

Planning and Zoning Commission Public Comment for October 21, 2020 PZC #20-1-075 — 4th & Loomis

Dear Naperville Planning and Zoning Commissioners,

I have no issue with the conditional use or height variance request, but please deny the request for increased density and reduced setbacks for the properties located at 252 4th Avenue, 262 4th Avenue, 329 N. Loomis Street, and 333 N. Loomis Street. The requested increased density and reduced setbacks is not in the best interest of the surrounding neighborhood nor our community at large.

When surveyed, one of the key themes that residents wanted in a new comprehensive plan was preservation of green space. This theme, as summarized stated, “Residents noted the loss of green space as a result of development within the community. **Participants felt that as construction occurs, it is removing green space that contributes to the character of Naperville. Residents called for the preservation of green space moving forward and careful consideration of development to ensure Naperville retains in landscape and identity.**” Similarly, one of the Chicago Metropolitan Agency for Planning’s On To 2050 goals is to “**improve natural resources through the redevelopment process**”. This proposed development is antithetical to what CMAP encourages and Naperville residents want.

The built environment in terms of planning is not just buildings and driveways. Includes matters such as tree preservation, landscaping, and stormwater management. Increasing density for family dwellings must be done while provided a healthy environment. The requested setback and lot area variances go to far:

- The density of this proposed development means that only one shade tree will fit and is even planned for the entire .69 acres.
- It means that over 3 times as many families will have less 42% of pervious area.
- The resulting common area for the residents of this proposed 13 unit development seems to be merely around 2,300 sq ft.
- The existing impervious area is only 9,994 sq ft, only 33.34% of the total area. The proposed impervious area 21,496 sq ft, 71.92% of the total project area.

Without the setbacks and a modest lot area variance of only 3,757 sq ft, 8 units code be built:

- More shade trees could be accommodated on in the common area. Shade trees could added replace the 4 ornamental trees in the front setback or added into the front and side setbacks. Please recall Mr Roell when speaking about the Heritage Place proposal mentioned the reduction of 2 townhomes allowed better front yard setbacks and that plan could now accommodate shade trees in its front setbacks.
- Twice as many families could be accommodated than current 4 families without such a drastic reduction to the pervious area.
- A more accommodating common area could be provided for families. Children could have a play area other than needed to be accompanied to a nearby park.
- The impervious area could be greatly reduced which would allow for better stormwater management options.

I agree single homes would not be practical, but granting conditional use for townhomes is not a justification for reducing the front yard setbacks for townhomes. Townhomes could be setback 25', because they do not have the same yard width requirement as single family homes. Similarly, I agree townhomes may be better accommodate on the lots than single family homes. But townhomes already allow for a reduced lot area of 4,000 sq ft from 6,000 sq ft. A further reduction is not justified. The goal of more diverse housing can be met by simply granting conditional use for single family attached dwellings.

Townhomes may be built in a manner that is matches the proposed character with the neighborhood. However, the requested density and setbacks would alter the essential character of the neighborhood and most likely would be detriment to adjacent properties. Please see *figure 1* through *figure 3* for approximate setbacks and densities as the exist, as proposed with 13 unit, and code be developed with only 8 units. Please see *figure 5* through *figure 9* that show the existing tree lined residential character of the neighborhood. *Figure 4*, is of the Ellsworth Station Apartments, zoned OCI, which has been cited, but not adjacent to the development—it is closer to the downtown which .

The requested front setback of 15' is not in character with the neighborhood. I appreciate that the petitioner provided an image showing the setbacks along 4th Avenue. Unfortunately, none of the numbers are readable. The petition states that one existing home is set back only 9', but I can't find it.

- The existing homes along 4th, excluding the porches, from west to east, are about 15', 16', 17', 18', 22', 22', and 38'.

(244 E 4th has been torn down.) Thus, as the properties get closer to Loomis, they become more in line with the 25' required setback, the closest even more than the required 25' setback. Two homes setback at about 15' should not set the standard for the entire block especially since those two homes are furthest from the proposed development.

- 325/327 N Loomis is setback 25'. The 323/321 to the south, 15'. A 15' setback for the proposed duplexes/townhomes would mean 325/327 N Loomis would be setback 10' more than its neighboring residences. Coupled with its narrowed lot it will be lost, less attractive, and diminished in value. This would not be the case if only 8 townhomes along 4th were built with a great rear setback.
- The intent of R2 zoning is for it to be less dense than R3A or R3. Variances, should not be readily granted that, on top of a conditional use, cause it to be more dense. Granting a 15' front would do so. Please note the R3A and R3 yard requirements that adjust setbacks for additional height, specifically:
 - ◊ Front yard: 25 feet plus 1 foot for each 2 feet by which the building or structure exceeds 28 feet in height
 - ◊ Interior side yard: 15 feet plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet
 - ◊ Corner side yard: 15 feet plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet
 - ◊ Rear yard: 25 feet plus 1 foot for each 2 feet by which the building or structure exceeds 28 feet in height

The requested density is not in character with the neighborhood nor appropriate for R2 zoned areas. The draft comprehensive plan, which incidentally was not recommended by the PZC and did not have wide resident support, still designated this area as residential with its primary use for single family detached homes and supporting uses of single family attached and multi family apartments. Existing municipal code and planning documents should be used to determine the appropriate desired character. That code requires 4,000 sq ft and the intent of R2 zoning is for it to be less dense than R3A or R3. This proposal requests a density that is even more dense than allowed in OCI which allows a minimum lot area of 2,600 sq ft.

Please see the following table for how out of line this request is for even recent developments.

Development	Location	Zoned	Acre	Units	Lot Area	Unit/Acre	Surrounding Area
Ellsworth Station Apartments	306-336 N Ellsworth St	OCI	0.94	39, 16 <i>allowed</i>	1,047 sq ft, 2,600 sq ft <i>allowed</i>	41.50	R2 South, R2 East, BNSF tracks North, B1 West
4th Ave at Loomis St Proposal	4th Ave at Loomis St	R2	0.69	13	2,299 sq ft	18.95	BNSF tracks North, R2 elsewhere
Charleston Row II	Aurora Ave at Main St	R2	0.61	8	3,307 sq ft	13.12	R2 South, OCI East, B5 North, R2 West
Court Place	17 Court Pl	TU	0.26	3	3,807 sq ft	11.54	CU South, CU East, R2 North, R2 West
Chicago Commons	920-930 E Chicago Ave	R2	0.82	9	3,969 sq ft	10.98	R2 South, OCI East, R2 North, R2 West
Heritage Place	126/140 N Wright St	R2	3.79	41	4,026 sq ft	10.82	R2 South, R2 East R2 North, R2 West
Bauer Place Phase 3	Bauer Rd at East Ave	R3	0.96	9	4,619 sq ft	9.36	R3 South, B3 East, R1B North, R3 West
Columbia Park Townes	26W161 Old Plank Rd	R3A	4.39	35	5,464 sq ft	7.98	R2 North, elsewhere unincorporated
Auburn Manor	9S364 Naper Blvd	R3A	1.14	8	6,233 sq ft	7.02	R1A South, R1A East R3A North, R3 West

8 units, as I mentioned before would allow a lot area of 3,757 sq ft, 8 units code be built. This would be much more in line with Charleston Row II, Court Place, and Chicago Commons.

Thank you for your consideration,

Marilyn L. Schweitzer
Naperville Resident for over 30 years
October 21, 2020



Figure 1: Density and 15' versus 25' Setbacks in the Surrounding Area with the Current Dwellings



Figure 2: Density and 15' versus 25' Setbacks in the Surrounding Area with the Proposed 15-unit Townhomes



Figure 3: Density and 15' versus 25' Setbacks in the Surrounding Area with only 8-unit Townhomes



Figure 4: Ellsworth Station Apartments — Height and mass being proposed for the existing low density area.



Figure 5: Southwest Corner of Loomis St. and 4th St.— Existing height and mass of proposed development area.



Figure 6: 252 and 248 E 4th Ave — Trees, height and mass of home to be demolished and its neighboring home.



Figure 7: 325 N Loomis St.— Existing residence to the south of the development and its setback.

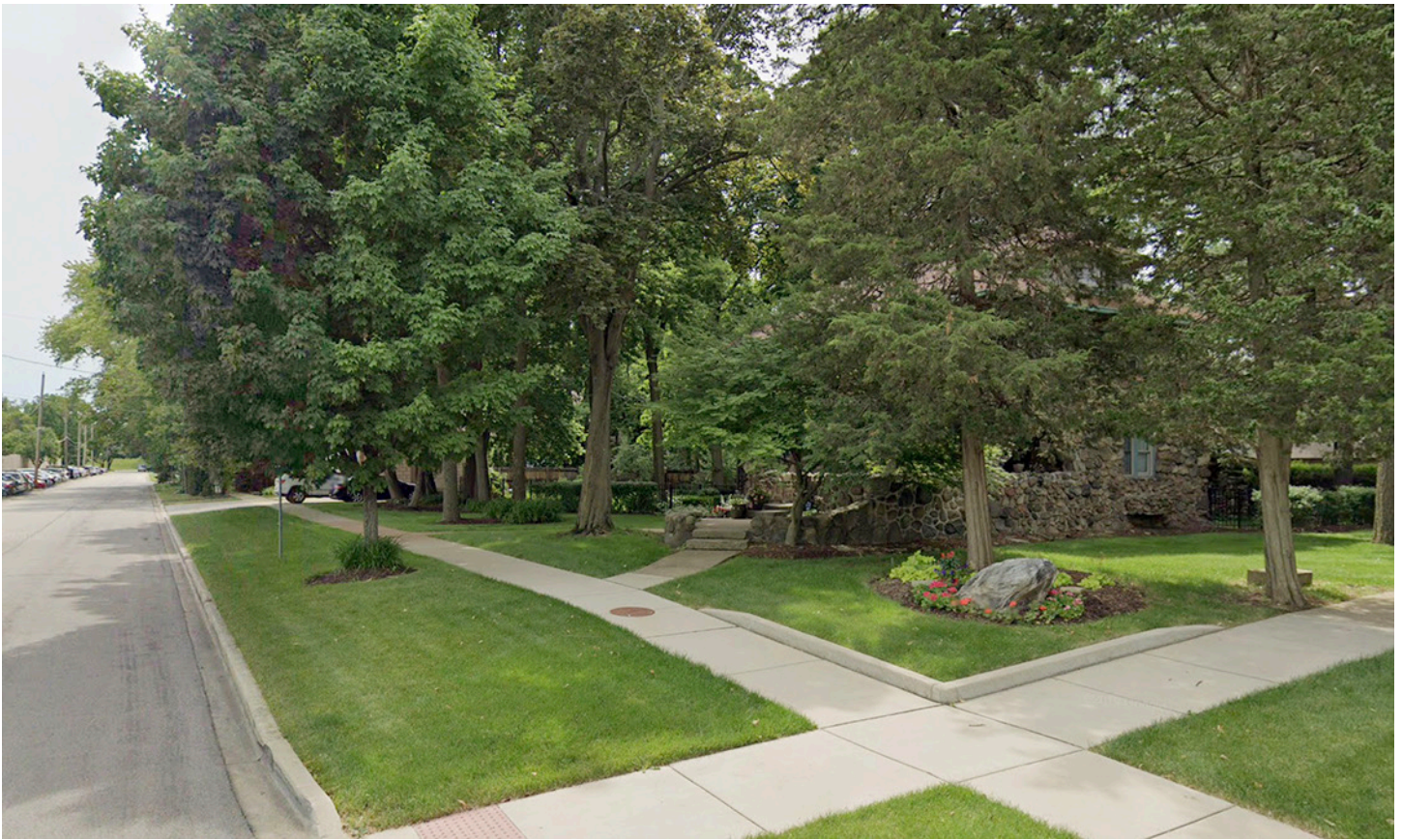


Figure 8: Southeast Corner of Loomis St. and 4th St.— Existing height and mass of neighboring area.



Figure 9: Southwest Corner of Loomis St. and 4th St.— Existing height and mass of proposed area.