

Kopinski, Sara

From: Planning
Sent: Wednesday, September 29, 2021 3:55 PM
To: Kopinski, Sara
Subject: ICN conditional use

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Reiffsteve [mailto:████████████████████]
Sent: Wednesday, September 29, 2021 3:48 PM
To: Planning <Planning@naperville.il.us>
Subject: ICN conditional use

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I am very opposed to the plan that has been proposed by ICN for multiple reasons.

We have building codes in place to protect our community and they should be followed to avoid the following concerns.

1. Road safety for our community and traffic congestion. Building this plan will create significant increase in traffic on roads that are not designed for this kind of load which and will force traffic into side streets in Tallgrass resulting in safety concerns for pedestrians.
2. We moved into Tallgrass in 2006 and it has taken 15 years to get property values back to the purchase level since the crash in 2008 and rezoning high schools. Building this plan and creating major traffic problems will impact our real estate value once again. Please....Give us a break.
3. I'm not opposed to building a Mosque at this location but am greatly opposed to building this overbuild ICN plan for this lot. Can you share any other examples in Naperville where you bent the zoning and construction codes to this magnitude and proceeded with construction? And what impact it had on surrounding neighborhoods?

Thank you for listening to my concerns.

Steve Reiff
Tallgrass Property Owner

Sent from my iPhone

Kopinski, Sara

From: Planning
Sent: Wednesday, September 29, 2021 3:54 PM
To: Kopinski, Sara
Subject: ICN conditional use- do not approve

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Karen Reiff [mailto:████████████████████]
Sent: Wednesday, September 29, 2021 3:39 PM
To: Planning <Planning@naperville.il.us>
Subject: ICN conditional use- do not approve

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Dear planning commission,

This proposed ICN multi use development will increase traffic and parking along side streets and drive through traffic in our neighborhood.

This is a safety concern as we have two schools already in the neighborhood and bike paths etc. In addition to this being a safety concern, as I am a managing real estate broker, it is my professional opinion that this will lower our property values since it will negatively impact traffic and parking on side streets. Please do not approve these variances for this ICN multi use project.

Respectfully,
Karen Reiff
Tallgrass resident

Sent from my iPhone

Kopinski, Sara

From: Planning
Sent: Wednesday, September 29, 2021 2:41 PM
To: Kopinski, Sara
Subject: ICN Conditional Use

From: Ashley Olcum [REDACTED]
Sent: Wednesday, September 29, 2021 2:35 PM
To: Planning <Planning@naperville.il.us>
Subject: ICN Conditional Use

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Hello,

As a Naperville and Tall Grass resident, I am concerned about the size of the ICN proposed development.

This proposed development will increase diversion through our neighborhood with two schools, several parks, and walking paths thus creating increased accident potential for children.

I have a young daughter and the safety of our neighborhood is very important to me.

Best Regards,

Ashley Olcum
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Planning
Sent: Wednesday, September 29, 2021 2:12 PM
To: Kopinski, Sara
Subject: PZC packet for ICN Conditional Use

From: Dan Swartz [REDACTED]
Sent: Wednesday, September 29, 2021 2:10 PM
To: Planning <Planning@naperville.il.us>
Subject: PZC packet for ICN Conditional Use

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ICN's proposed Conditional Use and the event traffic it would generate increase the risk of vehicle collisions. While there may be roadway capacity for the development, the issue is safe roadway operations. ICN and the City are unable to mitigate increased collision risk that the addition of a traffic light presents in a 45 MPH zone.

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Sent From the Swartz family via Gmail Mobile