

Kopinski, Sara

From: Kopinski, Sara
Sent: Tuesday, February 7, 2023 8:54 AM
To: [REDACTED]
Subject: RE: PZC #22-1-112, Audrey Senior Residences

Thank you for providing comments on Audrey Senior Residences (PZC 22-1-112). Your comments will be included in the February 15th PZC agenda packet that is made available to the public and distributed to the Planning and Zoning Commissioners for consideration prior to the public hearing for this case.

Regards,

Sara Kopinski

Planner II | Planning & Development - TED Business Group
City of Naperville | 400 S. Eagle St. Naperville, IL 60540
(630) 420-6075 | kopinskis@naperville.il.us

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From: O'Keefe, Natalie [REDACTED]
Sent: Monday, February 6, 2023 7:18 PM
To: Planning <Planning@naperville.il.us>
Subject: PZC #22-1-112, Audrey Senior Residences

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In reference to the request and for the meeting on 2/15/2022:

- Should be mandatory to put in the required landscaping – no variance as requested should be permitted
- Would like an 8 foot solid fence between the structure and the houses that back up to the parcel
- Concern about the intersection of Audrey/59 – dual turn lanes that immediately merge into one – and is congested and difficult to execute

While I am not opposed to the build, as someone who owns a home that will be directly backed up to the facility; I do believe there should be the above considerations.

Thank you,

Natalie O'Keefe
[REDACTED]

Kopinski, Sara

From: Kopinski, Sara
Sent: Wednesday, February 8, 2023 5:33 PM
To: [REDACTED]
Subject: RE: PZC # 22-1-112 Audrey Senior Residences Rosalyn Urbanek's letter and questions to be included in Packet

Thank you for providing comments on Audrey Senior Residences (PZC 22-1-112). Your comments will be included in the February 15th PZC agenda packet that is made available to the public and distributed to the Planning and Zoning Commissioners for consideration prior to the public hearing for this case.

Regards,

Sara Kopinski
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From: Pro bus [REDACTED]
Sent: Wednesday, February 8, 2023 3:01 PM
To: Planning <Planning@naperville.il.us> [REDACTED]
Subject: PZC # 22-1-112 Audrey Senior Residences Rosalyn Urbanek's letter and questions to be included in Packet

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

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Dear City Staff,
Please find 2-pages to my letter and questions (in the attachment) pertaining to the PZC# 22-1-112 Audrey Senior Residences. Please include my letter and questions in the Packet.

Thankyou,
Rosalyn Urbanek

TO: City of Naperville, Plan Commission and City Council
Reference: PZC case# 22-1-112, Audrey Senior Residences
02/08/2023 Please include in packet.

I do oppose the request for rezoning B2 to OCI being the majority square footage of this parcel.
I do oppose the request for off-premise signage (third monument sign).
I do have questions, comments and concerns within itself for this development proposal
I do not want my parcel, Lot 6, to be negatively impacted, hardship, encumbered or property touched by anything from the proposed development.

Thank you for the opportunity to engage in this process. I am a co-owner of the legally described parcel known as Lot 6 which is a parcel connecting to the last remaining B2 territory in this area. Lot 6 is zoned B2 having a square footage just under an acre. Lot 6 is its own B2 parcel in this B2 territory. I am a Naperville resident for a little over 50 years growing up on the west side of Naperville and therefore attended the school District 204.

Petitioner's request to down zone 4.573 acres to OCI out of approximately 6.218 acres of B2 territory will leave approximately 1.645 acres left in the said B2 territory. Petitioner's building is not an anchor store. The petitioner's building's appearance and use is not in characteristic with the surrounding retail commercial in this area or any future commercial developments within this B2 territory. The rezoning will change the grand scale of large commercial development for the remaining of said B2 territory if rezoning is approved.

Is it likely true that most of individual rezoning requests is when a developer wants to do something else with a property and has their own financial interest in it. Otherwise I would think it would be a property owner requesting rezoning for their property. B2 zoning is the highest and best use for this area. It is the last of commercial land that is for redevelopment in Naperville.

I do oppose the off-premises signage. I am baffled by this request. Petitioner wants rezoning to OCI to fit a convalescent use other than retail commercial use. Petitioner's rezoning reasons are being few. One reason Petitioner gave is Springbrook's backside of their commercial building faces Audrey Avenue. I do not see this being a detriment for B2 property development when there is frontage on Audrey Avenue and connecting frontage on Route 59 prior to Petitioner's request to subdivide said parcel into two lots. A convalescent home is not a retail commercial use so it does not need frontage visibility on Route 59 to request for a variance to put a third monument sign fronting Route 59. GPS is widely used today. Petitioner's rezoning request will change the characteristics of said existing B2 territory. The petitioner's request for the off-premises sign variance will change the characteristics too of the said remaining B2 parcels fronting Route 59 including Lot 6.

As shown in the Petitioner's submittal the third monument sign exhibits "Senior Living Community" at the top of the sign and in bold appearance does not give the vibe of commercial retail. This where a retail anchor store's name should be placed and below are the commercial tenants' names. The proposed third monument sign location is approximately 200 feet from my Lot 6 south property line. The Petitioner is requesting a third monument sign to be built on Lot 2 (1.645 acres). The location of this sign is not part of the Petitioner's contracted property or development as shown on the subdivision plat. To my knowledge Petitioner is not under contract for this parcel Lot 2 (1.645 acres). The monument sign does not give the vibe of retail commercial when the "anchor space" reads "Senior Living Community."

As status quo my understanding the City of Naperville needs a submittal of development plans for a parcel and there are no development plans for this Lot 2 (1.645 acres) for the City Staff to professionally review and comment. Importantly I do not want an off-premises sign variance approved when we do not know what the next Petitioner may want to develop, what property consolidations may happen, and what type of sign is wanted and if the sign locations needs to be moved in the future.

I do not want my right for signage to be encumbered because the City approves of this premature off-premises sign variance. I do not want a situation later if this variance is approved for the next Petitioner to request a minor change and the City be obligated to approve a minor change because initially the variance was approved.

I need to clarify something shown on the Plat of Subdivision if you look at my parcel it reads "Part of Lot 6," to me the meaning of this can be misconstrued by someone. I want a clear understanding it is Lot 6 there is NO "part of Lot 6." My parcel is NOT part of this Petition and NOT involved in any way shape or form with this proposal development or anything else in relation with this case. I asked this question to Staff and apparently it was the Petitioner who labeled Lot 6 as you see it and Staff is not able to correct it.
Sincerely,
Rosalyn Urbanek, co-owner Lot 6

TO: City of Naperville, Plan Commission and City Council
Reference: PZC case# 22-1-112, Audrey Senior Residences
Please include in packet.
02/08/2023

- 1) Will this convalescent home be Medicare certified?
- 2) Will this convalescent home be Medicaid certified?
- 3) Petitioner, Is this a nursing home if not what are the differences for a convalescent home and nursing home?
- 4) What are if any reasons a resident would need to be moved or seek care elsewhere from Audrey Senior Residences?
- 5) Is there a minimum age requirement to be a resident?
- 6) Will there be occupational or rehabilitation services available?
- 7) Are the 2-Bedroom units considered semi-private rooms?
- 8) Is there a rendering of building on site (front view) to see how the building will look on site?
- 9) What is the current population of seniors 65 and older in Naperville?

- 10) Will residents have reserved parking for their vehicles?
- 11) Any data on how many residents with vehicles already have a handicap placard based on American House's experience or other?
- 12) If parking spillover happens how will you accommodate the need for spillover parking?
- 13) During snow removal season when the snow is shoveled or plowed, Where will the snow be placed?
- 14) How much snow storage is needed for site?
- 15) Are there kitchens in any of the units?
- 16) Was consideration given for parking needs for visiting doctors, or other outside medical personnel?
- 17) Is there any need for other waste disposal that is not allowed in common garbage disposal?
- 18) Why is Lot 6 labeled "Part of Lot 6" on the Petitioner's subdivision plat? What is the Petitioner's meaning for it?
- 19) Is Outlot C included in Petitioner's development?
- 20) Currently, Who owns and maintains parcel Outlot C?
- 21) Currently, Who owns and maintains parcel Outlot E?
- 22) Is there a City study that gives information as to what type of retirement living is needed today? Current age market?
- 23) Any data on the turn over of a parking stall? Meaning: How long will certain user's car stay parked in a parking stall?
- 24) How many of the 63 assisted living residents will have a vehicle and need a parking space?
- 25) Is this a for profit business?
- 26) Is special consideration review given to the ease of evacuating all residences in case of emergency that ramp and perhaps outside egress is designed so those independent residents are able to evacuate themselves while others can be safely assisted?
(216 beds, 4 floors) What are the emergency evacuation protocols for this type of business and building design?

I do not agree with the proposed existing parking number. I do think there will be parking spillover. Lot 2 is vacant land and is not doable or permissible for parking, there is no parking from Springbrook Shopping Center, and on-street parking on Audrey Avenue is not doable. The City of Naperville installed no parking signs on Audrey Avenue when residents and employees were parking on the street. On street parking on Audrey Avenue does create a negative flow in traffic. Much of the traffic is commercial use and for deliveries to the retailers.

Thankyou,
Rosalyn Urbanek, co-owner Lot 6