

Russell, Kathleen

From: Erik Van Someren [REDACTED]
Sent: Friday, May 13, 2022 11:34 AM
To: Vince Rosanova
Subject: Fwd: 445 Aurora Avenue

----- Forwarded message -----

From: Breck Hanson [REDACTED]
Date: Fri, May 13, 2022 at 11:30 AM
Subject: 445 Aurora Avenue
To: Erik VanSomeren [REDACTED]

May 13, 2022
City of Naperville
400 S Eagle Street
Naperville, Illinois 60540

Re: letter of support of Charleston's Townhome Project at 445 Aurora Ave. (Former Eaganhouse Property)

Dear Naperville City Staff, Planning Commission and City Council,

As an owner at [REDACTED] and long time Naperville resident, I am writing to express my support for the proposed row home project at 445 Aurora Avenue.

- . The proposed density appears to be idea and will blend nicely with surrounding development.
- . The addition of housing constructed by a builder the quality of Charleston can only enhance the value of the Riverplace Condo values. A lesser quality/more dense development could prove detrimental.
- . The proposed development will have little affect on traffic patterns.
- . The existing Eaganhouse property in its current state is an "eye soar".
- . Proposed landscaping and path improvements can only enhance the Riverwalk experience.
- . Charleston's communication with the owners at Riverplace has been admirable. That kind of integrity should make a good construction neighbor.
- . Charleston's existing contributions to the residential environment in Naperville have been outstanding. This project will enhance that legacy.

I'm trusting The City of Naperville will look on the subject development favorably. The project should only compliment the exiting neighborhood environment. Thanks for your consideration.

Sincerely,

Breck F Hanson

[REDACTED]

Sent from my iPad

May 10, 2022

City of Naperville
400 S Eagle Street
Naperville, IL 60540

**Re: Letter of Support of Charleston's Townhome Project at 445 Aurora Ave.
Former Eganhouse Property**

Dear Naperville City Staff, Plan Commission and City Council,

As the owner of [REDACTED] I am writing to express my support for the proposed row home development at 445 Aurora Ave.

Over the recent years River Place owners have been aware that the land next door was vacant and wondered what might be developed there. I am pleased to know that reputable and quality local developer Charleston is working on revitalizing the property and enhancing its appearance.

We neighbors are appreciative that Charleston took the time recently to present their proposed development to the owners and residents of River Place. The proposed homes are a complementary use to the surrounding land uses which include River Place and Rotary Hill. People especially like the proposed pedestrian route from River Place to Rotary Hill.

I strongly urge the City of Naperville to support the proposed development as it provides many benefits that are complimentary to the existing area and are vital to quality living and also contributes to the economic vitality of the City.

Thank You,

A handwritten signature in black ink that reads "Todd Charnell". The signature is written in a cursive style with a large, sweeping initial "T".



MARQUETTE COMPANIES

June 2, 2022

City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

***Re: Letter of Support of Charleston's Townhome Project at 445 Aurora Ave.
Former Eaganhouse Property***

Dear Naperville City Staff, Plan Commission and City Council:

As the CEO of Marquette Companies and an owner of 2 condominiums at [REDACTED], I am writing to express my support for the proposed row home development at 445 Aurora Avenue.

The proposed row homes are a complementary use to the surrounding land uses which include River Place and Rotary Hill. The investment that Charleston is making in revitalizing this property and enhancing its appearance will be a vast improvement to a property that has sat vacant for several years. The inclusion of a pedestrian route from River Place to this property to Rotary Hill will only improve and add to the pedestrian-friendly feel of downtown Naperville.

I strongly urge The City of Naperville to support the proposed development as it provides many benefits, that are complimentary to the existing area that are vital to quality living and also contributes to the economic vitality of the City.

Thank You.

Nicholas M. Ryan
CEO – Marquette Companies

Russell, Kathleen

From: michael fogarty [REDACTED]
Sent: Wednesday, July 20, 2022 7:28 PM
To: Planning
Subject: Charleston Investments, LLC/445 Aurora Ave, Naperville, IL 60540

Follow Up Flag: Follow up
Flag Status: Completed

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

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Public Hearing July 20,2022

Re: Variance from Section 6-7F-5:1 to allow one unit per 2,723 square feet in lieu of one unit per 4,000 square feet

The subject property is approximately 0.49 acres/21,344 square feet.

At 4,000 square feet per unit, under current Code that allows 5.33 Units.

At 2,723 square feet per unit, with variance, that allows 7.8 units.

That is an increase in density of approximately 56%.

Density is my concern.

A Three story, eight unit (proposed) building on less than one half acre is my concern.

The proposed structure built in a pastoral, wooded setting is my concern.

The view West from Rotary Hill, to such an imposing, structure during concerts, sledding and the myriad of activities held there is my concern.

These concerns should be concerns of all Naperville residents.

I am neither a builder nor developer, but do understand that in order to make the project work financially, density, more units per square foot is the key. But to what expense, a series of attached vertical lines marring the landscape?

Architecturally something should be done to avoid the south side of 'Aurora Avenue Look' in the park like setting of Rotary Hill.

I am asking that the Zoning Department once again, revisit and assess the density issue with the Developer, possibly using the single family, two story height restrictions, making a less imposing presence, ie; one that is more visually & aesthetically pleasing in the setting.