

Beaver, Adam

From: Ellie and Greg Stevens <[REDACTED]>
Sent: Friday, March 28, 2025 12:55 PM
To: Planning
Subject: Response to zoning proposal open house 60563
Attachments: 60563 rental data.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Adam, Blue Category

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Dear Zoning Commission,

I am sending this letter in opposition to what is proposed by Lincoln Properties to build 90 RENTAL Townhomes off Plank Road and Tuthill in the zip code 60563.

We do not need more rental properties in this zip code. As can be seen by my attached

Realtors report, this zip code has 46% rental units which is more than any other area by 20%. Please see attached, 2nd page.

It is my understanding that more rental units have been approved off Diehl Road, which makes more sense. This would not cause safety concerns of congestion like the Plank property.

After visiting the open house that Lincoln property held at the Naperville Library on Wednesday, March 26, 2025, we learned that these rental units would be \$5,000-\$6,000 a month.

We were also told this would be an over 55 active adult area. If this were true where are the amenities for these residents? Maybe the usual club house, golf, pool etc, etc.

We do not feel this is the transitional area that attorney's want to use to get something like this passed by the zoning board. Just because it could be built, should not mean that it is in the best interest of this Naperville area.

As you know this area is very congested due to the day care, Costco and 7-Brew.

7-Brew is an issue in itself, but I feel the reason for the success of 7-Brew is the 46% rental units.

With what is proposed and already approved, we will be over 50% rental in zip code 60563. Another issue that area residents feel is the fact that Lincoln Properties is a national company and builds across the United States. They come and build, make their money and leave. They do not need to live with the negative circumstances that such a product would bring to the area.

One neighbor's child goes to Beebe school and says that school is already overcrowded. The playground they propose is in an unsafe area next to Plank and too small.

The area residents would like to see single family homes, probably similar to Burlington Subdivision.

Would Naperville be opposed to buying the property and turning it into the Park District with tennis courts and a basketball court?

Thank you for reading our thoughts,

Ellie Stevens

[REDACTED]

Naperville, IL [REDACTED]

[REDACTED]



OSRX ENTERPRISES, LLC.

Land Developers & Real Estate Agents

Ellie Stevens

[REDACTED]

Greg Stevens

[REDACTED]

Beaver, Adam

From: Ellie and Greg Stevens <[REDACTED]>
Sent: Tuesday, April 8, 2025 1:46 PM
To: Planning
Subject: Re: Response to zoning proposal open house 60563

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Adam, Therese

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Dear Planning,
Please include these photos that I took last night.

Please notice the car on the wrong side of the street to get through traffic.
Traffic studies do now show the daily challenges.

Please let me know if you have any questions.

Thank you
Ellie Stevens

[REDACTED]
Naperville, IL [REDACTED]



OSRX ENTERPRISES, LLC.

Land Developers & Real Estate Agents

Ellie Stevens Greg Stevens

[REDACTED]

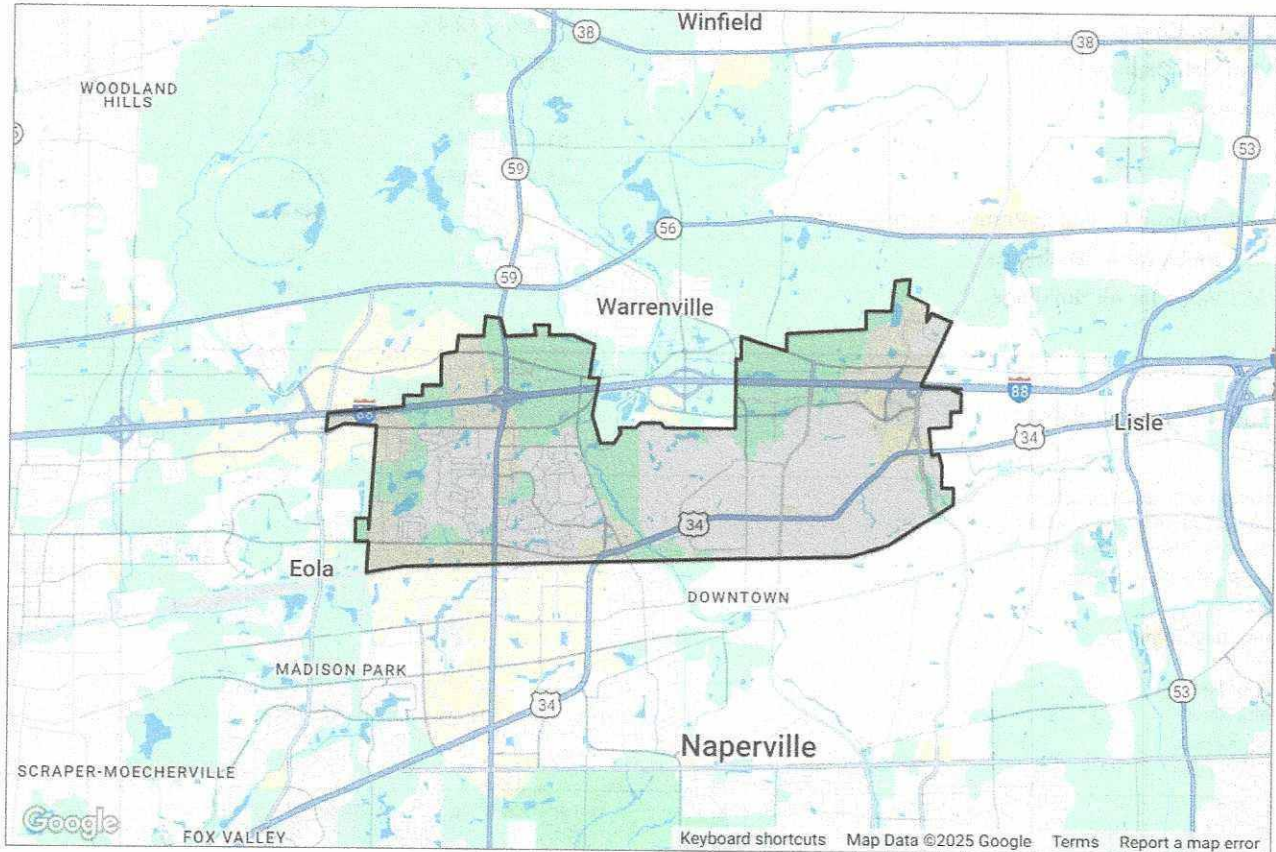
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]



NEIGHBORHOOD REPORT

Naperville, IL 60563



Presented by

Ellen Stevens | Broker

Illinois Real Estate License: [REDACTED]



Work: [REDACTED] Mobile: [REDACTED]

Main: [REDACTED]

Real People Realty

[REDACTED]
Naperville, IL [REDACTED]





Neighborhood: Housing Stats and Charts

	60563	Naperville	DuPage County	Illinois	USA
Median Estimated Home Value	\$475K	\$617K	\$437K	\$323K	\$368K
Estimated Home Value 12-Month Change	+7.8%	+9.6%	+5.6%	+6.4%	+2.3%
Median List Price	\$480K	\$750K	\$525K	\$309K	—
List Price 1-Month Change	+6.6%	+2.4%	+6.1%	+3%	—
List Price 12-Month Change	-8.6%	+2%	+5%	-1.9%	—
Median Home Age	39	29	46	46	44
Own	54%	74%	73%	67%	65%
Rent	46%	26%	27%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$414M	\$4.52B	\$365B
% Change in Permits for All Buildings	—	—	-18%	-2%	-6%
% Change in \$ Value for All Buildings	—	—	-10%	-5%	-5%

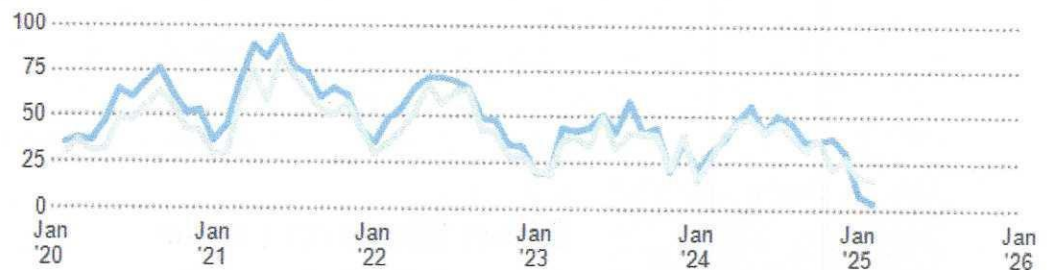
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



Beaver, Adam

From: Ellie and Greg Stevens <[REDACTED]>
Sent: Monday, April 14, 2025 11:37 AM
To: Planning
Subject: Re: Response to zoning proposal open house 60563

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Therese, Adam

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Good Morning,
I am enclosing a photo of an accident that happened on 4/13/2025 at 5pm Sunday.

Please make sure that zoning understands that the proposed townhomes would make our residential area become a commercial thoroughfare.

Thank you
Ellie



OSRX ENTERPRISES, LLC.

Land Developers & Real Estate Agents

Ellie Stevens



Greg Stevens



Proposed Construction of 90 rental unit town homes
at the intersection of Plank and Tuthill and
on Burlington Ave and Tuthill

To Whom It May Concern:

The proposal for the development of a 90-unit townhome rental complex has sparked considerable debate and opposition among community members. While the project aims to address housing shortages and provide modern living spaces, many residents and local stakeholders have expressed concerns regarding its impact on the community's character, infrastructure, and environment.

One of the primary concerns voiced by opponents of the development is the potential alteration of the community's established character. Longtime residents fear that the influx of rental units might lead to a transient population, disrupting the tight-knit, stable nature of the neighborhood. The development's modern architectural style has also been criticized for not blending well with the existing historical aesthetics.

The community's infrastructure is another critical point of contention. Opponents argue that the local roads and utilities may not be equipped to handle the increased demand that comes with a higher population density. Traffic congestion, strain on water and sewage systems, and the need for expanded public services are among the infrastructure challenges cited by those opposed to the development.

These rental units will not benefit our community. This area has already been burdened with increased traffic from 7-Brew and Costco.

I think everyone knows about the traffic issues from 7-Brew since the police department has been out several times.

Naperville granted a variance to the 7-Brew site, not requiring a 3rd lane to bypass in the event of an emergency. The 3rd lane would not solve the traffic issue, which goes around the block at times. When this happens, you cannot go south on Naper-Wheaton Road without crossing over to the wrong side of the street. However, if this variance were not granted, they may have chosen a more desirable location to open their franchise.

The neighborhood would like single family homes in this location. This would develop the area and bring tax revenue to Naperville without making these roads a commercial traffic thoroughfare. The rental nature of rental units might not contribute significantly to long-term community investment and stability. Furthermore, there are concerns that rental prices could

rise, leading to affordability issues for existing residents. We were told at their open house that the rentals would be \$5-\$6,000.00/month

In a conversation with the developer, they expressed that building single family homes is not profitable enough for them. (Why is that our problem?)

They said that no one would buy this property to build single family homes in this location.

This is not true. Builders are available to build single family homes here. I would be happy to spear head this option.

They said, no one would buy homes in this location. Again, we do not believe this to be true.

A couple examples are the beautiful homes that back up to Naper Blvd on Larsen Ave. and 100% occupied. The other example is the Pulte Homes that are at the intersection of

Naper Blvd and 75th street. That location is 100% occupied with beautiful homes.

This location is much busier than the location in question, with 8 lanes of traffic.

Our zip code 60563 has more rentals than any other area in Naperville, DuPage County and Illinois. Approximately 20% more. This information provided by Realtors Property Resource.

We already have rental townhomes being built on Bauer and Mill Street.

Prosperita has 76 townhomes soon to be constructed on Diehl Road and Mill St.

The new project on Diehl & Freedom Dr. will offer more rental/sale units. This location makes sense.

Our area would benefit from single family homes on the Plank property. It would be helpful to have some single- story homes for our aging population to stay near their families.






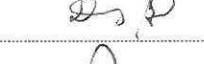
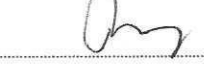

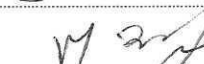
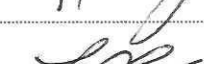

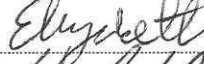




Single family homes would balance growth with the preservation of the community's values and well-being.

Sincerely,

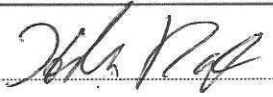
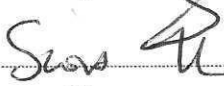

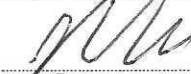
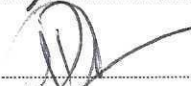



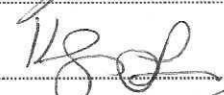


Ellie & Greg Stevens

Personal addresses and phone numbers were not redacted from the following public comment at the request of the submitter, Ellie Stevens.

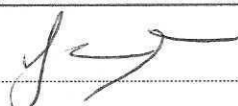
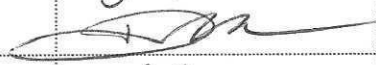






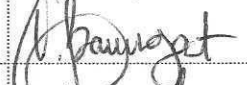

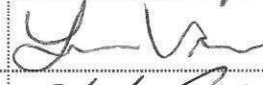



Purpose: This petition seeks to garner support for single family homes on Plank Rd and Tuthill RDS and along Burlington Ave in Naperville 60563. The new proposed building by an out of state developer for 90 rental townhomes with rent of \$5-6,000 does not serve the area as far as congestion and long term safety and sustainability.

#	Name (PRINTED)	Signature	Address	phone/email
1	GEORGE BROWN		1220 BURLINGTON	630-674-9202
2	Grina Casapina - Brown		1200 Burlington	630-674-7647
3	Jessica McLaughlin		1240 Burlington	81008339674
4	Mike Auger		1240 Burlington	860-670-9153
5	Dino Dim		1120 SANSTAD AVE	
6	Feroz Hussain		1111 Sansting Ct.	
7	Betsy Fato		1277 Marls	
8	Mohamed Zaher		1265 MARLS	
9	Francisco Espinosa		1261 Marls Ct	630-880-7720
10	Elizabeth Espinosa		1261 Marls Ct	630-308-1697
11	NICHOLAS A. BERS		1241 MARLS CT	630-390-5419
12	CATHERINE BURNING BERS		1241 MARLS CT	630-740-0031
13	Michael A. Krumholz		1115 Tuthill Rd	630-363-4111
14	Christine Miller		1115 Tuthill Rd	630-363-3210
15	Piyush Mittal		1024 Frances Ct	630-364-8825
16	Andrew Serino		1116 Tuthill Ct	630-917-1800

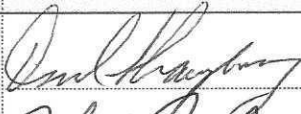

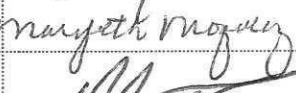


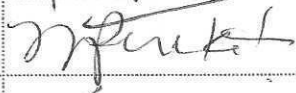
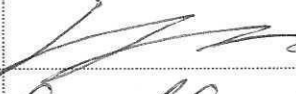
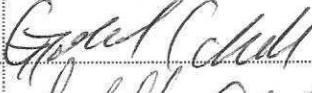
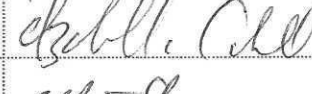
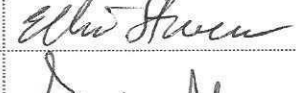
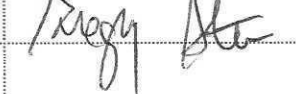
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#	Name (PRINTED)	Signature	Address	phone/email
1	Hiten Patel		1240 Declan Ct Naperville, IL 60563	630-430-6312 hiten03@yahoo.com
2	Karlton Kearney		1232 Declan Ct. Naperville, IL 60563	630-863-1307
3	Sean Kearney		1232 Declan Ct Naperville, IL 60563	630-776-0456
4	PAMELA TRAN		1228 Declan Ct	708-541-3797
5	HOAN TRAN		1228 Declan Ct	708-541-3797
6	Kaina Blake		1223 Declan Ct	630-928-0701
7	Nick Blake		1223 Declan Ct	708-359-4805
8	Ajaydeep Singh		1301 Naperville	630-776-6238
9	MADHAN SRIKANTH		1235 DECLAN CT	madhnost@gmail.com
10	Aiden Lezza		1007 Frances Ct	630-247-0030
11	Jim Lezza		1007 Frances Ct	630-205-2178
12	Kelly Lezza		1007 Frances Ct	708-268-9370
13	Michael Jan		1129 Tuthill	630-699-9551
14	ANTHONY CAMPAGNOLA		1120 Tuthill	630-812-9170
15	Owen Kramer		1112 Tuthill	708-280-5610


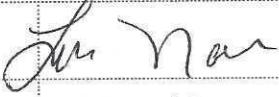
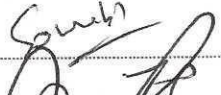
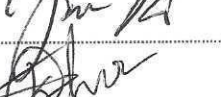


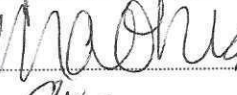

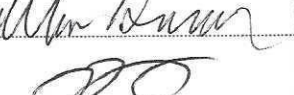
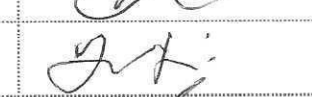
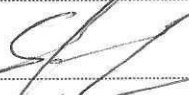
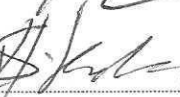


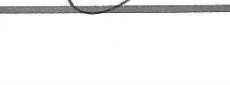
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#	Name (PRINTED)	Signature	Address	phone/email
1	JACQUELYN MANN		1292 MARLS CT	331 271 3143
2	DALE MANN		" "	331 299 0884
3	Mohit Rehani		1288 MARLS	312 444 3162
4	Jeff Fischman		1272 Marks CT	jsf2184292
5	Matt Breslow		1236 Marks Ct	503-889-6900
6	Sandra L. Dixon		1237 Marks Ct,	Homer 630.416-7839
7	Nate Nemani		1245 Marks Ct	630 357-4230
8	Sue Quinn		1212 Harmony Ct	630 3623 217
9	Mark Quinn		1212 Harmony Ct	630 3623 217
10	Elizabeth Baumgart		1407 Larsen Lane	708-424-5846
11	Thomas Baumgart		1407 Larsen Lane	312-909-0750
12	LUCYNA VARGO		1023 Frances Ct.	224 595-1459
13	Chad Vargo		1023 Frances Ct.	847 226 977 5803
14	Alexandra HOLTAN		1019 Frances Ct	630-854-4125
15	Keith Mendell		1015 Frances Ct	630 915 8453
16				

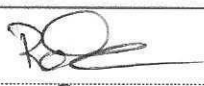

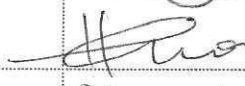
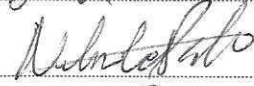

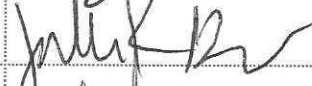
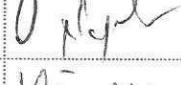
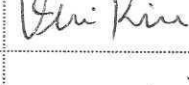

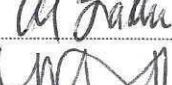
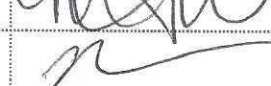
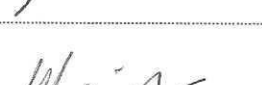
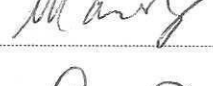


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#	Name (PRINTED)	Signature	Address	phone/email
1	David Shaughnessy		1104 Tuthill Rd	773-447-0845
2	Robin Joseph		1440 Larsen Ln.	630-881-1411
3	Marybeth Mozwez		1416 Larsen Ln.	630-253-0686
4	Derek Timmermann		1427 Larsen Ln	773-597-5827
5	Rakesh Patel		1431 Larsen Ln	630-363-8999
6	Michelle Pinkerton		1435 Larsen Ln	630-399-8679
7	Ying Timmermann		1427 Larsen Ln	312-730-0435
8	GABRIEL CARHILL		55545 TUTHILL RD	312-961-8699
9	Isabella Carhill		55545 Tuthill	630-926-1222
10	Ellic Stevens		1239 DeClan Ct	847-630-4449
11	Greg Stevens		1239 DeClan Ct	630-991-6510
12				
13				
14				
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Purpose: This petition seeks to garner support for single family homes on Plank Rd and Tuthill RDS and along Burlington Ave in Naperville 60563. The new proposed building by an out of state developer for 90 rental townhomes with rent of \$5-6,000 does not serve the area as far as congestion and long term safety and sustainability.

#	Name (PRINTED)	Signature	Address	phone/email
1	Saravanna		1116 TUTHILL RD	Sevrafrancine@gmail.com
2	Lori Nalecki		1003 Frances Ct	naski1003@gmail.com
3	Saurabh Garg		1167 Tuthill Rd	garg.saurabh7@gmail.com
4	Jon Rumpf		1467 Larsen Ct.	jonrumpf@me.com
5	Kausar Vohra		1463 Larsen Ct	kiudhu@gmail.com
6	Daeun Lee		1459 Larsen Ct	dsanglee@uic.edu
7	Patricia Schlecht		1103 Tuthill Rd.	pschlecht@gmail.com
8	Missa Olson		1451 Larsen Ln	melchison1@gmail.com
9	Kathleen Gargias		1439 Larsen Ln	*Khanarasp@gmail.com
10	WILLIAM GIANFRATE		1439 LARSEN LN	Bill.Gargias@gmail.com
11	LAWRENCE ZHOU		1463 LARSEN LN	Lawrence.Zhou@gmail.com
12	NANCY LI		1403 LARSEN CV	tony.Dadish@gmail.com
13	Sagar Daduche		1455 LARSEN	Alesya99@gmail.com
14	Allison Rakitin		1455 LARSEN Ct	fucong7979@gmail.com
15	CONG FU		1274 Declan Ct	wang79tiger@hotmail.com
16	TIANYUAN WANG		1274 Declan Ct	

Purpose: This petition seeks to garner support for single family homes on Plank Rd and Tuthill RDS and along Burlington Ave in Naperville 60563. The new proposed building by an out of state developer for 90 rental townhomes with rent of \$5-6,000 does not serve the area as far as congestion and long term safety and sustainability.

#	Name (PRINTED)	Signature	Address	phone/email
1	Radhika & Ajit Batwal		1236 Declan Ct	859-230-1427
2	Ajit Batwal		1236 Declan Ct	480-240-8309
3	Hema Alluri		1227 Declan Ct	630-777-6804
4	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
5	Nikita Patel		1240 Declan Ct Naperville, IL 60563	847-890-5869
6	Kerrin Decker		1324 Champagne Ct Naperville, IL 60563	(630) 862-1280
7	Julie Deeke		1324 Champagne Ct Naperville, IL	(630) 863-2306
8	Napolean Gounder		1320 Champagne Ct Naperville, IL	630 670 0880
9	Vinai Kisan		1312 Champagne Ct Naperville, IL	284-406-8204
10	Rajan Lakshmi		1302 Champagne Ct Naperville, IL	630 321 4401
11	AL LAPOSE		1216 Harmony Ct Naperville	630 544-0216
12	Meetal Dave		1215 Harmony Ct Naperville, IL	630-854-0182
13	Raj Rawlji		1215 Harmony Ct Naperville, IL	630-205-5659
14	MARIA WONG		1211 Harmony Naperville, IL	630 452 7349
15	Cindy Conner		1204 Harmony Ct	312-292-3705
16	Judy Gao		607 Harmony Ct	630-904-9440

Beaver, Adam

From: Chad V <[REDACTED]>
Sent: Wednesday, May 7, 2025 10:47 AM
To: Planning
Subject: Re: Case #: PZC 24-1-128/DEV-0035-2025
Categories: Adam

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

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Thanks, Adam. Yes, I have a few comments on the proposed development that I would like to be shared with the Planning and Zoning Commission.

1. Tuthill Road and Plank Road are narrow and in poor condition, posing safety risks for drivers. Vehicles often drive down the center of Tuthill Road, adjacent to the proposed development, hindering two-way traffic. Visibility is also compromised by a large hill at the intersection, especially in winter. The area lacks sidewalks, making walking and biking unsafe. Significant improvements, including widening the roads, enhancing visibility, and constructing sidewalks, are essential to ensure safe vehicle and pedestrian traffic.

2. The proposed park adjacent to Plank Road presents concerns due to traffic volume and vehicle speeds on Plank Road, which can exceed the speed limit as drivers attempt to make the light at Plank Road and Naper Blvd. This makes it an inappropriate area for children to play safely.

3. The opening of 7 Brew and Costco has led to a significant rise in traffic, causing issues for drivers on Plank Road and Tuthill Road, especially those needing to access the local school (KLA Naperville). Residents south of Tuthill Road face challenges exiting their neighborhood at peak times of the day due to the traffic on Plank road and north Tuthill Road.

4. Runoff water and drainage are issues for downhill neighborhoods from the proposed development. Naperville directs water to a retainment pond off Frances Ct, which has overflowed and caused local damage over the years. The neighborhood HOA maintains the area around the pond but faces yearly damage and soil erosion from rising water levels in spring and summer. Water from the new development cannot be directed to this pond.

Thanks for listening!

Chad Vargo
Local Resident

On Wed, May 7, 2025 at 9:17 AM Planning <Planning@naperville.il.us> wrote:

Beaver, Adam

From: Susan Weber <[REDACTED]>
Sent: Sunday, May 11, 2025 8:36 AM
To: Planning
Subject: PZC 24-1-128/DEV 0035 2025

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Adam

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To allow the proposed development to proceed, **a left turn lane and left turn signal on Naperville-Wheaton Road northbound at Ogden** must be added.

This plan creates a HUGE traffic issue traveling north on Naperville-Wheaton Road as well as Tuthill Road. With no left turn lane or left turn signal northbound on Naperville-Wheaton Road, cars going straight or turning right pile up, quite often not making it through the green light. The added traffic in past years from Aldi's, Starbucks and the 14 houses built on Burlington and Declan has significantly worsened the northbound traffic. Without a light at Tuthill Road and Ogden Avenue, anyone from the proposed development headed north would likely use Naperville-Wheaton Road. It is extremely hard to turn left onto Ogden from Tuthill and almost impossible to turn right and cross lanes to turn left/north on Naper Boulevard given Tuthill's proximity to the light there. 7 Brew Coffee has recently added enormous traffic to Iroquois Avenue and Naperville-Wheaton Road as well, with cars lining the road on Iroquois all the way down to Naperville-Wheaton Road and around the corner. Sometimes two-way traffic on Iroquois is impeded by the line of waiting cars as well as the many U-turns done in the street. Adding 90 additional families without any northbound traffic support will be disastrous.

The best option to support the existing northbound traffic, along with additional traffic from the proposed development, would be to **add a left turn lane and left turn signal on Naperville-Wheaton Road northbound at Ogden**. If that is not possible, no left turns should be allowed at all, forcing left turns at Naper Boulevard or Iroquois Avenue. Not allowing left turns at Tuthill onto Ogden would also be a good idea, so people can get onto Ogden headed east. If the intent is to have the added traffic from the 90 families use Plank Road to exit, I don't see how that could be enforced. Adding traffic to Plank eastbound probably suggests a need for a right turn lane onto Naper Boulevard.

I sincerely hope the traffic situation is addressed properly. The current situation CANNOT support the additional traffic from the proposed development.

Susan Weber
[REDACTED]

Naperville

Beaver, Adam

From: Stacey Cizek [REDACTED]
Sent: Wednesday, May 14, 2025 8:36 AM
To: Planning
Subject: Case#: PZC 24-1-128/DEV-0035-2025 90 Unit Townhome/Rowhome Development
Categories: Adam

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

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Dear Members of the Naperville Planning Commission,

I am writing to express my concerns regarding the proposed development of townhomes and rowhomes in the vicinity of Plank/Burlington/Naperville Roads. As a homeowner in this area, I have witnessed firsthand the increasing traffic congestion, particularly due to the new 7 Brew business. The addition of approximately 100 new residences in this area will further strain local infrastructure and negatively impact the current residents.

Key Concerns:

Increased Traffic and Congestion

- A large influx of residents can overwhelm existing roads, leading to increased traffic congestion and longer commute times.
- The stoplight at Plank Road and N. Naper Boulevard already backs up significantly, often requiring motorists to wait through multiple light cycles before proceeding. Residential development with potentially 100+ additional drivers will only worsen this issue.

Strain on Infrastructure

- The new residents will place additional demands on existing infrastructure, such as schools, utilities, and public services.
- Overcrowding in local schools could become a serious concern, affecting the quality of education for current and future students.
- Increased demand on water and sewer systems may lead to potential strain, requiring costly upgrades and maintenance which will impact taxpayers.

Change in Neighborhood Character

- This development will alter the aesthetic and character of our community.
- The influx of new residents with different demographics and lifestyles may lead to social changes and potential challenges for existing homeowners.

Property Value Concerns

- Can negatively impact the area property values.
- Increased congestion and infrastructure strain may make the area less desirable for future homebuyers, potentially affecting long-term property values.

I urge the Planning Commission to carefully consider the impact of this development on traffic flow, infrastructure, and neighborhood character. I respectfully request that a thorough traffic and infrastructure study be conducted to assess the effects of increased residential density in this corridor. Additionally, I encourage the Commission to maintain the current zoning and keep the lots as individual homeowner residences, not multi-unit/family.

Thank you for your time and consideration. I appreciate your commitment to responsible urban planning and look forward to your response regarding this matter.

Sincerely,

Stacey Cizek

[REDACTED]

Naperville IL [REDACTED]

[REDACTED]