

Mattingly, Gabrielle

From: Lynn Fleming [REDACTED]
Sent: Friday, September 11, 2020 1:46 PM
To: Planning
Subject: Oppose Little Friends Variance

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We oppose the request for a variance at 140 N. Wright St. and 126 N. Wright St., Naperville 60540 to allow for a 15 ft. set-back and to permit 3.5 story buildings not to exceed forty feet and to reduce the lot size to 3,514 sq. feet.. We have lived in this neighborhood for 45 years and object to this property with beautiful trees being turned into a must-family townhouse community which would not be in keeping with the neighborhood. Please vote to have this property used for single family homes. We do not care if the Kroehler Mansion is removed.

William J. and Lynn P Fleming
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: SIMON BOALER <[REDACTED]>
Sent: Saturday, September 12, 2020 2:33 PM
To: Planning
Subject: Little Friends Property

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Dear Commission Members

I have been following the proposed development of the Little Friends property and the related discussions regarding the Kroehler Mansion, with increasing concern. I and my family are directly impacted by the development as we live on the adjacent block and can see the Mansion from our property. I have never been a supporter of preserving the Mansion and always hoped that the block would be developed into 20-25 single family homes built in a style that blends with the character of the Historic District and provide an attractive option for families who are drawn to the unique flavor of what make the Historic District so appealing – safe, individual and low density living.

I was alarmed at the designs put forward by Ram West and can hardly believe that the proposal is being given consideration as it goes against the *fundamental* characteristics of the neighborhood that drew me and my family to the area. This apparently is not only my opinion but is shared by 58% of the community as evidenced by the recent survey. I am also shocked by the debates regarding variances and setbacks etc. which seem to be to be more ‘points of order’ and diverting attention away from the fact that proposed townhomes simply do not ‘fit’ into our neighborhood. I believe there was a Master Plan created with a vision of the Historic District being preserved as a low density community of single family homes and the building of 45 or 47 townhomes does not even begin to adhere to the Plan. By approving the proposal, or even considering a version where possibly fewer townhomes are developed, is an anathema to what the Historic District represents and will provide a precedent for future developments where we will lose the nature of what we, as residents, enjoy. Please consider carefully and listen to what the residents say and use your considerable influence to reject the proposal so we can make clear to one an all, that the Historic District is exactly what it the title describes, which does not allow for high-rise, high density living.

Thanks,
Simon Boaler

[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Alva Jean [REDACTED]
Sent: Sunday, September 13, 2020 11:45 AM
To: Planning
Cc: Council
Subject: Kroehler property, PZC #20-1-061 Heritage Place

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To whom it may concern:
re: Kroehler property, PZC #20-1-061 , AKA Heritage Place

Plan/Zone and Council, about the "Height, Density and Traffic". In my opinion, it seems only "Ram" is in charge and the only compromising will come from Residents and City.

Alva J Chastain
[REDACTED]

Planning and Zoning Commission Public Comment Addendum for September 16, 2020

PZC #20-1-061 Heritage Place

Dear Naperville Planning and Zoning Commissioners,

Since I submitted my public comment last week, the petitioner's plans for Heritage Place have changed. The number of townhome units has been reduced from 47 to 45, allowing considerably less a front setback variance and not so great of a lot area variance. My objections to the proposal overall remain, but do require adjustment to reflect the altered plan.

The improved front setbacks are much improved. Please see the updated map in *Figure 1* with a pink overlay showing a 25' front setback. The mass of the townhomes will be mitigated a bit and now shade trees rather than ornamental trees may be planted in front yards. But the proposal is still exceptionally dense and not particularly "green":

- The proposal has 21.5% more impervious surface area than with its previous institutional use and thus requires a storm water vault so as not to impact the neighborhood.
- The proposed land donation for a park in lieu of cash is welcome, however, that donation is only 60% of the requirement for residents of 45 two-bedroom townhome units and will need to serve the neighborhood as well.

The concept is still an exceptionally dense and large multi-family housing development completely in the midst of an R2 zoning district. I see no hardship or community need to justify such a 45-unit townhome development:

- As I mentioned in my earlier public comment, I believe it is possible for 41 townhomes, including the mansion, to fit without needing a lot area or front setback variance. Such a 41 unit plan would have a total selling price, excluding the mansion, of almost \$37 million, about 60% more than was acceptable in May. This would be still more dense than the surrounding area, still require conditional use for multifamily housing in an exclusively R2 district, and still lack the design considerations necessary to preserve the character of the surrounding area. It would fit, but not be desirable because there is not hardship nor community need for 100% multifamily housing in an entire block of this neighborhood.
- The property was marketed for single-family homes. As far back as November of 2019, Naperville Preservation, Inc. illustrated it was feasible to do so including preservation of the mansion and visibility from Wright. This would have similar density as the existing neighborhood and could easily be done to preserve its character. It would not require conditional use for multifamily housing.
- In his May 1st letter to City Manager Krieger, Mr. Briggs indicated Think Bigger made an offer that would retain the mansion as a clubhouse surrounded by about 40 duplex units. I believe a variety of profitable concepts, primarily with duplexes, a park and preserving the mansion are possible. Using RAM West's design, 28 duplex units, a 3-unit townhome, and the mansion as another 3 unit townhome would fit. Please see a rough mock-up of this concept in *Figure 2*. Excluding the mansion and assuming the same \$900,000 price per unit, its total selling price would be about \$4.5 million more than was acceptable in May.

Justifiable reasons were made in the case of Chicago Commons and Charleston Row II from conditional use of townhomes in R2 zoning. That is not the case for the 45-unit Heritage Place proposal. If Naperville's comprehensive plan and zoning regulations need revision to accommodate different housing types, it should be done through its own public review and approval process. Granting conditional use in a piecemeal fashion to deploy medium density housing within low density zoning is not sound planning or process. Justifiable reasons were made in the case of Chicago Commons and Charleston Row II from conditional use of townhomes in R2 zoning. That is not the case for the 45-unit Heritage Place proposal. Please deny this request.

I remain confident that if the same spirit of cooperation used from the Main Street Promenade Phase III were deployed for Heritage Place, the result would be a concept in harmony with the Historic District and well serve our community. Let's not settle for less.

Most Respectfully,

Marilyn L. Schweitzer
Naperville Resident for over 30 years
September 14, 2020

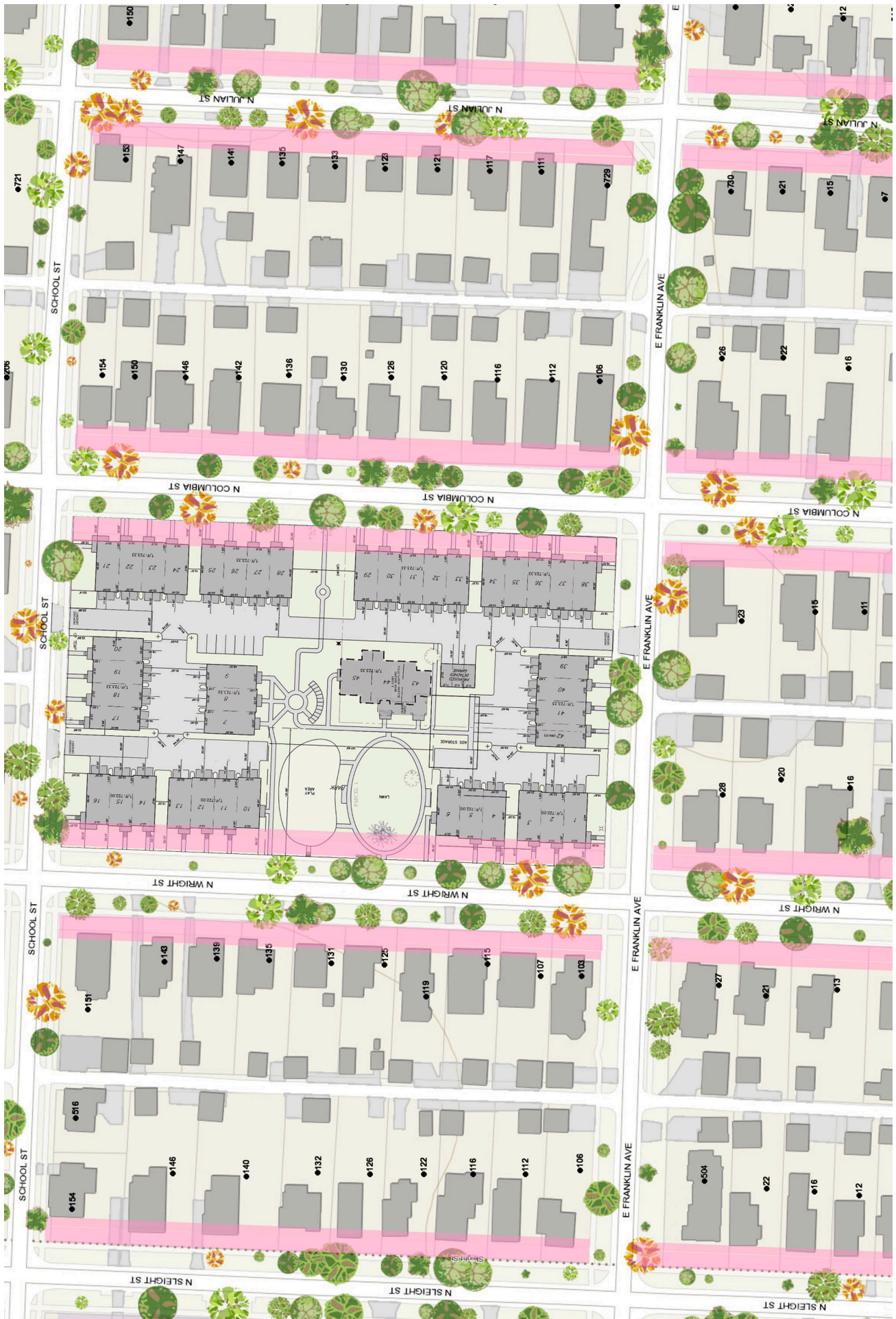


Figure 1: Density and 25' Setbacks in the Surrounding Area (September Proposal)



PRIMARILY DUPLEXES CONCEPT

28 duplex units • a 3-unit townhome • the Mansion as a 3-unit townhome

Figure 2: A Sample concept with primarily duplexes

Stephanie Waldron



September 12, 2020

City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Dear City of Naperville,

I am writing in regard to the proposed redevelopment project at the Little Friends location within the Historic District of Downtown Naperville. As a resident of the city in the nearby Park Addition area of town, I consider Little Friends to be in my local neighborhood.

I am in complete support of the redevelopment proposed by DJK Homes. As the Little Friends Community is being relocated to a wonderful new property and facility, I am confident that it is time to do something new with this space. Naperville is a thriving, growing and incredibly sought after city in which to live. It is the year 2020, we are progressing and evolving as all communities do over time. I believe that, though history is important, to remember and affirm a rich heritage, at some point progress needs to prevail.

As a resident and homeowner in the area, it is my opinion that much of the historic district needs updating. The time is past to continue to limit the development and gentrification of an aging and at some points dilapidating area of residences in the Historic District which, due to city ordinances, are prevented from redeveloping their properties. Some of these residences which are 75 to 100 years old need to be allowed to be torn down as they lose value each year due to their age and expense to maintain, and decrease property values in the area. Allowing such improvements would benefit homeowners who many times get stuck with homes that are too old to retain the value a home should, yet are too costly to maintain because of their age. Redevelopment in the Historic District would also provide the neighborhood with a vital new energy and look which that area desperately needs, while continuing the modernization of the city

at large. Little Friends redevelopment is a perfect first step in moving forward, which in my opinion, is long overdue.

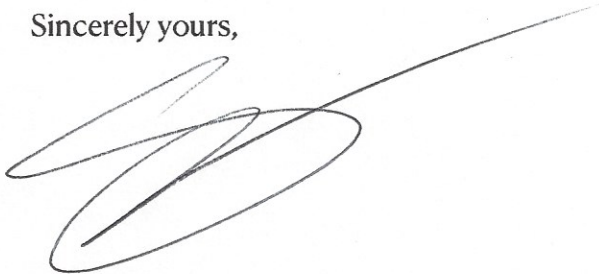
Of course with any major shifts and evolutionary changes to a long-established community, there will be those who cannot conceive that ANY change is improvement and will continue with resistance. However, change and growth are an inevitable part of continuing to evolve community with the times we live in today.

Preserving the Kohler Mansion is important to many in the city, and as such, the proposed redevelopment can affirm this priority while creating modern homesites desirable by TODAY's community. The proposed homes fit the character of the Mansion and will be a beautiful and vibrant addition to the neighborhood. In addition, tax revenues will increase for the city and CUSD 203, while not adding significantly to the school population.

Finally, DJK Homes has consistently produced a quality product and has modernized the design of its residences to be out of the box and more along the lines of how people actually live today which is what current home buyers are looking for.

Thank you for your consideration of this opinion.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Stephanie Waldron', with a long, sweeping horizontal line extending to the right.

Stephanie Waldron

Mattingly, Gabrielle

From: Jean Anderson [REDACTED]
Sent: Monday, September 14, 2020 2:45 PM
To: Planning
Subject: Little Friends Property

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Dear Committee,

The proposed project for this area is totally unsuitable for Naperville's ONLY Historic District. There is NOTHING about it that fits into a designated historic area. Please see that the current plans are discarded.

Jean Anderson
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10

Mattingly, Gabrielle

From: Lynn Johnson <[REDACTED]>
Sent: Monday, September 14, 2020 3:52 PM
To: Planning
Subject: Little Friends Property (20-978B and 20-979B)

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I would like to express my opposition to approval of the requested variances and the number of units noted in the above petitions. A long time resident, I feel strongly that the project as proposed is not appropriate in the midst of the neighborhood. I am not opposed to the development of townhouses on the property, however, the proposed density and requested variances create a development incompatible with the neighborhood and R2 zoning. Thank you.

Lynn A. Johnson

[REDACTED]
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Tim Messer [REDACTED]
Sent: Monday, September 14, 2020 8:50 PM
To: Planning
Subject: East Central Homeowners Organization statement on Heritage Place for PZC

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To the members of the Planning and Zoning Commission:

The East Central Homeowners Organization (ECHO) is a group of residents whose purpose is to preserve the residential community atmosphere and character of our neighborhood. Further, ECHO supports the promotion and protection of the historical properties within its boundaries. The officially designated Naperville Historic District lies within the boundaries of ECHO. This District has special legal protections, designed to ensure its continuance as an historic neighborhood.

We do not support the conditional use for townhomes in the R2 zoning district. We also do not support the variance requests for lot area, front yard setback, and height to exceed the maximum number of stories.

ECHO distributed a survey in mid-August to seek feedback from our residents regarding this development proposal and what they value most about living in or near the Historic District. 94% of those responding do not support this development as proposed.

Survey respondents support the inclusion of a park and green space. The park provided within this development would be significantly larger than the former College Park, which was removed from the site earlier this year. The respondents also support the rear-loading garages of the townhome units, which are in keeping with the character of our neighborhood.

The most significant concerns from our residents are density and the proposal not fitting in with the neighborhood. The clear preference from our residents is to have single-family homes built on this site, which exists in the heart of a predominantly single-family neighborhood. The proposed density, when combined with reduced setbacks, is not in keeping with the character of the Historic District and the greater ECHO neighborhood.

In making the case for the conditional use and zoning variances, the petitioner repeatedly cites the current intense use of the property in comparison to the proposed use as the primary factor why the standards for a zoning variance are met. While the proposed use of the property would be less intense than the current use in terms of traffic and number of persons typically onsite, it does not necessarily follow that the proposed redevelopment will not be a substantial detriment to adjacent property. 39-foot buildings with reduced front yard setbacks are a substantial change from the current site conditions and are intense in their own right. The present peak use of this site is limited to a few hours each weekday during pickup and drop-off periods. Conversion to a high-density residential use makes the site more active during times when it is currently unoccupied.

Minimum lot area is effectively the density requirement for the R2 zoning district. The original plan submission with 47 units consisted of 12.4 units per acre. The most recent change with the reduction of two units barely reduces this, to

11.9 units per acre. City planning documents generally consider low-density residential to be less than 2.5 units per acre, and high-density residential to be more than eight units per acre. As noted in the City staff report for the HPC meeting, decreasing the number of townhome units to 41 would eliminate the need for this variance request.

Front yard setbacks vary throughout the Historic District. However, the vast majority of the homes throughout the District are in compliance with the 25-foot front yard setback and the 15-foot corner side yard setback. There are very few examples of reduced setbacks in the blocks surrounding this property. Homes with front yard setbacks less than 25 feet are much more common on the blocks to the west of North Central College, including those along Center and Ellsworth Streets.

Finally, the petitioner makes their argument for the height variance based on other developments which have come to market with rooftop decks. The zoning code defines practical difficulties or hardships as those not generally found on other properties within the zoning district. Zoning variances are typically granted when there is a hardship related to existing conditions on the lot. To put it simply, competitive disadvantage is not a zoning-related hardship.

60% of our residents indicated that their top reason for choosing to live in or near the Historic District is for the look and feel of the neighborhood. If this development proposal is not economically viable with units reduced and setbacks compliant with zoning code, ECHO submits that the demolition of Kroehler Mansion may be a better long-term solution for preserving the character of the neighborhood while permitting respectful new construction.

We appreciate the communication from the attorney for the petitioner, and we thank the Planning and Zoning Commission for its time and service to the community.

Respectfully submitted,

Tim Messer
on behalf of the East Central Homeowners Organization

██
████████████████████

board@naperville-echo.org

Mattingly, Gabrielle

From: Kathy Levitan <[REDACTED]>
Sent: Monday, September 14, 2020 9:20 PM
To: Planning
Subject: Heritage place

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The design by Ram West is an outrageous abomination which no neighborhood in Naperville would tolerate. Requests for variances and setbacks are not relevant nor should such requests be entertained at all. This is a Historic District whose character would be completely altered by such a development.

The Master Plan states that the HD be preserved as low density single family homes. This development, on this location, is not comparable to "similar" developments which have businesses in very close proximity and lower density.

Yes, I am in complete sympathy with the Little Friends organization, but there are many ways to raise money. Using the mission of Little Friends to garner sympathy for this development is a red herring. Sacrificing the neighborhood need not be the sole monetary solution for Little Friends.

Please do not be deceived, we, who live here, are not. This proposal is an example of outrageous greed at the expense of an entire neighborhood.

Respectfully, Kathy Levitan

Sent from my iPhone

Mattingly, Gabrielle

From: Lauren Meyer <[REDACTED]>
Sent: Monday, September 14, 2020 9:25 PM
To: Planning
Subject: PZC #20-1-061 Heritage Place - Objection to the Petition

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Hi Planning and Zoning Commission,

We live at 1 [REDACTED] - directly across the street from the Little Friends property and do not support the plans put forth by Ram West Capital & DJK Homes. Personally, we would like to see single family homes that do not require variances to the zoning to blend with the surrounding homes in the neighborhood.

The reasons we do not support are as follows:

- **Density/Reduced Lot Sizes:** the 45 unit townhome proposal is far too dense compared to any other block in the Historic district. It leaves for very little greenery to shine through - especially on the Columbia side where there are 18 new properties to be constructed. For comparison, the east side of Columbia has 11 homes and the west side of Wright street has 10 homes.
- **Setbacks:** The petitioner has made the argument that many homes in the Historic district have a reduced setback. However, we have walked the neighborhood numerous times and fail to see this exception as commonplace as the petitioner describes. Having a reduced setback, will cast a wall of a shadow onto the street. This is concerning across the board, but even more so on the School side where there is less space between the street and the sidewalk
- **Home Height:** Similar to the points above, if you compare to the surrounding homes in R-2 zoning, a 3.5 story home is extremely uncommon. We can't pick out a single home in the Historic district that is that tall. Let alone having 45 on the same block.

When you look at the variance requests conditional use separately, they may not seem as big of a deal. But when you add them up - reduced setbacks, 3.5 story homes, smaller lot areas and multiply it by the number of units (45) - we get overwhelmed at what could be right across the street. These homes will tower over everything in the neighborhood, taking away the quaint and unique feel of the Historic district. We don't need further exceptions to be made to move away from the standard of the neighborhood.

Because of everything described above, we do not support the petitioners requests.

Thanks,
Dan, Lauren and Luke (11 months) Meyer

Mattingly, Gabrielle

From: Randy Smith <[REDACTED]>
Sent: Tuesday, September 15, 2020 8:07 AM
To: Planning
Subject: 20-977B Heritage Place - just say no

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The Naperville Historic District is not like other neighborhoods, and needs to be protected to maintain the charm and history of Naperville. I believe the developer has made some nice improvements since their original plan for Heritage Place. However, they should go all the way and just meet the code established by the city. This project will still not fit in with the neighborhood, but at least it would be a closer match. So, I strongly urge you to vote no on all variances for this project.

-Randy Smith

Mattingly, Gabrielle

From: Judy Cammelot <[REDACTED]>
Sent: Tuesday, September 15, 2020 10:11 AM
To: Planning
Subject: Heritage Place in Historic District

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Hello,

I am very concerned that the *Planning and Zoning Commission* is considering a plans for Heritage Place, the development proposed for land owned by Little Friends at School Street and Franklin Avenue. As the *Historic Preservation Commission* voted against issuing the certificate for a prior plan and recommended the Naperville City Council reject the conditional use and variances needed for that plan to build Heritage Place, I think that the developer should ask for consideration of a revised plan by the *Historic Preservation Commission* **before** asking for variances that are expected to be presented to the *Planning and Zoning Commission* on September 16. There is no compelling reason why the *Historic Preservation Commission* is not provided the opportunity to approve/reject a revised plan.

In the event that process is not followed, I see no reason why the Planning and Zoning Commission should accept the expected proposed variances; My opinion as a resident of the Historic District is that any development be in keeping with the *Historic Preservation Commission* guidelines and not need variances. I would expect to see single family or duplex homes in any proposal; Not high-density townhomes and very tall structures that do not match the surrounding housing.

Thank you

Judy Cammelot

[REDACTED]
judy@devoresoftware.com

Mattingly, Gabrielle

From: Susan Fitch <[REDACTED]>
Sent: Tuesday, September 15, 2020 11:17 AM
To: Planning
Subject: Heritage Place agenda items 09.16.2020

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Hello,

I am writing to state my support for the position submitted by ECHO in opposition to the requested variances for the proposed Heritage Place project.

Thank you,
Susan

Susan Fitch
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Missy Moyer <[REDACTED]>
Sent: Tuesday, September 15, 2020 1:20 PM
To: Planning
Cc: Council
Subject: Historic District Development

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Regarding the upcoming council meeting on September 16th, I would like my opposition for agenda numbers 4, 5 and 6 noted. Thank you.

Please select one of the following:

- I will be participating in the live meeting and will make my comments at that time.
- I will not be speaking. Please read my comments into public record.
- I am not speaking, but would like my support/opposition noted for public record.
- I am a Petitioner

IF YOU PLAN TO PARTICIPATE AND SPEAK DURING THE LIVE MEETING, please provide the agenda item you will be speaking on (agenda item number and/or description of the agenda item). If you would like your comment to be read into public record in the event that you are unable to attend the meeting as planned, please provide it here:

N/A

IF YOU ARE NOT SPEAKING AND WANT YOUR COMMENTS READ INTO PUBLIC RECORD, please provide your comment here:

N/A

I am not speaking, but would like my support/opposition noted for public record (please provide agenda item number and/or description of agenda item below):

- Support
- Oppose
- Not Applicable

I am not speaking, but would like my support/opposition noted for public record (please provide agenda item number and/or description of agenda item below):

Agenda Items D.4, D.5, and D.6 concerning 126 and 140 N. Wright Street

Sent from my iPhone

Mattingly, Gabrielle

From: Grant Levitan <[REDACTED]>
Sent: Tuesday, September 15, 2020 2:12 PM
To: Planning
Cc: Council
Subject: 140 & 126 N Wright St: Little Friends Property Disposition

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Esteemed Planning and Zoning Commissioners

I am a 35 year resident of Naperville's Historic District, living in a carefully preserved turn of the century home 1.5 blocks south of the Little Friends property. I am writing to express my opposition to the development of 45-47 townhomes where 20-25 single family homes belong.

It is hard for me to imagine anyone who resides in a Naperville neighborhood made up of single-family homes wanting a development consisting of a wall of 45-47 3.5 story townhouses plumped down in the middle of their low density community. As for the Naperville Historic District, the master plan specifically states that it be preserved as a low density single-family area. I can see no justification for suddenly abandoning the master plan for the sake of Little Friends getting a bigger return on the property that was gifted to them by North Central College many decades ago. Having said that, please know that my wife and I are strong supporters of Little Friends. Kathy has worked at LF's Serendipity store for over a decade. I wrote my doctoral dissertation on the same developmentally disabled population that LF serves and have published numerous papers in scholarly journals on this subject. I also have conducted training for the Little Friends staff at no charge. There are many, many more avenues of fundraising available to Little Friends, as I well know in my role as board member and consultant to other not-for-profits serving disadvantaged and disabled populations in Chicago and across the world.

Ram West's petition provides no factual basis for the planning and zoning commission to conclude that this development would not change the essential character of the neighborhood. Their proposed use conflicts with the guidance for new construction in the historic district as set forth in the Master Plan 2010 historic design and resource manual. The name "Heritage Place" is a cynical ploy to put a patina of respect on this misguided project. Perhaps a more appropriate name would be "**We have no respect for Heritage**" Place. Their so called concessions around setbacks and other minor changes serve as a distraction when the real issue is that such a development is completely inappropriate in any low density neighborhood. This is not Wicker Park, Bucktown or Ravenswood. It's Naperville. All other townhome developments in

Naperville are adjacent to commercial or existing high density properties. This is where they rightly belong. And so it should be for this one.

Respectfully submitted,
Grant William Levitan, PhD

Grant William Levitan PhD
Senior Partner
RHR International LLP
Willis Tower, 233 S. Wacker Dr, 95th Floor
Chicago, IL 60606

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www.rhrinternational.com

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Mattingly, Gabrielle

From: Laura Decker <[REDACTED]>
Sent: Tuesday, September 15, 2020 2:59 PM
To: Planning
Subject: Heritage Place development

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Hello,

Thank you for taking the time to read this. I'll give you my quick opinion & then I'll go into my reasoning after.

Quick answer: Please do not approve the plan. Do not approve the variances & do not approve the design.

My reasoning:

Variances

The developer is asking for less set backs AND taller height. I don't agree with either on their own, but the 2 together makes it a blockier/denser looking development.

The development should be treated just as any homeowner in the District would be. There is really no justification for the variances.

Design:

This is an area of mostly single family homes. Most, if any duplexes exist in what looks like a single family home. Since the development is in a somewhat protected Historic District the design should blend into the area. Although the current design on it's own might have some appeal it does not blend into the single family homes

The goal should be a seamless fit into the surrounding area. Not one block of taller, denser multi-unit dwellings—this will certainly stand out.

The Mansion:

I don't know if you'll be discussing whether to tear down the mansion or not and it's not a hill I'll die on. But I will add that demolition of the Mansion only makes sense if anyone in the Historic District can tear down. The builder should be treated like the rest of us.

The Historic District:

If you look at the research you'll find that Historic Districts do provide value to cities in money and in ways that are harder to measure but still important. Tourism, historical connections/education. design, environmental practices are just a few ways. They create a charm that is difficult to copy once it's lost. So I do believe there is a value in maintaining the district the way it is.

Honestly, I was floored when I saw the plan that was submitted. The developer understood that they were developing in a Historic District. The design is such a huge deviation from what is currently in the District. When I think of all the man hours spent discussing such a radical change (including your time in reading this) I am saddened.

Please do not approve their current plan/variances and ask they return with a more reasonable design that fits the District—one that includes single family homes (or duplexes disguised as single family homes) and no variances.

Thank you for your time!

Laura Decker



Mattingly, Gabrielle

From: Carol <[REDACTED]>
Sent: Tuesday, September 15, 2020 3:48 PM
To: Planning
Subject: September 16, 2020 PZC Agenda Item 20-1-061 Heritage Place at Little Friends (Agenda Item PZC 20-1-061).

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I reside at [REDACTED], which is the northeast corner of Wright and School Street and is immediately across the street from Little Friends.

I support the ECHO position regarding the Heritage Place proposal, and do not support the conditional use for townhomes in the R2 zoning district or the variance requests for lot area, front yard setback, and height to exceed the maximum number of stories.

I appreciate the inclusion of the park, preservation of The Mansion, and rear-loading garages as well as the expected reduction in traffic and improved storm water management associated with this new development.

However, the proposed density and reduced setbacks for Heritage Place are not in keeping with the character of the Historic District. While the increase in front yard setbacks from 15 feet included in the previous proposal to 22, 23, or 24 feet in the current proposal is closer to the 25-foot front yard setbacks typical of the surrounding homes, the reduction of two units and the addition of the pocket park only slightly reduces the density.

If the development proposal for Heritage Place is not economically viable with units reduced and setbacks compliant with zoning code, the demolition of Kroehler Mansion may be a better long-term solution for preserving the character of the neighborhood while permitting respectful new construction.

Thank you.

Carol Schmidt
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

--

Please let me know if you have any questions. Thank you.

Karl Rahder

Statement in opposition to the Ram West proposal

I urge the Planning and Zoning Commission to reject any requests (including but not limited to requests for variances) by Ram West or other parties that would facilitate the construction of “Heritage Place” or similar high-density housing on the current Little Friends property.

While Ram West has made some minor changes to its previous plan in response to neighborhood opposition, these steps are merely cosmetic, and do not address the real issue: the residents of the Historic District rightly see such a proposal as a threat to the viability of our neighborhood.

I understand that Ram West and Little Friends are warning or implying that the latest set of proposals is the final iteration, and we are somehow supposed to infer that if it is rejected, then Little Friends will resort to more drastic measures in order to sell the property. We should resolutely reject this logic. Little Friends would like to move to a more suitable location, and I wish them well. But their problem (raising sufficient funds) should not be *our* problem. Destroying our quality of life with high density housing and more traffic is too high a price to pay for making Little Friends’ relocation as painless as possible – for them.

This is not an issue of setbacks, storm drainage, or alley access. It’s not about the construction of a “mini-park” or lower rooflines. And I ask the Commission not to let itself become mired in these discussions, because they are beside the point.

As I pointed out last month in my statement to the Historic Preservation Commission, the Historic District (and what’s left of downtown Naperville’s original structures) is the heart and soul of this town. What we do now will define Naperville’s *raison d’être* for generations to come. Did we truly preserve the neighborhood, or did we simply pay lip service to our heritage while green-lighting a rowhouse project that even its few proponents in the Historic District will regret as soon as the bulldozers arrive?

I ask the Planning and Zoning Commission to prioritize the views of the District’s residents rather than those of a development company and a charity that wants to leave town.

Karl Rahder

[REDACTED]

[REDACTED]

Mattingly, Gabrielle

From: [REDACTED]
Sent: Tuesday, September 15, 2020 6:50 PM
To: board@naperville-echo.org; Planning
Subject: Little Friends property

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

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Dear Council Members,

I am writing regarding the proposed plans for development of the Little Friends property in the Historic District.

My home is one block south of this property and will be directly affected by development of the property. We bought our home 19 years ago. The charm of the old houses, all taking on their own personality and individuality over the past hundred years, is a big part of the magic of the neighborhood. We, the historic district homeowners, buy our old houses, pour our money into them, knowing full well there is no way we will ever get back the money we put into them because we love them, truly love them, and love our neighborhood as well.

The proposed plans put forth by Ram West are startling, to say the least. It would plunk a block of townhomes and houses right in the middle of the historic district (a very small area of town) that does not adhere to any of the physical guidelines, nor spirit of the neighborhood, all of the rest of us follow.

Why is it so difficult to see that if this property is going to be developed, it should be developed following the guidelines for the rest of the homes in the historic district? There are a lot of difficult things happening in the world right now that involve deep thought and complex solutions, this isn't one of them.

Do the right thing here, it is not difficult.

Thank you,
Robin Schoene

Mattingly, Gabrielle

From: Signe Gleeson <[REDACTED]>
Sent: Tuesday, September 15, 2020 8:21 PM
To: Planning
Subject: PZC #20-1-06

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I realize I am past due on getting this to the commissioners. I hope there is a way to get my comments in the public record.

To the Commissioners:

I read that the responsibilities of the Planning and Zoning Commission is to "maintain the city's Master Plan"

As the City of Naperville invested significant resources in the creation of the city's Master Plan (MP) draft March 2020, it should be recognized and utilized by city leaders as the "high level guiding policy document for local land use and decision making." To do otherwise is to disrespect the efforts of the Naperville community who invested time and energy in the process.

Accordingly, any proposed development of R2 residential areas should be consistent with their character as described in the MP

- "Homes in Residential Neighborhoods are primarily single-family detached houses with some areas of attached housing, duplexes and apartments. They are established, stable, have low vacancy rates and are served by effective public and private infrastructure, such as sidewalks and utilities."
- "The principal focus in Residential Neighborhoods is to maintain the integrity and appeal of the single family housing supply through homeowner maintenance, investment and responsible infill construction."
- "Residential neighborhoods are low intensity and served by quiet local streets"
- Land plan use is "built on the notion of creating distinct and desirable places."

Additionally, the MP cites the city's "Historic Building and Design Resource Manual Guidelines" as a resource. The historic building and neighborhoods located around downtown...

- "contribute to the community's character, quality of life and economic vibrancy and also serve as tangible links to the city's history"

The stated purpose of this manual is to provide

- "specific guidelines for appropriate maintaining, rehabilitation and new improvement that preserve and enhance the character and appearance of Naperville's important historic building and neighborhoods"

Ram West's current 45 unit proposal is inconsistent with the spirit and policy guidelines of the MP, as well as the guidelines put forth in the Manual. The Ram West proposal provides significant risk to the local community with no clear benefit to the community.

The MP cites an example of responsible development that is consistent with the historic district. Specifically, the School Street project in Libertyville demonstrates that with creativity and will, developments that complement rather than disrupt neighborhood communities is possible and profitable.

Thank you for your consideration

Signe Gleeson

--

Signe Gleeson, R.N.C., M.S.

President

ElderCare Solutions, Inc.

Elder Guardians, N.F.P.

630-416-2140 office

630-416-2177 fax

signe@eldercaresolutions.com

www.eldercaresolutions.com

Helping You to Take Care

Mattingly, Gabrielle

From: george howard <[REDACTED]>
Sent: Wednesday, September 16, 2020 9:41 AM
To: Planning
Cc: Council
Subject: Kroehler Mansion - Heritage Place Development

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September 16, 2020

Honorable PZC Commissioners and City Council:

Comments submitted for reading at the PZC meeting on September 16, 2020

KROEHLER MANSION - HERITAGE PLACE DEVELOPMENT

PZC Case 20-1-061; File Numbers 20-977B, 20-978B, and 20-979B.
September 16, 2020

Honorable Commissioners:

The proposed Heritage Place development before PZC this evening is for consideration of approving a conditional use and variances for a development for 45 townhomes located in the designated local historic district. Further, the newly revised development consists of 42 townhomes in 11 new buildings and 3 townhomes in the Kroehler Mansion.

The development is contingent on the approval of the conditional use request for R2 rezoning that was in place for the former special housing needs of Little Friends. The Heritage Place conditional use request would allow a development that is not a good fit for the neighborhood and would change the character immensely based on building setback, building height, and unit density.

The revised plan only reduces the townhomes from 47 to 45, when the lot size would only support 41 townhomes without a variance. The height is still over the maximum allowed and much higher than existing adjacent single family homes. The street setback is increased but still not in compliance with zoning codes. Compare the scope of the proposed townhomes with the look and size of existing townhomes along West Spring Avenue near the Children's Museum. The revised plan attempts to present an acceptable development, while achieving the maximum return on investment, to the detriment of the neighborhood.

The development is not a compatible fit to the character of the historic district and required application of the existing historic design standards. PZC must primarily consider the location in rendering a decision. This development is not anywhere in Naperville; it's in the historic district! The development, in part, requires

approval of a COA which was denied by HPC and is being appealed to city council. Accordingly, I request PZC to not approve the conditional use and variance requests and send the package to city council for a decision.

Thank you for your consideration.

George Howard



Mattingly, Gabrielle

From: Sonnenschein, Patricia A [REDACTED]
Sent: Wednesday, September 16, 2020 11:57 AM
To: Planning
Subject: little friends

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Based on latest plan, I think Ramwest could have given a bit more on density. I think getting to 40 might be the right number to get by in.

patty

Mattingly, Gabrielle

From: Al Rodriguez <[REDACTED]>
Sent: Wednesday, September 16, 2020 12:56 PM
To: Planning
Subject: September 16, 2020 PZC Agenda Item 20-1-061 Heritage Place at Little Friends

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

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I reside at [REDACTED], which is the northeast corner of Wright and School Streets and is immediately across the street from Little Friends. I support the conditional use for townhomes in the R2 zoning district. However, I do not support the variance request for lot area coverage. I appreciate the inclusion of the park, preservation of The Mansion, the design of the row homes that reflect design elements of the Mansion, and rear-loading garages as well as the expected reduction in traffic and improved storm water management associated with this new development. However, the proposed density for Heritage Place is not in keeping with the character of the Historic District. While the increase in front yard setbacks from 15 feet to at least 22 feet is closer to what is typical of the surrounding homes, the reduction of two units and the addition of the pocket park only slightly reduces the density. Decreasing the number of townhome units to 41 would eliminate the need for this variance request. Thank you.

Al Rodriguez

Mattingly, Gabrielle

From: Brad Kitchener <[REDACTED]>
Sent: Wednesday, September 16, 2020 4:20 PM
To: Planning
Subject: Public Hearing

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

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My name is Brad Kitchener and I live at [REDACTED]. Directly across from the current green space associated with the subject property. I thank the project developers for increasing the set back, however the density issue is still a factor. I vote no to the current proposal. I believe removing 4 or 5 additional units to get the total units closer to 40 would be acceptable for the density variance. Also, if removing the mansion helps the density issue....that is fine by me. We should make this project the best it can be, and in my opinion, it shouldn't be too crowded. The buildings are already going to be tall and different, let's not make it overwhelming. Thank you - Brad

August 18, 2020

Mayor Chirico and Members of the City Council
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: L-3 – Little Friends Covenant Incentive Agreement

Dear Mayor Chirico and Members of the City Council:

We the undersigned members of the community, respectfully ask for your support of two upcoming issues critical to the future of Little Friends. To remain effective, Little Friends needs to move to a new, appropriately-designed home, but the organization cannot afford its new campus without your support.

We ask for your approval of the grant the City Council promised if a developer would preserve the Mansion High School structure. Little Friends honored your request to find a developer that would preserve parts of its legacy campus and redevelop the block consistent with the neighborhood’s heritage and architectural style.

It is critical that the redevelopment plan be approved swiftly so Little Friends can finally sell its legacy property and move forward with its transformation plan. This process has gone on long enough. It is time to make a decision that moves the entire community forward.

Please remember that your vote on these matters will affect the ability of this community organization to make a difference in the lives of hundreds of individuals and their families annually. Thank you for your continued service and please vote to support Little Friends.

Sincerely,

Mary Esser
Naperville

Tom Connors
Naperville

Will Cullen
Naperville

Jerry and Cheryl Kuhn
Naperville
(Ancestry in Naperville dating to the 1840's)

Mike Briggs
Naperville

Francesca Rosanova
Naperville

Matthew Krejci
Naperville
(Grandson of founder, Dottee Krejci)

Brand & Mary Ann Bobosky
Naperville

Tom Miers
Naperville

Erin Smith-Franczyk
Naperville (Historic District)

Maria Roca
Naperville (Historic District)

John & Simone Kapovich
Downers Grove

Laurie LoCoco
Villa Park
(Former Mansion Student)

Dan Casey
Lisle

Ray Kinney
Naperville

Beth Praetz
Bolingbrook

Tami Harkins

Lisa Munson

Manuel Rodriguez
Lisle

Christina Kitchel
Naperville

Jenni Hulsey
Naperville

Mike & Mary Ann Skarr
Naperville

Gineen Vargas
Naperville

Stephanie Miller
Berwyn

Rose Perez
West Chicago

Kris Hartner
Naperville

Jama Wall
Naperville

Kathleen Knapp
Naperville

Sonia Reynoso
Parent

Molly Loehr
Naperville

Diane Forsberg
Naperville

Karyn Charvat
Naperville

Charles Rehor, Jr.
Naperville

Ronald Buncak

Matt Ishikawa
Naperville

Mary Ackman
Naperville

Julie Gowan
Naperville

Edith Primozić
Woodridge

Lindsey Graham
Naperville

Cheri Lang
Darien

Julie Drake
Naperville

Carrie Rardin
Naperville

Pam & Gary Skarr
Naperville

Sarah & Jim Dore
Naperville

Ryan Wall
Naperville

Maureen Schwendener
Hinsdale

Liz Cochiaro

Julia Drong
Warrenville

Stephen Beese
Naperville

Brenda Ulrich
Oswego

Colleen Clark
Naperville

Robert Wall
Naperville

Karen Apicella
Naperville

Terry Flynn
Bolingbrook

Jennifer McKnight
Plainfield

Harmon Barnard

Brandie Goodman
Winfield & Wheaton

Jana Gabrione
Naperville

Gloria Velino
Naperville

Walter Guy
Naperville

Jennifer Roach
Plainfield

Debra Dunne
Naperville

Michael Lennertz
Naperville

Kaleigh Eichhorst
Naperville

Mary Kostic
Naperville

Matt Rupert
Naperville

Bree Minger
Naperville

Kit Rupert
Naperville

Cathy Lavin
Sugar Grove

Peter Larson
Hoffman Estates

Rachel Robert
Naperville

Gale Ganet
Aurora

Stephanie Galloway Toreson
Wheaton

Pat Rupert
Naperville

Mary Rouse
Naperville

Tina Briggs
Naperville

Don Rupert
Naperville

Peter Larson
Hoffman Estates

Zoey Rupert
Naperville

Joseph Ruble

Joan Wagner
Woodridge

Millie Rupert
Naperville

Debbie & Dave Brenner

Lena Rupert
Naperville

Michelle Roubal
Lockport

Malinda Rossi

Twinks Rupert
Naperville

Thomas Primozić
Woodridge

James Rossi

Jacqui Janas
Wheaton

Jerry McKeown
Naperville

Jennifer Feigl
Lisle

Laura Crawford
Naperville

Lou Ann Portincasa

Mark Galati
Aurora

Sandra Henderson
Villa Park

Stephen Henderson
Villa Park

Robert Burns
Naperville

Alexander Ruble
Aurora

Naila Iftikhar

Yusksel Selcukoglu

William Boyk
Naperville

Jeffrey Haake
Naperville

Belma Selcukoglu

Diana Weiland
Naperville

Mary Shannon
Serena

Kathy Madonado
Naperville

Susan Fruland
Naperville

Dee Netzel
Wheaton

Karen Smolinski
Naperville

Jeanne Koepke
Woodridge

Becka Butler
Elburn

Nancy Knott
Naperville

Jim Koepke
Woodridge

Mark Graham
Naperville

Elisa Golden
Naperville

Ellen Endres
Woodridge

Brenda Moss Feinberg
Batavia

Robert Plank
Lisle

Ron Schulz
Naperville

Francesca Lenzi
Naperville

April Hajek
Naperville

Diana Canna
Warrenville

Michael Krol
Chandler

John Cole
Wheaton

Laura Miller
Aurora

Matthew Whitson
Lisle & Naperville

Mike Snyder

Laura Weiland
Sugar Grove

Lynn Reilley
Sycamore

Sue McCue
Sycamore

Deanna Knopp
Oswego

Becky Gomez
Wheaton

Susan Fishell
Naperville

Dee Biegun
Woodridge

Carolyn Stefani

Ron Biegun
Woodridge

Sharon Hefler

Carol Naveja

Jarvis Alexander
Lisle & Naperville

Donielle Deering
Naperville

Stephen Hylka
Naperville

Larry Loehr
Naperville

Janice Borla
Naperville

Jack Mouse
Naperville

Ronald Biel

Megan Shields
Naperville

Martha Nemtusak
Lisle

Kim Yenc
Lisle

Michael Deering
Naperville

Andrew Deering
Naperville

Dave Martinez
Naperville

Debra LeBeau
Naperville

Lauren Horn
Naperville

Nathan McPherson
Naperville

Bill Cornish
Naperville

John Groll

Shyanne White
West Chicago

Marilyn Mason
Naperville

James White
West Chicago

Belinda Cheek
Naperville

Taylor Minger
Naperville

Laura Jacques
Winfield

David White
West Chicago

Frank Van Haelst

Tori Mounts
Hinsdale

Jim Dennison
Naperville

Julia Horn
Naperville

June Barnard

Diann Jones

Pati Miers
Naperville

Tom Priddy
Naperville

Brenda Wild

Cathy Bolger
Wheaton

Mark Fisher
Rule, TX

Adam Hoffman
Naperville

Kevin Kearns
Naperville

Gary Littlefield
Geneva

Robert Many
Naperville

Bernard Kobe
Naperville

Danielle Tagye
Naperville

Andy Glowaty
Naperville

Angela Greenwood

Tess Bradley
Wheaton

Carol Baldrige
Lombard

Kristina Martinez
Naperville

Amy Labrador
Naperville

Tom Pendziszewski

Sherry Tuszyński
Naperville

Tom Pendziszewski
Downers Grove

Shweta Mehta

Dawn Brown
Plainfield

Laura Kramer
Aurora / Oswego

Nancy Gorman
Naperville

Paul Piraino
Schaumburg

Kelly Rooney
Naperville

Eileen Gwizdala
Richmond, IL

Raj Rajkarne
Naperville

Susan Wolfe
Warrenville

Anu Rajkarne
Naperville

Lori Deichstetter
Naperville

Lee Fennell
Lombard

Sharon Maroni
Naperville

Rebeca Kitchen
Naperville

Alice Mann
Naperville

Patricia Huebner
Naperville

Nancy Wieszcholek
Naperville

Laura Sierra

Nicole Murray
Naperville

Derek McDaniel
Naperville

Sherry Wojcak
Naperville

Marilyn Johnson
Aurora

Kenn Miller
Naperville

Diana Cano-Kearney

Nancy Boyk
Naperville

Patricia Buck
Aurora

Kathy Simpson
Naperville

Gloria Deguisne
Naperville

Larry Deguisne
Naperville

Linda Michalski
Naperville

Katie Marzahl
Naperville

Gail Simms

Judi Greenwood
Naperville

Ted Suchy
Naperville

Bob Waropay

Jessica Oldham
Naperville

Khadiga Dajani
Naperville

Aisha Ahmed
Aurora

Josh Johanson
Naperville

Karen Ackermann
Plainfield

Autumn McGregor

Adam Ackermann
Plainfield

Calvin Ackermann
Plainfield

Becky Lindsay
Naperville

Liz Johnson
Naperville

William Minihan
Naperville

Martha Graeber
Naperville

Natalie Booty
Naperville

Alyse Lucas
Naperville

Jennifer Velchek
Naperville

Lisa Kistler
Naperville

Susan Meany
Glen Ellyn

Debbie Conwell
Naperville

Steve Monteith

Dolores Khan
Naperville

Jill Schwartz
Geneva

Cheryl Krabec
Naperville

Andrea Boll
Bolingbrook

Jennifer Kulp
Naperville

Jim Pendleton
Plainfield

Paul Lyon
Naperville

Gianna Gandy
Naperville

Diane Glonek
Naperville

Judith Lathrop
Wheaton

Norma Munguia-Marcelin

Beth Orchard
West Chicago

Carol Devito
Lombard

Nicole Dickerson
Aurora

Matt Koupal
Naperville

Eve Hushek
Naperville

Holly Bakey
Naperville

Debra Lockwood
Plainfield

Maurissa Murakami
Naperville

Lauren Baumgartner
Aurora

Lisa Ratchford
Naperville

Susan Dudek
Naperville

Thomas Prack
Brookfield

Diane Benck
Naperville

Keith Zmijewski
Naperville

Lisa Kelly

Suzanne Sherman
Naperville

Megan Roche
Wheaton

Jane Bolger
Glen Ellyn

Beth Kobe
Naperville

Susan Minger
Naperville

Vivian Richardson
Aurora

Dan Bischoff
Naperville

Kristen Frederick
Lisle

Katherine Rodriguez

Sheila Woodruff
Aurora

Ahed Hussein
North Aurora

Jim Burner
Naperville

Dawn Losiniecki
Big Rock, IL

Carol & Walter Rittle
Naperville

Sally Kramer
Naperville

Michael Savegnago
Wheaton

Ahed Hussein
North Aurora

Kim Harper
Aurora

Sandy Hagland
Roselle

Susan Johanson
Glen Ellyn

Julia Camacho
Sugar Grove

Kathy Zima
Wheaton

Marion Zioli

Sarah Czopek

Lora Bresson
Naperville

Lynn Sojka
Lisle

Jane Freiburger

Judith Ashe
Naperville

Jenny Potanos
Wheaton

Amy Carroll

Joseph Straka
Naperville

Christina Young
Naperville

Becky Pundy

Matt Erion
Batavia

John Willard
Naperville

Larry Rockert
Lisle

Martina Svehla
Lisle

Susan Patton
Naperville

Kayla Mochel
Aurora

Kim Pace
Naperville

Srikanth Palle
Aurora

Cindy Gabirondo
Naperville

Deana Wagner
Round Lake Beach

Cathy VanHecke
Downers Grove

Bruce Nelson
Naperville

Darleen Horvath
Lisle

Jon Hassler

Dana Quintana
Naperville

Janice Johansson

Cheryl Zens
Naperville

Jim Harms
Naperville

Kathryn Maggio
Aurora

Michele Ptaszek
Naperville

Betty Landorf
Naperville

Margo Andrews
Orland Park

Bonnie Ansborg Marshall
Naperville

Michael Vai
Naperville

Christopher Birck
Naperville

Kathleen Falco
Niles

John Ehlert
Naperville

Michael Hedl
Naperville

Olivia Lockett
Warrenville

Joanne Boehm
Naperville

Jamie Fries
Aurora

Bruce Hanson
Naperville

Jennette Ziemba
Naperville

Dominic Ziemba
Naperville

Jacqueline Ziemba
Naperville

Alicia Ziemba
Naperville

James Ziemba
Naperville

Addam Kahl
DeKalb

Christine Holmberg
Schaumburg

Katherine Howell
Woodridge

Ellen Smith
naperville

Marilyn Luebbing
Naperville

Karly Bartolucci
Wheaton

Laurie McCollum
Naperville

Leanne Vos
Winfield

Thomas Hennessy
Naperville

Thomas Trybus
Naperville

Maureen Wood
Naperville

Russ Weiland
Naperville

William Holley
Naperville

Annie Mcpherson

James Davidson
Naperville

Mary Schultz
Naperville

Chan Tran

Patrice West
Woodridge

Pat Loy
Naperville

Kevin McLoughlin
Winfield

Rae Martin
Naperville

Bill Novak

Catheri Huang
Naperville

Dolores Murcio

Nancy Pietrzak
Aurora

Michelle Dugan
Naperville

Deborah Tharp
Elmhurst

Jason Altenbern
Plainfield

Veronica Porter
Naperville

Megan Plackett
Naperville

Kristin Hill
Naperville

Robert Teela
West Chicago

Mary Montanus
San Diego, CA

Katie Todd
Naperville

Ann Vaneynde
Naperville

Dan Brosseau
Naperville

Hailey Kissane
Naperville

Judy Jung
Naperville

Rodney Germann
Downers Grove

Mary Savage
Woodridge

Patty Manning
Naperville

Dawn Marchut
Naperville

Sally Allred

Beverly Buglio
Lisle

Douglas Besso

Kathleen Lutgen
Naperville

William & Caroline VanDril
Michigan

Jane Buth

Willard Thomen
Joliet

Carole Eben
Glen Ellyn

Thomas Wesson
Valparaiso, IN

Erin Rooney
Dekalb

Norma Corona
Lincoln Square

Kathy Bezdek

Alicia Fallon
Downers Grove

Nicole Zienty
Naperville

Patti Boheme
Lisle

Stephanie Graves
Downers Grove

Janet Coffey
Naperville

Caroline Spreitzer
Channahon

Jennifer Rembrecht
Naperville

Preeti Tuteja
Naperville

Jill Manning
Naperville

Judy Thalmann
Naperville

Kathy Oleson
Naperville

Mary Ann Marcini
Naperville

Sean Adams

Rosemary Driscoll
Aurora

Jessie Yborra

Audrey Silva
Naperville

Erin Setchell
Naperville

Susan Iona
Naperville

Michael Pietrzak
Aurora

Lisa Palermo
Naperville

Lu Kelley
Lisle

Sharon Keenan
Naperville

Kathy Micheli
Glen Ellyn

Kathleen Mader
Naperville & Aurora

Gloria Kartinos
Naperville

Karen Hernandez
Aurora

David Phillips
Naperville

Luanne Kelley
Lisle

Nicole Shields
Naperville

Katy Librizzi
Naperville

Jo Ellen Ruggiero
Naperville

Jerry Gatdula
Glendale Heights

Darcy Doetch
Naperville

Carol Joyce
Darien

Michelle Ward
Naperville

Alexis Ardovitch
Naperville

Sharon Kostel
Elgin

Migdalia Sotir
Naperville

Benjamin Eaton

Rebecca Wolf
Wheaton

Bill Hull
Naperville

Noelle Janke
Naperville

Amanda Muehlfelt
Aurora

Pamela Cahill

Allyson Gray
Downers Grove

Rebecca Wilson
Wheaton

Tabitha Knight
Downers Grove

Cari Hotchkiss
Naperville

Mark Sotir

Jean Boblie
Naperville

Anita Anderson
Aurora

Clark Smith
Naperville

Scott Johnson
Naperville

Bob Matuszak
Naperville

Steve Altenbern
Naperville

Mary Maggio
Wheaton

Linda Hoffman
Naperville

Justin McLoughlin
Naperville

Sydney Spellman
Lisle

Mary Dolak
Naperville

Pete & Karla Harmon
Naperville

Nancy Ewert
Wheaton

Karen Bushy
Oak Brook

Laurie Rapinchuk
Tinley Park

Heather McCann-Koepke
Glen Ellyn

Jan Waichunas
Glen Ellyn

Pamela Dreyer
Naperville

C. Michael Moore

Mark Anderson
Naperville

Barbara Surges
Lisle

Christine Kiser

Barbara Ward
Aurora

Nancy Leenerman

Donna Muntiu Staples
Wheaton

Janice Byrd
Warrenville

Roxane Pappa
Naperville

Anita Karr
Lombard

Kristin Szczesny

Laura Micheli
Chicago

Cheryl Neske
Roselle

Monica Caldieraro
Naperville

Kathryn Jirsa

Colleen Lindberg
Downers Grove

Thomas Savage
Woodridge

Ann Paine
Arlington Heights

Virginia Morgan
Lombard

Heidi Fisher
Naperville

Juliette Borchers
Glen Ellyn

Nicole Bayert
Naperville

Kevin Cowell
Naperville

Jean Jackiw
Oak Lawn

Careese LaRoss
Algonquin

Alyssa Doweidt

Mark Walther
Wheaton

Mattingly, Gabrielle

From: Ed & Robin Williams [REDACTED]
Sent: Sunday, September 27, 2020 5:20 PM
To: Planning; Council
Subject: Little Friends Delvelopment

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Dear Commissioners and Council Members

We are concerned with the closing comments at the last PZC Meeting from the Planning Commissioners ,Ram's lawyer and the Little Friends board members conclusions based on erroneous assumptions.

We have been to every meeting we have been invited to or informed about live or virtual about this project. No one ever asked our opinion of what we would like to see built at the site. We were only presented grand plans with little time to even ask questions about the scope of the projects. One being the College who could not tell what they wanted to develop on the property and dropped their offer. The other was the monstrosity that Ram wants to build. Again the majority of the time was spent by Russel Whitaker selling the project with and again very little time for us to even ask questions let alone express our vision.

The view of the Community is reflected in the ECHO Survey and has not really changed from the beginning. We are overwhelmingly concerned with density. The Historic District is part of our community so we were interested in saving the mansion but never at the cost of density or granting variances that make no sense in R-2 Zoning. We always knew we would have to accept change but always thought it would have to abide by R2 low density Zoning.

The Commission informed us that our comments were not to reference financial comments as this was not the purview of this Board. Their decisions were not to be based on property values and etc. However when the Little Friends board members spoke they only spoke of Financial impacts to them. The decision to grant these variances should have nothing to do with Little Friends yet the Commissioners commented that Little Friends financial impact was the part of their decision to grant these variances

We hope this is not the case but we have the feeling this whole development is about what is best for Little Friends and not the community or our City.

We request when this next is in front of City Council you vote no on this massive complex.

Sincerely
Robin & Ed Williams

[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Sonnenschein, Patricia A [REDACTED]
Sent: Thursday, October 8, 2020 11:52 AM
To: Mayor; Mattingly, Gabrielle; Council
Subject: Heritage Place-Resident input who is adjacent to project

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I live at 103 North Wright Street which is DIRECTLY ACROSS FROM LITTLE FRIENDS. I don't believe ECHO represents all historic district residents' viewpoints. In my opinion generally speaking they seem to want preservation at all cost which I don't agree with. I believe the voices of those who live in one of the 29 homes that are immediately adjacent to Little Friends are being dismissed by many as irrelevant, as are those of the 42 percent of respondents who viewed Heritage Place favorably in an ECHO survey. As the owner of one of those 29 homes, I personally support the conditional use for town homes in the R2 district. I appreciate that this proposal preserves the Mansion, and the design of the row homes reflect elements of the Mansion. I also appreciate the inclusion of the park, the expected reduction in traffic and on-street parking, the improved stormwater management, the rear-loading garages, and the fact Heritage Place is projected to provide significantly more tax dollars to the school district than required for the number of children expected to be added to the schools.

However, I do think the plan for Heritage Place can be improved. The developer should be pushed to comply with the minimum lot area requirement. However, that is not a deal breaker for me, particularly since by right and without any variances as many as 20 duplex buildings with 40 units could be built on the property without preserving the Mansion, the park, improved stormwater management, etc. At a minimum of 22 feet, the front yard setbacks are very close to what code requires and what is typical of the surrounding homes. Setbacks are also not a deal breaker for me; but fewer units may also allow the setbacks to be further increased, particularly on the School Street side where the public right of way is especially narrow at just 11 feet. As it does not impact the building height, the variance for the extra 1/2 story is irrelevant to me.

Although the park is in the purview of the Park District, it is very important that the entire park and rose garden area be public land to ensure that it will always be accessible to the neighborhood. There should be no gates at these access points or fences to separate Heritage Place from the surrounding neighborhood.

Given the economic uncertainty due to COVID, I want to understand the economics if the project comes to a halt. At a minimum, the deal should be structured such that any tax breaks associated with preserving the mansion are only available upon project completion. A surety bond should also be considered to ensure that the project is completed. I don't believe the city should bear any financial risk associated with this project should the units go unsold or the project comes to a halt prior to completion. I also think there should be some mechanism to ensure the storm water management system actually works. My understanding is that the new home being built (which I strongly supported) on Sleigh and Franklin has caused flooding for surrounding neighbors. Heritage Place is a much larger project and storm water management is probably one of my biggest concerns. It is also important that the developer work with the neighborhood to minimize the impact of the extended construction period on the surrounding residents. There are many open questions that need to be

considered. For example, how construction will proceed and be managed - construction parking and traffic are two of the obvious issues. And there must be a plan for addressing residents' concerns.

Finally, since this project will put the block back on the tax rolls, a portion of the new tax revenue should be set aside in a fund dedicated to improving the Historic District.

Thank you for your consideration

Patty Sonnenschein.



Mattingly, Gabrielle

From: McGoldrick, Barry [REDACTED]
Sent: Thursday, October 8, 2020 5:55 PM
To: Mattingly, Gabrielle
Cc: [REDACTED]
Subject: Little Friends Development

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Good evening Gabrielle.

My name is Barry McGoldrick and Martina on copy is my wife. We live with our family at [REDACTED]. I am a long time Naperville resident and work for Molex in Lisle where I am Chief Procurement Officer.

The reason I am writing to you relates to the planned development at Little Friends.

I believe that its important that you hear from people like our family that live directly opposite the proposed development.

As a owner of one of the adjacent homes, we support the proposed development. We think its good that the mansion will be preserved and that the proposed townhomes will have a similar design theme. We also think the park is a good idea and that this development should decrease the street parking as well as overall traffic volume in the area.

We do think that the plan can be improved. We believe that the minimum lot area size requirement should be complied with. We also think that a smaller number of units, especially on the North Columbia Street would be better with maybe bigger spacing between the townhome rows. At the moment having 4 blocks of town homes on North Columbia seems a bit overwhelming, especially as 2 of those blocks appear to be configured to have 5 homes in them.

As for the park, our preference would be for ownership of this to be with the park district to ensure open access and good maintenance standards going forward.

Overall we think the plans are solid and will be good for the neighborhood.

Should you wish to reach out to me I can be reached at by email or by telephone at [REDACTED].

Best Regards

Barry

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English | Chinese | Japanese
www.molex.com/confidentiality.html

Mattingly, Gabrielle

From: Kathy Taft [REDACTED]
Sent: Friday, October 9, 2020 11:56 AM
To: Mattingly, Gabrielle
Subject: Fwd: Heritage Place Project

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See below.

----- Forwarded message -----

From: Kathy Taft [REDACTED]
Date: Thu, Oct 8, 2020 at 9:54 AM
Subject: Heritage Place Project
To: <council@naperville.il.us>, <kellyp@naperville.il.us>, <gustinp@naperville.il.us>, <krummenj@naperville.il.us>, <whiteb@naperville.il.us>, <brodheadj@naperville.il.us>, <coyneke@naperville.il.us>, <sullivant@naperville.il.us>, <hinterlongp@naperville.il.us>, <mayor@naperville.il.us>

To Whom It May Concern:

I live and have owned the home at [REDACTED] for 33 years, which is directly across the street from the Little Friends parking lot. It appears to me the homes that are immediately adjacent to the project should have a strong voice, are the most relevant, and should be considered as most important. It is disconcerting to see and hear strong dissent from residents who live as far South as 111th St. or those not impacted in any direct way.

I am in favor of the Heritage Place since I feel that this project will alleviate the parking problem on Wright St., the flooding I experience in front of my home by improved storm water management, and be less of a traffic impact on the area than other potential allowed within the current zoning requirements.. I also appreciate the design reflecting the Mansion, the retention of the historic home, the inclusion of the park and rear loading garages. It also will provide more tax revenue to District 203, as well as tax revenue in general.

While I support the project. I feel it can be improved on. The setbacks could be improved by complying with the minimum lot requirements, but realize other alternative projects allowed by current R2 zoning could be worse; and the current minimum of 22 feet is not totally out of the question for me since it is close to current requirements. The current less density and setback will at least allow some morning sun to reach my home before Noon.

A single access point to the complex on both School and Franklin would be more in keeping with the neighborhood alley configuration; and no gates.

Also, the Park should have total public access.

The largest concern I have during the lengthy construction project is the impact on the neighborhood and how to minimize. The construction traffic should be kept off the streets and definitely contained to the actual project property. A definite plan should be

presented by the developer as to how the phases will progress and will there be enough pavement up front to accommodate the construction traffic, storage, etc.

I am hopeful that more of the 29 residents directly impacted will let you know their thoughts. It would be impactful if all could be reached for their views, since it appears that many are reluctant to express their thoughts due to the amount of dissent from others in the area; and the perception that the Historic District is not cooperative.

Thank you in advance for your in-depth review and insight into all matters pertaining to this project.

Respectfully yours,

Kathleen Taft

██████████
██████████

Mattingly, Gabrielle

From: Sonnenschein, Patricia A <[REDACTED]>
Sent: Friday, October 9, 2020 12:48 PM
To: Mattingly, Gabrielle; Mayor; Council
Subject: Re: Heritage Place-Resident input who is adjacent to project

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I would add that of the 250 + homes in ECHO boundaries, I believe only roughly 30 percent belong to ECHO.

Patty Sonnenschein

From: Mattingly, Gabrielle <MattinglyG@naperville.il.us>
Sent: Friday, October 9, 2020 12:01 PM
To: Sonnenschein, Patricia A
Subject: RE: Heritage Place-Resident input who is adjacent to project

Thank you, your comment was received.

Gabrielle Mattingly
Community Planner | Planning & Development | TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
(630) 305-5316 | mattinglyg@naperville.il.us

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From: Sonnenschein, Patricia A [mailto:[REDACTED]]
Sent: Thursday, October 8, 2020 11:52 AM
To: Mayor <Mayor@naperville.il.us>; Mattingly, Gabrielle <MattinglyG@naperville.il.us>; Council <Council@naperville.il.us>
Subject: Heritage Place-Resident input who is adjacent to project

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I live at [REDACTED] which is DIRECTLY ACROSS FROM LITTLE FRIENDS. I don't believe ECHO represents all historic district residents' viewpoints. In my opinion generally speaking they seem to want preservation at all cost which I don't agree with. I believe the voices of those who live in one of the 29 homes that are immediately adjacent to Little Friends are being dismissed by many as irrelevant, as are those of the 42 percent of respondents who viewed Heritage Place favorably in an ECHO survey. As the owner of one of those 29 homes, I personally support the conditional use for town homes in the R2 district. I appreciate that this proposal preserves the Mansion, and the design of the row homes reflect elements of the Mansion. I also appreciate the inclusion of the park, the expected reduction in traffic and on-street parking, the improved stormwater management, the rear-loading garages, and the fact Heritage Place is projected to provide significantly more tax dollars to the school district than required for the number of children expected to be added to the schools.

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Given the economic uncertainty due to COVID, I want to understand the economics if the project comes to a halt. At a minimum, the deal should be structured such that any tax breaks associated with preserving the mansion are only available upon project completion. A surety bond should also be considered to ensure that the project is completed. I don't believe the city should bear any financial risk associated with this project should the units go unsold or the project comes to a halt prior to completion. I also think there should be some mechanism to ensure the storm water management system actually works. My understanding is that the new home being built (which I strongly supported) on Sleigh and Franklin has caused flooding for surrounding neighbors. Heritage Place is a much larger project and storm water management is probably one of my biggest concerns. It is also important that the developer work with the neighborhood to minimize the impact of the extended construction period on the surrounding residents. There are many open questions that need to be considered. For example, how construction will proceed and be managed - construction parking and traffic are two of the obvious issues. And there must be a plan for addressing residents' concerns.

Finally, since this project will put the block back on the tax rolls, a portion of the new tax revenue should be set aside in a fund dedicated to improving the Historic District.

Thank you for your consideration

Patty Sonnenschein.

[REDACTED]
[REDACTED] 8

Mattingly, Gabrielle

From: Barbara Ashley <[REDACTED]>
Sent: Friday, October 9, 2020 2:36 PM
To: Planning
Subject: Objection to Appeal of COA Case No. 20-2321 Heritage Place, Naperville City Council Meeting 10-20-2020

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October 9, 2020

To the Members of the Naperville City Council;

As we have previously made clear in our comments to the Naperville Historic Preservation Commission and to the Naperville Planning and Zoning Commission, we strongly oppose the approval of the current proposal for the Heritage Place development on the Little Friends property. This approval will be the defenestration of the Naperville Local Historic District.

It raises the question of why there is a historic district. All of the current homeowners within the district have to comply with the regulations set forth by the Naperville Municipal Code while the developers get a free pass. As homeowners on the east side of North Columbia Street immediately adjacent to a 45-unit townhome development, what standards will apply to us?

Sincerely,
Barbara and James Ashley

[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Theresa Wilson <[REDACTED]>
Sent: Tuesday, October 13, 2020 2:01 PM
To: Mayor; Council; Mattingly, Gabrielle
Subject: Heritage Place at Little Friends

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Ladies and Gentlemen,

I am writing to you today on behalf on my husband and I regarding the redevelopment at Little Friends. We live directly across from the mansion at [REDACTED] and our daily life will be directly impacted for years. We are 100% in support of building these townhomes. We feel that they will only add value to our property, unlike what is currently sitting over there. We also 100% support knocking the mansion down. It is a direct view from our front porch and I just don't get the attachment to it. The building is an eyesore and it's not like it's being used to generate revenue for the city or neighborhood.

From what we understand, they are putting forty \$850K+ units with rear loading garages and a park. Personally, I feel like they don't need to build as many units because between the train and the college we have a lot of traffic over here anyway. The college and the city have a deal (as you know) that the students can park on the streets. To me, this is more annoying than the potential building at this site. The students drive around texting on their phones all the time. I can't tell you how many times I've almost been hit as a pedestrian and as a driver.

Our other concern would be the added congestion in getting around the streets during, what we assume, will be several years of construction. Our alley is close to Sleight and Franklin. There has been construction going on there for two years. Not only do they physically get in the way, but they are very loud. I can hear their banging as I sit here typing right now.

We do feel it's important that the developer work with the neighborhood, more specifically the homes that surround the site. I understand that there is a group that has conflicting ideas of what should be happening at that site. This directly affects our daily lives so we should be the owners who get to have an opinion. We moved into this house from Tall Grass when our youngest graduated in October 2018. We love our 120 year old farmhouse and take pride in taking care of it, while restoring as much of its historical integrity as we can. At the same time, we have modern updates that make the home comfortable and stylish. That's the thing that drives us nuts about this neighborhood. People want to restore the historical appearance of everything, yet complain when there is no progress in the city. Fifth Avenue Station development is a perfect example of that. Yet, you walk around the neighborhood and houses are unkept and yards look like jungles. How about people take care of their own spaces instead of complaining about everything else?

Theresa Wilson
Owner



<http://twistyogalounge.com>