

Kopinski, Sara

From: Chris Stokwicz <[REDACTED]>
Sent: Wednesday, January 29, 2025 8:40 AM
To: Kopinski, Sara; j[REDACTED]
[REDACTED]
[REDACTED]
Cc: Planning
Subject: Re: Petition by M/I Homes of Chicago for development of 1151 E. Warrenville Road, Naperville, IL 60563

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I agree 100% with Mr. Malm's concerns about the proposed rezoning and development.

Chris Stokwicz
[REDACTED]
[REDACTED]
[REDACTED]

From: Kopinski, Sara <KopinskiS@naperville.il.us>

Sent: Wednesday, January 29, 2025 8:34 AM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: Planning <Planning@naperville.il.us>

Subject: RE: Petition by M/I Homes of Chicago for development of 1151 E. Warrenville Road, Naperville, IL 60563

Joseph,

Thank you for submitting comments on PZC 24-1-130 (Northwoods of Naperville). Your comments will be included in a public comment packet that is made available to the public and distributed to the Planning and Zoning Commissioners for consideration prior to the February 19, 2025, public hearing.

Please note: Due to an error in the City-issued newspaper notice, the February 5th PZC public hearing has been cancelled and will be rescheduled to February 19th.

Regards,

Sara Kopinski
Planner II | Planning & Development - TED Business Group

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

From: Joseph Malm <[REDACTED]>
Sent: Tuesday, January 28, 2025 2:43 PM
To: Planning <Planning@naperville.il.us>
Cc: Kurt Blakemore [REDACTED]; Chris Stokwicz <[REDACTED]>; Henry Szpyrka <[REDACTED]>; Andy Pawlikowski <[REDACTED]>; Craig Stanton [REDACTED]; JAY L SCHRIMPL <[REDACTED]>; Peter Ayres [REDACTED]
Subject: Re: Petition by M/I Homes of Chicago for development of 1151 E. Warrenville Road, Naperville, IL 60563

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To the Members of the Naperville Planning and Zoning Commission:

My name is Joseph H. Malm, and I reside at [REDACTED] (Property [REDACTED]). As a homeowner and 27-year resident of unincorporated Indian Hill Woods, I am writing to express my concerns regarding M/I Homes' proposed redevelopment of the property currently owned by the Illinois Health and Hospital Association.

Rezoning Concerns

Rezoning the property from RD to OCI with a conditional use for single-family attached dwellings appears to circumvent a straightforward rezoning to Residential. Why is this approach being pursued? It seems to bypass the intention of zoning laws, potentially allowing for higher density and less community oversight.

Access and Safety Issues

The proposed 24-foot, one-way road serving as the sole point of access and egress for as many as 200 residents raises serious safety concerns. In the event of a fire or medical emergency, even minor obstructions could block access for emergency vehicles, endangering lives. Has a thorough safety assessment been conducted to address these risks?

Lack of Green Space and Recreational Facilities The plans appear to provide insufficient green space between buildings and no dedicated playground for children. Green space is a critical component of well-planned residential developments, promoting community, recreation, and environmental balance. Why does this proposal fail to include these essential elements?

Environmental Impact

I live in an oak woodlands and I am deeply concerned about the potential impact on the surrounding trees, flora, and wildlife. Infrastructure development and construction activities are likely to disrupt the ecosystem and

exacerbate water runoff issues in the area. Has an environmental impact study been conducted to assess these risks and propose mitigation measures?

Building Height and Density

The proposed three-and four-story buildings, constructed on elevated terrain, will tower over the neighboring single-family homes. This design not only disrupts the aesthetic harmony of the area but also seems incompatible with the character of our residential neighborhood. The density proposed in this plan feels more suited to an urban setting, along a major thoroughfare or within a planned unit development—not here. Why is such density being considered in this location?

Conclusion

The M/I Homes plan for this development is not in the best interest of the environment, the neighborhood, or the surrounding community. I question whether it aligns with recognized zoning standards and principles of good planning.

I urge the Commission to reconsider this proposal and prioritize the well-being of the Indian Hill Woods neighborhood, its residents, and the oak woodland environment.

Thank you for taking the time to consider my concerns.

Sincerely,
Joseph H. Malm

Kopinski, Sara

From: Kopinski, Sara
Sent: Wednesday, February 12, 2025 1:28 PM
To: [REDACTED]
Subject: RE: Petition by M/I Homes of Chicago for development of 1151 E. Warrenville Road, Naperville, IL 60563

Chris,

Thank you for submitting comments on PZC 24-1-130 (Northwoods of Naperville). Your comments will be included in a public comment packet that is made available to the public and distributed to the Planning and Zoning Commissioners for consideration prior to the February 19, 2025, public hearing.

Regards,

Sara Kopinski

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(630) 420-6075 | kopinskis@naperville.il.us

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From: Chris Stokwicz [REDACTED]
Sent: Wednesday, February 12, 2025 12:57 PM
To: Planning <Planning@naperville.il.us>
Subject: Petition by M/I Homes of Chicago for development of 1151 E. Warrenville Road, Naperville, IL 60563

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Naperville Planning and Zoning Commission:

My name is Chris Stokwicz resident at [REDACTED] As a homeowner and a resident of unincorporated Indian Hill Woods for 6 years, I wish to convey my opposition regarding the

redevelopment plans by M/I Homes for the property currently owned by the Illinois Health and Hospital Association.

As a resident of an oak woodland, I am particularly worried about the potential effects on local trees, plants, and wildlife. Construction and infrastructure development could disrupt the ecosystem and worsen water runoff issues in the vicinity. Has an environmental impact assessment been carried out to evaluate these concerns and suggest mitigation strategies

The design of three- and four-story buildings on elevated land will overshadow the neighboring single-family homes. This architectural choice not only affects the visual landscape but also raises concerns about privacy, community character and light pollution.

The proposal to rezone the property from RD to OCl with a conditional use for single-family attached dwellings raises questions. This approach seems to sidestep a more straightforward rezoning to Residential. What is the rationale behind this strategy? It appears to undermine the purpose of zoning regulations, potentially leading to increased density and reduced community oversight.

The plan for a 24-foot, one-way road as the only access point for up to 200 residents presents significant safety issues. In emergencies, even minor obstacles could impede emergency vehicle access, putting lives at risk. Has a comprehensive safety evaluation been performed to address these concerns?

The proposed development seems to lack adequate green space between buildings and does not include a designated playground for children. Green space is vital for well-designed residential areas, fostering community interaction, recreation, and environmental sustainability. Why does this proposal neglect these important features?

Chris Stokwicz

[REDACTED]
[REDACTED]
[REDACTED]

Kopinski, Sara

From: Kopinski, Sara
Sent: Thursday, February 13, 2025 8:54 AM
To: [REDACTED]
Subject: RE: Petition by M/I Homes of Chicago for Development of 1151 E Warrenville Road/ Naperville

Peter,

Thank you for submitting comments on PZC 24-1-130 (Northwoods of Naperville). Your comments will be included in a public comment packet that is made available to the public and distributed to the Planning and Zoning Commissioners for consideration prior to the February 19, 2025, public hearing.

Regards,

Sara Kopinski

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From: Peter Ayres <[REDACTED]>
Sent: Wednesday, February 12, 2025 4:30 PM
To: Planning <Planning@naperville.il.us>
Cc: Peter Ayres <[REDACTED]>
Subject: Fw: Petition by M/I Homes of Chicago for Development of 1151 E Warrenville Road/ Naperville

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----- Forwarded Message -----

From: Peter Ayres <[REDACTED]>

To Planning and Zoning Commission:

I am one of the Residents directly to the North of the NHA building off of Warrenville road that is being considered for rezoning and tearing down and rebuilding into Town homes and Condo's.

I want to add my name opposing this proposition.

There are several reasons why this is not right for the space that is in consideration.

1 There is nothing said about any impact statement in the area.

The proposed buildings are going to be right next to Forest Preserve to the west, and a very old residential neighborhood to the North and east boundaries. The forest preserve just did work in the past 2 years rebuilding the area into prairie. Our neighborhood to the north and east, is Indian Hill Woods. 10 houses that nestle into a private, quiet neighbor hood that has old growth forest of at least 100 year old oak, Shagbark Hickory, Linden, Maples, and willow, just to name a few. Herds of deer use these woods for cover and to get back and forth through our neighborhood to the forest preserve. It is it's own ecosystem that has existed before the forest preserve turned the area to our west and north of us and the woods has helped to maintain that eco system as long as I can remember. I will be 70 this year and have lived here most of my life. We care for the area and the habitat that is provided for us and the flora and faun that are part of our lives here. So there is concern of how upsetting this project will be to the surrounding area. Bell Labs built in the 60's and they cared. They kept all the old oak growth that separated our community from their big building that they built on the Barkie farm land to our east and north east. They maintained that land with flowers and dense wooded area so the deer would have cover to move back and forth. That area is denser now than it was, but it's still in place. The building directly east of NHA had several other builders try to build there that were turned down. One was a hotel, taller than those on Naper blvd. We opposed those also and they did not fit in with what is supposed to be research and development corridor. Housing for people was not research and development.

That was what the zoning was. I have never read or heard that the zoning changed. Did research and development just go away?

Again, the building that was allowed was a ball bearing business, that had a place in Elgin. They cared. They put a parking lot in that drains into the ground instead of runs off. They planted tree's and prairie plants. They kept the building low to a 1 to 1.5 story building to not tower over the resident at the top of our road. Their work force was only to be 160 employee's that would not overwhelm our road exit, but also not add a lot of traffic to Warrenville road. So when they built, they did it with concern for our neighborhood and how it would effect us. Keeping us out of sight and to ourselves. As a neighbor\hood, we felt this was the best fit we would ever get. Some Care was put into it. I don't see any care going into this plan.

2 Drainage. This has been a big concern with our neighborhood more and more. Each new project, drainage by the city of Naperville was considered in how it will effect our neighborhood. We have a full time wet land now, ever since NHA moved in. What ever drainage they had done, added enough water down the hill to our neighborhood that that pond is always there and never dries up. It was a slough when I grew up. It dried up or was a soft mud at best in the summer. Not any more, and our neighborhood has more water that is retained in rains that makes small ponds in yards more and more.

There is not much shown about the drainage. Where will it go? To the west it goes into the forest preserve. To the north it's in the back yards of 3 residents and on down the hill to the rest of the houses.

These run offs of water will slowly kill off the forest that surrounds us. The old growth tree's can't take the washing away of dirt, and erosion that could happen that is part of the wooded hill that separates us from the Hospital Association. If this project is approved, they will scrape off all the absorbing black dirt, which goes down a couple of feet in most of our yards. This will cause water to move to other places.

3 The height of these buildings is going to tower over us. It's 50 feet over our woods before building and they will add another 50 feet of structure on. That's buildings 100 feet over our trees and heads. The residents in these buildings will be looking right down the tops of the roofs of some of the residents here. Down their chimney's. Inside their windows. This is unacceptable. We would like to remain hidden. Buffered. Not seen. Lighting is another issue. It is bad enough the lights that over look the parking lot and shine through the

tree's into our yards from the building that's there now. We prefer the quiet dark of the evening. What is that plan?

When people come here, they often say to me, this is amazing, I can't believe this area is here. This is a Shangri la in the middle of DuPage county. We want to keep it that way.

4 These buildings are too dense. The amount of traffic it will create on Warrenville road and Naper Blvd, Freedom drive, and Washington st will greatly increase. What about fire dept access. Not much access to the area with these new buildings. It's a single access for trucks to get in and out of for this proposed plan.

Children. They say there will be no kids. There is nothing provided for kids and with this density, in the past that was always a concern at the meetings for these projects. How many more kids are going to be added to the school district. We were told there will be no kids. The homes will be too expensive for people to have kids. How do they figure that? People who can afford these town homes and condos are the only ones that can afford to have kids. Parents have kids that bring grand kids. Parents have kids that want to move near to them and they will have kids. I don't know how they can say there will be no children. Is that legal? Are they going to monitor this? How would they stop it? There is Nothing there to accommodate visiting children of any age. Besides something for children to do, what are adults going to do in the area?

There has to be a major separation from these new condo's and town homes from our neighborhood. We do not want to deal with people wandering all through our neighborhood. We have a very low crime rate and want to keep it that way. What ever is done needs to be done close to Warrenville road, not directly next to our neighborhood.

4 Naperville apparently already had approved a development right on Diehl road and Mill street that destroyed a whole forest to build condos and town homes. The Horizon. It's too bad that ecosystem is gone but at least that was in an area that had housing and business's already and artery roads and was inside Naperville. So you already have all that density in the works.

This project is on the farthest outskirts of Naperville. I want to remind this committee that when the Hospital association was built and the newer building, Chervon, that took over that building, the committee brought up several times when going through the approval process, like we are doing now, why was the apartment complex at Warrenville road and Washington street even allowed to be built?

It is research and development. It never should have happened. The question came up over and over again when I was at those meetings fighting for not having a hotel at the top of our private road. No one seemed to know. The answer never came up how it was approved, or why it was approved. It should never have been built.

So let's not make the same mistake and have this project built. It's invasive and does not fit the area of office building, preschool building, what's left of Nokia. How about a buyer for the building that already exists? It was solved with the buildings on the south side of Warrenville road when Bell labs left. Fill the building that is there instead of destroying land, removing good black dirt, scraping the earth clean and adding new concrete and cement to an area that is full of nature and provides food and protection for too many living beings to count.

I am asking that you reject this idea of housing of this nature being added to this piece of land.

thank you.

Peter Ayres

[REDACTED]

[REDACTED]

Kopinski, Sara

From: Kopinski, Sara
Sent: Monday, February 17, 2025 10:45 AM
To: [REDACTED]
Subject: RE: M/I Homes

Seth,

Thank you for providing comments on the Northwoods of Naperville/ M/I Homes project. Your comments will be emailed to PZC members for their consideration prior to the public hearing on Wednesday.

Regards,

Sara Kopinski
Planner II | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
(630) 420-6075 | kopinskis@naperville.il.us

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From: Seth Deegan <[REDACTED]>
Sent: Friday, February 14, 2025 4:46 PM
To: Planning <Planning@naperville.il.us>
Subject: M/I Homes

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I just want to say I'm in support of the M/I Homes development.

Higher density is a welcome addition in Naperville's housing stock. Naperville is increasingly becoming an elite, non-inclusive suburb where only those who can afford it can live here. Naperville's zoning and housing stock should remain flexible with market demand to ensure everyone has an opportunity to live in this great community.

Higher densities also allow for a better sense of community, diversity of people, and take up less space. The complaints that the apartments are "towering" and "invasive" are unfounded. Plenty of cities across the world maintain a beautiful mix of housing where not every house is the same size and privacy is not an issue for the residents living in such cities.

I appreciate the permeable pavers in the development to mitigate storm runoff into our waterways.

I wish Naperville would adopt more Dutch-style neighborhood design and incorporate it into this type of development. This would include having streets that are narrower at around 20 ft in width. This will ensure slower car speeds, less noise, and a safer, more cozy neighborhood. Additionally, the single driveway into this development with no sort of street connections to potential future adjacent developments is poor planning. It isolates developments and reduces mobility for modes of transport other than a car. Naperville needs to do a much better job at doing street layout. It's like we're in the wild west where we just approve whatever developers bring to us with no consideration of future city growth.

Thanks,
Seth

Kopinski, Sara

From: Egner, Therese
Sent: Wednesday, February 19, 2025 8:56 AM
To: Beaver, Adam; Kopinski, Sara
Subject: FW: Case #24-1-130

Good morning!

This public comment came in POD this morning for #24-1-130

Therese Egner

Assistant Planner | Planning & Development - TED Business Group

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

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From: Colin Breen <[REDACTED]>
Sent: Wednesday, February 19, 2025 8:51 AM
To: Planning <Planning@naperville.il.us>
Subject: Case #24-1-130

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To Whom It May Concern,

I am the Head of School of DuPage Montessori School and the owner of 1111 Warrenville Rd, which would share an access road with this proposed subdivision. About ten years ago, our school had to go in front of the zoning committee to get approved for a parking variance so that our school could occupy the building that is in now. At the time, we had 220 students who occupied two floors of the building. We now have about 300 students that occupy 3 floors of our building. We have been able to manage this growth and traffic on Warrenville Road to accommodate our daily drop-off and pick-up traffic. However, we are concerned that the additional traffic created by this new subdivision will change all that.

Our families enter our parking lot from Warrenville Road and exit using the shared access road that leads to the current Illinois Health building. If our parents are blocked from exiting that road, then our carline would cease to move and traffic would then pile up along Warrenville Rd. This could create a very frustrating and dangerous situation around a school that enrolls children as young as 15 months.

We would like to be reassured that the additional traffic created by this subdivision will not create a daily traffic jam for the city, our parents, and the new owners of these proposed homes, who would be left to deal with the issue.

Regards,

Colin Breen

Head of School
DuPage Montessori School

