

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 12:37 PM
To: Kopinski, Sara
Subject: Fw: No new development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Therese Deckelman [REDACTED]
Sent: Wednesday, May 20, 2026 8:01 AM
To: Planning <Planning@naperville.il.us>
Subject: No new development

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Please don't build more to an already heavy traffic area and not to such a pretty wetland area.
Sent from my iPhone

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 12:37 PM
To: Kopinski, Sara
Subject: Fw: Opposition to Proposed Pulte Development Near Ranchview/High Oaks

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
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From: Nathan Bell [REDACTED]
Sent: Wednesday, May 20, 2026 11:30 AM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Proposed Pulte Development Near Ranchview/High Oaks

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Dear Planning and Zoning Commission,

I am writing to express my opposition to the proposed Pulte development on the DuPage Water Commission property near Ranchview and 75th Street.

This proposal raises several serious concerns for the surrounding community:

- The development would significantly impact existing wetlands and result in the removal of nearly 900 trees, many of which are mature native trees that contribute to the environmental character of the area.
- Traffic congestion and safety issues along 75th Street, Ranchview Drive, Yackley Avenue, and 77th Street are already a concern for residents. Additional duplex housing and increased vehicle volume would worsen existing traffic problems and create further strain on local infrastructure.
- Speeding and cut-through traffic in this area are already inadequately addressed. The City has struggled to maintain and improve current roadway conditions, including basic traffic management and striping concerns in the Ranchview area.
- The proposed density and two-story duplex design do not appear compatible with the surrounding neighborhood character.
- Annexing this property into Naperville for this type of development would be a mistake. Given the location and surrounding impacts, Woodridge would be a more appropriate jurisdiction if development proceeds at all.

I respectfully ask the Commission and City Council to reject or substantially reconsider this proposal in its current form.

Thank you for your consideration and for listening to the concerns of nearby residents.

Sincerely,

Nate Bell
Naperville Resident

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 12:38 PM
To: Kopinski, Sara
Subject: Fw: Pulte development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
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From: Bhakti Ratnakar [REDACTED]
Sent: Tuesday, May 19, 2026 9:49 PM
To: Planning <Planning@naperville.il.us>
Subject: Re: Pulte development

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Hi, we are a resident of Naperville and we oppose the development of homes on 75th street by Pulte.
Bhakti Ratnakar
Sent from my iPad

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 12:37 PM
To: Kopinski, Sara
Subject: Fw: Pulte

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
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From: Dave Sinovich [REDACTED]
Sent: Wednesday, May 20, 2026 7:20 AM
To: Planning <Planning@naperville.il.us>
Subject: Pulte

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We DO NOT need MORE traffic congestion on 75 and Ranchview. We vote NO to the proposed duplex housing plan. NO NO NO

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 12:37 PM
To: Kopinski, Sara
Subject: Fw: Zoning DEV-0167-2025

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Peggy Sebring <[REDACTED]>
Sent: Wednesday, May 20, 2026 8:43 AM
To: Planning <Planning@naperville.il.us>
Subject: Zoning DEV-0167-2025

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Please consider NOT building more multi unit homes. Congestion has gotten out of control city has lost its charm. Resident for over 25 years.

Thank you
Sent from my iPad

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 1:21 PM
To: Kopinski, Sara
Subject: Fw: Pulte takeover

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
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630-420-4193 | marlotti@naperville.il.us

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From: Helene Lamarre [REDACTED]
Sent: Wednesday, May 20, 2026 12:48 PM
To: Planning <Planning@naperville.il.us>
Subject: Pulte takeover

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Please do not approve the annexation of the property on the south side of 75th for Pulte residential construction. We have enough density in the area. Pulte already has residential properties in development nearby. Don't use any sort of wetlands for more construction and traffic.

Sincerely,
Helene Lamarre

Sent from my iPhone

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 1:23 PM
To: Kopinski, Sara
Subject: Fw: Stop the insanity

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Lynne Fiore <[REDACTED]>
Sent: Wednesday, May 20, 2026 12:42 PM
To: Planning <Planning@naperville.il.us>
Subject: Stop the insanity

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How many more homes are we going to shove in Naperville?? We are turning a beautiful suburban neighborhood into a very congested city like environment. We live close to dt Naperville and it's happening here. Please stop piling people in our town!

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 4:25 PM
To: Kopinski, Sara
Subject: Fw: Opposition to Proposed Pulte Development at DuPage Water Commission Site

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
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From: Arjun [REDACTED]
Sent: Wednesday, May 20, 2026 12:56 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Proposed Pulte Development at DuPage Water Commission Site

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Dear Members of the Planning and Zoning Commission,

I am writing as a Naperville resident to express my strong opposition to the proposed Pulte development on the DuPage Water Commission property near 75th Street and Ranchview.

After reviewing the project details, I have several significant concerns:

1. Environmental Impact and Loss of Native Trees

The plan calls for removing nearly 900 trees, many of which are native and part of an established wetland ecosystem. This level of deforestation would permanently alter the natural landscape, reduce biodiversity, and eliminate an important environmental buffer in an area that already manages substantial stormwater.

2. Development on Wetlands

Building 47 duplex homes on land that includes wetlands raises serious questions about long-term sustainability, drainage, and flood risk. Wetlands serve critical ecological functions, and once they are filled or disrupted, the consequences are irreversible.

3. Traffic and Safety Concerns

The proposed entrance and internal road layout would add meaningful traffic pressure to 75th Street, Yackley, and 77th Street — corridors that already experience congestion during peak hours. Increased turning movements and additional vehicles will create safety challenges for nearby neighborhoods, schools, and pedestrians.

Although the subdivision is described as being targeted toward empty nesters, the planned two-story duplexes starting at approximately \$700,000 do not align with typical empty-nester needs or price points. This raises questions about the true long-term occupancy and traffic patterns the development will generate.

Given these concerns, I respectfully urge the Commission to deny the annexation and development as currently proposed or require substantial revisions that protect the wetlands, preserve more of the native tree canopy, and address traffic impacts in a meaningful way.

Naperville's planning decisions have always reflected a thoughtful balance between growth and environmental stewardship. I hope the Commission will continue that tradition with this proposal.

Thank you for your time and consideration.

Sincerely,
Arjun Gupta

Kopinski, Sara

From: Marlott, Isaac
Sent: Wednesday, May 20, 2026 4:25 PM
To: Kopinski, Sara
Subject: Fw: Pulse

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Dave & Chris Alexander [REDACTED]
Sent: Wednesday, May 20, 2026 3:40 PM
To: Planning <Planning@naperville.il.us>
Subject: Pulse

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As a concerned citizen for the preservation of vital land for water run off and wildlife I oppose the building of duplex homes. The continued development of our wetlands and open space is an attack on our environment and has to end.

Be the voices that have the morals to vote no.

Sent from my iPhone

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 9:16 AM
To: Kopinski, Sara
Subject: Fw: Pulte

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
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From: Kevin Froehlich <[REDACTED]>
Sent: Wednesday, May 20, 2026 10:17 PM
To: Planning <Planning@naperville.il.us>
Subject: Pulte

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Greetings,

I am writing to voice my opposition to the proposed neighborhood being constructed along 75th Street. We need to preserve our wetlands and not just build more overpriced houses.

Thank you.

Kevin Froehlich

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 9:16 AM
To: Kopinski, Sara
Subject: Fw: Annexation of Dupage Water Commission property

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
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630-420-4193 | marlotti@naperville.il.us

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From: Burton Pinchuk <[REDACTED]>
Sent: Wednesday, May 20, 2026 4:55 PM
To: Planning <Planning@naperville.il.us>
Subject: Annexation of Dupage Water Commission property

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I am, for many reasons, absolutely opposed to this purchase and annexation.
Burton Pinchuk

[REDACTED]
[REDACTED]

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 9:17 AM
To: Kopinski, Sara
Subject: Fw: Deny pulte75th near 77 yackley ranchview

Naperville Ridge Public Comment.

Isaac Marlott

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From: Nancy Gobernatz <[REDACTED]>
Sent: Wednesday, May 20, 2026 4:39 PM
To: Planning <Planning@naperville.il.us>
Subject: Deny pulte75th near 77 yackley ranchview

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Hello
I am sending a no vote for
This to happen .

This is too dangerous
Also .

To cut trees down is
Unacceptable in that area .

Ranchview school and
That area is too busy as it is
Traffic dangerous and already waiting way too
Long at lights especially
Ranchview at

75. That is a nightmare
Already .

Homes of that sort will
Be an eyesore and
Out of place . Our
Community does not
Want this in our area
And I
Am voting no .

Please do not allow
This construction to
Happen .
Thank you

Nancy gobernatz

Sent from my iPhone

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 1:32 PM
To: Kopinski, Sara
Subject: Fw: New Pulte Development on 75th and Ranchview

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
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From: Janice Holland <[REDACTED]>
Sent: Thursday, May 21, 2026 11:27 AM
To: Planning <Planning@naperville.il.us>
Subject: New Pulte Development on 75th and Ranchview

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To whom It May Concern,

My husband and I would like to express our opposition to the new development of duplex homes that is planned in the wetlands area at 75h Street and Ranchview. The traffic on 75h Street is already very heavy. This will not only create more traffic, but will also eliminate what little empty space we have left in Naperville. Removing so many native trees is also an issue. The expected price of these homes seems very high for folks trying to size down. It probably won't attract who they think it will. Our vote is no on this.

Thank you for considering our views.

Janice Holland

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 3:38 PM
To: Kopinski, Sara
Subject: Fw: DuPage Water Commission Property

Naperville Ridge Public Comment.

Isaac Marlott

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From: Debbie Geary [REDACTED]
Sent: Thursday, May 21, 2026 2:45 PM
To: Planning <Planning@naperville.il.us>
Subject: DuPage Water Commission Property

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Naperville Planning and Zoning Committee:

The building being proposed by Pulte on the site of the DuPage Water Commission Property for the development of "Naperville Ridge" should not be allowed to proceed for the following reasons:

- Deleting wetlands causes more flooding as rainwater has no land mass to go to. WE NEED WETLANDS!

- The traffic on 75th St. will be **awful**; it isn't good now. Anyone who lives in the area knows how **congested 75th is!**
- Will be hazardous with more traffic especially the **dangerous intersection at the bottom of the hill** proceeding east on 75th to Greene Rd. which is quite near the subdivision.
- Traffic will **increase on Greene** going north to get to Hobson to turn east onto Hobson. This is already backed up just about to 75th now M-F during morning traffic. Where will all these extra cars go???????
- The traffic will also **increase on Hobson** which again is already a very busy, crowded **two lane road.**
- Seniors don't want to downsize to two level homes. That is what they are trying to get away from. SENIORS WANT RANCHES!
- Seniors don't want homes anywhere from 2,500+ to 2,800+ square feet homes but rather 1,900 to 2,400 square feet homes.
- Seniors are looking for three bedroom ranches or two bedrooms and a den with a basement and screened in porches.
- Most seniors will have a hard time paying the base price of \$700,000. along with upgrades, etc.

There are many negatives for this subdivision being built. Thank you for taking these points into account with serious consideration.

Respectfully,

Debbie Geary

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 21, 2026 3:37 PM
To: Kopinski, Sara
Subject: Fw: Postpone of PZC Meeting

Naperville Ridge Public Comment.

Isaac Marlott

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630-420-4193 | marlotti@naperville.il.us

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From: [REDACTED]
Sent: Thursday, May 21, 2026 1:55 PM
To: Planning <Planning@naperville.il.us>
Subject: Postpone of PZC Meeting

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Hello,

I'm requesting to postpone the meeting on 6/3/26 related to the new subdivision in Ranchview area. This would allow for more time for the community to provide collective responses on this matter.

Thank you!
Sicong Li

Kopinski, Sara

From: Marlott, Isaac
Sent: Friday, May 22, 2026 9:07 AM
To: Kopinski, Sara
Subject: Fw: Pulte proposed development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: jackie sinker <[REDACTED]>
Sent: Thursday, May 21, 2026 9:08 PM
To: Planning <Planning@naperville.il.us>
Subject: Pulte proposed development

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Near 75th and Ranchview should not be approved. What is everyone thinking?! It is NOT needed and it will add to the already over congested area. We don't need to build on every bit of land.

Kopinski, Sara

From: Marlott, Isaac
Sent: Friday, May 22, 2026 11:10 AM
To: Kopinski, Sara
Subject: Fw: New Development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Karen Madonia <[REDACTED]>
Sent: Friday, May 22, 2026 9:58 AM
To: Planning <Planning@naperville.il.us>
Subject: New Development

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Good Morning! I would like to register my opposition to the proposed residential development off of 75th near Ranchview. The tearing down of over 900 trees alone should make people stop and think, but putting 47 duplex homes on that piece of property is crazy. I'm all for more housing, but it should be half as many units and it would be nice if they were more affordable. I'm not sure why the target market needs to be empty nesters - it seems like they have a lot of options already. But if it is, then why are these two story homes? Empty nesters typically want ranch style dwellings so they can stay in them as they age. Maybe we should be looking more at housing for new families, who can no longer afford Naperville. What about building some starter home units that allow people to start building some equity so that they can eventually afford a single family home?

As an aside, Pulte is not known for quality homes. I can't imagine paying \$700k for one.

Karen Madonia

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

Kopinski, Sara

From: Marlott, Isaac
Sent: Friday, May 22, 2026 1:37 PM
To: Kopinski, Sara
Subject: Fw: Opposition on the development of Naperville Ridge - 24W011 and 24W021 77th st

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Anne Pettinger <[REDACTED]>
Sent: Friday, May 22, 2026 1:26 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition on the development of Naperville Ridge - 24W011 and 24W021 77th st

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To the Naperville Planning and Zoning Commission,

I am writing to respectfully oppose the proposed Naperville Ridge development at 24W011 and 24W021 77th Street and urge the City to preserve this property as open woodland and natural habitat rather than approving a 94-unit duplex subdivision.

The applicant's own proposal acknowledges that this property contains significant natural features, including wetlands, drainage areas, mature trees, elevation changes, and environmentally sensitive land. The petition states that approximately 52% of the site consists of wetlands, stormwater

management areas, and special management zones, and that 61% of the property is considered open space. These facts demonstrate that this land is environmentally valuable in its current undeveloped state and not naturally suited for dense residential construction.

The developer repeatedly describes the property as a “secluded enclave” shaped by its natural resources. Rather than viewing these environmental constraints as obstacles to work around, the City should recognize them as evidence that the land itself has intrinsic ecological value and should remain preserved woodland for the benefit of the broader community.

This wooded area already provides important environmental services, including stormwater absorption, wildlife habitat, natural cooling, carbon storage, and noise buffering between neighborhoods. Once these woods are cleared and infrastructure is installed, these natural systems cannot truly be restored. Even if portions of the land are labeled as “conservation areas,” the project still introduces roads, grading, fencing, utilities, lighting, traffic, and residential density into what is currently a functioning natural ecosystem.

The proposal also seeks multiple zoning deviations, including reduced setbacks, reduced right-of-way widths, relocated parkway trees, and permission for 8-foot fences along property lines. While these requests are presented as minor, together they indicate that the property requires substantial exceptions to standard development requirements in order to make this project feasible. That alone should raise concerns about whether this is an appropriate site for this scale of development.

Additionally, the petition acknowledges that the site contains wetlands, drainage swales, and significant elevation changes. In an era of increasingly severe weather and flooding concerns, preserving permeable natural land should be prioritized over additional residential density. Mature wooded land and undisturbed natural areas are far more effective at managing stormwater than engineered detention systems alone.

The character of this area is also important. Existing nearby residents purchased homes adjacent to wooded open land and established low-density neighborhoods. Replacing this natural buffer with 94 duplex units, internal roads, construction activity, lighting, fencing, and increased traffic will permanently alter the feel and character of the surrounding community.

While the proposal emphasizes the need for housing diversity and “aging in place,” those goals do not require sacrificing one of the remaining natural wooded areas in this part of Naperville. Housing needs can and should be addressed in locations more appropriate for higher-density development and closer to existing infrastructure and commercial corridors.

Once this land is developed, it is gone forever. Future generations will not benefit from another subdivision as much as they would benefit from preserved green space, mature trees, wildlife habitat, and natural stormwater protection. Preserving this property as woodland and open space would reflect long-term environmental stewardship and protect the quality of life that makes Naperville desirable in the first place.

I respectfully urge the Planning and Zoning Commission and City Council to deny the requested rezoning, deviations, and planned unit development approval for Naperville Ridge and instead pursue preservation of this land as natural open space.

Thank you for your consideration.

Sincerely,

Anne Pettinger

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:18 AM
To: Kopinski, Sara
Subject: Fw: Opposition to Case #DEV-0167-2025 (Naperville Ridge Annexation)

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Jill Henry <[REDACTED]>
Sent: Monday, May 25, 2026 8:19 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposition to Case #DEV-0167-2025 (Naperville Ridge Annexation)

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Dear Members of the Planning and Zoning Commission,
My home backs up to the vacant property located at 24W011 and 24W021 77th Street that is currently under contract to be purchased by Pulte Home Company from the DuPage Water Commission. I also live just four houses away from the southwest corner of the proposed development. Because of this proximity, this project will directly impact my property and my neighborhood.
After reviewing the proposal, I am strongly opposed to the annexation and development of this land. First, the environmental impact of this project is significant and deeply concerning. The property is heavily wooded and contains substantial wetland areas. The amount of wildlife that appears on a daily basis is unique for a neighborhood in our area. A day does not go by where I do not see some type of

wildlife in the area behind my house whether it be numerous species of birds, deer, coyotes, or bats (I have also been fortunate to have rare sightings of mink and weasels). The proposal indicates that the developer has only engaged in “preliminary discussions” with the Conservation Foundation regarding maintenance of these areas. This is not a binding agreement and does not guarantee long-term protection of the land. This property deserves meaningful, enforceable conservation—not uncertain future management.

Additionally, the scale of tree removal is alarming. The proposal includes removing 856 trees, not including smaller trees under 4 inches in diameter. Many of these trees are part of natural regrowth following the EF-3 tornado that impacted this area in 2021. This regrowth includes a significant number of native species that are still maturing. The removal list includes nearly 200 oak trees, which are especially valuable to the local ecosystem. Oaks play a critical role in supporting wildlife, improving air and soil quality, and maintaining ecological balance. With only about 17% of Illinois’ native oak ecosystems remaining, removing such a large number of these trees is particularly concerning. The request for deviations from parkway tree requirements further reduces the likelihood that meaningful tree replacement will occur.

Second, the proposed development does not align with the stated goal of serving “move-down” or empty-nester buyers. While the proposal claims to target this demographic, the reality is that two-story duplex homes starting around \$700,000 do not reflect what many in this group are seeking. Many empty nesters are looking for smaller, single-level homes at more attainable price points. If the true intent were to serve this demographic, a 55+ community or ranch-style housing would be more appropriate. Instead, this proposal appears to be positioned to justify annexation while targeting a broader—and different—buyer pool. This raises concerns about increased impacts on local schools and infrastructure if families with children move into the development.

Third, the requested zoning deviations and infrastructure changes create serious safety and compatibility concerns. The proposal includes multiple deviations from the Naperville Municipal Code, including reduced setbacks, increased fence heights, and roadway changes. The proposed road connecting 77th Street to 75th Street is particularly troubling.

This road will likely increase cut-through traffic as drivers attempt to avoid the traffic signal at Ranchview and 75th Street, which already experiences delays. Without a traffic light at the proposed 75th Street access point, turning onto 75th will be dangerous—especially given the 50 mph speed limit and the hill that limits visibility. In addition, the connection to 77th Street appears narrow and may function as a blind intersection.

Most concerning to me personally is that this road is proposed to run directly behind my home—essentially at the edge of my backyard. The curvature of the road near my property raises legitimate safety concerns. A vehicle traveling at high speed could potentially leave the roadway and enter my yard or home. This is not a theoretical concern—it is a real risk based on the design.

There are also environmental concerns tied to this roadway. Its proximity to wetlands means that winter road salt runoff could negatively impact the very conservation areas the developer claims to protect. A more appropriate alternative would be to eliminate the through road and instead provide emergency-only access, similar to what was implemented in the Bonnema Woods subdivision off of Lisson. This would significantly reduce both traffic and safety concerns.

Finally, I want to share a personal perspective. I was in my home when the EF-3 tornado struck this area in 2021. That experience fundamentally changes how you think about safety, construction quality, and environmental protection. My neighbors' homes suffered a lot of damage due to the quality of construction of their homes. It is concerning how quickly Pulte builds homes, and if they would be able to withstand a severe storm of that strength if this area were to be hit again. I have constant reminders of the destruction from the tornado from some of the damaged trees still in view from my yard. I can also

see lots of native plants and trees taking the place of those that were lost. Once the trees are removed, it will take decades for anything comparable to return.

This development will permanently change the character of the area, the natural landscape, and the experience of those of us who have lived here for years. I respectfully ask that you carefully consider the long-term impacts on existing residents—not just the short-term benefits of development.

For all of these reasons, I strongly urge the Planning and Zoning Commission to deny or significantly revise this proposal. At a minimum, the plan should better align with the surrounding single-family character, reduce the need for zoning deviations, and prioritize genuine environmental preservation.

Thank you for your time and consideration.

Sincerely,

Jill Henry

████████████████████

Naperville, IL ██████

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:17 AM
To: Kopinski, Sara
Subject: Fw: Proposed Pulte Development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: GCSTKD [REDACTED]
Sent: Monday, May 25, 2026 11:57 AM
To: Planning <Planning@naperville.il.us>
Subject: Proposed Pulte Development

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To whom it may concern-

The proposed Pulte development was shrouded in secrecy from the bidding process (The Forest Preserve was not aware of the "open bid"... why?) and now upon reading the proposal there are numerous concerns how it will impact the surrounding properties and the questionable exceptions being requested by Pulte (St Charles is having issues with a Pulte development currently).

My concerns for my property and the community are as follows-

General Strategic Themes Potentially Applicable Across Multiple Neighborhood Areas

- The petitioner is requesting multiple zoning deviations and reduced standards while simultaneously arguing the project is compatible with surrounding residential uses.
- Residents may argue that if reduced standards are granted to the developer, enhanced protections should simultaneously be granted to neighboring homeowners.
- The requested reductions in setbacks, reduced right-of-way width, and relocation of parkway trees may cumulatively intensify impacts on adjacent homes.
- Questions may be raised regarding whether the proposed duplex density and internal roadway placement create an appropriate transition to surrounding established single-family residential areas.
- Residents may request enhanced setbacks, berms, fencing, landscape buffering, road relocation, and additional engineering review as mitigation measures.

Section 1 – Homes Bordering the West (77th Street / Yackley Side)

- Inadequate transition between existing single-family homes and proposed duplex density.
- Potential reduction in privacy due to compressed setbacks and rear-yard adjacency.
- Internal roadway placement may increase headlight intrusion, noise, delivery traffic, and nighttime activity.
- Potential cumulative impacts from reduced setbacks combined with roadway proximity.
- Loss of mature tree buffering may intensify visual and noise impacts.
- Potential cut-through traffic and turning conflicts near the Yackley/77th Street area.
- Residents may request deeper setbacks, berms, enhanced landscaping, or eastward road relocation.

Potentially Relevant Code / Legal Framework References

- Naperville Municipal Code Title 6 (Zoning Regulations)
- Naperville PUD compatibility standards
- Naperville Municipal Code Section 6-6C-7:1 (setback standards)
- General Illinois zoning principles involving compatibility, public welfare, and reasonable buffering

Section 2 – Wayewood Lane Properties (South Side / Private Well Owners)

• Residents may argue that compatibility standards require consideration of the actual existing neighborhood spacing patterns and lot relationships, not merely minimum technical zoning compliance.

- A recurring concern may be whether existing homes with deeper setbacks are improperly being used as justification for allowing new homes to be constructed substantially closer to adjacent property lines.
- Residents may argue that the logic of 'because neighboring homes sit farther from their own lot lines, the developer should be permitted to build closer to theirs' improperly shifts the burden of buffering onto existing homeowners.
- Potential incompatibility between established neighborhood spacing patterns and the proposed duplex layout.
- No apparent hydrogeologic or groundwater impact study identified within the public packet materials.
- No apparent detailed discussion regarding impacts to neighboring private wells.
- Construction excavation, grading, utility installation, or temporary dewatering activities could potentially affect groundwater conditions.
- Stormwater and impervious surface increases may alter groundwater recharge characteristics and drainage behavior.
- Potential concerns regarding sediment intrusion, turbidity, vibration, or temporary well disruption during construction.
- Residents may request pre-construction and post-construction well testing.
- Residents may request escrow, remediation guarantees, or developer-funded mitigation if well impacts occur.
- Potential concerns regarding drainage and runoff impacts affecting existing rear yards and low-lying areas.
- Residents may argue that compatibility analysis is incomplete if private well reliance was not specifically evaluated.

• Questions regarding whether DuPage County Health Department, stormwater agencies, or environmental review

entities evaluated neighboring well impacts.

• Residents may request independent engineering review of grading, stormwater, and groundwater plans.

Potentially Relevant Code / Legal Framework References

• DuPage County Countywide Stormwater and Flood Plain Ordinance

• DuPage County private well and groundwater protection oversight

• Illinois Environmental Protection Act groundwater protection principles

• Illinois Water Well Construction Code (77 Ill. Adm. Code Part 920)

• Naperville stormwater management requirements

• General municipal duty to consider public health, safety, and welfare in zoning and PUD approvals

• Illinois zoning case law concerning compatibility, buffering, and adverse impacts on neighboring properties

Section 3 – Properties to the East

• Potential concerns regarding increased density adjacent to existing residential character.

• Traffic concentration near access points may increase turning conflicts and neighborhood congestion.

• Potential spillover parking concerns associated with duplex density.

• Lighting and roadway noise concerns from internal traffic circulation.

• Questions regarding adequacy of buffering and landscaping between differing residential intensities.

• Potential construction-stage impacts including grading, truck traffic, dust, and staging activity. • Potential inconsistency between existing neighborhood lot patterns and proposed development layout.

• Residents may request additional transitional buffering or enhanced setbacks.

Potentially Relevant Code / Legal Framework References

• Naperville PUD compatibility standards

• Naperville landscaping and setback provisions

• Municipal traffic safety and roadway access review standards

I would strongly urge you and the the appropriate individuals to stop this project in its tracks as it is a questionable transaction at best. (And Naperville is already licking her wounds from the failed data center project).

I will close with a simple question.

The seller has a direct financial incentive in maximizing development intensity, which compromises the neutrality of positions advanced in support of the proposal. This alone screams of impropriety. Do you really want to hitch your wagons to this deal?

If it walks like a duck, has feathers like a duck and quacks like a duck it's a duck.

There is something shady about the way this deal was conceived and how it is being consummated. Do you really want to be part of that?

GC Stoumbelis

Naperville

Sent from my iPhone 13 Pro

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:16 AM
To: Kopinski, Sara
Subject: Fw: Written Opposition – Case #DEV-0167-2025 (Naperville Ridge, 77th Street)

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Branham Leavens <[REDACTED]>
Sent: Sunday, May 24, 2026 7:32 PM
To: Planning <Planning@naperville.il.us>
Subject: Written Opposition – Case #DEV-0167-2025 (Naperville Ridge, 77th Street)

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Dear Members of the Planning and Zoning Commission,

I am writing as a nearby property owner to express my opposition to the proposed Naperville Ridge development (Case #DEV-0167-2025) at 24W011 and 24W021 77th Street, scheduled for public hearing on June 3, 2026. I'll be out of town for the hearing.

While I understand the value of responsibly developing vacant land, I have significant concerns about this petition that I respectfully ask the Commission to weigh carefully.

I am concerned that 94 units may represent a density level inconsistent with the surrounding neighborhood, and I ask the Commission to evaluate whether the proposed development is compatible with the existing character of the area

The introduction of 94 units, representing potentially 150 or more vehicles onto a road network that already serves existing residents raises serious concerns. 75th Street and the surrounding roads were not designed with this volume in mind. I would urge the Commission to require a thorough traffic impact study before approval.

A development of this size will likely bring a significant number of school-age children into District 203. I ask that the Commission consider the impact on local school capacity before approving a project of this scale, and whether the developer has engaged with the school district on this question.

I respectfully request that the Commission either deny this petition or require meaningful modifications, including restoring standard setbacks, conducting a traffic impact study, and engaging District 203 on enrollment projections before any approval is granted.

Thank you for your time and for your service to our community.

James Leavens

██
██
██

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:16 AM
To: Kopinski, Sara
Subject: Fw: Objecting to 75th Street and Ranchview Proposed Subdivision

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Diane Sellinger [REDACTED]
Sent: Sunday, May 24, 2026 7:06 PM
To: Planning <Planning@naperville.il.us>
Subject: Objecting to 75th Street and Ranchview Proposed Subdivision

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As a resident of a subdivision at 74th & Greene Road in unincorporated Naperville, I am deeply concerned about the above mentioned project. Pulte has saturated this area with barrack style townhouses along Route 53. His developments have no curb appeal and are an oversaturated eyesore, similar to what was allowed to be built behind the Nokia facilities in Naperville.

This builder clearly has no concern for the impact of yet another mega subdivision as it will generate more traffic cutting through on Greene Road from 75th Street to Hobson Road (63rd Street) to get to either Route 53 or to I-355. Getting out of our own subdivision onto Greene Road is already difficult in the morning/evening as we compete with all the current outside traffic.

We just fought three years of illegal semi truck activity running up and down this stretch of Greene Road towards a local Bolingbrook yard and worry that any incoming tenants will be just as bad. We cannot contend with more residential traffic on top of this concern.

And the Forest Preserve District of DuPage County has imminent plans to expand patron features at the Greene barn including a canoe launch beyond the already busy dog park. Greene Road will become increasingly dangerous as 102 residents of my subdivision attempt to exit our subdivision with no stop signs or lights to assist.

DO NOT ALLOW Pulte to enrich his coffers and further decrease the uniqueness of our area. We chose to live near the forest preserves as a departure from high volume traffic. 75th Street has grown tremendously in drag racing noise and general volume since we moved here in 1990 and we cannot take any more cars.

The next thing you know they will try to justify widening 75th Street, bringing the road even closer to my neighbors' back yards!

Do the right thing Planning Commission! Stop this development and protect the quality of life for those who live in this area!

Diane Sellinger
The Woods of Hobson Greene Subdivision

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:15 AM
To: Kopinski, Sara
Subject: Fw: About development around 75th St and Ranchview Drive

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: M M [REDACTED]
Sent: Saturday, May 23, 2026 11:37 PM
To: Planning <Planning@naperville.il.us>
Subject: About development around 75th St and Ranchview Drive

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I believe the plan to build these houses around 75th and Ranchview, once again show how builders come in with a high priced, inferior quality item, make their money and disappear.

I am against the building of these houses because:

- 1) Destruction of trees which are essential.
- 2) Building in wetlands area
- 3) Pulte builds really ugly, monotonous buildings
- 4) Too expensive to house seniors
- 5) Townhouses are the last thing seniors need

How come builders use the "reason" that they are building to accommodate seniors when seniors need reasonably priced ranch homes built to their needs? Sounds good but makes no sense.

Kopinski, Sara

From: Marlott, Isaac
Sent: Tuesday, May 26, 2026 8:15 AM
To: Kopinski, Sara
Subject: Fw: Oppose - Dupage Water Commission Property / Pulte Development

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Dan Woloszyn <[REDACTED]>
Sent: Saturday, May 23, 2026 10:10 AM
To: Planning <Planning@naperville.il.us>
Subject: Oppose - Dupage Water Commission Property / Pulte Development

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Hello,

I respectfully write to oppose the development and sale of the land to Pulte Coomoany to develop DuPage Water Propert on 75th Ave.

This proposed development creates hazardous conditions for current residents of the area due to increased population density and reduction of protected wetlands impacting wildlife and micro environment for humans.

Thank you for your consideration.

Dan Woloszyn
Concerned Naperville Resident

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 28, 2026 11:07 AM
To: Kopinski, Sara
Subject: Fw: Written Comment for 6/3/2026 Meeting concerning "Naper Ridge" development plan

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Scott Li [REDACTED]
Sent: Wednesday, May 27, 2026 4:38 PM
To: Planning <Planning@naperville.il.us>
Cc: Sicong Li <[REDACTED]>
Subject: Written Comment for 6/3/2026 Meeting concerning "Naper Ridge" development plan

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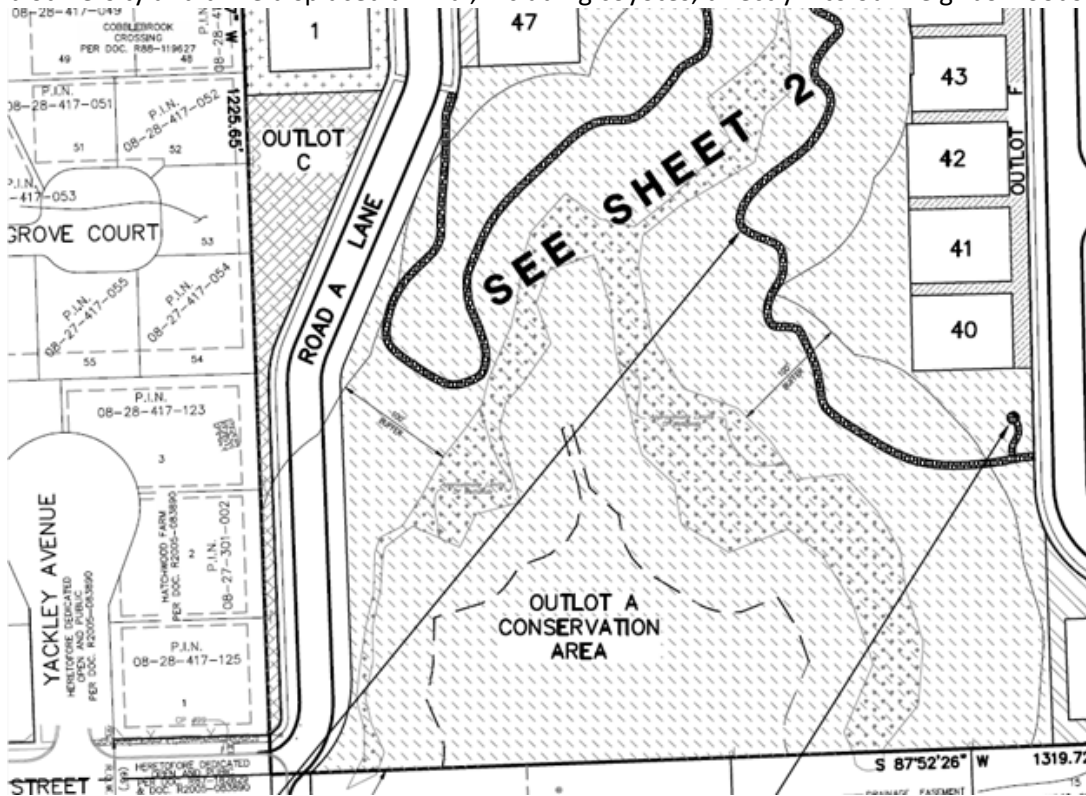
Hello, I would like this noted for the public record:

I am a Naperville resident and in the nearby areas of the proposed "Naper Ridge" development plan.

I believe this development project conflicts irrevocably with Guiding Principles #4 and #5 of the Naperville Land Use Master Plan.

Guiding principle #4 is “Incorporate thoughtful design and sustainable best practices to make Naperville a healthy community.”

The proposed lot has 856 native and mature trees. 61% of the mass is wetlands. It will decimate a historic woodland canopy verified by country records dating back to 1939. Wiping out this wildlife corridor will permanently damage local biodiversity and drive displaced animal, including coyotes, directly into our neighborhoods.



The proposed Road A lane is especially egregious. The closest the road comes to the wetlands is less than 10 feet. Far less than the recommended 100 feet buffer. Building that road as mapped out here is going to destroy that patch of wetland.

Road A is a safety hazard. The road will sit right behind our lots. Some of our houses will be surrounded by roads on three sides. The intersection of 77th and Yackley is already very dangerous with a complete 90 degree turn. Turning it into a three lane road is going to increase the danger.

Guiding Principle #5 is “Coordinate with partner agencies to ensure all residents have access to quality schools, parks, open spaces and other services.”

There is a distinct lack of public transparency. The purchase contract between PulteGroup and the DuPage Water Commission has been quietly altered and approved multiple times behind closed doors.

One of our members attended and gave public comment at the DuPage Forest Preserve meeting recently. This property was put up by the Water Commission for sale and closed in one day. Why was the Forest Preserve not made aware and not given opportunity to bid on the property? Why is the sale not made more public for auction?

I want to emphasize and have it noted for the record that this is land owned by the DuPage Water Commission/government and sold to a billion dollar company in one day. As citizens, I want to emphasize that we expect our elected officials to operate with an owner’s mindset and in the best interests of their constituents.

Let’s this development project go forward will seriously erode public trust in our local institutions.

Furthermore:

1) Naperville requires Pulte to prove they will not “substantially change the character of the neighborhood.” Cutting down nearly 900 trees will not only substantially change the character of the neighborhood, it would render it unrecognizable.

We also place a burden of “seamless transition from neighborhood to neighborhood” upon the developer. These homes would be substantially different from the neighboring homes.

2) Pulte wants some exemptions in terms of tree plantings etc. We request that no such exemptions be granted given the sensitive nature of the area.

3) We request that Pulte publish the required Threatened and Endangered Species report ASAP. This is a requirement and they have not published it yet.

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 28, 2026 11:07 AM
To: Kopinski, Sara
Subject: Fw: 6/3 - comment against annexation and Pulte's proposal

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Rita Treonis [REDACTED]
Sent: Wednesday, May 27, 2026 4:42 PM
To: Planning <Planning@naperville.il.us>
Subject: 6/3 - comment against annexation and Pulte's proposal

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To the esteemed members of Naperville's Planning and Zoning Commission,

I am against the DuPage Water Commission's proposed annexation of this parcel and against the proposed sale, zoning changes, and zoning variance requests given by Pulte.

- This parcel is not listed on Naperville's Land Use Master plan.
Resources have not been planned for and allocated by the city with a population increase on this parcel in mind.

- Proposal does not comply with current and established zoning regulations (currently zoned unincorporated R-2) and is asking for annexation into Naperville and significant zoning changes and variances. This plan does not support a seamless transition from neighborhood to neighborhood, as the current zoning regulations North and South of the property require minimum 1 acre lots, respective of the unincorporated secluded culture and rural lifestyle. Exemptions such as reduced right-of-way width, no planting of parkway trees, and reduced required setback distance of buildings are not supportive or beneficial to the community as a whole.

-The DuPage Water Commission is petitioning, on behalf of Pulte, for the annexation but is not seeking to annex the part of the property they intend to retain (with the water towers) into Naperville.

- This development could cause significant negative environmental impacts on our local ecosystem and would be a devastating loss of publicly-held green space. Property is minimally developed and heavily wooded, with a significant percentage of the acreage being wetlands. Historically, this property has always been heavily wooded, as evidenced by County aerial survey imagery going back to 1939 and 1956. This property shares a South East corner with the Greene Valley Forest Preserve. Pulte plans to destroy at least 856 established native trees, an untold number of native plants, and displace vital animal and insect species. 856 trees is over 26 trees per acre. It does not factor in sapling and seedlings, shrubs, or other plant life. The proposal cites damage from the 2021 tornado, but in the 5 years since, the trees on the parcel and in the surrounding neighborhoods have made substantial recoveries and growth. In the South East quadrant of the plan, a full detailed map of trees slated for removal is not provided. This proposal also indicates trees on property lines to be cut down. When a tree trunk is on the border of two properties, Illinois law requires the consent of both property owners for any cutting, damaging, or removal of the trunk or roots. Neighboring property owners do not intend to give consent for these trees.

- With residential properties on the East, West, South, and North borders, development risks increasing negative human and animal encounters (like coyotes) on residential properties, especially with a lack of conservation easements along the East, South, and West sides and the presence of wetland and water features on the parcel. Proposal indicates open spaces and wetlands would be owned and managed by a private HOA, which could mean the green spaces and natural resources are off-limits and not available to the public. Proposal also does not contain a Threatened and Endangered Species report, of which 65 species are currently listed as present in DuPage County, nor does it contain an Environmental Impact Study. The road on the South West quadrant of the property infringes on the 100-ft protective border for the wetlands. The culture of the neighborhoods North, East, South, and West of the parcel are centered on the proximity to nature and the adjacent location to government-held undeveloped wooded property. This

parcel is more densely wooded than many portions of its neighbor, the Greene Valley Forest Preserve, and contains significant wetlands connected to a watershed route of the East Branch of the DuPage River; it has significant ecological value and impact.

- Development increases traffic burden and safety concerns on 77th St, Yackley Ave, 75th St, Greene Rd, 79th St, and Ranchview Dr. It also plans to build an entryway and road adjacent to residential backyards, which is dangerous and detrimental to homeowners safety and property values. The traffic study was done in December of 2025 and does not factor the increased pedestrian and bike traffic in warmer months. Due to the proximity of the Greene Valley Forest Preserve and multiple residential neighborhoods, there is a significant increase in pedestrian and bike traffic on these roads. With the exception of 77th St, the arterial roads connected to and supportive of this property are under Lisle Township Highway Department jurisdiction. If annexed into Naperville, the property tax revenue will largely be going to Naperville, not the Lisle Township Highway Department. This takes away valuable resources, but increases the burden on these roadways. The 75th St corridor already struggles with speeding, drag racing, limited sight lines and dangerous left turns. Greene Rd has been negatively impacted by an increase in semi-truck traffic.

- While this development proposal indicates being "marketed" to an aging population, it is not an age-restricted community. There is nothing stopping 94 families with children from moving in. An increase in 94 families could be a significant burden on the District 203 school system, which has already been affected by population increases and the proposed elimination of 43 certified educators and 9 educational support staff positions.


- The plans do not offer potential development residents any owned, private yard space. This is essentially apartment living with an estate price tag. The proposal also touts "ranch-style" homes but the duplex homes are not exclusive main-floor living or true ranch features, since they contain second floor bedrooms.

- The plans require an alteration of current storm water patterns. Surrounding residents are concerned how these changes will affect their properties and communities, and the DuPage River watershed. Drainage easements are considered for the unincorporated properties on the South border of the parcel, but buildings on the proposed development side do not have a comparable setback to accommodate the drainage.

- This proposal attempts to create zoning and variances changes to support itself rather than being cohesive with current and established zoning standards, which uphold the best and highest use of a property to support the surrounding neighbors, neighborhoods, and communities. Does this development serve the highest and best use for our community? Or just profits for Pulte?

- Pulte is a multi-billion dollar corporation. Pulte will be profitable without this parcel. The DuPage Water Commission will still continue to provide water to municipalities without this parcel and without the revenue from the sale to Pulte. Developments will continue to be built on truly vacant lands and commercial lots in Naperville and DuPage County. The only ones with anything to lose here are the neighbors and neighborhoods near this parcel, the native plants, animals, and insects that reside on these 32.52 acres, our surrounding community, and our environment as a whole.

Sincerely,
Rita Treonis


Naperville, IL 60565

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 28, 2026 11:08 AM
To: Kopinski, Sara
Subject: Fw: Comments in opposition to the Naperville Ridge proposed development...

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: Otto Guedelhofer [REDACTED]
Sent: Wednesday, May 27, 2026 4:48 PM
To: Planning <Planning@naperville.il.us>
Subject: Comments in opposition to the Naperville Ridge proposed development...

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Comments in opposition to the Naperville Ridge proposed development.

case #Dev-0167-2025

We have been a resident of Wayewood for over 40 years and share the south property line with the DuPage Water Commission tank farm since their inception. Our family have enjoyed the Silverman woods that became the DWC tank farm, its woods, lake and wildlife for years. We enjoy watching the frequent visits of deer, fawns and other wildlife from our house and deck and do not look forward to the property impact of the high density duplexes concentrated right behind our house, the loss of wildlife prevented from access by the wood fence and looking at a wood fence rather than a robust old growth oak and hickory woods. Simply stated to suggest that the development will not negatively impact our use and enjoyment of our property is ridiculous.

I have studied the materials provided on the Zoning and Planning Commission web site. Several significant misleading statements were made in the Plute presentation;

1. the road access to the development from Old Yackley is both dangerous and poorly conceived. The main access to the north will create further safety risks and traffic congestion on 75th street which has become a major east west county access to Naperville.

2. The material provided is significantly incomplete.

a. The location of the 865 tree removals, especially around the concentrated duplexes, roads and surrounding lawns are not shown. Over 400 oak and hickory are scheduled for removal. Suggests clear cutting all trees which survived the 2021 tornado. Those that survived, especially along the southern property line must be saved to maintain the character of the surrounding community. The set back of 26 feet from the town houses to the property line is too small to provide an adequate buffer or room for these trees. Key plans are not provided showing the tree removals.

b. The drainage easement is shown to stop at the southern property line, yet the contours continue to show downward slope to the northeast jeopardizing the row of duplexes along that property line (#22 to #28). The easement is not typically 100 ft as stated it is much less on the wayewood side.

c. The concept that the clearance or buffer between the back of our hoses and the back of the duplexes incorrectly suggests that Plute provided this buffer when in reality Plute provided only 26 feet necessitating removal of Centennial, surviving oaks and Hickory's.

d. The duplex elevation graphics incorrectly show them surrounded by mature trees that are all scheduled to be removed and a few 6 to 10 foot ornamental and evergreen trees are offered to replace the mature woods.

e. The concentration of duplexes in a small fraction of the property creates unacceptable density rather than the concept of 94 units on 32 plus acres. If the empty nester concept is good then cut back on the density and employ or use the natural existing benefits that is frequently listed in the accompanying narrative. This further misleads the conditions.

f. The concept that this development will not reduce the value of my property is simply not credible.

g. Notes in the revision block of the landscape drawings state changes were made per City comments on 3/18/26 and 4/24/26. Does this constitute a conflict of interest in an effort to make changes to secure favorable action by the board? I would like to see these communications.

h. The presence of a county board member on the DWC board also suggests unusual communication, especially since there have been reports that board members were blindsided by the DWC.

I would ask the Commission to carefully consider that you are not being given all the information you should have to make your decisions. Furthermore please carefully consider the use and enjoyment of those owners who surround the proposed development. I believe the empty nester concept may be a good idea but Plute's proposal should be soundly defeated on the principal grounds that such close clustering of duplexes on clear cut beautiful woods is simply wrong.

Otto C Guedelhofer

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 28, 2026 11:08 AM
To: Kopinski, Sara
Subject: Fw: Background DCW Property or Naperville Ridge.

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: ocg [REDACTED]
Sent: Wednesday, May 27, 2026 4:52 PM
To: Planning <Planning@naperville.il.us>
Subject: FW: Background DCW Property or Naperville Ridge.

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Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: Otto Guedelhofer <[REDACTED]>

Date: 5/27/26 1:29 PM (GMT-06:00)

To: Otto Guedelhofer <[REDACTED]>

Subject: Background DCW Property or Naperville Ridge.

Background DCW Property or Naperville Ridge.

My name is Otto "Chuck" Guedelhofer. I have lived for nearly 40 years adjacent to the south property line of the DWC woods in Wayewood Subdivision and have watched this part of the County develop. I and my family have frequented the Green Valley FP for many years as well as the Silverman's property now known as the DWC woods.

We have tried to encourage the DCFP purchase of what has become Thornberry Development with its wetland and proximity to the two, DWC million gallon tanks and the much smaller DuPage County Horton sphere type tank adjacent to the DWC tanks to the east. We were never offered water from any of these and shortly after activating the DC well pump supplying water to the smaller DC tank, our well went dry. We had to deepen our well because of the drawdown of the DC well.

We heard the tornado pass through the DWC forest within yards of our house destroying many Centennial Oaks, Hickory and others that night a few years ago. We contacted the DWC for assistance in clearing several precariously hanging tree tops and ultimately after agreeing to help they deemed it too expensive and abandoned their limited efforts to clean up the damaged trees. So much for stewardship!

Now we were awakened last Saturday (July 19th) to the sound and vibration of heavy equipment cutting a swath of forest just inside the perimeter of the woods, visible from our back yard. Think the movie Avatar clear cutting. No notice. No attempt to describe what the DWC plans might be. Obviously no concern for those of us who have surround their borders for decades. The DWC continues to exclaim they have no ability (nor desire) to control what a buyer might do with the public land!

As I have attempted to educate myself about the situation I find that the chairman of the DWC who as you know is also a DuPage County Board member did not share their plans to sell the unused woods with either the County Board or the FP. One must wonder why it was not openly discussed, one public group to another. Was it because the DWC wanted to silently and quickly sell the property to a developer because in part they needed money for their \$80 million Golf Course purchase that left them dangerously short of funds?

As with the Thornberry subdivision, once again I appeal to the FP to consider purchase of one of the few remaining old growth woods in the otherwise crowded part of the County soon to become more crowded. I recall hearing that the property cannot be sold for a profit because of the governmental acquisition so the FP should not be able to find a better buy.

The property shares a corner with the GVFP and there is undeveloped property that could easily be reasonably purchased to facilitate access for a path between the GV forest preserve and the DWC. Please note that in addition to several wet lands there is a picturesque pond just south of the two large water tanks that is used by abundant wildlife including deer, wood duck families and numerous water fowl and birds from nesting Red Tail and Coopers Hawks to Pileated Woodpeckers and many others. My family and others have hiked the woods and ice skated on the pond before the DWC purchased the property.

The large water tanks present an unattractive back drop for high-end homes as well as a potential safety risk should the DWC fail to properly maintain them. As a forensic engineer I have investigated the fatal failure of a 100,000 gallon steel tank in Kentucky several years ago and pointed this out to the County when hearings for the DWC tanks were held before land acquisition and construction. Can you imagine the sudden rupture of a million gallon tank just up slope from Thornberry.

I apologize for the long rambling email but we who are directly affected by this situation would like to not only know, but see, action to correct this secretive deal to provide Affordable Housing as described as a missed opportunity by the President of the County Board and the Chairperson of the Affordable Housing sub comity as well as the Ad Hoc Affordable Housing Committee which includes all of the County Board members. The best and highest use of this wooded property is to offer it the shelter and protection of the FP. It simply makes no sense to clear cut it to make yet another high density sub-development that would place further demands on the County resources and service costs while destroying the tranquility of a sizable stand of irreplaceable woods.

If there is anything I or my neighbors can do to assist you with the proper disposition of this property please let me know. It affords a opportunity to preserve woodlands at a reasonable cost. When you have digested this please reach out to me so that we may work together to correct this before it is too late. My phone number is [REDACTED] Thanks

Sent from my iPad

Kopinski, Sara

From: Marlott, Isaac
Sent: Thursday, May 28, 2026 11:09 AM
To: Kopinski, Sara
Subject: Fw: Proposed rezoning of water commission land.

Naperville Ridge Public Comment.

Isaac Marlott

Assistant Planner | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle Street | Naperville, IL 60540
630-420-4193 | marlotti@naperville.il.us

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From: John Arneth [REDACTED]
Sent: Wednesday, May 27, 2026 5:00 PM
To: Planning <Planning@naperville.il.us>
Subject: Proposed rezoning of water commission land.

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Members of the Naperville zoning board-

My name is John Arneth and I am the homeowner at [REDACTED] which backs up to the dupage water commission land that is proposed for rezoning.

I am writing to completely object to the proposal to rezone this land for the purpose of the Naper ridge project.

I have spent the majority of my life living in this town and am a proud graduate of Naperville Central (2001). I have seen our city grow well beyond anything that my family could have imagined when we moved here in 1996.

However, I believe that this project is not what Naperville needs or ever has desired. The amount of exemptions alone should make each member of the board ask if this is really the best use of this space. The fact that the land connects to Greene valley forest preserve but the water commission never gave the preserve district an opportunity to purchase it should tell you something.

This property (along with our home) was directly hit by the tornado in June of 2021. As much as that storm took down some of the oldest trees, many new ones have thrived in this piece of untouched dupage county. The native species have once again come back as a testament to our local ecosystem. A system that this development is sure to damage, no matter what their plan says about "wetland conservation". The list of nearly 900 trees and many more native plants that this proposal plans to destroy is something that no one in Naperville should be ok with.

Beyond the massive environmental damage this development will cause is one of traffic. The proposed road connecting 75th street and 77th/Yackley is one of great concern. In our modern technologically advanced age, people use apps to get them to their next destination as fast as possible. This proposal would add a road that would allow drivers to bypass the signals at ranchview and 75th. The new updated signals at greene road and 75th were added due to many an accident that I have personally witnessed during our time here in the area. This development will cause more issues on a stretch of road that is already very busy each and every day.

I believe that the City of Naperville is filled with people who want a safe area with good schools and plenty of nature. Let's not have a development that goes against these ideals.

I strongly oppose any rezoning of this property into the city of Naperville for development .

Sincerely

John L. Arneth
Homeowner

████████████████████