

Iwicki, Brad

From: Elisabeth Treefon [REDACTED]
Sent: Sunday, February 25, 2024 1:30 PM
To: Planning
Subject: Public Hearing Chick-fil-a

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Anna

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To Whom It May Concern:

I have received the Notice for Public Hearing and I would like to hereby voice my concerns for the action proposed: to allow major change of zoning to the Iroquois PUD.

As a resident of the Mansions on Spring Garden Circle, I have several worthy concerns.

Our once residential street, Iroquois Ave, has become a major thoroughfare to allow traffic for Costco. If a restaurant like Chik-fil-a opens up, the already narrow lane between the two signs will make the traffic horrendous. As it stands right now, trying to make a turn from Iroquois onto Ogden is very difficult. There is no green arrow to allow for a left turn. Often, we have to wait for several lights in order to turn left. Having the added traffic will make things worse. Already, several accidents have happened in that intersection.

Another concern is for the danger it will represent for those disabled folks who live in the facility *Katharin Manor Apartments*, next to the Costo gas station. Often they are seen in their motorized wheelchairs trying to go someplace. The high traffic and the narrowing of the road will likely limit their foray options and put them in danger.

Another concern is what one more restaurant, so close to a residential area will do for the air quality. Already the air smells bad from the five other restaurants within a block of the proposed site.

I am urging you to reconsider the plan of allowing another fast food restaurant so close to our residential area.

Sincerely,

Elisabeth Treefon
[REDACTED]

Naperville, IL

[REDACTED]
[REDACTED]

--
[REDACTED]
[REDACTED]

Iwicki, Brad

From: Franco, Anna
Sent: Wednesday, February 28, 2024 2:08 PM
To: irv.turkfeld@yahoo.com; Planning; Monsma, Jonathan; Iwicki, Brad
Subject: RE: Case 23-1-120

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Variance

Thank you for providing comments on PZC 23-1-110, Chick-Fil-A. Your comments will be included in the PZC agenda packet for the Planning and Zoning Commission's consideration on March 20, 2024. The agenda packet will be made available to the public on March 15, 2024.

Anna Franco

Community Planner | Planning & Development - TED Business Group
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From: [REDACTED]
Sent: Wednesday, February 28, 2024 1:09 PM
To: Planning <Planning@naperville.il.us>
Subject: Case 23-1-120

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Comments

Just wrote this on phone.

I have some major concerns about the zoning variance requested for Chick-fil-a requested by the HR Green Development LLC.

It appears that this is going to be very close to the entrance of Costco. Costco has changed Iroquois avenue from a residential street to a commercial back road in order to avoid massive and dangerous traffic intersections on Ogden avenue.

During the prime time and now takes two or three lights to make a left hand turn from Iroquois onto Ogden. There is no left hand turn light and there have been a number of accidents. Next to Costco is a facility for disabled people. Many of them are on motorized wheelchairs. And this will more than likely endanger them as they are talking about narrowing the road and putting in more entrances.

I would question if there's been any real studies done to document the environmental impact on this residential neighborhood. A Chick-fil-A is a High traffic restaurant almost like putting in a McDonald's. So what was the nice quiet residential avenue area has turned into a main traffic corridor with no known plans for street improvements. So these are some of my major concerns to be addressed.

Irving Turkfeld



[Sent from Yahoo Mail on Android](#)

Iwicki, Brad

From: ellen thompson [REDACTED]
Sent: Tuesday, March 12, 2024 9:28 AM
To: Planning
Subject: Petition for zoning variance before PZC March 20, 2024

Follow Up Flag: Follow up
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Categories: Blue Category, Orange Category

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To Whom It May Concern:

My name is Ellen Thompson, and I reside at [REDACTED]. My main nearby residential street is Iroquois Ave., and the tranquility of my neighborhood was greatly disturbed by the building of a Costco Warehouse store nearby several years ago. Traffic became much heavier on Iroquois Ave., and especially the stoplight at Iroquois and Ogden became overburdened, necessitating a wait time of several light changes before being able to proceed left onto Ogden Avenue.

Having a Costco nearby is bad enough for one small neighborhood to endure, but to add a Chick-fil-a to the same area seems to be intended to make traffic even worse for us. Chick-fil-a is known to draw many cars, the drive through lane often stretching out into the main roadway.

Please deny the Petition from HR Green Development to build a Chick-fil-a in our neighborhood. Please deny the zoning variance request at the hearing on March 20, 2024.

Sincerely,
Ellen Thompson

[REDACTED]
[REDACTED]

Iwicki, Brad

From: Doug Metzger <[REDACTED]>
Sent: Friday, March 15, 2024 5:10 PM
To: Planning
Subject: Written Comments for PZC 23-1-110 Chick Fil A

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

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To Whom it may Concern:

I wanted to write to the PZC on behalf of the vast, and largely silent, majority of residents who support developments like this and do not express their views in favor.

It appears the arguments against this project amount to impacts to traffic on Iroquois Avenue. Based on the site plan and all other backup materials, there does not appear to be any direct connection from the subject property to Iroquois Avenue. Using Iroquois Avenue to access the Iroquois Center and ultimately the Chick Fil A site would not be a logical path of travel for any vehicles coming from either direction on Ogden. The traffic study submitted by the Applicant supports this. As such, granting this PUD Amendment will have no demonstrable impact to traffic on Iroquois Avenue.

The proposed improvements are in line with the City's stated goals in the Ogden Avenue Enhancement Initiative. The proposal also reflects a modernization and much needed aesthetic improvement to the Iroquois Center itself. Older strip centers like this should be encouraged to transition into modern times - we should welcome continued improvement along Ogden Avenue as we have seen in recent years.

After all, if we can't accept a Chick Fil A on Ogden Avenue due to traffic, where can one possibly exist?!

Please vote in favor of this PUD Amendment.

Thank you,

Doug Metzger
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone