

## Mattingly, Gabrielle

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**From:** Tricia Kazmar <[REDACTED]>  
**Sent:** Wednesday, July 12, 2023 3:51 PM  
**To:** Planning  
**Subject:** Concerns Regarding Proposed Transitional Use Zoning and Development at 27W280 Bauer Road PIN: 70-12-226-002 and 07-12-209-022  
**Attachments:** Kazmar Letter\_PIN 70-12-226-002 and 07-12-209-022.docx  
**Follow Up Flag:** Follow up  
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Below and attached are our comments to be included in the meeting packet sent to the PZC regarding the Proposed Transitional Use Zoning and Development at 27W280 Bauer Road

PIN: 70-12-226-002 and 07-12-209-022.

Thank you!  
Tricia Kazmar

Dear Members of the Naperville Planning and Zoning Commission,

We are writing to express our deep concerns regarding the proposed rezoning of the property at 27W280 Bauer Road into a Transitional Use (TU) district and the subsequent development of ten townhomes on the site. As residents in close proximity to the proposed development, we believe it is crucial to carefully consider the potential implications on the surrounding neighborhood and community.

Our opposition stems from the TU zoning designation, which allows for commercial development, and the significant number of townhomes proposed for a lot of less than an acre. This raises concerns about parking feasibility in a car-dependent neighborhood, increased congestion, and potential impacts on the quiet residential character of our street. We also believe that emergency vehicle access should be a key consideration in these discussions.

The summary of development mentions the existing surrounding area, which has witnessed significant development along Mill Street. While those developments align with the busy nature of Mill Street, it is important to recognize that Bauer Road primarily consists of single-family homes. The proposed development on Bauer Road, within a TU zone, sets a precedent that may adversely impact the bedroom community along our street. Placing such a high-density development on a small lot could potentially disrupt the existing neighborhood fabric and compromise the serene environment that defines our community.

In reviewing the details provided, we note that the proposed development falls short of the minimum lot area requirement by 931 square feet. Although the developers argue that this variance would not overwhelm the

city's utilities, schools, parks, or roadways, we urge you to consider the potential long-term effects on our infrastructure and the overall quality of life in the area. Minimum lot requirements were developed for a reason. Squeezing more properties onto a given lot solely benefits the developer/owner, not the existing (or future) community. It is essential to strike a balance between development and preserving the character and integrity of our community.

Our primary concern revolves around the significant parking challenges that the proposed development may impose on our community. Each townhome, featuring three bedrooms, suggests the likelihood of residents owning multiple vehicles. Although the summary of development mentions that the parking provision will meet city requirements, **it is crucial to emphasize that fulfilling the minimum requirements does not adequately address the potential parking demand.** The limited on-site parking available will inevitably compel residents to seek parking options on nearby streets, particularly within and nearby Knights subdivision, which currently permits unrestricted parking. Consequently, we can anticipate a substantial increase in parked vehicles on our street, fundamentally altering its existing character and disrupting the tranquility we currently enjoy.

Given the absence of parking availability along Mill or Bauer, and the fact that incorporated Naperville prohibits overnight parking, the proposed development will inevitably direct vehicles to park on our street. **This is not a hypothetical concern but an imminent reality that will significantly impact our community.** Therefore, it is imperative that we address this issue with a sense of urgency and ensure that sufficient parking provisions are in place to alleviate the potential parking congestion that could detrimentally affect our neighborhood.

Moreover, the proposed development exacerbates the existing challenges related to walkability and access to essential services, including emergency access. With significant distances to public transportation, grocery stores, and other amenities, residents will heavily rely on private vehicles, exacerbating traffic congestion, and straining our already burdened roads during peak travel times. The lack of consideration for overflow parking also raises concerns about the potential spillage of parked vehicles onto adjacent streets, further exacerbating the existing parking challenges.

Furthermore, we would like to draw your attention to the developer's mention of the recently incorporated Adler Point Subdivision, located to the East of the Property, in their petition. It is worth noting that the lot within Adler Point Subdivision, also on Bauer, was originally a full acre before being incorporated under the R1A zoning designation.

Despite the limitations imposed by the R1A zoning, the owner of that lot managed to find a way to make three homes financially viable within the given zoning regulations. This demonstrates that it is possible to develop the lot in question without resorting to a Transitional Use zoning designation. By considering a similar zone designation for this lot, we can ensure compatibility with the surrounding neighborhood and maintain the existing residential character of our community.

In conclusion, we respectfully urge the Naperville Planning and Zoning Commission to thoroughly consider the concerns raised by residents regarding the proposed rezoning and development on Bauer Road. The impact on parking availability, congestion, neighborhood character, and public resources should be carefully evaluated. Furthermore, we request that you reconsider the density of the development and explore alternatives that strike a balance between meeting housing needs and preserving the existing character of our community. Given the successful development of three homes within the R1A zoning designation in the recently incorporated Adler Point Subdivision, we propose a similar zone designation for this lot, which would align with the surrounding neighborhood and maintain the residential integrity we cherish.

Thank you for your attention to this matter. We trust that you will carefully consider the concerns and perspectives of the community members directly affected by this proposed development. By fostering inclusivity and shared decision-making, we can ensure the continued prosperity and quality of life in our neighborhood.

Sincerely,



## Mattingly, Gabrielle

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**From:** Patricia Graham [REDACTED] >  
**Sent:** Wednesday, July 12, 2023 10:23 AM  
**To:** Planning  
**Subject:** PZC #23-1-006, 27W280 Bauer Road (Mill & Bauer Townhomes)

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- Regarding PZC #23-1-006, 27W280 Bauer Road (Mill & Bauer Townhomes) - Continued from the June 7, 2023 PZC meeting

My name is Patricia Graham and I live at [REDACTED] in the Cress Creek Townhomes. I have lived here for 24 years. I stand in opposition to this development.

While I appreciate the developer's attempt to address density by reducing the number of units proposed, it is still too dense. The term "townhome", to most, indicates private ownership of the unit. This is not the case for the proposed development. It would be wholly owned by one entity with the units being rented out. This, by any other name, is an apartment building. It is not unusual, in this area, for parents to rent lodging in order to place their children in the Naperville CUSD 203, especially the high schools and sometimes only for the senior year, then quickly depart.

Further, the property immediately to the east of the proposed development has recently been listed for sale. The first words of the listing, in capital letters, states: "**ATTENTION INVESTORS. VALUE IS IN THE LAND.**" Three or four more apartments and we're right back where we started.

Interestingly, the developer can see a park to the north, a farm to the south, and a church to the west. The developer turns a blind eye to the single-family homes to the immediate east and west as well as the upscale, privately owned, townhomes to the immediate west where rentals are prohibited. These owners are neighbors with pride in their homes and land.

Taking the long view, if this rezoning and development is approved, how many scores of apartments could be built on the farm property?

Please help us maintain the integrity of our neighborhood by disapproving both the rezoning and the proposed apartments.

Thank you for your time and attention.