

Franco, Anna

From: Jianlin Yi <[REDACTED]>
Sent: Monday, June 16, 2025 9:13 AM
To: Planning
Subject: Against DEV-0010-2025

Categories: Anna

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

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Subject: Against DEV-0010-2025

Dear committee members,

I am living Ashwood Creek and I am opposing DEV-0010-2025 proposal. This proposal changes our community environment house values, It significantly impact the character and quality of our neighborhood. Therefore I strongly oppose this change. Thanks.

JIANLIN YI

[REDACTED]

Sent from my iPhone

Franco, Anna

From: Kelly McWhertor <[REDACTED]>
Sent: Monday, June 16, 2025 10:38 AM
To: Planning
Subject: I oppose DEV-0010-2025 for the following reasons

Categories: Anna

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

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Dear Planning and Zoning Commission,

I am against the proposal for the following reasons-

This small piece of land should be the last piece of Ashwood Creek, a planned neighborhood of single family homes/lots. The original developer of the neighborhood had a plan, and when this final piece of land was ready to be sold, it would be developed as 25-ish single family homes, and Cedar Drive would be connected to 111th. This should continue to be the case as the Naperville's Land Use Master Plan includes this location as single family/duplex residential, "respecting character of EXISTING neighborhoods."

Development

The past couple years, the land across the street on 111th was changed from what could've been a future walkable commercial use to development of a 60 unit apartment complex (Ashwood Place). On top of that, on 111th less than a mile away is a newly constructed 212 unit apartment complex - property formerly known as Lizzie's Garden. In March 2025, our elementary school needed to add an additional school bus because of the growth due to the Belvedere Apartments.

Impact on our Schools

The 212 unit complex (Belvedere/Lizzies Garden) was on IPSD204's radar as potential 176 units, but ended up as 212, a much higher number. This proposed location (Everly Trace) wasn't even on the radar for development when they changed the boundaries 3 years ago. Peterson Elementary has over 600 students and is at capacity for classroom space- causing an occupational therapy class to have to use the "stage" which isn't a classroom- it's a space between the cafeteria and the gym. Rezoning and moving students causes stress, spending, and affects many Naperville residents. Having been through 2 rezonings in the past 10 years, we don't want another one anytime soon. Plus I see when watching school board meetings, they are trying to get Neuqua's numbers under control so they can repurpose the Freshman Building by the 27/28 school year, we can't have overcrowding at our schools.

Road Use

The proposed townhome development would be using our current neighborhood streets- adding a significant amount of drivers down Cedar/Christa and down Juneberry to get to the east and south exits. Our neighborhood streets where kids walk to their bus stops, walk to Crone Middle School, play in the front

yards, and walk to the neighborhood park would be greatly impacted. This complex would more than double the amount of cars that should be in this neighborhood block. The reason they would be using our streets- easy access to 248th, or the south exit when 111th has traffic, which is very common due to the train causing stopped/backlogged traffic, and during Crone Middle School's drop off and pick up times- that results in 111th being a stand still.

This area is too small and already in the middle of an established neighborhood to add this much stress and this many units- most which are 3 bedroom units! It should stick to the current Land Use Master Plan and remain as single family home/duplex lots once sold. The proposed development is overdevelopment and clearly too much for this space, for our schools, our roads, and the safety of our children. This continued overbuilding in the southwestern-most corner of the city will put a strain on our city resources. I support responsible development only.

Thank you for your commitment to our city and its residents,
Kelly McWhertor

Franco, Anna

From: Aziz Pulatov <[REDACTED]>
Sent: Monday, June 16, 2025 7:23 PM
To: Planning
Cc: Nargiza Pulatova
Subject: Concern Regarding Proposed "Everly Trace" Townhome Development Adjacent to Ashwood Creek

Categories: Anna

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Dear Planning Services Team,

I am a resident of Ashwood Creek and am writing to express my concerns regarding the proposed "Everly Trace" subdivision, consisting of 68 single-family attached townhomes, to be located just north of our neighborhood and west of Crone Middle School.

While I understand the need for thoughtful development in our growing city, I would like to respectfully raise the following concerns for your consideration:

1. Impact on School Zoning and Capacity

Our neighborhood has already experienced nearby areas being rezoned away from our current high school, which caused significant concern among residents. With the addition of 68 new homes, it is reasonable to expect dozens of new students entering an already stretched school system. I am concerned that this may lead to further rezoning or overcrowding in schools that are already near capacity. Maintaining the current zoning is important to our community and was one of the reasons we chose to live in Ashwood Creek.

2. Traffic and Safety Issues

The proposed connection of Little Leaf Road to Cedar Drive and the closure of the annex street to 111th may significantly increase traffic through our community. This poses a safety concern, particularly for children and pedestrians in our neighborhood. Our streets were not designed for increased through-traffic, and I ask that the city carefully review the traffic study and consider options that protect the safety and character of our community.

3. Impact on Property Values and Neighborhood Character

Ashwood Creek is a community with its own HOA and private amenities. Introducing a large cluster of higher-density townhomes immediately adjacent to our homes may affect the exclusivity and aesthetic character that residents have invested in. If these townhomes are of significantly different quality or pricing, there is concern about downward pressure on home values and long-term desirability of our neighborhood.

4. General Overdevelopment Concerns

I urge the City to consider whether this type of higher-density development is consistent with the surrounding area and whether appropriate infrastructure improvements (schools, roads, drainage, public safety) are being proposed alongside it.

I appreciate the opportunity to provide feedback and trust that the City of Naperville will ensure a thoughtful and community-conscious review of this proposal. I also plan to attend the public hearing on June 18th to learn more and hear community perspectives.

Very Respectfully, Aziz P.

Franco, Anna

From: Farid Faruqui <[REDACTED]>
Sent: Monday, June 16, 2025 8:21 PM
To: Planning
Subject: Ashwood Creek development opposition
Categories: Anna

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

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Dear Planning and zoning members,

I am a resident of Ashwood Creek and am writing to express my concerns regarding the proposed “Everly Trace” subdivision, consisting of 68 single-family attached townhomes, to be located just north of our neighborhood and west of Crone Middle School.

While I understand the need for thoughtful development in our growing city, I would like to respectfully raise the following concerns for your consideration:

1. Impact on School Zoning and Capacity

Our neighborhood has already experienced nearby areas being rezoned away from our current high school, which caused significant concern among residents. With the addition of 68 new homes, it is reasonable to expect dozens of new students entering an already stretched school system. I am concerned that this may lead to further rezoning or overcrowding in schools that are already near capacity. Maintaining the current zoning is important to our community and was one of the reasons we chose to live in Ashwood Creek.

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3. Impact on Property Values and Neighborhood Character

Ashwood Creek is a community with its own HOA and private amenities. Introducing a large cluster of higher-density townhomes immediately adjacent to our homes will affect the exclusivity and aesthetic

character that residents have invested in. If these townhomes are of significantly different quality or pricing, there is concern about downward pressure on home values and long-term desirability of our neighborhood.

4. General Overdevelopment Concerns

I urge the City to consider whether this type of higher-density development is consistent with the surrounding area and whether appropriate infrastructure improvements (schools, roads, drainage, public safety) are being proposed alongside it.

I appreciate the opportunity to provide feedback and trust that the City of Naperville will ensure a thoughtful and community-conscious review of this proposal. I also plan to attend the public hearing on June 18th to learn more and hear community perspectives.

Sincerely,

Farid Faruqui

[REDACTED]

Naperville, IL

Franco, Anna

From: Ayaan Faruqui <[REDACTED]>
Sent: Monday, June 16, 2025 8:28 PM
To: Planning
Subject: Everly Trace Concern
Categories: Anna

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

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Dear Planning and zoning members,

I am a resident of Ashwood Creek and am writing to express my concerns regarding the proposed “Everly Trace” subdivision, consisting of 68 single-family attached townhomes, to be located just north of our neighborhood and west of Crone Middle School.

While I understand the need for thoughtful development in our growing city, I would like to respectfully raise the following concerns for your consideration:

1. Impact on School Zoning and Capacity

Our neighborhood has already experienced nearby areas being rezoned away from our current high school, which caused significant concern among residents. With the addition of 68 new homes, it is reasonable to expect dozens of new students entering an already stretched school system. I am concerned that this may lead to further rezoning or overcrowding in schools that are already near capacity. Maintaining the current zoning is important to our community and was one of the reasons we chose to live in Ashwood Creek.

2. Traffic and Safety Issues

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3. Impact on Property Values and Neighborhood Character

Ashwood Creek is a community with its own HOA and private amenities. Introducing a large cluster of higher-density townhomes immediately adjacent to our homes will affect the exclusivity and aesthetic character that residents have invested in. If these townhomes are of significantly different quality or

pricing, there is concern about downward pressure on home values and long-term desirability of our neighborhood.

4. General Overdevelopment Concerns

I urge the City to consider whether this type of higher-density development is consistent with the surrounding area and whether appropriate infrastructure improvements (schools, roads, drainage, public safety) are being proposed alongside it.

I appreciate the opportunity to provide feedback and trust that the City of Naperville will ensure a thoughtful and community-conscious review of this proposal. I also plan to attend the public hearing on June 18th to learn more and hear community perspectives.

Franco, Anna

From: Haya Faruqui <[REDACTED]>
Sent: Monday, June 16, 2025 8:29 PM
To: Planning
Subject: Concerned Resident

Categories: Anna

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Dear Planning and zoning members,

I am a resident of Ashwood Creek and am writing to express my concerns regarding the proposed "Everly Trace" subdivision, consisting of 68 single-family attached townhomes, to be located just north of our neighborhood and west of Crone Middle School.

While I understand the need for thoughtful development in our growing city, I would like to respectfully raise the following concerns for your consideration:

1. Impact on School Zoning and Capacity

Our neighborhood has already experienced nearby areas being rezoned away from our current high school, which caused significant concern among residents. With the addition of 68 new homes, it is reasonable to expect dozens of new students entering an already stretched school system. I am concerned that this may lead to further rezoning or overcrowding in schools that are already near capacity. Maintaining the current zoning is important to our community and was one of the reasons we chose to live in Ashwood Creek.

2. Traffic and Safety Issues

The proposed connection of Little Leaf Road to Cedar Drive and the closure of the annex street to 111th may significantly increase traffic through our community. This poses a safety concern, particularly for children and pedestrians in our neighborhood. Our streets were not designed for increased through-traffic, and I ask that the city carefully review the traffic study and consider options that protect the safety and character of our community.

3. Impact on Property Values and Neighborhood Character

Ashwood Creek is a community with its own HOA and private amenities. Introducing a large cluster of higher-density townhomes immediately adjacent to our homes will affect the exclusivity and aesthetic character that residents have invested in. If these townhomes are of significantly different quality or pricing, there is concern about downward pressure on home values and long-term desirability of our neighborhood.

4. General Overdevelopment Concerns

I urge the City to consider whether this type of higher-density development is consistent with the surrounding area and whether appropriate infrastructure improvements (schools, roads, drainage, public safety) are being proposed alongside it.

I appreciate the opportunity to provide feedback and trust that the City of Naperville will ensure a thoughtful and community-conscious review of this proposal. I also plan to attend the public hearing on June 18th to learn more and hear community perspectives.

Haya Faruqui

Franco, Anna

From: Awais Shehzad <[REDACTED]>
Sent: Monday, June 16, 2025 11:08 PM
To: Planning
Subject: Concerns and Recommendations – Everly Trace Development
Categories: Anna

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

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Dear planning committee team,

I am a resident of Ashwood Creek and would like to express my concerns regarding the proposed “Everly Trace” development of 68 townhomes planned near our neighborhood and Crone Middle School.

While I support responsible and thoughtful growth, I urge the City to carefully consider the following issues:

1. **School Impact** – The addition of new families may strain already full schools and increase the likelihood of further rezoning, which has been a recurring concern in our area.
2. **Traffic and Safety** – Connecting Little Leaf Road to Cedar Drive and closing the annex access to 111th Street could significantly increase cut-through traffic in our neighborhood. This raises safety concerns for children and pedestrians on streets not designed for higher volumes.
3. **Property Values and Community Character** – Placing high-density housing next to our single-family neighborhood, which includes private amenities and an active HOA, risks undermining property values and altering the established character of the community.

4. Overdevelopment and Infrastructure Readiness – We ask whether local infrastructure—including roads, schools, and drainage systems—is adequately prepared to support this additional density.

Given these concerns, I respectfully request the City require the following conditions as part of any development approval:

- Installation of a privacy buffer (trees and fencing) between the new development and Ashwood Creek
- Limiting access to the new subdivision exclusively from 111th Street
- Upgrading 111th Street to handle increased traffic
- Ensuring adequate off-street parking to prevent spillover into surrounding areas

Thank you for your time and consideration. I plan to attend the public hearing on June 18th to learn more and share these concerns in person.

Sincerely,

Awais Shehzad

Ashwood Creek Resident

Franco, Anna

From: Tim Fuller <[REDACTED]>
Sent: Tuesday, June 17, 2025 7:47 AM
To: Planning
Subject: Re: Everly Trace Townhome development comment

Categories: Anna

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As a follow up, after looking at the plans, I see absolutely no way how this does not increase dangerous cut through traffic in Ashwood Creek. Especially with a freight train line just to the west and Crone just to the east. Also the argument for the need of townhome options in the area falls flat due to the numerous brand new townhome developments around the site.

This is not a good idea for current homeowners and area residents and is not the right spot to try to jam 68 new homes. Besides impacting property values, I truly believe it will pose a safety hazard as well as increasing congestion in the area.

> On Jun 16, 2025, at 12:59 PM, Tim Fuller <[REDACTED]> wrote:

>

>

> My name is Timothy Fuller and I am an Ashwood Creek homeowner (since 2020). I am writing to oppose the development of the new townhomes at the current SiteOne site. Besides the fact that it does not seem remotely possible to fit 68 townhomes into that site, my concerns are mainly due to continued crowding in that area (a new development just opened down the street behind Caputos) but mostly I am concerned with the impact on the schools. The presumption is that the majority of families choosing to buy in the new development will have school aged children - assuming a minimum of 1.5 school aged children per household (which is probably low), you will add 100 kids to the area schools - if they all start at Peterson, that would add an average of 17 kids per grade. As a parent of current Peterson students that spends time in the school, I can tell you that the school does not have the space to absorb that many children.

>

> Also, per recent news reports, Naperville is now the 3rd largest city in the state of IL. Property tax revenue is at an all time high - the Council does not need to add 68 homes (on a fine site) to boost revenue. Find somewhere else - I hear the lot next to All Saints is a great location. Leave South Naperville alone.

Franco, Anna

From: Sandeep Samarth <[REDACTED]>
Sent: Tuesday, June 17, 2025 9:54 AM
To: Planning
Subject: Concerns Regarding Proposed "Everly Trace" Development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Anna

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Dear Planning Committee Team,

I am writing as an Ashwood Creek resident to express significant concerns about the proposed "Everly Trace" development, which plans for 68 townhomes near our neighborhood and Crone Middle School. While I support responsible and thoughtful community growth, I urge the City to carefully consider the potential impacts of this project.

Key Concerns:

- **School Impact:** Adding new families to an already growing area could further strain our schools, potentially leading to more rezonings—a recurring concern for residents.
- **Traffic and Safety:** Connecting Little Leaf Road to Cedar Drive and closing the annex access to 111th Street could dramatically increase cut-through traffic in Ashwood Creek. This raises serious safety concerns for pedestrians and children on streets not designed for higher traffic volumes.
- **Property Values and Community Character:** Placing high-density housing next to our single-family neighborhood, which features private amenities and an active HOA, risks negatively impacting property values and altering the established character of our community.
- **Overdevelopment and Infrastructure Readiness:** We question whether current local infrastructure, including roads, schools, and drainage systems, is adequately prepared to support this additional density.

Requested Conditions for Approval:

Given these concerns, I respectfully request the City require the following conditions if this development is approved:

- Installation of a **privacy buffer** (trees and fencing) between the new development and Ashwood Creek.
- Limiting access to the new subdivision **exclusively from 111th Street**.
- **Upgrading 111th Street** to effectively handle increased traffic.
- Ensuring **adequate off-street parking** within the development to prevent spillover into surrounding areas.

Thank you for your time and consideration of these critical issues. I plan to attend the public hearing on June 18th to learn more and reiterate these concerns in person.

Sincerely,

Sandeep Samarth

Ashwood Creek Resident

Franco, Anna

From: Rajesh <[REDACTED]>
Sent: Tuesday, June 17, 2025 11:28 AM
To: Planning
Subject: Everly Trace Development

Follow Up Flag: Follow up
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Certainly! Here's a reworded version of your letter:

Dear Planning Committee Team,

As a resident of Ashwood Creek, I am writing to share my strong concerns regarding the proposed "Everly Trace" development, which aims to build 68 townhomes adjacent to our neighborhood and Crone Middle School. While I am in favor of thoughtful and responsible community development, I urge the City to thoroughly evaluate the potential consequences of this project.

****Primary Concerns:****

- ****Impact on Schools:**** The addition of new families in an already expanding area could place further strain on our schools, possibly resulting in more rezonings. This has been a recurring concern for many residents.
- ****Traffic and Safety:**** The proposed connection of Little Leaf Road to Cedar Drive, along with the closure of the annex access to 111th Street, could significantly increase cut-through traffic in Ashwood Creek. This poses serious safety risks for pedestrians and children, as our streets were not designed for higher traffic volumes.
- ****Property Values and Community Character:**** Introducing high-density housing next to our single-family home community—with its private amenities and active HOA—could negatively affect property values and alter the unique character of our neighborhood.
- ****Overdevelopment and Infrastructure:**** There are concerns about whether our existing infrastructure—roads, schools, and drainage systems—can adequately support the increased density this project would bring.

****Requested Conditions for Approval:****

In light of these issues, I respectfully request that the City require the following conditions if this development moves forward:

- A privacy buffer (such as trees and fencing) between the new development and Ashwood Creek.
- Restricting access to the new subdivision solely from 111th Street.

- Upgrading 111th Street to accommodate the anticipated increase in traffic.
- Providing sufficient off-street parking within the development to prevent overflow into surrounding neighborhoods.

Thank you for your attention to these important matters. I plan to attend the public hearing on June 18th to further discuss these concerns in person.

Sincerely,

Rajesh SanKar
Ashwood Creek Resident

Franco, Anna

From: Bhavesh Patel <[REDACTED]>
Sent: Tuesday, June 17, 2025 2:43 PM
To: Planning
Subject: Preserve Ashwood Creek's Cohesion: Oppose DEV-0010-2025

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Anna

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Hello,

I am a long time Naperville resident - I grew up here (1987 in the Springhill Circle Neighborhood), and am now raising my own family here in the Ashwood Creek Neighborhood.

I am completely aligned with providing opportunity and unique housing options for our community, but this specific community proposal seems to fit a community in a small area that does not have access to or the benefits of Ashwood Creek, AND may cause friction with neighborhood dynamics (potential school re-zoning, high density = traffic).

Lastly, a very large townhome community (the Belvedere apartments on 111th and 59) was built that has changed bus and traffic patterns, and we don't believe that community is at capacity.

Please oppose the building of this development for these reasons, and preserve ashwood creek community continuity, and our ability to attract long term citizens that will create new roots and bring more proud Napervillians like me back to the community.

Thank you,

--

Bhavesh Patel, PharmD.

[REDACTED]
[REDACTED]

Franco, Anna

From: kranthi kumar <[REDACTED]>
Sent: Tuesday, June 17, 2025 3:23 PM
To: Planning
Subject: Opposition to Proposed "Everly Trace" Development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Anna

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Dear Planning Committee Members,

I am an Ashwood Creek resident writing to urge you to reject the "Everly Trace" townhome proposal. This high-density development is fundamentally unsuitable for our community and poses an unacceptable threat to our safety, schools, and property values.

The recent addition of the 212-unit Belvedere apartments has already created overcrowded schools and severe traffic congestion on 111th Street. Adding more high-density housing will overwhelm the infrastructure and degrade the area

The proposal presents four critical flaws that cannot be ignored:

Traffic & Safety:

The plan to funnel traffic from a new 68-unit subdivision through our quiet residential streets is reckless. It will create a high-speed cut-through, directly endangering the families and children of Ashwood Creek and Crone Middle School. This isn't a future problem. The Belvedere apartments have already pushed our infrastructure to the brink. Approving Everly Trace is a guarantee to push it past the breaking point.

School Overcrowding:

Our schools are already absorbing hundreds of new students. This project will only accelerate the overcrowding crisis and force disruptive rezoning that harms our children's educational stability.

Incompatible Density:

Forcing a high-density townhome complex next to an established single-family neighborhood is poor planning. It will erode our community's character and directly harm the property values we have worked hard to build.

Unprepared Infrastructure:

The developer is asking to add significant density without a clear plan to address the burden on our already strained roads and public services.

If the City chooses to move forward despite these serious objections, approval must be contingent on these legally binding commitments from the developer:

Mandatory Privacy Buffer: A permanent, sight-and-sound-blocking fence and a mature tree line are non-negotiable.

Isolated Access: All access to the new subdivision must be exclusively from 111th Street. The connection to Little Leaf Road must be eliminated.

Infrastructure Upgrades: The developer must fund and complete necessary upgrades to 111th Street before residents can move in.

Guaranteed Parking: The plan must include sufficient off-street parking to ensure new residents do not park in our neighborhood.

Our community's safety and stability are at stake. I look forward to addressing the committee directly at the June 18th hearing.

Thank you,

Kranthi Kumar Vemula

Ashwood Creek Resident.

Franco, Anna

From: Jeff Doden <[REDACTED]>
Sent: Tuesday, June 17, 2025 5:41 PM
To: Planning
Subject: Comments regarding DEV-0010-2025 for Wednesday's meeting
Categories: Anna

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Hi

I'm writing today not only representing myself as a resident of Ashwood Creek, but also representing the Ashwood Creek HOA board as president and therefore also representing Ashwood Creek feedback as a whole. I've received countless feedback over the last two weeks opposing the development of the 68 townhomes for concerns that I'll layout below. We also have an online petition that as of Tuesday morning at 8am, we have 137 signatures and counting opposing the proposed development. Here is what our residents are concerned about and we thank you in advance for your consideration for our well established neighborhood and community.

We already have consistent speeding on our streets without the ability to add speed bumps so the impact of adding a significant amount of more drivers down Cedar/Christa and Juneberry, will lead to a decrease in safety and a scary situation for our children and residents.

- We believe the current development will negatively affect our schools: potential for overpopulation, not to mention a possible need for another re-zoning, plus potentially dangerous traffic extremely close to an already high-traffic area near Crone Middle School. The Crone drop-off/pickup line can already be a wild experience, and this the potential to make it worse.
- With more dense population, one would expect overall safety and the potential for crime to increase. A more populated area for criminals to target plus more cars on the streets that can lead to break-ins.
- Impact on our neighborhood aesthetic. Unlike other townhome developments that are separated from established, separate HOA led communities, this development will be physically completing the north side of Ashwood Creek, potentially decreasing home values and disrupting current views and overall aesthetic. Residents believe that MI Homes builds beautiful homes in general, but the preference is that they continue with single family homes like they built previously in Ashwood Creek.

Thank you for your consideration and time. With our residents only being aware of these plans for two weeks, we've done our best to work together to get as much feedback as possible.

Concerned Naperville Resident and Ashwood Creek HOA President
Jeff Doden

[REDACTED]