

## Mattingly, Gabrielle

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**From:** Carol <[REDACTED]>  
**Sent:** Monday, June 19, 2023 10:14 AM  
**To:** Planning  
**Subject:** Submission to Planning Commission for W 6/21 Meeting

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

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> We are a five-member Board who are representing the residents of Cress Creek Townhomes, a 28-townhome community located on the southwest corner of Mill Street and Bauer Road. Zip code: 60563. Our community is strongly opposed to the proposed construction of a 12 (perhaps 10) unit development on the northeast corner of Mill Street and Bauer Road. Following are our concerns:

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- > - The size and mass of the building right next to Bauer Road would be unsightly;
- > - The building itself is out of character for the neighborhood. Most, if not all, are
- > one-story houses in this area;
- > - From June through October each year there is constant traffic in/out of Mayneland Farm (located on the southeast corner of Mill/Bauer), with entry to and exit from the farm on Bauer;
- > - A safety concern for pedestrian school age children;
- > - Parking for the complex is insufficient, e.g., City vehicles, maintenance vehicles, deliveries, visitors, etc., would have limited room; and
- > - The density of the area would, in our view, increase unacceptably.
- >
- > Respectfully submitted,
- > Jim Adams, Jim Marsh, Jim McGillen, Neal Nowicki, Carol Restivo

Sent from my iPad

## Mattingly, Gabrielle

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**From:** Laura Taylor <[REDACTED]>  
**Sent:** Sunday, June 4, 2023 6:00 PM  
**To:** Planning  
**Subject:** Annexation of property at 27w280 Bauer Rd response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hello. My name is Ralph Taylor. My wife, Laura and I live at [REDACTED].

We hereby object to the annexation to the city of Naperville of the property known as 27W280 Bauer Road. We also object to the change of zoning to allow 3270 sq feet in lieu of 4000 sq feet. We also object to the proposed construction of twelve townhomes on this property.

In my opinion, a better use of this property would be to divide it into two equal lots and build two single family homes. This is similar to the other homes on Bauer Road. I would also like to speak at the scheduled meeting on 6/7/23 to further explain my objections in detail.

Thank you for your consideration.

Ralph R. Taylor

Sent from my iPhone

## Mattingly, Gabrielle

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**From:** Patricia Graham [REDACTED] >  
**Sent:** Wednesday, June 14, 2023 11:40 AM  
**To:** Planning  
**Subject:** Regarding PZC #23-1-006, 27W280 Bauer Road (Mill & Bauer Townhomes) - Continued from the June 7, 2023 PZC meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Gentlemen:

Thank you for promptly posting the video of your June 7 meeting. The video is very helpful for those of us who wish to keep apprised but were unable to attend. My name is Patricia Graham. I live at 1423 Cress Creek Court, directly on the southwest corner of Mill & Bauer. I believe that I present a distinctive viewpoint; that is, I live in a townhome on that corner and have since 1999.

I echo the concerns that were presented in your June 7 meeting regarding traffic, fire access, etc., but wish to address additional important issues.

1. Several years ago, a development of the Mayneland Farm property was proposed and was not approved due to density and other issues. Looking across the street at the northeast corner, I see twelve townhouses and their associated infrastructure built on a postage stamp. If that density is acceptable, one can only imagine what could happen on the Farm property in the future. The proverbial camel has its nose under the tent.

2. This type of dense development does destroy the nature of the neighborhood. The area surrounding us is in a state of upgrade. Small, older houses being replaced by single family "McMansions" that are selling in the millions of dollars. Perhaps, in keeping with this, the property in question is better suited to single family dwellings on reasonably sized lots.

3. Property value is very important to us. Cress Creek Townhomes are home to a number of senior citizens who will need to sell our properties in due time, hopefully at a value that is not destroyed by dense, lower-cost properties nearby and the issues that they may present.

Also, some questions remain unanswered. Where would the removed snow go? It doesn't just immediately disappear. Who owns Mill and Bauer, LLC? And why, if the developer believes that the townhouse management would contract for private trash pickup, apply for city zoning? What is the proposed selling price of the units? The individual representing the developer seemed ill-prepared when obvious questions were presented.

Eventually, I may need to move to the Everleigh (previously Avenida) apartments, where the rent, for a one-bedroom, does indeed begin at over \$3500 a month!

I request that this development NOT be approved and I thank you for your time and consideration.