

Franco, Anna

From: Melissa Hill <[REDACTED]>
Sent: Wednesday, February 11, 2026 8:41 AM
To: Planning
Cc: [REDACTED]
Subject: Objection to Petition - written comments
Attachments: Objection to Case #DEV 0173 2025 .pdf

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Categories: Anna, Blue Category

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Please see attached for my objection to Petition (DEV-0173-2025) to be included in the meeting packet sent to the PZC.

My contact information is below for any questions.

Thanks
Melissa Hill
7S670 Carriage Way Court
Naperville, IL
[REDACTED]

Re: Case #DEV-0173-2025 — Opposition to Lot Subdivision and Height Variance

I reside in the same subdivision as the lot commonly known as 7S731 Olesen Drive, Naperville, Illinois. I respectfully submit this letter in formal opposition to the petition to subdivide this single lot into two parcels and to grant a variance allowing a single-family home to exceed the permitted peak height.

A similar request to subdivide the directly adjacent lot to the north of 7S731 Olesen Drive was presented to the Naperville Plan Commission in April 2004 and was unanimously denied (PC Case 1441 – Justin Woods). That decision reflects long-standing planning principles that remain relevant and appropriate today.

Approval of the current petition would result in the subdivision of a mid-block lot, introduce additional curb cuts, and establish a precedent that would enable further fragmentation of surrounding parcels. This incremental densification is neither orderly nor harmonious with the existing development pattern and would fundamentally alter the established character of the neighborhood.

As former Naperville City Councilman Grant Wehrli stated during the 2004 proceedings, subdividing lots in this area represents poor land use and leads to oversized homes on undersized lots with diminishing open space. Commissioner Derke Price further cautioned that approval would represent “the first domino” for the subdivision—an assessment that remains accurate today.

In addition, Naperville’s zoning ordinance establishes a peak height limit for single-family residential structures expressly to preserve neighborhood character. These regulations are designed to prevent vertical overdevelopment that disrupts streetscapes and negatively affects neighboring properties. Height limitations also serve important environmental and quality-of-life objectives, including the protection of access to sunlight, sky views, and natural ventilation. The City’s code explicitly emphasizes the need to “assure adequate provision of light, air, and open spaces.”

Further, Naperville’s Teardown/Infill Regulations, adopted in 2005, reinforce these principles by seeking to prevent overcrowding of land and to maintain proper living conditions for existing residents. Granting the requested variance would directly undermine these established policies.

This subdivision was intentionally planned with consistent lot sizes and architectural scale. Approving this petition would introduce density and height inconsistencies that conflict with those planning objectives and create long-term adverse impacts for the neighborhood.

For these reasons, we respectfully urge the Plan Commission to deny both the requested lot subdivision and the height variance in order to preserve the integrity, character, and livability of our neighborhood.

Thanks for your consideration,

Melissa Hill

7S670 Carriage Way Court Naperville, IL

Franco, Anna

From: Carol Pedersen <[REDACTED]>
Sent: Wednesday, February 11, 2026 10:58 AM
To: Planning
Subject: DEV-0173-2025

Follow Up Flag: Follow up
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Categories: Anna

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We would like to voice our opposition to case
DEV-0173-2025

to be discussed at the public hearing on 2/18/26 at 7 PM in the City Of Naperville Council Chambers at 400 S. Eagle Street.

The requests being made by the builder, D.J.K. Custom Homes, are in no way in accordance with the surrounding homes and property.

A portion of our lot borders part of the lot in question at
7s731 Olesen.

We have lived in our home for almost 30 years now. We along with all of our neighbors have invested a lot of time and expense in improving and maintaining our homes. We are all on large lots of 1 acre or more. This is the reason we bought here and stay here. This is our third home in Naperville. We are long time residents, 42 years.

D.J.K. is asking to divide a single lot into 2 lots. We can not see any value in dividing lots in half and absolutely no reason to increase height restrictions in a residential neighborhood.

Here we are again. 22 years ago (April 2004) we went through this same scenario on the very lot next to the one in question. At that time the Planning Commission voted unanimously to recommend to the City Council the subdivision NOT be approved, The City Council agreed and did not approve. I'd like to point out the house on that lot was sold, improved and has had the same owners since then.

Many homes in the area have new owners since the last time and NONE have torn down the houses and divided lots or asked for extended height allowance. To the contrary they have all made major improvements to their homes. We live here for the beauty of the open space.

Please allow this neighborhood to remain a consistent treasure in Naperville.
Please do not allow this to go forward.

Tim and Carol Pedersen

