

March 17, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Plan Commission and City Council, City of Naperville

I have been a resident of Naperville for the last 30 years and had the pleasure of working with Charleson Building and Development to build our current home in Jefferson Estates subdivision in 2016.


I am aware of the proposed Charleson Place single family detached homes development plan at the site adjacent to our subdivision, Meson Sabika restaurant and All Saints Catholic Academy and would like to formally record my support for this development.

I have firsthand experience of the quality of work that Charleston does, and I am sure that they will enhance the appeal of the vacant lot along Aurora Avenue. A family-friendly development in this area will be a welcome addition and I assume it will only generate moderate traffic compared to any other type of development on this land.

Additional landscaping that will be incorporated with the homes and a family-friendly environment that single family detached homes create will also be pleasant for our surroundings, particularly as I often take morning walks with my dog around this area.

I welcome quality single family housing being added to our city's housing supply and enthusiastically support the ideal that a reputable local builder is undertaking this development.

Thank You,


(Pravin Kumar)

Naperville, IL 

Beaver, Adam

From: Albert Brown [REDACTED]
Sent: Wednesday, March 19, 2025 3:47 PM
To: Planning
Subject: Comment on DEV-0022-2025

Follow Up Flag: Follow up
Flag Status: Completed

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

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

re: Mitigating impact to pedestrian sidewalk during construction (DEV-0022-2025)

Dear Planning and Zoning Commission:

I live along Aurora Ave. here in downtown Naperville and regularly use the sidewalk / walking path where this new development (DEV-0022-2025) is being proposed.

Question: Can the commission please look into how best to mitigate the impact to the pedestrian traffic along Aurora Ave. during such a development?

My concern is that only the *north side* of Aurora Ave has a contiguous sidewalk, while the opposite side (south) ends abruptly before reaching Wild Cherry Rd. (This was noted briefly in the traffic study posted online).

It's also important to note that there is also *no convenient crosswalk* for pedestrians to utilize a crossing if the sidewalk on the north were to be impacted (e.g. blocked off/closed/obstructed) by construction and may result in pedestrians being required to step into the road and/or trying to cross Aurora Ave unexpectedly. (This was my experience during a recent construction project along Aurora in years past).

Thank you for your time and consideration.

Best,
Albert Brown

March 18, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As the homeowner of [REDACTED] in Jefferson Estates, I am writing to express my support for the proposed Charleston Place Subdivision. Charleston built my home in 2006 with my best interests and the best interests of the local community in mind. I am confident they will do so again.

Charleston Place will obviously bring economic benefits to the city, but more importantly the subdivision will provide us many new neighbors with a vested interest in keeping Naperville great. Therefore, I respectfully request the City of Naperville support the proposed development.

Sincerely,


Craig G. Ellinger

March 18, 2025
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a long-time resident of Naperville, and the owner of [REDACTED], Naperville, in Jefferson Estates, which adjoins the proposed subdivision, I am writing to express my support for the Charleston Place.

On balance, I think the proposed Charleston Place is the best option of all or the realistic alternatives for the use of the parcel being sold by All Saints Academy. As a neighbor, I am happy to see single family homes being added to maintain the character of our residential community.

I am also pleased that Charleston is the builder and developer because:

- Charleston builds exceptional quality homes, and I've seen their plans which indicate that they will do the same at Charleston Place.
- Charleston has also assured me and my neighbors that their plans appropriately address any drainage and water runoff issues resulting from the changed use of the property.
- I'm also pleased to hear that Charleston is working with the city to make the landscaping and make the adjoining areas on Aurora Avenue more aesthetically pleasing to the community.

I respectfully request the City of Naperville to support the proposed development.

Thank you. Please do not hesitate to contact me if you would like to discuss this further.

Herbert J. Guarascio

[REDACTED]

Naperville, IL [REDACTED]

[REDACTED]

Tanya J. Stanish
[REDACTED]
Naperville, IL [REDACTED]

March 16, 2025

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

**Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103
Aurora Avenue, Naperville ("Charleston Place")**

Dear Naperville City Staff, Plan Commission and City Council,

As the owner of a residence in Jefferson Estates, I am writing to express my support for the proposed Charleston Place Subdivision.

I have worked extensively with Charleston Builders. Once to extensively remodel a residence in Naperville and a second time to build my residence in Jefferson Estates. They are impeccable builders, honest and produce quality, beautiful and long-lasting homes that Naperville should be proud to have in their community.

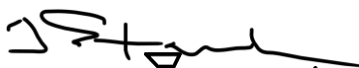
The proposed Charleston Place Subdivision would be another great addition to the City of Naperville, bringing more families to the area. Naperville is known for its quality schools and having Naperville Central and All Saints Academy nearby are sure to attract many homebuyers.

The proposed neighborhood would also beautify Aurora Avenue, give Jefferson Estates a sister community and enhance the overall neighborhood feel of our section of town. The maintenance-free single-family homes will also be attractive to families and provide more buying choices.

Charleston builds quality homes and the plans for these homes appear in line with their expertise. There is no doubt that they will build an amazing community, just as they did with Jefferson Estates.

For all these reasons and more, I respectfully request that the City of Naperville support the proposed development as it provides many benefits that are complimentary to the existing area and are vital to quality living. The Subdivision will contribute to the long-term economic vitality of our great City.

Very Truly Yours,



Tanya J. Stanish

March 19, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As the owner of [REDACTED] in Naperville (Jefferson Estates), we are writing to express our support for the proposed Charleston Place Subdivision. Please note that we are directly impacted by this building project as it directly backs up to our backyard (currently the field behind All Saints Academy).

In support of this project, we would like to highlight a couple of supporting points for your consideration:

- The **proposed homes are a complementary use to the surrounding land uses** which All Saints Academy, Jefferson Estates and Meson Sabika.
- Most importantly, **we are supportive specifically because of the quality of the project and the builder, Charleston Builders**. We are pleased to see the quality of the homes being proposed.
- We are highly supportive of the **proposed investment in improving this property and enhancing its appearance** which has sat vacant for the past few years. We are grateful to see a local building involved and really appreciate the community that Charleston built at Jefferson Estates.
- **We appreciate Charleston** working with the city to provide additional landscaping along Aurora Avenue.

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

Thank You,



Allyson Gorman and Howard Schwab
Owners of [REDACTED], Naperville
Jefferson Estates

City of Naperville
400 S Eagle Street
Naperville, IL 60540

Dear City of Naperville, I am currently a Naperville resident. I live in north Naperville in the Danada Woods townhome subdivision. I am writing to say that I support the building of the Charleston Place Subdivision homes for the following reasons.

- My husband and I want more of a backyard and detached single-family lifestyle.
- The proposed HOA gives us the same maintenance that we have in our community, but it also provides more independence in living and more property to enjoy with my children and grandchildren.
- I also love the location. Being next to Meson Sabika and All Saints Academy feels comfortable and convenient in all directions.
- Convenient for my husband and I to eat, and for my grandchildren should they choose All Saints Academy. Having those two businesses provides a safety factor that feels right.

I request that the City of Naperville support the proposed development as it provided more economic vitality to the city as well as a complimentary location to the existing business and residential homes surrounding.

I love living in Naperville and find these proposed homes to be a wonderful solution for our needs.

Thank you.



Karen Taylor

[REDACTED] Naperville, IL

March 17, 2025
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a parent of All Saints Catholic Academy, I am writing to express my support for the proposed Charleston Place Subdivision.

First and foremost, the proposed homes are a complementary use to the surrounding land uses, which include All Saints Academy, Jefferson Estates, and Meson Sabika. The new homes will seamlessly integrate into the existing fabric of our neighborhood, contributing to its continued growth and vibrancy.

Furthermore, I am fully supportive of the investment being made in improving this property and enhancing its appearance, especially given that it has been vacant for several years. It is encouraging to see a thoughtful, well-planned proposal for a site that has long been underutilized. The development will certainly breathe new life into the area and contribute to a more attractive and well-maintained community.

Additionally, it is particularly exciting to see a local builder, Charleston, involved in this project. Their work at Jefferson Estates is a testament to their ability to create strong, close-knit communities, and I have every confidence that they will bring the same level of care and commitment to this new development. Their dedication to working with the city to improve landscaping along Aurora Avenue is also very much appreciated, as it will help further beautify the area and contribute to its appeal.

Lastly, I am pleased to note that the residential use of this property will generate less traffic than other potential uses along Aurora Avenue. This will help mitigate concerns about congestion and maintain the character of the surrounding area, making it a more pleasant environment for all residents.

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

Thank You,

A handwritten signature in cursive script that reads "Katy Maurer". The signature is written in dark ink and is positioned above the printed name.

Katy Maurer

March 17, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a parent with a current child at All Saints Catholic Academy, I am writing to express my support for the proposed Charleston Place Subdivision.

- The proposed homes are a complementary use to the surrounding land used by All Saints Academy, Jefferson Estates and Meson Sabika. For All Saints in particular, this is an ideal option as a residential area is quieter and safer than other business options. The existing subdivision has been a great partner thus far to All Saints and we expect that this will continue.
- I look forward to seeing an improved appearance of a lot which has sat vacant for the past few years. We appreciate Charleston working with the city to provide additional landscaping along Aurora Avenue.
- I appreciate a local builder leading this development and the community that Charleston built at Jefferson Estates.
- Finally, as a parent that has daily pick up duties, I appreciate that the residential use will generate less traffic than other options.

I respectfully request the City of Naperville support the proposed development as it provides many benefits. I strongly believe this is the best option for All Saints and our students. I believe this will benefit Naperville as well with a well built neighborhood that brings community and economy vitality.

Thanks,

Rachael Brownlee



March 15, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As the *School Board President of All Saints Catholic Academy*, I am writing to express my support for the proposed Charleston Place Subdivision. My support of the proposed project is based on the following:

- The proposed homes are a complementary use to the surrounding land uses which All Saints Academy, Jefferson Estates and Meson Sabika
- Supportive of the proposed investment in improving this property and enhancing its appearance which has sat vacant for the past few years.
- Pleased that the residential use will generate less traffic than other used located along Aurora Avenue

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

Thank You,

A handwritten signature in blue ink, appearing to read 'S. Preze', with a long horizontal flourish extending to the right.

Steven Preze, ASCA School Board President

March 14, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a resident of Naperville and parent of a student at All Saints in Naperville, I am writing to express my support for the proposed Charleston Place Subdivision.

My support reflects that:

- The proposed homes are a complementary use to the surrounding uses which include All Saints, Jefferson Estates, and Meson Sabika
- The proposed investment improves the property and enhance its appearance
- The quality of the homes being proposed are good with incremental property taxes expected
- Charleston built high quality units at Jefferson Estates, and is providing landscaping along Aurora
- The residential use will generate less traffic than other uses along Aurora Avenue

I respectfully request the City of Naperville to support the proposed development as it provides many benefits that are complementary to the existing area while contributing positively to the City.

Thank You,

A handwritten signature in black ink, appearing to read "Justin Budd". The signature is stylized with a large, sweeping initial "J" and a cursive "Budd".

Justin Budd

March 17, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a Naperville resident residing at [REDACTED] I am writing to express my support for the proposed Charleston Place Subdivision for the following reasons;

- The proposed homes are a complementary use to the surrounding land uses which are All Saints Academy, Jefferson Estates and Meson Sabika restaurant.
- Appreciate improving the city's housing supply and providing more options to residents.
- Supportive of the proposed investment in improving this property and enhancing its appearance which has sat vacant for the past few years.
- Pleased to see the quality of the homes being proposed.
- Appreciate Charleston working with the city to provide additional landscaping along Aurora Avenue
- Pleased that the residential use will generate less traffic than other land use located along Aurora Avenue.

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

Regards,

Thomas Neal



March 17, 2025

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

Dear Naperville City Staff, Plan Commission and City Council,

I will have been a resident of Naperville for 33 years in May, 2025 at [REDACTED], Naperville [REDACTED] and have been an administrative staff member at All Saints Catholic Academy located at 1155 Aurora Avenue in Naperville for 20 years on February 14, 2025. I am respectfully writing this letter of support of the proposed single-family home subdivision, Charleston Place to be located at 1103 Aurora Avenue, Naperville.

When my husband Philip and I married in 1984, Naperville's population was 50,197, and we decided to move to neighboring Woodridge because Naperville was 'just too big'. When our family started to grow and we needed a larger home and a good public school district, we moved to Naperville in 1992. At that time, the population was growing fast and was over 90,000 residents. So much for 'too big'. Here in 2025, the population is now approximately 150,245. I have personally witnessed the huge growth of Naperville's population over the past 40+ years.

Change is hard for most folks, especially when it involves the development of open land that has 'been there forever'. Living where I live in South Naperville, I have seen this happen close to my home with the development of the open land that became the Walgreens at 1303 Wehrli Rd in Naperville, 60565 as well as the Heatherfield Subdivision on the SW corner of Naper Blvd and 75th Street. While there is no longer open land at either of these locations, there is a retail establishment in the Walgreens that is very tastefully set back and well supported by local residents. It was needed in this south Naperville location as their 87th Street store was always too crowded. The homes at Heatherfield were thoughtfully built at that busy corner with beautiful landscaping. Heatherfield has not been a problem with either traffic or water runoff. In my humble opinion, both of these land uses were 'not popular at first' with lots of negative chatter, but were well planned and serve the community well in the years that have followed their development.

The proposed homes of Charleston Place would be complementary to the current land use that surrounds it with All Saints Catholic Academy where I work, as well as our neighbors at Meson Sabika and the beautiful homes of Jefferson Estates which was developed by Charleston.

I personally am very protective of our beautiful All Saints campus and what it brings to central Naperville, and whole heartedly support the proposed investment in and development of this open space by Charleston. Charleston is a local builder that knows this area well and has come to the table with a plan that respects the property and location. When completed, we will all benefit with tastefully landscaped and quality single family homes as neighbors. This is not a commercial or retail stretch of land along Aurora Avenue. This proposed residential use will generate much less traffic than other potential uses in this busy part of town.

I thank you for the opportunity to respectfully and humbly request that the City of Naperville support the proposed development of Charleston Place. I look forward to welcoming our new neighbors at Charleston Place in the coming years, and seeing how well they fit into our community. This will not only benefit our local community here on Aurora Avenue, but contribute to the economic vitality of the City of Naperville for many years to come.

Kindest regards,



Patricia Bajek

[REDACTED] Naperville [REDACTED]

March 14, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As the principal of All Saints Catholic Academy, I am writing to express my support for the proposed Charleston Place Subdivision. I have had the opportunity to carefully review the plans for the proposed homes and think they will be complement the surrounding area and be good neighbors for All Saints. Charleston built Jefferson Estates, directly behind our campus, and it is a beautiful neighborhood. We expect to see the same for the homes proposed. Charleston plans to work with the city to provide additional landscaping along Aurora Avenue as well as between the new homes and All Saints.

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

Thank You,

A handwritten signature in cursive script that reads "Margie Marshall".

Margie Marshall

Principal, All Saints Catholic Academy



March 17, 2025

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

Re: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103 Aurora Avenue, Naperville ("Charleston Place")

Dear Naperville City Staff, Plan Commission and City Council,

As a Parent at All Saints Catholic Academy and a Finance Committee member, I am writing to express my support for the proposed Charleston Place Subdivision.

The reasons that I am supporting this project are as follows:

- As a local general contractor, I am well aware of Charleston Building and Development's background and history of building beautiful communities.
- The Van Someren family is very well known for contributing to Naperville, both through their developments and their contributions to the community.
- The proposed homes are a complementary use to the surrounding land uses which All Saints Academy, Jefferson Estates and Meson Sabika are a part of. They will be very well received.
- We are very supportive of the proposed investment in improving this property and enhancing its appearance which has sat vacant forever.

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

Thank You,

A handwritten signature in blue ink, appearing to read 'Wayne Klein II'.

Wayne Klein II
President
Klein Construction Services, Inc.



[REDACTED]
Naperville, IL [REDACTED]

March 18, 2025

City of Naperville
400 S. Eagle St.
Naperville, IL 60540

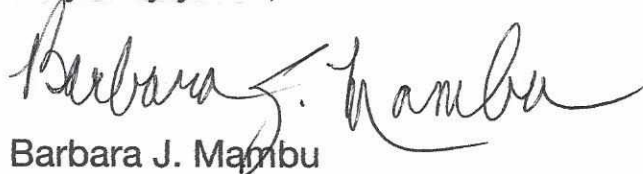
Dear Naperville City Staff, Plan Commission, and City Council,

As a member of the School Board of All Saints Catholic Academy and a resident of Naperville, I am writing to express my support for the proposed Charleston Place Subdivision, which will be built adjacent to the school. I am confident that the builders will be good neighbors to the school and the surrounding neighbors (Meson Sabika and Jefferson Estates). The quality of homes proposed is in keeping with the subdivision, Jefferson Estates, that Charleston built a number of years ago. I feel that the builders gave a lot of thought to the quality of those homes built as well as landscaping and traffic flow. I am confident the same thought has been given to this new proposal.

I am happy that this builder is local and that, as such, is invested in the quality of the neighborhood and the City of Naperville. Their interests are the same of mine, namely improving the quality of their city by improving this property.

Thank you for considering this proposal.

Very truly yours,


Barbara J. Mambu

City of Naperville
400 S Eagle Street
Naperville, IL 60540

Dear City of Naperville,

I am currently a Naperville resident who has wanted to move my parents closer for a long time. They are still youthful and would like to stay in a single-family home, but one with a first-floor bedroom and minimal yardwork. These kinds of accommodations don't seem to be available in a detached, single-family house format.

When I found out about the type of development that was planned for the land in between ASCA and Meson Sabika, I was truly excited. We hope to be first on the waitlist for one of these builds!

I truly hope to see this development come to life. Naperville will benefit from accommodations like these and I love seeing our city modernize and grow!

Respectfully,

A handwritten signature in black ink that reads "Kate Erickson". The signature is fluid and cursive, with the first name "Kate" and last name "Erickson" clearly legible.

Kate Erickson

Owner of [REDACTED]

Naperville, IL [REDACTED]

City of Naperville
400 S Eagle Street
Naperville, IL 60540

RE: Letter of Support of Charleston's Single-Family Home Subdivision located at 1103
Aurora Avenue, Naperville (Charleston Place)

Dear Naperville City Staff, Plan Commission and City Council,

As a Naperville resident who lives directly adjacent to the proposed site I am writing to express my support for the proposed Charleston Place Subdivision.

- We feel that the proposed homes are a complementary use to the surrounding land uses which All Saints Academy, Jefferson Estates and Meson Sabika.
- We like the idea of improving the city's housing supply and providing more options including maintenance free single-family detached homes.
- We are also very supportive of the proposed investment in improving this property and enhancing its appearance, which has sat vacant for the past few years.
- We are pleased to see the quality of the homes being offered.
- We love to see a local building involved and really appreciate the community that Charleston built at Jefferson Estates.
- We like the idea of Charleston working with the city to provide additional landscaping along Aurora Avenue.
- We hope that the residential use will generate less traffic than other used locations along Aurora Avenue.

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

Thank you,
Mark & Lora Ruane