name is David Brand, and I own the property directly east of 471 E 75th street.

I have lived in Naperville since 1973 and for the past 32 years at this address. I also have had the pleasure to experience coop education in the Naperville school district 203 where I found my love for landscaping while also working for Hitchcock Design, the well known landscape architect and land planner that created our beautiful riverwalk. Soon after working there I earned a degree in Horticulture/ Landscape Architecture. Loving nature and the environment brought me to buy this beautiful parcel I call home. Within this neighborhood we have beautiful old shade trees, incredible wildlife, creeks, the river and, of course, personal privacy. Building a 13,500sq.ft. day care facility will destroy all of that, and here is why:

1st: Our 11 resident block has had issues in the past for cut thru traffic. This has been partly addressed certain times of day; however, it hasn't helped with the excessive speeders down our street on a daily basis. If this day care gets built we will have between 100 to 150 additional cars cut thru our block twice a day and have much more to worry about for the safety of our kids.

2nd: The additional traffic and smog will scare and cut back on the wildlife, and cause our residents trouble getting in and out of our driveways at certain times of day when students get dropped off and picked up.

3rd: For me having the side parking lot 10' from my property will send exhaust pollutants into my back yard, which may harm my beautiful landscaping, my family, pets and the wildlife. Along with that the cars pulling in at 6am slamming doors will wake up my family. Now with the dumpster being on the same side as that lot that will create noise concerns as well. I know this for a fact because I have been dealing with this issue with Ray and his vet clinic for years. They come at 6am slamming dumpster up and down again waking us up; and according to him the issue couldn't be resolved due to the fact it was a commercial location and that is when it was scheduled. (I thought Naperville has an ordinance on machines, heavy equipment not running before 8am?)

4th: Kids laughing and having fun is always nice to hear, but hearing kids all day long screaming on a play ground is a different story unless you're at some kind of park. Having 100 kids screaming and playing in basically my backyard defeats having a quite private homestead where I take naps in my hammock, and float in my pool while watching and listening to the wildlife around.

5th: The demolition and construction of this type of establishment will be at least a year. During that time it will cause noise pollution for our residents. Create tons of dust blowing in our creeks, river, pools and homes. This again will scare off all of our natural wildlife, the hawks that live in the oak trees, and the deer that drink from the creek and so on. Who is going to clean up all those things?

I am not opposed to Ray Bishop keeping the existing building for commercial use as it is currently zoned, for his veterinary clinic, an eye doctor office, dentist office, or even a real estate office. However, enlarging, and changing the zoning to this extent, I am very opposed for all reasons stated above.

If this day care is approved, I would like to remind the members I have a degree in horticulture and actually owned and operated a landscape brick paving company in Naperville for over 30 years. With that said, I have reviewed the landscape plan along my fence and these deciduous plants will not give me any cover or protection for this huge intrusion to my back yard. I would request to the board that they either install a 12' concrete wall like on Washington street and 75th street, or they change the existing plant material to better screen my property year round with 10-12' Arborvitae along that whole east side.

I thank all the members for your time and patience in reviewing my concerns on this matter. I hope you make the best decision for our future environment.

Sincerely,

David J. Brand

Franco, Anna

From: Ke Ming Hsieh [REDACTED]
Sent: Wednesday, January 15, 2025 3:07 PM
To: Planning
Subject: Case 24-1-099
Attachments: letter to city.docx

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my comments for your consideration. thank you.

January 15, 2025

Zoning Petition # 24-1-099 -- proposed Primrose School on 471 E 75th Street

TO: Naperville Planning and Zoning Commission

I am writing to oppose the proposed zoning changes as I cannot attend the public hearing in person.

My backyard is part of the wooded open space with a creek running through it which backs to the rear of the proposed school. I own and live on [REDACTED]. The residents of this section of Oxford Lane have chosen the quiet, low density neighborhood as our home. I believe most properties are zoned RE2, populated with mature trees that have existed for decades. The juxtaposition of the commercial daycare against one of the few unique wooded oases remaining in Naperville is detrimental to all parties involved.

1. Noise. With the playground at the rear of the daycare, right against the wooded space of our properties, noise will certainly filter through the landscaping and fencing, possibly magnified by bouncing off the large school building. The noise will be all day long.
2. Light pollution. Security lighting is likely to be on 24/7.
3. The neighborhood has consistently preserved the natural landscape that has existed for years. We have >100 year-old oak trees, for example. The new daycare building and any artificial landscaping will be an eyesore.
4. Trees removed. Currently there are mature trees on the subject property that provide border and ambiance to the wooded quiet neighborhood. The "Tree Preservation Plan" must be a joke since all existing trees will be removed. As far as I can tell the 4 shown as being preserved are basically boundary trees that cannot be removed anyway. In all conscience these mature trees need to be preserved.
5. Water danger from the creek and liabilities by the City and the petitioner. A child or animal associated with the daycare that wanders off towards the creek risks unimaginable danger. During a rain event the creek turns into a torrent. When visiting, my own toddler grandsons love to trudge to the creek, as a curious daycare child would be drawn to it once getting view of it. Please be forewarned. I am sure the daycare has robust security around children in its care, but please also consider those brought during dropoff or off hours that may wander off, etc.
6. The creek is a key path for wildlife—deer, fox, coyote, ducks—that treks between Goodrich Woods and the DuPage River. The noise, light, people, etc, will basically block this path.
7. Cut through traffic on Oxford Lane. While the petition's traffic study suggests relatively low increase in volume, the cut through traffic remains an issue unresolved by the city. Please review the city's records and traffic studies (the no left turn Hobson onto Oxford). On any given weekday in the afternoon the Oxford Lane traffic is nonstop. This street has no sidewalks and there are a number of children who live on this block.
8. I don't see any drainage plan in the proposals. Runoff from the daycare property will naturally flow downward towards the creek. Will we be seeing streaming runoff or pooling during rain events on the property that backs to the daycare? What are plans to prevent erosion, litter, vehicle/parking lot pollutants etc that come with the flow?

9. Wind blown trash.

10. The old Naperville Peoria(?) stagecoach path runs through our properties, including the daycare grounds. I don't suppose the daycare petitioner cares about preserving any remnants of it.

The consequence of decreased property values from my points above, real or perceived, will be devastating to all homeowners on this street. The investments we all have put in, first buying into our dream quiet and tight knit neighborhood, preserving and improving on the ambiance we were first drawn into, and collectively working to avail the city this little oasis of properties that have welcomed newcomers, will most certainly be tarnished. So many of us affected versus the interest of one commercial entity. I believe the petitioner has other options. We don't.

I urge the city commission to reject this petition.

Thank you.

Ke Ming and Dawn Hsieh

██████████

Franco, Anna

From: Wolf [REDACTED]
Sent: Friday, January 31, 2025 10:58 AM
To: Planning
Subject: Petition City Case File #24-1-099

Follow Up Flag: Follow up
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I am a current resident of Oxford Lane (north of 75th street), [REDACTED]. I want to express my concern for any potential increased traffic south bound on Oxford lane to gain access to the entrance of proposed development (avoiding 75th street) during busy traffic times. We (residents of Oxford lane) have all experienced a tremendous (exponentially) amount of northbound traffic particularly on Friday afternoons when attendees of the Naperville islamic center use Oxford lane as a cut through to avoid the intersection of 75th street and Washington. The concern is a similar situation, the southbound flow happening or even potential staging of vehicles for drop off and pick up during peak times on Oxford lane. Thank you
Daniel Wolf
[REDACTED]
Naperville

Franco, Anna

From: Rachit Marwaha <[REDACTED]>
Sent: Monday, February 3, 2025 11:03 PM
To: Planning
Cc: [REDACTED]
Subject: Petition for new development on 471 E 75th
Attachments: HOA zoning response.docx

Follow Up Flag: Follow up
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Hello, I am writing on behalf of the Hobson Ponds Home owners association in regards to upcoming a zoning petition on 471 E 7th St. (pin: 08-29-103-010). I have attached a letter which entails the response from the board of Hobson Ponds HOA. I appreciate considering our position in the matter.

Dear Members of the Naperville Planning and Zoning Commission,

On behalf of the Hobson's Pond Homeowners Association (HOA), I am writing to express our concerns regarding the proposed daycare development adjacent to our community's tree-lined conservation area. After careful consideration, we believe that this development, in its current form, is not well-suited for this location and does not enhance the character of the neighborhood.

Key Concerns:

- Significant Impact on Residential Scenery & Property Values

The proposed 13,596-square-foot structure, along with its expansive playground areas, represents a drastic increase in scale compared to the existing 2,594-square-foot residential-style building. This will significantly alter the scenery for several homeowners, potentially diminishing property values. Any development on this lot should prioritize design measures that minimize the visual and environmental impact on neighboring residences.

- Overdevelopment of the Lot & Variance Concerns

The two requested variances suggest an attempt to fit an oversized facility onto a lot that cannot accommodate it appropriately. The HOA board does not support these variances, as they indicate overdevelopment. A smaller structure that adheres to existing zoning regulations would be more in harmony with the surrounding area.

- Architectural & Landscaping Compatibility

The design should be aesthetically consistent with the neighborhood and adequately screened from adjacent properties. Notably, this is the only Primrose School in Naperville and nearby communities that is not proposed to be constructed with 100% brick and stone. This raises concerns about whether lower building standards are being applied to this particular area. We request clarification on this matter.

- Preservation & Enhancement of Green Space

Our HOA maintains a tree-lined conservation area to the south, which was a requirement of our subdivision's original development to buffer our homes from the Northwestern Medical Group facility. A similar screening buffer should be mandated for this development. At a minimum, all large trees in the rear should be preserved, and additional trees and bushes should be incorporated to maintain the area's natural aesthetic and provide adequate screening.

- Fence Quality & Neighborhood Aesthetics

The proposed chain-link fencing along the play areas that face residential properties is not in keeping with the character of the neighborhood. We strongly recommend upgrading to an ornamental aluminum fence to maintain aesthetic harmony and property value.

- Stormwater Runoff & Flooding Risks

The preliminary engineering plan directs roof and parking lot runoff to the small stream on the north side of the property, which runs close to several homes. This stream already reaches high levels during moderate rainfall, and additional runoff will heighten the risk of flooding for multiple

homeowners. We urge that stormwater runoff be redirected southward toward 75th Street, where it will not impact residential properties.

Conclusion

As proposed, this daycare development does not align with the existing residential character of the neighborhood, nor does it provide enhancements that would justify such a significant variance from current zoning expectations. We request that the Planning and Zoning Commission take these concerns into serious consideration and work toward a solution that better integrates with the surrounding community.

Thank you for your time and attention to this matter. We look forward to your response and further discussions on this issue.

Sincerely,

Board Members of the Hobson Ponds HOA

Rachit Marwaha, Vice President, Hobson's Pond Homeowners Association, contact number

██████████

Keith Schwerha, President Of Hobsons Pond HOA

Dated on 02/03/2025

Franco, Anna

From: Meghan Flannery <[REDACTED]>
Sent: Wednesday, February 5, 2025 2:35 PM
To: Planning
Subject: Primrose School/Oxford Lane

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With Public Safety paramount, I strongly oppose a variance that would relieve the property's required number of parking spaces. If the number of parking spaces be relieved, the property's tenants, employees, and visitors/guests will be required to seek off-site parking. In review of the surrounding area, the potential for parking is nil.

Please note:

1. To the property's West, Northwestern Medical prohibits parking to those who are not employees of, or visitors to, Northwestern.
2. To the property's South, 75th Street prohibits all parking (both westbound and eastbound)
3. To the property's North, 63rd prohibits all parking.
4. To the property's East, Oxford Lane, between 63rd and 75th has no designated parking spaces.

As resident of Oxford Lane, I can address the street's limitations relative to car parking.

1. Oxford Lane was built for two lanes, north and south, of passing vehicles. Designated parking space is not included in its design. Cars parked on Oxford lane encroach the property adjacent to the to the street in an effort not to impede moving vehicles and/or to lessen the chances of a moving vehicle swiping one's parked car.
2. Oxford Lane has no sidewalks or any pedestrian walkways. Pedestrians are required to walk on the street, Oxford Lane, from 63rd to 75th.

Simply, cars coming turning on to Oxford Lane from 75th and 63rd are moving at high speeds. Drivers are not prepared for parked cars. With no designated parking, cars find needed parking space by using the property running adjacent to Oxford Lane. Drivers and passengers are forced to use Oxford Lane as the walkway to their destination.

That said, using Oxford Lane as an option for off-site parking due to a variance that relieved the property owner's required number of parking spaces is not acceptable. With the highest regard for the safety for all parties involved and impacted, the existing code's requirement the for number of parking spaces needs to be upheld.

Respectfully,

Meghan Flannery
Oxford Lane Resident

Ask A Question (#W271705-021825)

▼ Ask A Question Details

Category / Filter: Boards & Commissions

SubCategory: Planning and Zoning Commission (PZC)

Question / Comment: I am submitting a public comment in support of Primrose Schools on 75th Street. In our community, there is a lack of quality childcare for school-aged children after-school and during breaks. I understand this development is a concern for surrounding residents of the property. I wanted to suggest collaborating with Peter Pan Day school a bit farther East on 75th Street on how to approach lessening the impact to neighbors and how they have handled peak pick-up and drop-off times.

Is this request COVID-19 related?: No

▼ Message History

Date

On 2/18/2025 2:01:28 PM, System Generated Message:
Subject: City of Naperville Request :: W271705-021825
Body:
 Dear Nicole,

Thank-you for using the City of Naperville Help Center. Your concerns are very important to the City and your request has been routed to the appropriate staff for action. You can monitor the status of your request by clicking the link below.

<https://napervilleil.mycusthelp.com/WEBAPP/rs/RequestEdit.aspx?rid=271705&coid=>

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This is an auto-generated e-mail and has originated from an unmonitored email account. Please DO NOT REPLY.

On 2/18/2025 2:01:27 PM, Nicole McGrath-Patti wrote:
 Request Created on Public Portal

▼ Request Details

Reference No: W271705-021825

Create Date: 2/18/2025 2:01 PM

Update Date: 2/19/2025 3:55 PM

Completed/Closed: No

Required Completion Date: 2/21/2025

Status: New

Priority: Medium

Assigned Dept: T.E.D. Business Group

Assigned Staff: Planner on Duty (Generic User)

Customer Name: Nicole McGrath-Patti

Email Address: [REDACTED]

Phone: [REDACTED]

Source: Web