

Kopinski, Sara

From: Lori Breslauer [REDACTED]
Sent: Tuesday, January 28, 2020 12:49 PM
To: Kopinski, Sara
Subject: Proposed Land Use Classification Under Revised Master Plan

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Dear Sara Kopinski - I recently was provided information that shows my long-standing Naperville neighborhood of single family homes, Yorkshire Manor, is proposed to be reclassified from Single-Family Residential under the current Master Plan to Mixed Residential under the proposed revised Master Plan. If this is true, I am writing to express my strong opposition to this change for the potential long-term damage this classification may cause property values for the single-family homes in my neighborhood. Such a change would cause instability and have a detrimental effect on each of the homes in my neighborhood. I have lived in my home for nearly twenty years, and I would be devastated if actions taken by the City of Naperville caused my home value to decrease.

Yorkshire Manor is comprised only of single-family homes and I see no long-term benefit to the City of Naperville to reclassify it as Mixed Residential, only potential harm to the individual homeowners. The neighborhood immediately across from Yorkshire Manor, directly across Plank Road, continues to be classified as a Traditional Neighborhood under the proposed revised Master Plan. I see no reason why the map cannot be extended across Plank Road to include all of Yorkshire Manor within the Traditional Neighborhood boundary as it is in the current Master Plan. I hope you can recommend this change be included in the next draft of the Master Plan. Thank you for your consideration.

--

Lori Breslauer

From: pamela swinehart [REDACTED]

Sent: Monday, January 27, 2020 1:31 PM

To: Kopinski, Sara [REDACTED]

Subject: City's Comprehensive Master Plan

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Hi

1. How do I access the plan online?
2. Input regarding land-use: Since we (Naperville) is not a zero pollution location, it seems like we should not develop any more open space until we are zero pollution.
3. Input regarding city finances: I would like to see Naperville replace city pensions with (something like) 401K plans. In general, the private sector cannot afford pensions and have switched to 401K plans. It does not seem fair for government employees to have retirement plans that the private sector cannot afford.

Thank you.

Grant Swinehart

Dear Mr. Mayor, Councilmen and Councilwomen,

My name is Karen Onishi and I recently received a flier on my front door notifying me of a proposal that is set before you to change my neighborhood to a mixed housing residential area.

I am extremely against this proposition. Not only will it bring down the property values of our homes, as your flier so clearly stressed, it will also destroy the quiet ambiance of what all of us currently enjoy. With mixed residential housing, the population in this area will exponential rise and resultantly increase traffic, noise, street parking and potentially crime. All of us work hard to maintain our single family homes and picked the location of our homes because of the peaceful atmosphere and value we saw in the properties we chose and to lose it through no fault of our own is tragic. For many of us, our homes is the single most valuable investment we have and to take that away from us would be devastating.

Please do NOT let the developers build condos, townhouses and especially apartment complexes in our neighborhood. Please let us keep the beautiful, peaceful and tranquil single family home atmosphere we currently enjoy.

Sincerely,
Karen Onishi

████████████████████
████████████████████

Kopinski, Sara

From: Lesley Powers <[REDACTED]>
Sent: Friday, January 24, 2020 3:29 PM
To: Kopinski, Sara
Subject: Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

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To say I'm disappointed in this council for even thinking about changing the zoning in our residential neighborhood is an understatement to say the least. You have already allowed townhomes to be constructed on the south side of Bauer As a "buffer" between commercial on Ogden and residential on the South side of Bauer (residential area). Now you are proposing to change zoning to allow mixed residential in a large portion of Edgewood Subdivision and down Bauer to Columbia Where does this stop! No one is safe from this type of thinking. Never in a million years did I think about this type of intrusion into an established single family residential. I understand Masterplans to address open areas to plan for the future development, our area is already developed according to the existing Master Plan. Our property value has dropped by \$15,000 in the last 30 days according to Zestimate. Just talking about changing the zoning is already impacting our home values. Please keep our single family residential area exactly that..... single family

Lesley & Michael Powers
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Shone Chang <[REDACTED]>
Sent: Friday, January 24, 2020 1:02 PM
To: Kopinski, Sara
Subject: Proposed Land Use Classification under the revised Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Ms. Kopinski,

We live in Edgewood subdivision for 30 years. The proposed land use under revised Master Plan will significantly impact our community. We oppose the revised Master Plan. Please reconsider.

Shone Chang

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Kathy Wahl <[REDACTED]>
Sent: Wednesday, January 22, 2020 9:52 AM
To: Kopinski, Sara; Council
Subject: Master Plan re Yorkshire Manor

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Ms. Kopinski, Mayor Chirico, and Council Members,

I recently became aware of the proposed updated Naperville Comprehensive Master Plan. I am very concerned that this proposal changes the classification of the Yorkshire Manor neighborhood, where I live and own my home, from Single-Family Residential to Mixed Residential. This neighborhood has been and remains a small neighborhood of single family residences since it was initially developed in the mid-80s. The houses are well maintained. Many residents stay for years; my husband and I have lived here for nearly 28 years. New, young families are moving in when residents retire or downsize. The neighborhood borders on beautiful Seager Park. The homes across Plank Road from us are single-family; the Columbia Estates neighborhood on the other side of Seager Park is single-family. A new single-family subdivision was recently build on the west side of old Naperville-Wheaton Rd.

I simply can't imagine why the designation for our area would be changed from single family. It's as if someone simply looked at the map, without knowledge of the existing homes, and thought that everything within a few blocks of Ogden should be Multi-family. I can understand if the undeveloped large tract between Naper Blvd and Tuthill Rd is made Multi-family but I cannot understand why our existing well-established Single Family neighborhood would be changed. Such a change could profoundly change the character of our neighborhood and impact home values.

I am a long-time resident (and tax-paying voter) strongly opposed to the proposed change of my neighborhood from single family to mixed residential.

Thank you for reading this email,
Kathy Wahl
[REDACTED]

Sent from [Mail](#) for Windows 10

Kopinski, Sara

From: Timothy McFadden <[REDACTED]>
Sent: Saturday, January 18, 2020 4:48 AM
To: Kopinski, Sara
Subject: Proposed Changes to Naperville Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Ms. Kopinski:

I live at [REDACTED] in Naperville and write in opposition to the proposed changes in the Naperville Master Plan that would affect my block and those around me. Our block and the surrounding neighborhood is currently "Traditional Neighborhood" and the proposed Plan changes that to "Mixed Residential." We recently bought our home because it is enclosed in a single-family only neighborhood, and residents like us should not have that designation changed. Our block and neighborhood are 100% single-family homes and it makes no sense to harm our neighborhood to potentially add townhouses and larger complexes. In particular, our block and neighborhood has lots of small children and the area's traffic is bad enough already, and the unincorporated areas south of us and norther of Ogden Ave. have no sidewalks. Children and other people walking on these already busy streets is dangerous, and the dangers will only increase if it becomes more densely populated with more traffic.

Thank you.

Regards,
Tim McFadden

Kopinski, Sara

From: Rnel819 <[REDACTED]>
Sent: Thursday, January 16, 2020 6:55 PM
To: Kopinski, Sara
Subject: Proposed changes to the Naperville Comprehensive Master Plan

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Dear Ms. Kopinski,

I am writing to express my concerns relating to the proposed changes in Naperville's Comprehensive Master Plan. I have lived at [REDACTED] since 2014. One of the main reasons my wife and I purchased our home was that it was located in an area that is designated for single family homes only. We purposely sought a lower density neighborhood that was quiet and peaceful.

If the proposed changes in the Comprehensive Master Plan come to fruition, then our neighborhood will no longer be the one that has existed for the past 5 years. The neighborhood will become more congested, noisier and less aesthetically pleasing. The value of our home and the quality of our life will decline significantly. It does not seem just that our neighborhood should suffer so greatly due to a change that does not need to be made. I am confident that you would feel the same way as I do if you were in my situation.

Although I am extremely upset by the proposed changes, I am communicating my thoughts in a civil and respectful manner. Please do not confuse my politeness for a lack of passion regarding this subject.

I respectfully request that the Comprehensive Master Plan remain as is and that I be allowed to live happily in my neighborhood.

Sincerely,

Robert Nelson

Kopinski, Sara

From: Sandie Thomas <[REDACTED]>
Sent: Thursday, January 16, 2020 2:33 PM
To: Kopinski, Sara
Subject: Proposed Lane Use classification under revised Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Ms. Kopinski:

I live at [REDACTED] Naperville, IL, which might or might not be located within the Proposed Land Use classification under the Naperville Revised Master Plan. I have heard it is, and it is not.

In any case, if for any reason Rosewood Avenue is within an area that might become "Mixed Residential" in the process of the City of Naperville updating the City's Comprehensive Master Plan, I must strenuously object to any plan to change a 100% residential neighborhood on Rosewood Avenue and Amberwood Avenue to a Mixed Use.

I cannot even conceive how this could be accomplished. Should I buy my next-door neighbor's house, demolish it, and build a three-story apartment building? Sounds funny, doesn't it?

My little, one-block street (Rosewood Avenue) has already undergone a downgrade of value when the adjacent Bauer Place development turned a beautiful, tree-lined, small neighborhood into a dense, three-story, townhouse development. Here we go again?

Kopinski, Sara

From: Scott D. Adams <[REDACTED]>
Sent: Thursday, January 16, 2020 8:36 AM
To: Kopinski, Sara
Subject: Proposed Comprehensive Master Problem

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Ms Kopinski,

Please explain why the city would rezone well established Naperville neighborhoods that are 100% single family homes to allow developers to remove homes and build apartments and condos next door to families who moved there to live in a "Single-Family Residential" setting.

I am totally against the proposed Naperville Comprehensive Master Plan as it re-classifies many single family areas to give developers the option to tear down houses to start building new apartment buildings on quiet residential streets.

I have lived most of my life in Naperville and I am very concerned.

Scott Adams

[REDACTED]
[REDACTED]

Naperville

Kopinski, Sara

From: Seifts, Joseph <[REDACTED]>
Sent: Tuesday, January 14, 2020 8:18 PM
To: Kopinski, Sara
Cc: Council
Subject: Land Use Classification Changes

Follow Up Flag: Follow up
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Dear Sara,

I'm a 23 year resident of Naperville living at [REDACTED]

My home falls within the boundaries of the proposed Land Use Classification Changes in the north east section of Naperville.

I'm vehemently opposed to this proposed change.

Please stop this action immediately.

Joseph Seifts
[REDACTED]
[REDACTED]

Rise With Us to sto

From: Mel Holmberg [mailto: [REDACTED]]
Sent: Monday, January 13, 2020 5:56 PM
To: Kopinski, Sara [REDACTED]; Council [REDACTED]; Chirico, Steve [REDACTED]; Brodhead, Judy [REDACTED]; Coyne, Kevin [REDACTED]; Gustin, Patty [REDACTED]; Hinterlong, Paul [REDACTED]; Kelly, Patrick [REDACTED]; Krummen, John [REDACTED]; Sullivan, Theresa [REDACTED]; White, Benny [REDACTED]
Subject: Proposed Land Use - Revised Master Plan

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Dear Sara & City council members, my name is Mel Holmberg and a 25 year resident of Naperville. I am truly fond of this city, but I am deeply concerned with the proposed change in the City of Naperville Master plan which is proposed to change my neighborhood into a mixed residential use. I have discussed this with several neighbors and they also strongly object to this proposed change. Please do not allow this change to go forward as it will have potential negative impacts on the property values, traffic volumes, street maintenance and potentially crime rates for our neighborhood if multi-family residences are allowed to be constructed in our neighborhood. My wife and I will attend the Feb 3rd city council meeting and would like our voice to be heard.

Sincerely,

Mel and Mary Holmberg
[REDACTED]
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Kim and Mike Marek <[REDACTED]>
Sent: Tuesday, January 14, 2020 10:42 AM
To: Kopinski, Sara
Subject: Master Plan Update

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Dear Ms. Kopinski,

I am writing to you regarding the proposed change to the Master Plan for the area north (just past Iroquois) and south (to Plank) of Ogden Avenue, West of Naperville Road to Columbia. This area under the current master plan is classified as Single Family for a good reason: it is a well established community of single-family homes. The suggested revisions to the Master Plan, however, would classify the area as Mixed Residential.

The definition of Traditional Neighborhood in the suggested revision to the Master Plan include the following :

"Traditional Neighborhoods in Naperville are characterized as attractive, predominantly single-family detached, residential neighborhoods that provide a high quality of life for residents and their families."

"Most of Naperville's newer Traditional Neighborhoods, developed over the past four decades, reflect a more suburban development pattern with tree-lined curvilinear streets, including courts and cul-de-sacs that connect to busier collector corridors or arterial streets along the neighborhood edges."

"Homes in Traditional Neighborhoods are primarily single-family detached houses with some areas of attached housing or duplexes. They are established, stable, have low vacancy rates, and are served by effective public and private infrastructure, such as sidewalks and utilities."

"Detached single family homes predominate the Traditional Neighborhood place type. Attached single-family dwellings, including townhomes, duplexes, and row houses, also exist in some areas. Public uses, such as elementary and middle schools and neighborhood parks are also commonly found within the Traditional Neighborhood."

The definition of Mixed Residential in the suggested revision to the Master Plan include the following:

"Mixed Residential places in Naperville offer a range of multi-unit residential housing types and help provide balance to the housing options available in Traditional Neighborhoods."

"Naperville's Mixed Residential areas consist of a mix of residential types, and although these areas include some single-family detached homes, they are characterized by the prominence of single-family attached units (townhomes, rowhomes, etc.) and multi-family buildings. Mixed Residential Areas are typically served by nearby commercial districts as well as smaller retailers and service providers that may be clustered at key intersections."

"The primary types of development in Mixed Residential areas include multi-unit residential buildings and single-family attached homes, like duplexes and townhomes, with a variety of scales and densities. This housing stock contributes to Naperville's housing diversity, affordability, and accessibility for both existing and future residents. By bolstering the variety of housing options in the community, the Mixed Residential place type provides options for residents at all stages of life, including seniors, empty nesters, first-time buyers, workforce housing, students, young professionals, and more."

"Mixed Residential areas consist of all types of housing, providing a range of housing options for City residents. Attached-single family units, in the form of townhomes, rowhouses and duplexes are accommodated in this place type, along with multi-family units, in the form of apartments and condominiums. Single family homes are also found within the Mixed Residential place type, intermixed among other types of residential units. Supporting land uses in Mixed Residential include schools, parks, recreational facilities, open spaces, or places of worship."

It should be very clear to anyone who has at least driven through the referenced area that the area clearly fits the definition of Traditional Neighborhood in the revised Master Plan. It should be equally clear that the referenced area does not meet the definition of Mixed Residential in the revised master Plan.

The proposed reclassification of the referenced areas are in conflict with the definitions in the revised Master Plan itself. The proposed revisions to the Master Plan should be corrected to reflect reality as well as consistency with the descriptions within the Master Plan.

Regards,

Mike Marek

██
██
██

Kopinski, Sara

From: Mel Holmberg <[REDACTED]>
Sent: Monday, January 13, 2020 5:56 PM
To: Kopinski, Sara; Council; Chirico, Steve; Brodhead, Judy; Coyne, Kevin; Gustin, Patty; Hinterlong, Paul; Kelly, Patrick; Krummen, John; Sullivan, Theresa; White, Benny
Subject: Proposed Land Use - Revised Master Plan

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Dear Sara & City council members, my name is Mel Holmberg and a 25 year resident of Naperville. I am truly fond of this city, but I am deeply concerned with the proposed change in the City of Naperville Master plan which is proposed to change my neighborhood into a mixed residential use. I have discussed this with several neighbors and they also strongly object to this proposed change. Please do not allow this change to go forward as it will have potential negative impacts on the property values, traffic volumes, street maintenance and potentially crime rates for our neighborhood if multi-family residences are allowed to be constructed in our neighborhood. My wife and I will attend the Feb 3rd city council meeting and would like our voice to be heard.

Sincerely,

Mel and Mary Holmberg
[REDACTED]
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Viviane Goncalves <[REDACTED]>
Sent: Sunday, January 12, 2020 5:03 PM
To: Kopinski, Sara; Council
Subject: Comprehensive Master Plan Update - Please Read

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Dear Mrs. Kopinskis, Dear Council Members, Dear Mayor,

Thirteen years ago we purchased our home at [REDACTED] in Naperville. It was our dream house, in our dream neighborhood. We paid \$621,000.00 for it, a big step for us. Ever since that day, many things have changed, and **not for the better**. To mention a few: we went through the painful process of District 203 re-distribution of students, but our elementary and Middle schools did not improve their ratings, to say the least (please look at the data); the house we paid 621K at that time, is now worth less than 540K; the Ogden Av. corridor has been decaying slowly, but surely, which is a heavy burden on our neighborhood.

Meanwhile, we (the north side of town) have watched many improvements happening all around the city of Naperville. As it is, it already feels like the city administration has **given up** on us. And now this proposed change on the Land Use Master Plan.

The idea of part of our neighborhood being re-classified as Mixed Residential is very **unwelcome**. What the north side needs is IMPROVEMENT: maybe adding a library; a fitness center; other good parks; maybe a business center; new and exciting commerce; basic sidewalks where they don't exist - anything to help us improve our quality of living and, as a consequence, the value of our homes. What we don't need is more high density housing to overcrowd our already busy schools, worsen our already poor traffic (especially on Ogden Avenue), and completely change the face of this already burdened neighborhood.

I want to let you know, in no uncertain terms, that I am completely against the change proposed on the revised Master Plan regarding our area, and I ask that you **please** consider the opinion of your residents on this matter. The classification of the land use for our area should remain Single Family Residential, or Traditional Neighborhood, if you prefer to call it as such, and it should not change.

I trust you to come up with better solutions for us.

Thank you for your time,

Viviane Goncalves.

Kopinski, Sara

From: Arlene Serio <[REDACTED]>
Sent: Sunday, January 12, 2020 4:13 PM
To: Kopinski, Sara; Janet Tannenbaum
Subject: Yorkshire Manor

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Let me start off by saying I am extremely grateful to whoever took the time to print up and distribute detailed information about the City of Naperville's devious plan to change the classification of our subdivision from "Single Family" to "Mixed Residential". We purchased our home in Yorkshire Manor in 1987. Basically, our 3 children were raised here, are now married with children of their own, and still live in the area. We have loved this subdivision and our home for 32+ years and have no plans to sell our house soon. We have made friends here that we will always cherish, and have been happy to welcome new families, many with young children, so our vibrant little community is constantly renewed with fresh energy. We know our neighbors; we watch out and care for each other; we celebrate good times and do our best to help out when the inevitable trouble arises. We are the quintessential "American Dream" neighborhood. A re-classification to "Mixed Residential" would certainly destroy our close-knit community.

There are already new Town-homes and Condos close to our subdivision: the Columbia Park Townes and the condos adjacent to the 5th Avenue train station. We have begun to notice the impact these communities have on the traffic on Plank Road. We have also noticed an increase in traffic (and speeders) on our own street, Brighton Road, as it is the shortcut to Portillos. I can only imagine what additional detrimental consequences would come about if condos were built in our neighborhood.

If this change in classification happens, you have rewarded special interest and profit motivated developers at the expense of Naperville single family homeowners. Shame on you!

Sincerely,

Arlene Serio
[REDACTED]
[REDACTED]

Kopinski, Sara

From: David <[REDACTED]>
Sent: Sunday, January 12, 2020 1:46 PM
To: Kopinski, Sara; David Underwood
Subject: Oppose mixed residential area

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Community Planner Kominski

I am opposed to redistricting of the area near Ogden and Plank road as Mixed Residential.

I have been in the area for close to 30 years. The new construction on the south side of Plank road is already very ugly and changing the character of the neighborhood. The construction on the west side of Seager park is destroying the view from within the park. Change of the neighborhood to mixed residential would accelerate the deterioration of the character of the neighborhood which we all bought into.

David Underwood
[REDACTED]
[REDACTED]

Kopinski, Sara

From: McAndrew Mark <[REDACTED]>
Sent: Saturday, January 11, 2020 10:39 AM
To: Kopinski, Sara
Subject: master plan

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Dear Ms. Kopinski

My name is Mark McAndrew and I reside with my wife and three children at [REDACTED]. We have lived in Naperville for almost 20 years now. When we purchased this home we bought it with the understanding that this was and would stay a well-established community of single family homes. The current proposal of this master plan has our neighborhood as mixed residential.

This is completely unacceptable. The neighborhood around my home has already had a significant number of townhomes/condos built over the last few years. It does not need any additional condos/townhomes. More specifically the Edgewood neighborhood is a loop of very nice single family homes that clearly fit the definition of "single-family homes."

This area and surrounding neighborhood should not change its classification. Please take the necessary steps to ensure that the classification remains as a single-family home area.

Thank you.

Mark McAndrew

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Kopinski, Sara

From: [REDACTED]
Sent: Friday, January 3, 2020 1:33 PM
To: Kopinski, Sara
Cc: 'Tara Larsen'
Subject: Naperville Updated Master Plan
Attachments: [REDACTED].msg

Follow Up Flag: Follow up
Flag Status: Completed

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Good afternoon Sara,

My name is Larry Larsen. My wife and I own and live at [REDACTED] in Naperville.

My neighbor, Patti, brought the draft of the updated master plan to my attention earlier this week. I believe you spoke with her earlier this week about this topic.

In reviewing the plan, I am concerned and confused. As shown on the map on page 21 of the draft plan, the two blocks of South Ellsworth Street (both east and west sides) from Jefferson and Benton Streets are deemed to be 'downtown' for planning purposes. With the exception of the office building on the corner of Ellsworth and Jefferson and the land owned/used by the North Central College and SS Peter & Paul on the west side of Ellsworth between Van Buren and Benton, the majority of these blocks are single family homes that are zoned R2. And the entire east side of the two blocks falls within the Historic District. I have lived here for the past 12 years and know firsthand how much time and money I have put into my house. I have watched my neighbors do the same. It is a beautiful entry way into the historic district.

My follow neighbors and I have run into this issue before in 2014 when the owner of [REDACTED] petitioned the City Council for TU zoning of that property. After exhaustive research and months of meetings, the vast majority of the council members (including some current members) agreed with the current residential zoning for this block given its traditional neighborhood feel. Part of the issue here is a 2003 decision to keep the R2 designation for the west side of Ellsworth that has yet to be reflected in the master plan – some 17 years later. I have attached an email from 2014 showing the discussions that we had with the City at that time and documents highlighting why the current master plan as proposed does not align with prior decisions made by the City, nor the reality or intent of our neighborhood.

I understand that the 'downtown' designation and zoning are two different issues with one not guiding the other. What I will tell you is that the current zoning is a reason our neighborhood is so beautiful and traditional. It is the reason my neighbors and I work hard to maintain our homes.

I would like to talk to you further about the next steps for this plan. Are you available at some point next week (week of 1/6)?

Thank you for your attention.

All the best,
Larry

A blacked-out signature, likely of Larry, consisting of several thick, horizontal strokes.

Kopinski, Sara

From: Patti <[REDACTED]>
Sent: Thursday, January 2, 2020 4:32 PM
To: Kopinski, Sara
Subject: Updated Master Plan Concerns

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Sara,

Thank you for taking the time to speak with me regarding my concerns with the City's updated Master Plan designation of my block. I reside at [REDACTED] which is on the east side of Ellsworth Street between Jefferson Avenue and Van Buren Street. This side of Ellsworth Street is comprised of seven single family dwellings, is part of the Historic District and is designated as outside of the Downtown study boundary in the current Master Plan. The updated Plan has redefined the categorization of my block to "Downtown" which does not include single family dwellings.

As I indicated when we spoke, this is very concerning as I don't know what it means for the future of my home and the investment that I have made to it. I purchased my house in August of 1993. At that time, it had been rental property for many years and did not have a fully functional kitchen or bathroom. Instead of just remodeling those two rooms, I chose to put on an addition that included an eat-in kitchen, a vaulted ceiling family room, a half bath and a large cedar deck in addition to remodeling the existing bathroom, to make it a home that I could live in long term. As I mentioned to you, I am a life long resident of Naperville. My house is currently in need of some repairs and updates, however, I am hesitant to put any additional money into my home if I risk not being able to get my investment out of it when it comes time to sell due to this new "Downtown" designation of my block in the updated Master Plan.

While I have always enjoyed my proximity to downtown Naperville, I've also felt that this is a neighborhood. The west side of my block has served as the transition between downtown and the neighborhood. However, since I've been in my home, the property at 105 S. Ellsworth Street has been painstakingly and beautifully converted back to a single family home and the dilapidated house that was at 115 S. Ellsworth Street has been torn down and replaced with an attractive home that last sold for over \$1,500,000 in June of 2018. As a result, there has been a significant improvement to the neighborhood feel of my block. I fear this will all change if the "Downtown" designation is approved in the updated Master Plan.

I would appreciate you sharing my perspective with the Consultant who is working on revising the Master Plan and I look forward to future opportunities where my neighbors and I can voice our concerns in person, if necessary.

If you have any questions or need additional information, please feel free to contact me at [REDACTED]

Thank you,

Patti Haidu

Kopinski, Sara

From: Patrice Basso <[REDACTED]>
Sent: Thursday, December 26, 2019 5:02 PM
To: Kopinski, Sara
Subject: Comprehensive Master Plan Update

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Hello-

I was unable to attend the recent open house regarding this plan. One proposal that I am questioning is a change to my neighborhood's designation from single-family detached to mixed residential.

We live in Wil-O-Way which covers quadrants at River and Jefferson on the west side of town. The neighborhood has probably 500-600 single-family homes with apartments running along the west side of Whispering Hills. The east side becomes "traditional neighborhood". The reason I question this is because in other areas of town (example: south of Bailey and west of Naper Blvd.), the apartments and townhomes there become mixed residential but the adjacent single family homes are called "traditional neighborhood".

This is inconsistent. Plus the Master Use plan exposes the great concentration of apartments, condos and attached homes on the north side of town and particularly in the old Northwest Sector. Please explain this new designation and what it means.

Thank you,

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Philip Stafford <[REDACTED]>
Sent: Wednesday, December 18, 2019 8:06 PM
To: Council; Kopinski, Sara
Subject: Comprehensive Master Plan Update

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Sara and Council Members,

I am extremely troubled by the proposed Future Land Use Plan, specifically a proposed change from Traditional Neighborhood to Mixed Residential in the north section of the East Sector (north of Ogden, east of Columbia, west of East and South of Iriquois). Your plan defines Mixed Residential as a "prominence of single-family attached units (townhomes, rowhomes, etc.) and multi-family buildings." This is absolutely not the current case and will pave the way for dense multi-family redevelopment of our existing large lot single family home neighborhoods.

This re-zoning suggestion absolutely ignores over 50 years of history of defined existing incorporated subdivisions that include Indian Hill, Maple Terrace and Edgewood. Our families did not invest in this area to see a Mixed Residential zoning enacted adjacent to us for the first time in the history of Naperville. We chose this area for the open space and character of neighborhood that makes this section of Naperville so special. You are suggesting a radical shift in the culture of this area and the families affected are absolutely opposed to this proposal. Please send every resident in this re-zoned area a letter describing what you are proposing. Families are busy living their lives while this change sneaks by them.

The Mayor, the Planning and Zoning Committee and the City Council promised the residents of this area that their recent granting of increased density to M/I Homes for the Charles/Bauer development would not set a precedent for further expansion into our single-family home neighborhoods. This proposed Future Land Use Plan says exactly that.

Our City's finances are healthy and our culture is amazing. Healthy development and redevelopment is occurring successfully per existing zoning. Why is the current administration obsessed with increasing density in this traditional section of neighborhood to the detriment of so many residents and neighborhoods?

Please make a better effort to tell the truth and advertise your plan to affected residents. This portion of the Future Land Use Plan absolutely does not have the support of your constituents.

Thank you.

Phil Stafford
[REDACTED]
[REDACTED]

Kopinski, Sara

From: VIRGINIA PAUL <[REDACTED]>
Sent: Sunday, December 15, 2019 7:44 PM
To: Council
Cc: Kopinski, Sara
Subject: Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

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Was reviewing master plan, do not think it is a good idea for the areas involved.

Many people have bought or built homes in this area after checking zoning and surrounding area, to change zoning now would not be a good idea, with the stoke of a pen this could happen, what good is zoning if it can be changed with out resident input.

Please feel free to call
Steve Paul

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

Kopinski, Sara

From: Steve Peterson <[REDACTED]>
Sent: Friday, December 13, 2019 2:42 PM
To: Kopinski, Sara
Cc: Council
Subject: New Master Plan

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Hi Sara,

I just took a look at the new Master Plan and was surprised to see 30 to 50 year old single family neighborhoods designated as multi family apartments and condos on the new map. Neighborhoods like Edgewood, Maple Terrace, and Indian Hill. There is zero reason to make this change. If a developer wants to build a townhouse or 3 flat in a single family neighborhood, then they need to go through the PZC and council for that change and not have some new map to open that door with limited input. One of the keys to a requested zoning change is the consistency and use of that land over time. Clearly, that is being ignored in this map and that is a very disappointing fact that either the city is aware of and ignoring or a consultant that doesn't understand what makes Naperville strong, our commitment to community and long standing neighborhood culture. Hopefully we don't hurry to destroy that.

One additional thought, why even have this map? I was a Planning and Zoning commissioner and one of the open jokes was that developers reference the map when it is in their favor and ignore it when it isn't. Sadly, my experience was the city often did the same thing. My suggestion would be to stop having a guiding document. Leave everything as it has been and any changes need to be reviewed and discussed on a parcel by parcel basis moving forward. If you do feel the need for a map, then traditional single family neighborhoods need to be respected.

Please help the consultant understand what makes Naperville great . . . community and close knit neighborhoods.

Thanks,
Steve Peterson

Kopinski, Sara

From: Kevin Hynes <[REDACTED]>
Sent: Tuesday, December 10, 2019 11:09 AM
To: Kopinski, Sara
Subject: Comprehensive Plan Question
Attachments: Proposed.png; As Is.png

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Sara – I sent the below email to Councilman Kelly this morning and he said I should reach out to you regarding my feedback on the plan, so here it is.

I'm very confused how established single family neighborhoods like Indian Hill (where I live on the North Side of Bauer) and North Edgewood are proposed to have their designation changed from Single Family Detached to Mixed Residential, which by definition is primarily something other than Single Family homes. While I can see the unincorporated area South of Bauer being a bit of a transitional space, I would argue that today only Single Family homes are North of Case Ave and personally I would like that to remain.

Can you tell me what are the next steps in the process? How is resident feedback taken into account and will changes to the draft plan be again socialized with the community?

I am happy to discuss in person, via phone or email.

Thank you for your assistance.

Kevin Hynes
[REDACTED]

From: Kevin Hynes <[REDACTED]>
Date: Tuesday, December 10, 2019 at 8:17 AM
To: "[REDACTED]" <[REDACTED]>
Subject: Comprehensive Plan Question

Hi Councilman Kelly,

I was not able to attend the Comprehensive Plan session last night, but I'm curious who I can provide feedback too? If you look at the attached screenshots, you will see my neighborhood East Bauer/Vest/Amberwood which was designated "Single Family Detached" in the as is plan to "Mixed Residential" in the proposed plan. The definition of Mixed Residential from the presentation is as follows: Mixed Residential areas consist of all types of housing, providing a range of housing options for City residents. Attached-single family units, in

the form of townhomes, rowhouses and duplexes are accommodated in this place type, along with multi-family units, in the form of apartments and condominiums. Single family homes are also found within the Mixed Residential place type, **intermixed** among other types of residential units.

Looking at the definition, it states single family homes are intermixed with condos, apartments, and townhomes. A quick drive through our neighborhood indicates this could not be farther from the truth. With the exception of Bauer Place at the very East end, there are zero condos, apartments, and townhomes.

I'm looking for some guidance on who I can speak with and forward my thoughts too.

Thanks,

Kevin Hynes