

Kopinski, Sara

From: chris carlsen <[REDACTED]>
Sent: Wednesday, October 8, 2025 3:53 PM
To: Planning
Cc: Mattingly, Gabrielle; Kopinski, Sara
Subject: DEV - 0109-2025, Proposed development of Calvary Church property

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To the PZC
cc to the Project Manager, DEV 0109-2025
planning@naperville.il.us

To the Planning and Zoning Commission - Proposed development of four TU lots (.82 acres) for sale by Calvary Church to MI Builders.

We encourage the Planning & Zoning Commission to require any proposed development on these four lots to conform with the height and size and density and other key parameters set out in the city's Transitional-Use Zoning code.

We believe the Proposed Plan and its 5-plus substantial variances should not be approved given it does not conform to existing T/U zoning requirements.

We understand that the Need and Appropriateness of a variance should be explained. The neighbors are interested in any such explanation which at present is not available to us.

With so many zoning variances, is the Petitioner essentially Re-Zoning the property? Does such a dense PUD belong in a different Zoned district? We understand certain variances could be granted for certain hardships. And that variances are not granted for strictly economic gain.

Current neighboring and adjacent residents object to the density, size, height and the negative impact on sunlight. We also have concerns about guest parking, garbage pickup, water drainage, noise & light pollution. Can a firetruck access the property as designed?

There is also concern that such numerous and substantial variances will alter the essential character of the neighborhood. Such variances could be a substantial detriment to the many adjacent owners and properties.

We understand that maximum height is 35 feet for Transitional Use. This standard is in the Naperville municipal zoning code.

The Calvary properties share a city block with 9 single-family, all detached residences. One residence per lot. Since the current block is entirely single family, the proposed development (with regards to height and scale and design) is completely out of character with the block's neighborhood.

The new development will result in substantially "paving over" a majority of the lot. We also encourage the city to confirm that what is being planned by the developer would ensure that drainage is accommodated on site and not be detrimental to the adjacent single-family properties. Is the storm sewer system in this older area of Naperville capable of handling the additional drainage, especially at the bottom of the Benton hill?

In addition, the neighbors are keen to know if the proposed plan contains a photometric study to ensure there is zero light spillover onto the adjacent homes.

It appears there may be little regard for the neighbors, the neighborhood and the Zoning requirements in this proposal.

In the proposed development plan, the density of the development also exceeds the zoning code. The required set back of the units also exceeds the requirements of TU zoning.

It appears to us that attempting to put 11 residences on 4 city lots seems unlikely to ever comply with TU zoning height, size, density, setback and other important requirements. We believe that this proposed plan with its variances should therefore not be approved.

And finally, we also highlight the following. With what is noted in this PUD's Legal Description of Exhibit A, which says "***and such other variances, departures and deviations as may be necessary to develop the property...***", there may be several other zoning non-compliance plans lurking in the large shadow of this proposal.

We encourage the Planning Commission to turn down the proposed plan with its 5-plus requested variances and encourage a more suitable development for the .82 acres.

Thank you for the consideration.

Julie Carducci & Christopher Carlsen

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submitted October 8, 3:55 pm