

Kopinski, Sara

From: K M <[REDACTED]>
Sent: Friday, February 21, 2020 1:52 PM
To: Kopinski, Sara
Subject: Naperville planning and zoning

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Dear Ms. Kopinski:

In response to the city of Naperville seeking citizen input on its comprehensive land-use plan, it seems to me imperative that the plan include a mix of affordable housing for seniors and low-income individuals.

As a senior who has lived in Naperville for more than 30 years, I would prefer to stay near my children and grandchildren in Naperville to having to move away for more affordable housing. So many of the city's small houses have been torn down or are overpriced; not many affordable options for downsizing remain.

Similarly, I have a dear friend who is single and approaching retirement age who also raised her children in Naperville and now has grandchildren here but can no longer afford to live here.

I hear this same complaint from so many senior or near-senior friends. How nice it would be to have small, affordable homes in neighborhoods as an option for seniors and for anyone who isn't in the market for the huge houses that have taken over much of Naperville.

Neighborhoods, towns and cities that include all ages, incomes and mixed uses create a rich environment for everyone.

Those who want or need larger or more expensive housing already have many choices in Naperville.

Respectfully submitted,
Kathleen Macko

[REDACTED]
[REDACTED]

Sent from my iPhone

Public Comment on the January 27, 2020 Land Use Master Plan

Enclosed are my comments on the January 27, 2020 Land Use Master Plan. Some of these concerns were expressed at the February 3, 2020 Open House. As I am not sure how some of those may be addressed prior to the March 3, 2020 PZC Meeting, I have repeated them. Please excuse any duplication.

1. Page 5 says, “The Master Plan accounts for current trends, issues, and opportunities to provide recommendations that will guide all components of life in Naperville. Ultimately, the Master Plan establishes a single, forward-thinking, and user-friendly plan for the Naperville community.” This statement is far too over reaching. For example, it does not guide schools, public safety, green space nor traffic. It will not be the only plan for the Naperville community. Pretty much it seems to establish guidelines for future land development or redevelopment. A more accurate statement might be “The Master Plan accounts for current trends, issues, and opportunities to provide recommendations that will guide future land use in Naperville.” Please see page “Goals of Naperville’s Land Use Master Plan” on page 6 which seems to better describe the purpose of this document.
2. The second paragraph on page 15 should also mention that Amtrak is another rail service in Naperville.
3. Page 16 says golf courses and cemeteries are included within this Parks and Open Space “based upon their use and function.” The ownership, management and purpose of golf courses is different than Parks and Open Space. Cemeteries are not recreational space and private golf courses are prime areas to be sold off to development. Perhaps simply stating, “Golf courses and cemeteries are included within this designation” would be more accurate.
4. Page 18: Under “Key Takeaways”, not only is growth impacting developable land, but it is impacting available land for parks and other forms of open space. This puts a strain on wildlife, human recreation, and a healthy environment. The remaining undeveloped land must consider ensuring sustainable and healthy landscape beyond accommodating greater housing diversity.
5. Page 19: A key take away should include that trees, landscaping, and green spaces not only help to provide a healthy, sustainable environment, but serve also serve to improve market viability.
6. Page 22: The statement “From Atwater to Wagner Farms, from Monarch Landing to White Eagle...” is only the far west side of Naperville, completely excluding the entire East Sector. Perhaps including East Ogden in this future vision would help show that problem area has become vibrant.
7. Page 22: The 4th paragraph should include something about creating gathering spaces and green space within developments. That would be consistent with the Naperville Building Design Guidelines (2007) and what has made Downtown Naperville a success due to the Riverwalk. A key to pedestrian friendliness is a healthy, green environment. Unfortunately, the term “sustainability” too often is simply interpreted to mean simply “sustainable buildings”.
8. Page 22: Nothing, beyond being more walkable, indicates Naperville solved its problems with traffic congestion/safety and lack of public transportation. Perhaps a Land Use document cannot address this, but growth has definitely caused a problems of spillover of traffic into what were and still desire to be quiet residential neighborhoods. It is a noise and safety issue that effects our quality of life. Have we no hope of mitigating this?
9. Page 24: The 3rd paragraph should include something about green space and plazas. Freedom Commons, while it filled a certain niche, is poor example. It is car centric, not walkable, is isolated from residential areas, and devoid of any public gathering space. East Ogden Avenue for all its faults is more welcoming, more walkable and not isolated from residential areas. Can an economically vibrant shopping area within a residential area by cited instead or in addition?
10. Page 24: Other ways to revitalize shopping areas is to provide gathering spaces. For an example of how this was addressed in the Naperville Building Design Guidelines (2007), please see page 8 where it states “When buildings are properly designed, they can frame special public places such as parks, open spaces,

esplanades, pedestrian plazas, courtyards, outdoor seating areas, streetscape, etc, that provide safety and amenity for the development's residents, customers, employees, and for surrounding properties" and on page 9 where it states "All buildings should relate to street frontage through use of landscaping, pedestrian access and other public spaces."

11. Page 26, banner: Considering parks and open space is excluded from the plan, perhaps a more relevant banner can be found. That a photo of public open space was used, is somewhat indicative of how poorly non-public entities value and are motivated towards environmental sustainability beyond technological solutions.
12. Page 26, paragraph 2: All open space should be considered for protection, not just "critical open spaces."
13. Page 26, paragraph 2: "Built environment" typically includes matters such as tree preservation, landscaping, and stormwater management. These elements are attributes of every development—not just of parks and open spaces. Please allude to the natural environment within development beyond simply protecting open space.
14. Page 26, paragraph 4: To claim "environmental sustainability" is simply "reducing impact to the environment" is one of the most narrow definitions of environmental sustainability. Reducing is less than same as sustaining. John Morelli in 2011 defined environmental sustainability as "meeting the resource and services needs of current and future generations without compromising the health of the ecosystems that provide them". See <https://scholarworks.rit.edu/cgi/viewcontent.cgi?article=1007&context=jes>. A stronger, more responsible, yet still concise statement, for the Land Use document might be "Environmental Sustainability, preserving natural resources." See <https://www.thebalancesmb.com/what-is-sustainability-3157876> for other examples with this problematic term.
15. Page 26: Parks, open space and healthy public places are vital to a sustainable environment and the Naperville should look for opportunities along with the Park District to ensure the Park District goals can be met within each sector of the City. Yes, it is more difficult, but land can still be aside for new parks. We don't have to be stuck with what we have and there are options other than taking land privately owned land. Many municipalities encourage the development of Pocket Parks to solve shortages of urban green space. Naperville could as well. Yes, this does involve coordinating with the Park District, but opportunities and initiatives can start with the city. Page 27: Central Park, which is pictured on the banner, is on land owned by the City and leased to the Park District. Much of the Riverwalk is on land owned by the City and leased to the Park District. Another proactive example is that the City took the initiative to fill in sidewalk gaps on school routes. So while the City does not have control over these organizations, the City can proactive initiating programs and agreements to satisfy the combined goals for the community. Can the wording on this page be not so passive?
16. Page 27, 4th paragraph, 1st sentence: To emphasize the importance of coordination, please change "should" to "must."
17. Page 30: Paragraph 2 says the city is divided into 11 place types, yet paragraph 4 lists only 6. I believe this is because the document, despite claiming to the single document controlling land use in Naperville, is really only controlling 6 place types. Perhaps it would be more clear if paragraph 2 were to say "6 place types", paragraph 4 were to still say "identifies 6 place types, and after the final sentence add that "Some areas within Naperville are subject to separate plans as indicated on the map.
18. Page 30: A grave omission to this document is any mention of the Historic District. Either it should be a 7th place type or it should be shown on the Future Land Use Plan map as an area subject to separate plans.
19. Page 32: Cemeteries and Golf courses should be mentioned here.
20. Page 33: Burlington Square Park and Kendall Parks are Parks. They are only marginally part of the 5th Avenue Plan.
21. Page 34/35: Nothing is stated about traffic problems and lack of public transportation serving these areas. Yes, "Property values, safety, and overall quality-of-life can be affected by the adverse impacts of

adjacent nonresidential activities, and encroachment by incompatible land uses”. But, property values, safety, and overall quality-of-life can also be adversely affected by poor traffic control. Traffic control is a major problem in Naperville and it goes well beyond the driver who can not get to his/her destination fast enough. The bigger impact is on the safety and overall quality of life in residential areas, if not all of Naperville.

22. Page 36: If properties are to have “abundant landscaping” as page 35 says, another key consideration should be to protect the existing landscaping especially trees. In many residential areas, the yard setbacks are too small to provide for a single canopy tree. On many lots, the only tree is in the parkway, if even there. This is not “abundant landscaping”. Much more can and should be done to encourage and preserve healthy green space including trees within our Residential Neighborhoods.
23. Page 37: No mention of the streetscape is made under Character Description for Neighborhood Centers as was made for Urban Centers. The streetscape is just as important, albeit perhaps designed differently in a Neighborhood Center as in an Urban Center. Under “Character Description”, the sentence and sentence should be added such as “The streetscape contains street trees, landscaping, lighting, and other amenities that enhance commercial activities.”
24. Page 38/39: Under the Urban Form Standards and Key Considerations for Neighborhood Center, nothing is said about landscaping or gathering spaces. Landscaping should not solely be isolated to the streetscape. Streetscape landscaping is some of the least sustainable forms of landscaping. Landscaping should not simply be used as a buffer. Trees and landscaping are vital to the health of our community and make good economic sense in the long run. It is an important tool for storm water management. It too should be included as a Key Consideration.
25. Page 37: No mention of the streetscape is made for Neighborhood Centers as was made for Urban Centers. The streetscape is just as important, albeit perhaps designed differently in a Neighborhood Center as in an Urban Center. Under “Character Description”, a sentence should be added such as “The streetscape contains street trees, landscaping, lighting, and other amenities that enhance commercial activities.”
26. Page 40: No mention of the streetscape is made for City Corridors and it is definitely warranted. Many City Corridors have ample existing and opportunities for street trees. They not only provide for stormwater management, create a sound and safety buffer, but here as well enhance the health and pleasantness of our community.
27. Page 40: Under Land Uses, the statement is made that “Greenspace is limited within a City Corridor area and if provided, is often associated with an institutional or residential use”. Of the areas designated as City Corridors, East Odgen Avenue is the only one currently rather devoid of greenspace. A goal should be to encourage greenspace where possible, not excuse it away. A better statement would be “Greenspace is at times limited within a City Corridor area and is often associated with an institutional or residential use.”
28. Page 41/42: Under the Urban Form Standards and Key Considerations for City Corridors, nothing is said about landscaping or gathering spaces. Landscaping should not solely be isolated to the streetscape. Streetscape landscaping is some of the least sustainable forms of landscaping. Landscaping should not simply be used as a buffer. Trees and landscaping are vital to the health of our community and make good economic sense in the long. It is an important tool for storm water management. It too should be included as a Key Consideration.
29. Page 44/45: Under the Urban Form Standards and Key Considerations for Urban Centers, nothing is said about landscaping or gathering spaces. Landscaping should not solely be isolated to the streetscape. Streetscape landscaping is some of the least sustainable forms of landscaping. Landscaping should not simply be used as a buffer. Trees and landscaping are vital to the health of our community and make good economic sense in the long. It is an important tool for storm water management. It too should be included as a Key Consideration.
30. Page 46/47/48: “Key Considerations” mentions landscaping, which is great. However, in the Character Description and Urban Form nothing is said about landscaping.

31. Page 49: Again, landscaping has importance beyond being a buffer and need not solely be located on the perimeter. Landscaping also has value within Employment Centers for the health and happiness of the employees. Please consider the BP Campus as an example. (The Urban Form on page 50 for this Place Type does nicely account for landscaping, green spaces and open space compared many other Place Types.)
32. Page 49: The 2nd paragraph under “Character Description” refers to “parks and open space.” Is this intentional or just an editing omission from the December draft?
33. Page 73: Please cite at least one Sustainability Trend & Best Practice relating to healthy landscaping, natural resource management, and urban tree initiatives. Urban Land cites a case example in Philadelphia: <https://urbanland.uli.org/sustainability/incentivizing-greener-infrastructure-reduce-philadelphias-runoff/>. Sources for best practices and resources are The Chicago Tree Initiative (<http://chicagorti.org>), Vibrant City Labs (<https://www.vibrantcitieslab.com>), and The Sustainable Urban Forest (http://itreetools.org/resources/content/Sustainable_Urban_Forest_Guide_14Nov2016.pdf).
34. Page 74: Part of CMAP On To 2050 is to “improve natural resources through the redevelopment process”. Yet even the paragraph titled, “Target infill, infrastructure, and natural area investments” mentions nothing about the environment nor natural resources. Please add sometime about this important topic. (Not only is it missing in the CMAP discussion, but improving natural resources through redevelopment is largely lacking in the entire document.)

Thank you for your consideration,

Marilyn L. Schweitzer
Naperville Resident

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Hello Sara

Last Saturday around 2 pm, I was walking down Washington Street sidewalk across the street from the old Nichols library, walking on West side of street. Apparently the attached buildings to old Nichols Library do not allow sufficient airflow to blow the car fumes away from the sidewalk.

I have always been grateful for Naperville's clean air, and am very disheartened that Naperville's new zoning does not protect our right to breath clean air. Please let the City Council about this concern to prevent all future developments from getting this same disastrous health affect. What if I had asthma as many people do? I found it hard to breath, reminiscent of how Rome used to be. I think this is due to the lack of space around the buildings.

I have lived in Naperville all my life and never had that happen to me before. I hope the city planning commission can consider the public who want to walk downtown or by the 5th Avenue station and be able to breath fresh air. It will be worse there because the trains also produce many fumes.

Best regards,
Penny Bright

Sent from my iPhone

Sent from my iPhone

Kopinski, Sara

From: Thom Higgins <[REDACTED]>
Sent: Monday, February 17, 2020 3:28 PM
To: Kopinski, Sara
Subject: thoughts on the draft master land use plan

Follow Up Flag: Follow up
Flag Status: Completed

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Sara,

I have serious concerns with the draft MLUP. I am vehemently opposed to any recasting of residential properties in the Park Addition (along 5th) and along Ellsworth in the Historic District. The overwhelming majority of the homes on these streets are in excellent condition in a vibrant neighborhood, and if the plan is adopted as proposed, those unfortunate owners will find it harder to sell their homes to a new family. Same goes for the adjacent homeowners.

In the same sense I am concerned with the potential wholesale recasting of all residential uses into one single category. People who have made their largest financial investment shouldn't have to worry about suddenly seeing a few nearby homes go down and a apartment building (as an example) go up to replace them.

The plan should identify areas of desired development/redevelopment and leave the rest of us alone in peace.

Sincerely,

Thom Higgins
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Elizabeth Nielsen <[REDACTED]>
Sent: Monday, February 17, 2020 11:15 AM
To: Kopinski, Sara
Subject: Comments on the Planning and Zoning Commission packet

Follow Up Flag: Follow up
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Dear Ms. Kopinski,

My name is Elizabeth Nielsen, and my husband, daughter, and I live [REDACTED] [REDACTED] across from the 5th Avenue Station. I have read the Planning and Zoning Commission packet, which was forwarded to me by my neighborhood representative. Why this packet has not been more widely publicized and circulated among the public is a question that is very unclear and disturbing to me. However, at this time, I would like to share my thoughts about the proposals in the packet itself, which are appalling.

According to the packet, our property, which is now a residential property, would be re-categorized for commercial business use--as would other properties along the north side of 5th Avenue. I cannot convey enough how strongly I oppose such a re-categorization.

I grew up in Naperville, right across the street from the Winding Creek subdivision. I was turned off even as a kid by how all the houses looked the same and by the absence of trees. While picking up my brother from art classes at Ellsworth Elementary, on the other side of town, I was struck by the charm of this area--the historic homes, the big old trees, the quiet streets, the fact that no one house looks the same as any other. When my family moved back here in 2014 from the Printer's Row neighborhood in Chicago, it felt like a dream come true. We had escaped the non-stop construction that had completely destroyed the quiet charm of our old Chicago neighborhood--with one tall building after the next closing us in and taking away every last inch of green space. And we had escaped into the very neighborhood I admired as a kid. We now own one of those old, charming homes; we really do have big, old trees; our daughter actually attends Ellsworth.

But, shortly after we bought our house, our "happily ever after" came under siege. Monstrous buildings, taller than those on Water Street, have been repeatedly and relentlessly proposed for the Burlington Lot by Ryan Companies and would--if it not were for some council members with consciences who actually listened to the majority of residents--have been approved. We're still struggling as a community to make sure that what ends up going in there is of reasonable height and density for the neighborhood and doesn't increase traffic and overcrowd schools and trains to an insane and unsafe degree.

And now, we've got this packet, which seems to suggest that the future of our beautiful home, which has graced the neighborhood for over 140 years, looks very bleak. We might just be the last people to live in it before is reduced to rubble for the sake of a Target.

I have to ask, what on earth is going on? Do we really want to see lovely, charming residences destroyed in order to build businesses? We have many, many vacant retail spaces four blocks away on Ogden. Let's try to attract businesses there! This is a residential neighborhood, not a strip mall! Most people move here with their young kids and dogs to ESCAPE the big-city hustle and bustle, not descend right in the heart of it!

When is the City of Naperville going to curtail its seemingly insatiable greed to expand at all costs? Destroying charming old neighborhoods is NOT what makes Naperville great. It is NOT what we as a community should be about. This plan has truly awful implications for the neighborhood and for the city as a whole and should be seriously reconsidered.

Thank you very much,
Elizabeth Nielsen

Kopinski, Sara

From: Alina Haber-Kovach <[REDACTED]>
Sent: Sunday, February 16, 2020 3:30 PM
To: Kopinski, Sara
Cc: Broder, Ruth
Subject: Fwd: Land Use Master Plan Feedback

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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Sara:

Per the email below, I am providing comments. Overall, the report is very thorough.

- Page 9, Sub-Area Plans: "Caoline Martin Mitchel Master Campus Plan(2008)"; Misspelled name; need space prior to parenthesis
- Page 19, Key Takeaways: Consider replacing the words "young families and aging residents" being conscience of the Fair Housing Act and include people with disabilities.
- Page 55: Wolf's Crossing & 95th Street - considering the City owns this property, it would be a perfect candidate for affordable housing. This should be emphasized in the report.
- General comment: should the definition of affordable housing be included in the report? Or reference HUD's definition.

Thanks for the opportunity to provide feedback.

Cheers,
MERCEDES

Mercedes Alina Haber-Kovach
Housing Advisory Commission
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Penny Bright <[REDACTED]>
Sent: Friday, February 14, 2020 3:37 PM
To: Kopinski, Sara
Subject: Comment about Washington Nichols public library development

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I have always been grateful for Naperville's clean air, and am very disheartened that Naperville's new zoning does not protect our right to breath clean air. Please let the City Council about this concern to prevent all future developments from getting this same disastrous health affect. What if I had asthma as many people do? I found it hard to breath, reminiscent of how Rome used to be. I think this is due to the lack of space around the buildings.

I have lived in Naperville all my life and never had that happen to me before. I hope the city planning commission can consider the public who want to walk downtown or by the 5th Avenue station and be able to breath fresh air. It will be worse there because the trains also produce many fumes.

Best regards,
Penny Bright

Sent from my iPhone

Sent from my iPhone

Kopinski, Sara

From: Scott D. Adams <[REDACTED]>
Sent: Wednesday, February 5, 2020 12:41 PM
To: Kopinski, Sara
Cc: Laff, Allison
Subject: Re: Proposed Comprehensive Master Problem

Follow Up Flag: Follow up
Flag Status: Completed

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Sara,

Thank you for informing me of the public meeting on Feb 3rd.

I attended the meeting and was less than impressed.

Here are my random notes:

- Very difficult to hear the speaker or those asking questions
- On-screen presentation was useful only for the map, no words were readable (So, not really useful).
- Pre-meeting Communication with residents and neighborhoods seemed to be very poorly done (if at all).
- A City employee stood near the main speaker and talked on occasion, but never introduced herself.
- The city looks like it is trying to address affordable housing by inserting higher density areas (apartments/condos/townhouses) wherever it can. This will immediately do 2 things. 1- Reduce home values across all of Naperville and 2- increase traffic congestion.
- How can you have a "Land use plan" that promotes increased density but ignores traffic congestion problems.

It seemed like there were 3 areas that were not included because there were separate plans addressing them (Downtown, 5th ave and NNC).

There was mention of about 8-10 sub areas that were being evaluated.

The Land use plan seemed to have minimal impact on the rest of, or majority of the city.

We were told the city needed this plan so that when developers wanted to build something somewhere, the city council could ask "Is it consistent with the "Naperville Master Plan".

Why not instead ask "Is it consistent with the neighborhood"?

It is also not lost on us that many of the city officials are business owners in the area and are more concerned about benefiting directly from greater growth and density in the city than they are about the impact on traffic and congestion.

It took me 3 times as long as normal to get to the meeting Monday due to a bad traffic accident in Naperville, something occurring more often as a natural result of increased density.

I look forward to the new Costco in NE Naperville, but I really dread the traffic issues it will cause.

Thanks for 'listening',
Scott

From: Kopinski, Sara <[REDACTED]>
Sent: Thursday, January 16, 2020 10:00 AM
To: Scott D. Adams <[REDACTED]>
Cc: Laff, Allison <[REDACTED]>
Subject: RE: Proposed Comprehensive Master Problem

Scott:

Thank you for providing comments, I will share them with Houseal Lavigne for their consideration. Staff has received many similar comments/concerns from other residents and is working with our consultant on several updates to the land use plan. We anticipate multiple changes to the proposed residential sections, and I would encourage you to review the updated draft once it is available.

If you have not done so already, I recommend you sign up for the comprehensive plan e-news using [this link](#). Once an updated plan is available, it will be posted to the City's website and an e-news notification will be sent to subscribers. Please note that the future land use recommendations that are being brought forward are not intended to be simply a reflection of existing conditions, though these conditions are an influencing factor. The City hired Houseal Lavigne to make land use recommendations that are based on best practices and trends, as well as goals that the City is seeking to achieve. Based on the feedback received at the Elected and Appointed Officials Roundtable on June 24th, affordable housing and the need to address housing for younger families, seniors and empty nesters is a top priority identified thus far. However, in response to comments received, Houseal Lavigne is currently amending the draft plan and its recommendations. City staff, members of the public, PZC and elected officials will review and provide input on the revised draft(s) to determine whether it is consistent with and meets City's goals.

The next public meeting is scheduled for February 3, 2020 at 6:00PM at the Municipal Center. At this meeting, attendees will have the opportunity to review the revised draft and provide feedback.

Regards,
Sara Kopinski, AICP
Community Planner
City of Naperville
TED Business Group
[630-420-6075](tel:630-420-6075)
Kopinskis@naperville.il.us

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

Kopinski, Sara

From: ms.m.foot <[REDACTED]>
Sent: Monday, February 3, 2020 8:30 PM
To: Kopinski, Sara
Subject: Comments for Comprehensive Master Plan
Attachments: Marsha Lightfoot Draft CCMP Statement.docx

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Good Evening,

I was attending tonight's meeting with the plan to provide comments as a Naperville resident. As the meeting veered in a somewhat different direction, I decided to send them to you.

Thank you for your time,
Marsha Lightfoot

Good evening, my name is Marsha Lightfoot. I am a 17-year homeowner in Naperville and a member of the DuPage Housing Alliance. We, and others, have been encouraging the city to make inroads on its affordable housing shortage for over a decade.

The DuPage Housing Alliance and I applaud the current Land Use Master Plan for stating we cannot wait another 10 years to address the shortage of affordable housing because the problem will continue to get so much worse.

Before I bought my house in Naperville 17 years ago, I heard of the bad reputation about Naperville from community partners doing family preservation projects with DCFS. These families needed a place to live with their kids.

Affordable housing was not easy to locate, and it was very expensive to rent, but that was just “part of the package” when trying to make it work in Naperville.

For myself, when I made the decision to sell my previous house and buy my new house in Naperville, I was lucky. I had the resources to buy a home *AND* something was available for me to move into in Naperville. 17 years later, if I tried to make that same life decision, following those same steps, I couldn't live here. If

I tried to rent instead of buy, I couldn't do that either because rents are anywhere from \$300 to \$500 more than my mortgage payment.

Two draft reports very recently received by the Naperville Housing Advisory Commission confirm the same housing crisis, as does the most recent 2017 Naperville Analysis of Impediments to Fair Housing Choice. Last summer, the Elected and Appointed Officials Roundtable cited "Affordable Housing" as the number one priority for the City's Master Plan.

I am here tonight because I am hopeful about the future of affordable housing in Naperville because of what is written in the current draft of the Land Use Master Plan.

Thank you.

Kopinski, Sara

From: VIDMANTAS RAPSYS <[REDACTED]>
Sent: Monday, February 3, 2020 5:20 PM
To: Kopinski, Sara
Subject: master plan for NE Naperville

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I bought in a residential neighborhood of single family homes and do not want that to change for several reasons. Overcrowding, home value decreasing, ect.

Vid Rapsys
[REDACTED]

Kopinski, Sara

From: Jack Stevens <[REDACTED]>
Sent: Monday, February 3, 2020 1:12 PM
To: Kopinski, Sara
Subject: Master Plan Proposal

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Sarah Kopinski,

I have obtained zoning information of my neighborhood through the newspaper and fliers distributed in the community. I do not understand the need to change the zoning in my neighborhood, Yorkshire Manor, to mixed residential. Every lot is occupied by a single family home with this low density single family of all age groups fully established. In the future I do not see this as a tear down neighborhood, where multifamily residences would make any sense. I object to the proposed change and hope the residents concerns will be accepted as the best way to ensure our living preferences and that property values are not impacted by a zoning change. Our neighborhood is very desirable for new homeowners as measured by the short time homes for sale are on the market.

I am not protesting the zoning of other properties either closer to Ogden or Naper Blvd.

Respectfully,
Jack Stevens

[REDACTED]

Kopinski, Sara

From: Diane Quagliana <[REDACTED]>
Sent: Monday, February 3, 2020 12:57 PM
To: Coyne, Kevin
Cc: Kopinski, Sara
Subject: Oppose my single-family home reclassification to Mixed Residential

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

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Mr Coyne,
I have lived off Plank Rd since 4/1982 as my subdivision was being built. I strongly oppose the proposed reclassification that my single-family residential neighborhood be included in the areas to become a mixed residential classification. The unincorporated edge of our subdivision potentially could be but not the subdivision as a whole.

I am unable to attend the meeting tonight because I teach Monday nights at that time.

My neighborhood should never be reclassified to anything other than single-family homes, even if a persistent builder wants to tear down single-family homes to build something to back up to Seager Park for his own financial gains as was done on the other side of Seager Park.

Thank you for representing my concerns at the meeting.

Diane Quagliana

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

Kopinski, Sara

From: Jana Crawford <[REDACTED]>
Sent: Monday, February 3, 2020 10:17 AM
To: Kopinski, Sara
Subject: Re: Response to Comprehensive Master Plan - Jana & Peter Crawford

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

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Sara,

Thank you for your timely response. I reviewed the updated draft of the plan and feel it shows reasonable and positive approach to the needs of our community. I was very encouraged to see the City considering options for smaller homes on smaller lots and multi-generational housing options. The revised Plan is much easier to understand and communicates a much more positive approach. This may have been the intent in the previous Plan, however the revised format articulates a more carefully considered and logical plan.

I plan to attend the meeting tonight to gain a more informed understanding of the planning process.

I greatly appreciate your detailed response, and will share this with my neighbors.

Best Regards,

Jana Crawford

On Sun, Feb 2, 2020 at 9:50 PM Kopinski, Sara <KopinskiS@naperville.il.us> wrote:

Jana:

Thank you for sharing your comments on the draft plan – I will share them with Houseal Lavigne for their consideration. Please note that an updated draft of the plan was released last week and we have removed the mixed residential land use designation. The future land use plan now includes one single residential district. The land use plan will serve as a guiding document and does not rezone any properties. Current zoning designations will remain and will continue to regulate development unless a rezoning is requested. Any rezonings will be subject to the public hearing process before the Planning and Zoning Commission and City Council.

The intention of the new residential designation is not to reclassify established single family areas for multi-family development, or to eliminate the City's existing residential zoning districts. Rather, the residential place type is intended to provide flexibility to Naperville residents and their families as they go through various stages of life/needs, and to address gaps in the City's housing stock. The updated land use plan encourages better integration of differing housing types and recognizes the need to modify the mindset that single family and multi-family residential are not

appropriate adjacent to one another. With this said, good planning practices do not support spot zoning and staff does not foresee established single family areas converting to multi-family or supporting isolated multi-family buildings.

The best practices identified in the residential place type include accessory dwelling units and smaller lot single family options, and are being recommended City-wide. Each of these concepts would be subject to required conditions that will be identified in future text amendments to the zoning code to ensure that the integrity of the surrounding neighborhood remains intact.

True multi-family development and microunits are envisioned to remain permissible in medium and high density residential zoning districts. Requests for multi-family developments in existing single family neighborhoods would require rezoning to a more intensive district which allows for more careful consideration of the proposal and how it is integrated or buffered with adjacent uses.

The City will work through zoning updates following adoption of the Comprehensive Land Use Plan. Implementation strategies will evolve over time as a better understanding of community and elected/appointed officials support for the future land use plan's recommendation are identified. The purpose of the comprehensive land use plan is to identify the recommended direction development in the City should go. Specific regulatory actions will be identified through text amendments and zoning code updates at a later date.

Regards,

Sara Kopinski, AICP
Community Planner

City of Naperville
TED Business Group
[630-420-6075](tel:630-420-6075)
Kopinskis@naperville.il.us

From: Jana Crawford [mailto: [REDACTED]]
Sent: Sunday, February 2, 2020 8:16 AM
To: Council [REDACTED] Kopinski, Sara [REDACTED]
Cc: Peter Crawford [REDACTED] >
Subject: Response to Comprehensive Master Plan - Jana & Peter Crawford

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

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Mayor, City Council Persons, Sarah Kopinski and Members of the Planning Commission:

Attached and below our response to the Comprehensive Master Plan of December 9, 2019.

My husband and I live in a single-family home in the **Yorkshire Manor** neighborhood. We purchased our home in 2007. Yorkshire Manor is a **Traditional Neighborhood** (single-family R1B) with an outer and inner ring of houses and a park and playground within the neighborhood. Neighborhood homes are well maintained and families tend to stay in their homes for many years.

We received a flyer notifying us of the City of Naperville's new **Comprehensive Master Plan of December 9, 2019 ("Plan")** which would reclassify our neighborhood to Mixed Residential. **We do not support an initiative that would reclassify our current neighborhood zoning designation.**

As a well-kept stable neighborhood, homeowners purchased their properties with the long-term assurance that their properties will always be adjacent to, and surrounded by similar single-family residences. Should the current zoning designation for our neighborhood be changed to the proposed classification, residents will not have that long-term assurance. It is our belief that neighborhood stability and long-term property values are affected in-part by the potential of change over time. The assurance that our single-family home will always be surrounded by similar single-family homes is very different than if our home could possibly be adjacent to 'other dis-similar' housing types that would be allowed under the proposed zoning change.

We appreciate that housing needs and the real estate market change over time. That is why the municipal code provides a remedy and process that allows for change to the existing zoning constraints to occur on a case-by-case basis providing for significant and meaningful input from affected property owners at the time of any proposed redevelopment. The proposed zoning change would remove the opportunity for significant and meaningful input (on a case-by-case basis) for future redevelopment that may affect a significant change to the character of our neighborhood and therefore the value of our property. It gives this most important influence to others whom do not have the same vested interest. The decision to reclassify an established R1B Neighborhood should be made on a case-by-case basis at the time of the proposed redevelopment, based on specific proposals that can be presented and evaluated by all current stakeholders.

It appears the reclassification of our neighborhood is in response to the "Vision and Guiding Principles" of the Plan which includes ensuring "*housing is diverse and responsive to communities' needs and accessible to all*". Having been residents in Naperville for more than 40-years, we agree that it is important for Naperville to offer diverse and affordable housing options. However, we also believe that the Comprehensive Master Plan should include in its "Vision and Guiding Principles" sensitivity and consideration for the investments and commitments of current residents and property owners.

We would like to thank the City of Naperville and Plan Commission for their good work and management of the city. It has been a pleasure to live and work within this vibrant community. **However, we cannot support the proposed rezoning of the Yorkshire Manor neighborhood.**

Sincerely,

Jana and Peter Crawford

Kopinski, Sara

From: Edwin Goebel <[REDACTED]>
Sent: Sunday, February 2, 2020 8:47 PM
To: Kopinski, Sara
Subject: Zoning

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

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As a Naperville resident I would like to register an opinion that residential zoning should go back to having three categories, including one exclusively for single family detached.

Edwin Goebel
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Jana Crawford <[REDACTED]>
Sent: Sunday, February 2, 2020 8:16 AM
To: Council; Kopinski, Sara
Cc: Peter Crawford
Subject: Response to Comprehensive Master Plan - Jana & Peter Crawford
Attachments: LT City Re Master Plan (P&J Crawford) 2-2-20.docx

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We would like to thank the City of Naperville and Plan Commission for their good work and management of the city. It has been a pleasure to live and work within this vibrant community. **However, we cannot support the proposed rezoning of the Yorkshire Manor neighborhood.**

Sincerely,
Jana and Peter Crawford

Kopinski, Sara

From: Gary Kujawinski <[REDACTED]>
Sent: Friday, January 31, 2020 8:35 AM
To: Kopinski, Sara
Subject: Draft Master Plan

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

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Sara,

My wife and I live at [REDACTED] in the North Edgewood subdivision. We purchased the home in 1999 with the understanding that we were buying into a neighborhood of single family homes.

It is my understanding that the draft Master Plan would change my property and subdivision into Mixed Use. We STRONGLY object to this proposed designation and are asking the draft to be changed to maintain the zoning as Single Family Residential.

Thanks for your consideration,

Sincerely,

Gary and Jo Ann Kujawinski

Kopinski, Sara

From: McAndrew Mark <[REDACTED]>
Sent: Thursday, January 30, 2020 3:53 PM
To: Kopinski, Sara
Subject: RE: master plan

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Ms. Kopinski

Thank you very much for forwarding the new updated master plan. I was happy to see that the new master plan no longer designated my neighborhood as multi-family. My question/concern is that now the future land use plan no longer has specific designations such as "single family" "multi family" or medium density or high density but rather blankets every single neighborhood as "residential neighborhood." What/ who dictates if a developer wants to come into this defined area and wants to build a multi-family unit?

Thank you,
Mark

From: McAndrew Mark
Sent: Saturday, January 11, 2020 10:39 AM
To: kopinskis@naperville.il.us
Subject: master plan

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

True multi-family development and microunits are envisioned to remain permissible in medium and high density residential zoning districts. Requests for multi-family developments in existing single family neighborhoods would require rezoning to a more intensive district which allows for more careful consideration of the proposal and how it is integrated or buffered with adjacent uses.

The City will work through zoning updates following adoption of the Comprehensive Land Use Plan. Implementation strategies will evolve over time as a better understanding of community and elected/appointed officials support for the future land use plan's recommendation are identified. The purpose of the comprehensive land use plan is to identify the recommended direction development in the City should go. Specific regulatory actions will be identified through text amendments and zoning code updates at a later date.

Regards,

Sara Kopinski, AICP
Community Planner

City of Naperville
TED Business Group
[630-420-6075](tel:630-420-6075)
Kopinskis@naperville.il.us

From: Jon Fleishman [REDACTED]
Sent: Thursday, January 30, 2020 9:01 AM
To: Kopinski, Sara <KopinskiS@naperville.il.us>
Subject: North Edgewood Re-Zoning Concern
Importance: High

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Sara,

I hope this note finds you well.

I wanted to email you as I was recently informed of the proposed re-zoning near my home (North Edgewood Sub-Division near Bauer & Vest) and I am extremely concerned that the neighborhood could become mixed residential.

My wife and I purchased our home this summer and one of the main reasons we chose our house was that it was in a very safe, private neighborhood that was zoned as single-family detached.

I travel a lot for work and my wife is home with our two young daughters and the thought of having our area re-zoned to mixed residential and what that would bring into the neighborhood is very concerning as this is a family neighborhood not a mixed residential neighborhood.

On top of that, we invested a significant amount of money into our home knowing that it would hold its value because of the neighborhood it is in and now to find out this could change less than a year after we purchased our home is extremely disappointing.

Any consideration to amend the proposed re-zoning of our area to not include our neighborhood would be greatly appreciated.

Many thanks.

Jon Fleishman

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Jon Fleishman <[REDACTED]>
Sent: Thursday, January 30, 2020 9:01 AM
To: Kopinski, Sara
Subject: North Edgewood Re-Zoning Concern

Importance: High

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Any consideration to amend the proposed re-zoning of our area to not include our neighborhood would be greatly appreciated.

Many thanks.

Jon Fleishman
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Tim McFadden <[REDACTED]>
Sent: Wednesday, January 29, 2020 12:41 PM
To: Kopinski, Sara
Subject: Re: Naperville Comprehensive Land Use Plan Updates

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Sara:

This revised plan looks just as bad for residents of my neighborhood (Edgewood, near Vest and Bauer intersection) as the first one. In the first proposal, our neighborhood was newly designated as Mixed Residential, opening it up to multifamily development. Now, the plan appears to do away with different types of residential designations making all neighborhoods still subject to multifamily developments. What protection is there against that? I'm not going to trust the city's zoning because that gets changed all the time and residents shouldn't have to constantly be fighting those.

Thank you.

Tim McFadden

On Jan 28, 2020, at 6:09 PM, Kopinski, Sara <KopinskiS@naperville.il.us> wrote:

Dear Naperville Stakeholder,

This message is being sent to you based on the interest you've expressed, and the comments you've provided, on the first draft of the City's comprehensive land use master plan. Notification about future meetings related to the Comprehensive Plan will be posted on the city's web page at <https://www.naperville.il.us/projects-in-naperville/master-plan-update/>. Please be sure to sign up for the City's eNews to receive future updates regarding this project at [E-News Sign Up](#).

Updated Comprehensive Land Use Plan Now Available

In response to community feedback and consideration of best practices in development, an updated comprehensive land use plan has been posted on the City website and is available for viewing here: [Comprehensive Land Use Master Plan](#).

The plan includes recommendations that consider and balance a variety of factors (including existing conditions, resident input, best practices and trends, and City goals), while addressing issues such as gaps in the City's housing market, aging commercial areas, and incorporating thoughtful design to maintain Naperville as a healthy community. Members of the public, as well as the Planning and Zoning Commission and elected officials, will have the opportunity to review the plan and provide input.

Kopinski, Sara

From: Steve Peterson <[REDACTED]>
Sent: Wednesday, January 29, 2020 12:40 PM
To: Kopinski, Sara
Subject: Re: Naperville Comprehensive Land Use Plan Updates

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Sara,

I appreciate the detailed reply. Happy to hear Zoning remains unchanged. Certainly a bit uneasy that the next step will be to alter it.

A couple questions, we have designated single family, medium density, and high density zoning designations, why not reflect those here in the plan? People purchased homes in single family areas that will now have an option to allow a developer to argue in front of the PZC and council to build up to 75 feet high and/or 24 units per acre. Why not call single family what it is and commit to the residents that committed to Naperville, that future development will be appropriate to their single family neighborhood? Why the need to crack the door to well funded developers to over run the will of the people? I am not seeing the motive or need for this change. Housing for seniors and low income can be addressed in the other designated areas.

The real irony is that senior housing and small houses were options suggested by residents years ago and summarily dismisses by the city during the Bauer Place debacle. Having a hard time accepting those two ideas as the need for this current change.

Thanks again,
Steve

On Jan 29, 2020, at 11:52 AM, Kopinski, Sara <KopinskiS@naperville.il.us> wrote:

Steve:

Good morning! You are correct that this plan serves as a guiding document and does not rezone any properties. Current zoning designations will remain and will continue to regulate development unless a rezoning is requested. Any rezonings will be subject to the public hearing process before the Planning and Zoning Commission and City Council.

The intention of the new residential designation is not to reclassify established single family areas for multi-family development, or to eliminate the City's existing residential zoning districts. Rather, the

residential place type is intended to provide flexibility to Naperville residents and their families as they go through various stages of life/needs, and to address gaps in the City's housing stock. The updated land use plan encourages better integration of differing housing types and recognizes the need to modify the mindset that single family and multi-family residential are not appropriate adjacent to one another. With this said, good planning practices do not support spot zoning and staff does not foresee established single family areas converting to multi-family or supporting isolated multi-family buildings.

The best practices identified in the residential place type include accessory dwelling units and smaller lot single family options, and are being recommended City-wide. Each of these concepts would be subject to required conditions that will be identified in future text amendments to the zoning code to ensure that the integrity of the surrounding neighborhood remains intact.

True multi-family development and microunits are envisioned to remain permissible in medium and high density residential zoning districts. Requests for multi-family developments in existing single family neighborhoods would require rezoning to a more intensive district which allows for more careful consideration of the proposal and how it is integrated or buffered with adjacent uses.

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Regards,

Sara Kopinski, AICP
Community Planner

City of Naperville
TED Business Group
[630-420-6075](tel:630-420-6075)
Kopinskis@naperville.il.us

From: Steve Peterson [mailto:████████████████████]
Sent: Tuesday, January 28, 2020 8:38 PM
To: Kopinski, Sara <KopinskiS@naperville.il.us>
Subject: Re: Naperville Comprehensive Land Use Plan Updates

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Hi Sara,

Thanks for the note. I did get the email earlier today with the updated plan as well.

I do have one question after reviewing this new version that hopefully you can help me with. This is a plan and not zoning so is it safe to assume those rules will still apply after this plan is adopted or is there a desire to make changes to the zoning code to match this new residential designation? I ask because while it is good to see the multi family tag removed from my neighborhood, what this plan now does is define all residential as all multi family. Basically, any neighborhood in Naperville is now open to multi family development. This seems problematic as single family neighborhoods have been a defined type in previous plans. So what are the safeguards to keep neighborhoods consistent with the investments people made now that all residential areas can be defined and planned for as apartments?

Thanks,
Steve

On Jan 28, 2020, at 6:09 PM, Kopinski, Sara <KopinskiS@naperville.il.us> wrote:

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Second Public Open House Scheduled at 6 p.m. on Feb 3

A second public open house will be held at 6 p.m. on Feb. 3 to provide an overview of the updated draft of the City's new comprehensive master plan. The meeting will take place in Meeting Rooms A & B of the Naperville Municipal Center, 400 S. Eagle St.

Get Involved

The public is invited to review the document and provide feedback in the following ways:

- Attend the second public open house to be held at 6 p.m. on Feb. 3 at the Naperville Municipal Center
- Attend the public hearing before the Planning and Zoning Commission (PZC) meeting, anticipated to occur at 7 p.m. on March 4 (date has yet to be finalized)

Kopinski, Sara

From: Philip Stafford [REDACTED]
Sent: Wednesday, January 29, 2020 11:15 AM
To: Kopinski, Sara
Subject: Re: Naperville Comprehensive Land Use Plan Updates

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Sara,

Thank you for sharing the updated plan. Would you please share the background/thinking on why multi-family is no longer defined and has been removed from the plan? It appears that any residential area is now open to single-family and multi-family, disregarding an important distinction that the plan is meant to guide. This move also makes it difficult to compare to prior plans that defined the two distinct property types.

I am very concerned that it gives too little guidance and too much latitude to a shorter-term tenured planning commission and village board to make quick/significant future zoning changes.

Thank you.

Phil Stafford
[REDACTED]

On Tuesday, January 28, 2020, 06:09:28 PM CST, Kopinski, Sara <kopinskis@naperville.il.us> wrote:

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- Submit comments via email to Community Planner Sara Kopinski at kopinskis@naperville.il.us prior to Monday, Feb. 17, for inclusion in the PZC agenda item

Please let me know if you have any further questions.

Regards,

Sara Kopinski, AICP
Community Planner

City of Naperville
TED Business Group
630-420-6075
Kopinskis@naperville.il.us

Kopinski, Sara

From: Steve Peterson <[REDACTED]>
Sent: Tuesday, January 28, 2020 8:38 PM
To: Kopinski, Sara
Subject: Re: Naperville Comprehensive Land Use Plan Updates

Follow Up Flag: Follow up
Flag Status: Completed

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On Jan 28, 2020, at 6:09 PM, Kopinski, Sara <KopinskiS@naperville.il.us> wrote:

Dear Naperville Stakeholder,

This message is being sent to you based on the interest you've expressed, and the comments you've provided, on the first draft of the City's comprehensive land use master plan. Notification about future meetings related to the Comprehensive Plan will be posted on the city's web page at <https://www.naperville.il.us/projects-in-naperville/master-plan-update/>. Please be sure to sign up for the City's eNews to receive future updates regarding this project at [E-News Sign Up](#).

Updated Comprehensive Land Use Plan Now Available

In response to community feedback and consideration of best practices in development, an updated comprehensive land use plan has been posted on the City website and is available for viewing here: [Comprehensive Land Use Master Plan](#).