

Mattingly, Gabrielle

From: Stephanie Jacks [REDACTED]
Sent: Wednesday, August 26, 2020 4:33 PM
To: Planning
Subject: Little Friends property

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Hi

I just wanted to make sure that my opposition to the proposed 47 Townhomes was on record

These are not in character with the surrounding homes.

I would be in support of a much less dense development with houses of similar size and look of what is in the Historic District

Thank you

Stephanie Jacks
[REDACTED]
[REDACTED]
|
|
[REDACTED]

August 26, 2020

Naperville Historic
Preservation Commission

Dear Commissioners,

In order to build the 47-unit row home complex contemplated by its proposed Certificate of Appropriateness and petition for development, the applicant needs the City Council to eventually approve the conditional use and zoning variations before you today. In order to be entitled to receive those zoning variations under the Naperville Municipal Code, the developer needs to prove that strict enforcement of the zoning code *“would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.”*¹ In order to satisfy that requirement, the developer states in its petition that enforcing the zoning code imposes an exceptional hardship because its proposed use of a portion of the development for the purpose of preserving the Kroehler mansion prevents the developer from fully realizing the value it would otherwise be able to obtain from the underlying real estate.

In other words, the justification supporting the zoning variations is the developer’s preservation of the Kroehler mansion. Without that underlying justification, the developer’s basis for requesting the zoning variations for the 47-unit row home complex disappears under the Naperville Municipal Code. Thus, in a very real sense, the developer’s ability to eventually obtain the zoning variations for the 47-unit row home complex from the Planning and Zoning Commission/City Council depends upon the HPC providing the developer with an underlying “preservation purpose” by approving the COA.

You are faced with a decision between two beneficial but competing objectives: preserving the Kroehler mansion and preserving the character of the Historic District. So which is more important: saving a single residence or preserving the character of the Historic District? We suggest you look to applicable ordinances as your guide. The Naperville Historic Preservation Ordinance was enacted for the purpose of *“[p]rotecting neighborhood character by providing that rehabilitations, renovations and new improvements in an historic district are compatible in terms of scale, style, exterior features, building placement and site access.”*² There is nothing in the

¹ Naperville Municipal Code, Section 6-3-6.

² Naperville Municipal Code, Section 6-11-1.

Preservation Ordinance that states (or even suggests) that the protection of one building outweighs that legislatively mandated priority.³

We urge you **to reject the COA because it is conditioned upon approval of zoning that harms the District more than the COA helps it.** We realize that is a difficult decision to make, and we certainly do not envy you. Yet, if the HPC does not have the courage to voice that unfortunate truth, we fear the fate of the Historic District will be sealed. By rejecting the proposed Certificate of Appropriateness, you will send a strong message to the Planning and Zoning Commission and the City Council that altering the fundamental character of our Historic District is a nonstarter, with or without the Kroehler mansion.

Brad and Alisa Johnson

³ Please note that since the enactment of the Historic Preservation Ordinance, neither the Historic Preservation Commission nor the owner of the property has ever nominated the Kroehler mansion to be designated as a local historic landmarks as allowed by Municipal Code Section 6-11-3.

Historic Preservation Commission Public Comment For August 27, 2020

Heritage Place Proposal for the Kroehler Mansion Parcels

Agenda Items 20-977, 20-978 & 20-979

Dear Naperville Historic Commissioners,

Please deny the requested Certificate of Appropriateness, do not recommend Conditional Use for the 46 townhomes, and do not recommend a variance for the front yard setback. My reasons follow.

Objection to a Certificate of Appropriateness (COA) Request for Heritage Place

The proposed changes to the Kroehler Mansion façade seem to be a vast improvement and it is wonderful that the building might receive the attention it deserves. The townhome buildings that make up Heritage Place however are problematic.

The rendering of the single townhome building is appealing. However, there will be 12 extremely similar such buildings. 11 will wraparound $3\frac{2}{3}$ of the perimeter of the city block, enclosing the mansion and a 12th townhome building. It will give the appearance of a 40' grey wall. The proposed reduced setback of 15' will make this wall even more massive. There is no variation in height, little variation in design, and scant separation between the buildings. No illustration was submitted showing what an entire block would look like. To visualize this, I roughed out an illustration of the proposed single townhome and its variations along Columbia St. Please see *Figure 1*. It is extremely monotonous and not at all appropriate for Naperville's Historic District.

By contrast, consider an eclectic row of single family homes. Homes, that are not all the same height, color, size, and style. Please see *Figure 2* for a very crude mock-up of a variety of single family homes. The latter is much more in keeping with the lovely eclectic nature of Naperville's Historic District that has evolved over time.

My objection is not so much with townhomes versus single family homes, but with their monotony and lack of historic context in Naperville. Chicago's Pullman Row Houses are historic and too can be viewed as monotonous. For their area, they are completely contextually appropriate. Peter Kroehler, to the best of my knowledge, never built row homes for his employees nor do I know of any historic row home architecture in the context of Naperville. Nothing in the [Naperville Historic Building Design and Resource Manual](#) remotely looks like a block of row homes or a mass of them arranged in a "C". It should not be argued that all buildings within this new development need solely to be compatible with the Kroehler Mansion. It is as important, if not more so, that they be compatible with the homes on the west side of Wright St., the north side of School St., the east side of Columbia St., and the south side of Franklin St. In terms of style, scale, massing, and roof shapes, the proposed townhomes fail to meet the new residence standards on page 66 of the Naperville Historic Building Design and Resource Manual. The COA for Heritage Place should be denied.

Objection to Conditional Use Request

A requirement for conditional use states "the conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood." This requirement is not met by the site plan for the proposed 12 new townhome buildings.

While the proposed 47 townhomes may be a less intense use on weekdays in terms of human occupation, the 47 townhomes would be exceedingly more physically intense than the existing site. The existing site, as architecturally insignificant as many of the buildings may be, has considerable open space. The existing buildings cover only about $\frac{1}{4}$ of the block and about $\frac{1}{3}$ of the surface is permeable. In the proposed plan, the buildings seem to cover about $\frac{1}{3}$ of the block and the amount of permeable surface seems to be down to about $\frac{1}{4}$. Although stormwater and landscape matters are not subjects for the Historic Preservation Commission, aesthetics, albeit subjective, are. Aesthetics effect the enjoyment and property values of the neighborhood, especially in a historic district.

I believe a mix of townhomes and single family homes could be acceptable on this block if attention were paid to their visual appropriateness with neighboring residences as recommended in the Naperville Historic Building Design and Resource Manual. However, 100% townhomes with no historic context as is proposed for Heritage Place will diminish the appeal of the neighborhood. Conditional Use should not be recommended.

Objection to the Variance for a Reduced Front Yard Setback

Reducing the front yard setback from 25' to 15' is not in harmony with the neighborhood and will alter the surrounding character of the neighborhood. Residents on the west side of Wright St., the north side of School St., the east side of Columbia St., and the south side of Franklin St. will be effected. Anyone who enjoys the current ambiance of the historic District will be effected as well.

I believe more homes in the surrounding area comply with the 25' building setback than do not. Of the non-complying homes, the non-compliance seems to primarily be due to deep porches than extend further into the front setback than 5'. No illustration was submitted showing neighborhood setbacks, so to estimate this, I used Naperville's GIS open data maps to visualize where the 15' and 25' setbacks would lay. Please see *Figure 3* and *Figure 4*. The pink overlay shows a 15' setback and the yellow overlay an additional 10' setback. In the aerial view, it is fairly apparent to me that most roof lines are setback at least 25'. In the illustrated view, porches and eaves are not distinguishable from the building, but still can be used to estimate the amount of non-compliance. The view from the street helps as well. For example, I suspect that the home at the southwest corner of Columbia and Franklin has a 25' building setback and a 10' porch. Please see *Figure 5*. Although this is not a substitute for actual measurement, it seems fairly apparent that the non-compliance is primarily porches—single stories, not entire 40' buildings. Coupled with the height of the 3 ½ story townhomes, the 15' setback will not create harmony in the neighborhood.

In no instance do I see an existing nearby home where a porch is set back only 10' from the front property line. In R2 zoning, a 25' setback with a 5' porch extension would leave a minimum setback of 20'. Heritage Place is proposes half of that, i.e. a 25' setback with a 5' porch extension leaves a minimum setback of only 10'. To get a feel for the mass that a 3 ½ story townhome would appear with such a setback, please see *Figure 6*. This is the Ellsworth Station Apartments located across from Burlington Square Park. Although ½ to 1 story taller than the proposed Heritage Place townhomes, the Ellsworth Station Apartments have a 15' setback. And, despite their lack of porches, the setback appears quite narrow and not at all harmonious with the more typical setbacks of 2 ½ story homes surrounding the Kroehler Mansion block.

Reducing the setback for the 44 Heritage Place townhomes would not be conforming to the neighborhood, instead Heritage Place would be creating a far more egregious non-compliance. It would be most off-balance along the east side of Columbia where it seems that all but one home conforms to R2 zoning. Granting the variance would alter the essential character of the neighborhood and would be a substantial detriment to adjacent property. The variance for a Reduced Front Yard Setback should not be recommended.

Thank you for your consideration,

Marilyn L. Schweitzer
Naperville Resident for over 30 years
August 26, 2020



Figure 1: Columbia St. Townhome Row



Figure 2: Columbia St. Single Family Home Row

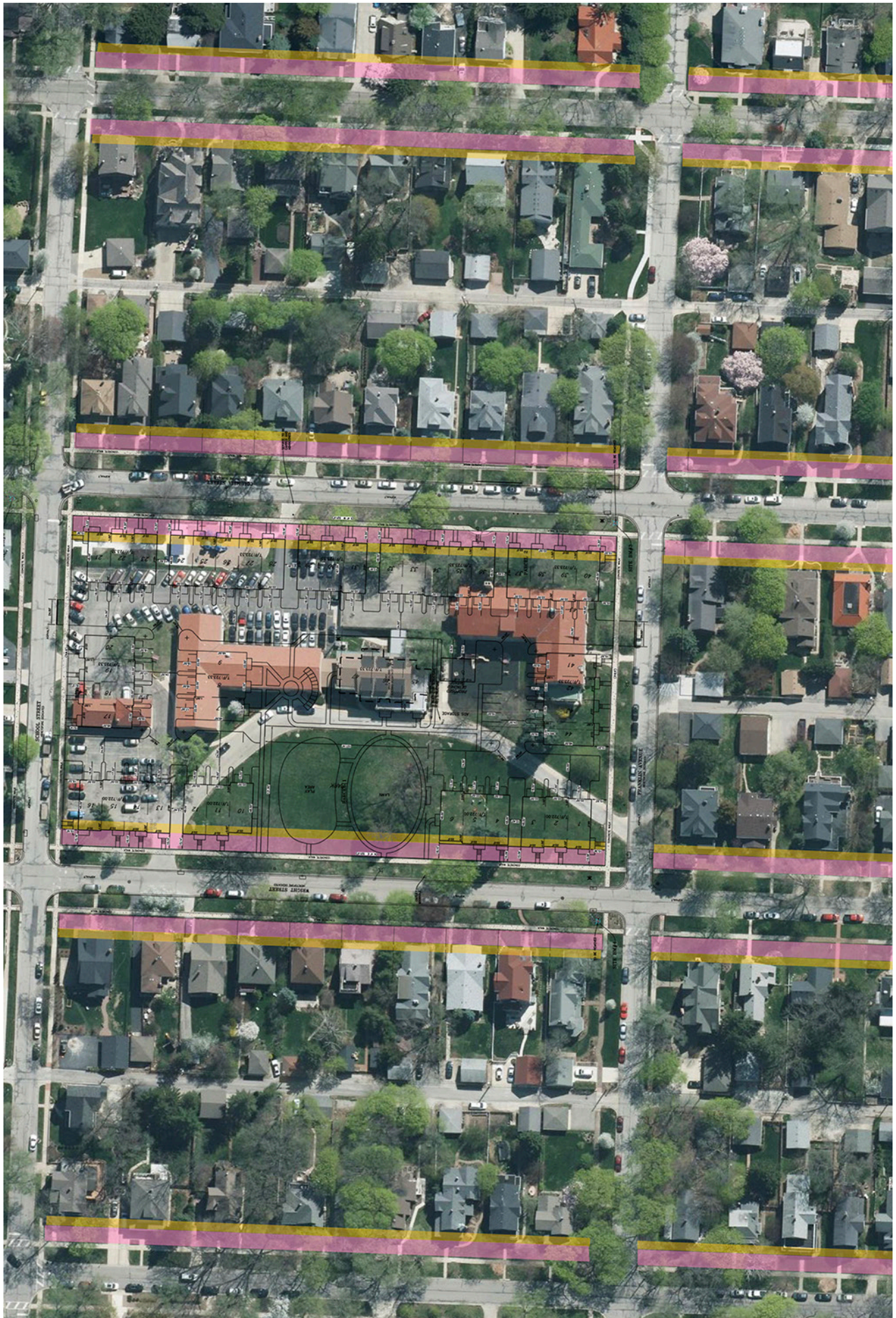


Figure 3: Aerial of 15' versus 25' Setbacks In the Surrounding Area

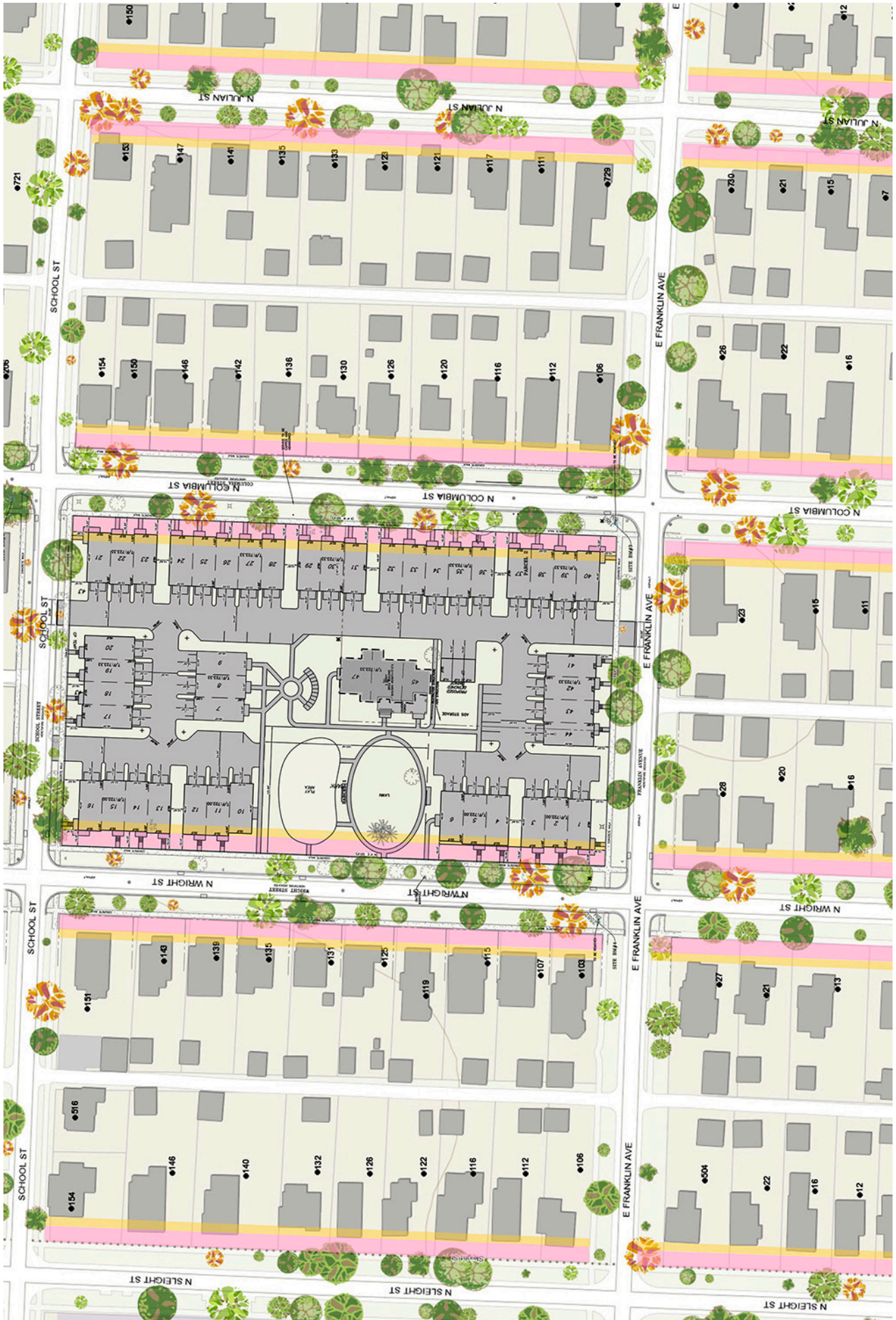


Figure 4: Illustrated 15' versus 25' Setbacks In the Surrounding Area

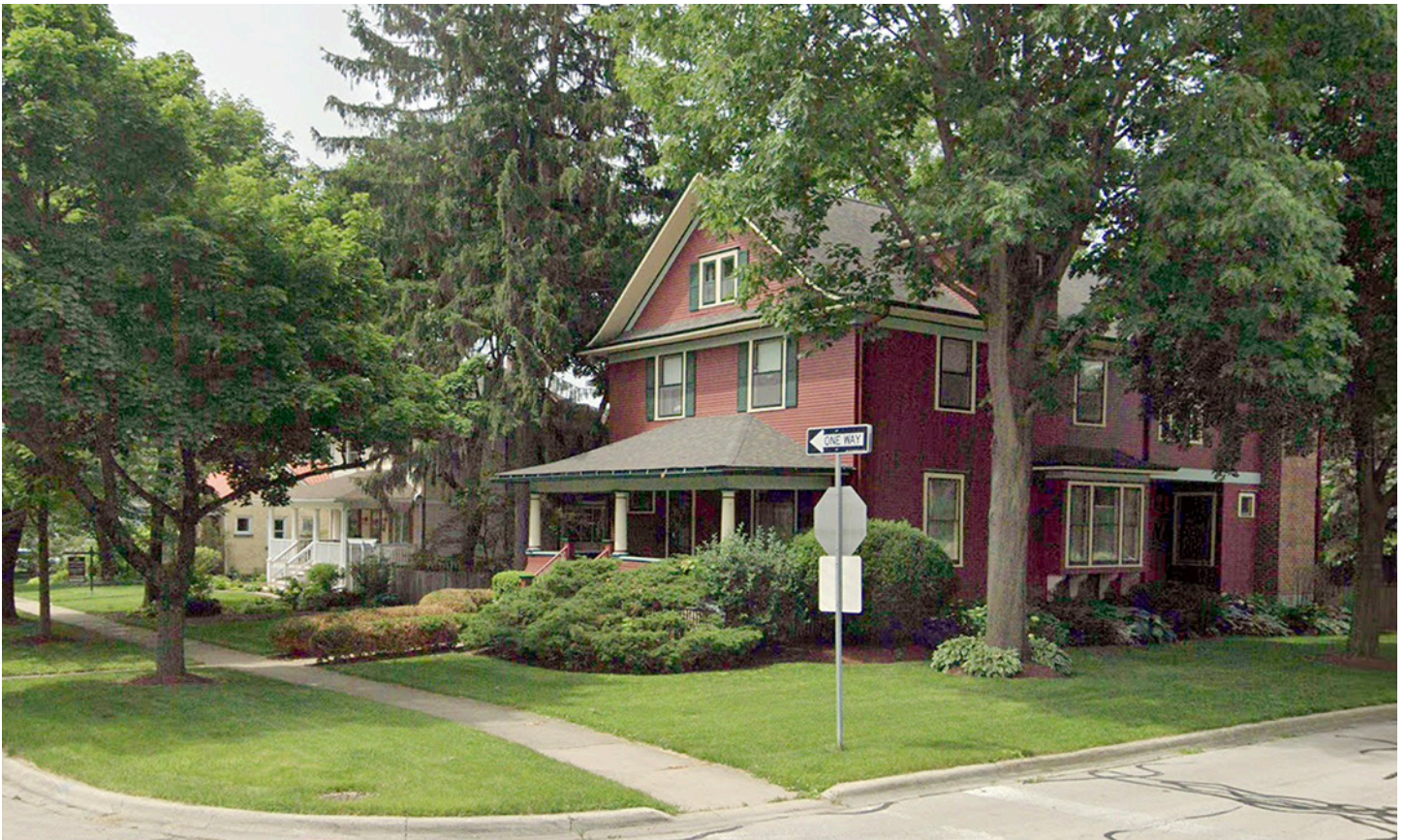


Figure 5: Southwest Corner of Franklin St. and Columbia St. — ~25' Setback with an Extending Porch



Figure 6: Ellsworth Station Apartments — 15' Setback without Extending Porches

Mattingly, Gabrielle

From: Russell, Kathleen
Sent: Wednesday, August 26, 2020 4:53 PM
To: Mattingly, Gabrielle
Subject: FW: Historic Preservation Commission--Little Friends

From: Laura Decker [REDACTED]
Sent: Tuesday, August 25, 2020 4:20 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: Historic Preservation Commission--Little Friends

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Hi,

Please pass this on to the member of HPC

I'm writing to express my lack of support for the current Little Friends development proposal. I was extremely disappointed when I saw it. It does not reflect what is currently in the historic district. It is way, way too dense. It doesn't even make sense to list other pros/cons to it since this design is so off base. This is an area of single family homes and what is being proposed will have a very negative impact to the neighborhood in terms of look, feel, traffic, & school density.

This is such a big undertaking for the Historic District. I hope that the commission takes their time to get it right as it will affect future growth/changes.

Thank you!

Laura Decker
[REDACTED]

Mattingly, Gabrielle

From: Julie Garrison [REDACTED]
Sent: Wednesday, August 26, 2020 11:27 PM
To: Mattingly, Gabrielle
Subject: Objections to Little Friends Development by Ram West

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Dear Commissioners,

We are writing today regarding our concerns of the Heritage Place development proposed for the Little Friends block within the Historic District and why the Commission needs to vote against it. As owners of a home directly across the street, we have been thoroughly invested in this land sale since it was announced back in 2017. All we have ever wanted is responsible and respectful development.

When we purchased and moved into our home it was with full knowledge and understanding of what living in the Historic District meant. For us, it guaranteed a measure of protection from some of the excessive and oversized homes that were eating up much of the downtown area. We did a full restoration but most of which is behind the walls never to be seen and we will never recoup the cost but she is strong and stable again. Ready for another 100 years.

We understand that Little Friends is moving and development will be coming, but the only restriction that we were under the impression Little Friends had freed themselves from was that of keeping the P.E. Kroehler House on the land. From the plans set forth it is apparent that this land has been freed from all restrictions of the Historic District. The design of this block creates a fortress type structure in District. The height, proximity to the street and number of units make it look more like a housing project than a housing development. The district is full of duplexes that blend in and are not imposing to the neighborhood, wouldn't a more appropriate plan be for those type of structures to surround the P.E. Kroehler House? Multifamily homes that don't disrupt or disturb the character of the neighborhood?

We also have great concern regarding the financial commitment and durability of the balance sheet of the capital sponsor, Ram West LLC. We have emailed Russ Whitaker on two different occasions but have yet to hear from him. There are concerns of Ram West's ability to continue this project through an extended down turn. Things as Commissioners that we think you would want to know is if this deal is contingent on construction financing and what percentage of equity is Ram West putting in based on the total deal cost? What is the city prepared to do if this project doesn't sell or goes bankrupt? What will a stalled project across the street do for the District's property values?

My husband is COO and President of a multibillion-dollar REIT and recently just used Rossanova & Whitaker in the Main Street Promenade Development. Where my husband was commended by not only the community but by the commissioners on Planning and Zoning for listening to the community, compromising and coming

back with a plan that was a better size, style and fit for the area. So we know this can be accomplished, and the Commissioners should push for this type of result.

Are we destroying this block just for profitability of Little Friends? On top of spending tax dollars to buy back a demo permit that they ignored your unanimous decision and gave them? It makes no sense to me.

This is a once in a lifetime opportunity for this block to be developed. As residents, we would just like that to be done responsibly and respectfully. We have lived under the covenants of Historic District with pride. We ask that Historic Preservation Commission vote against this development as it is presented.

Thank you for your time and consideration,

Shane and Julie Garrison

██████████

██████████████████

Mattingly, Gabrielle

From: Tim Messer [REDACTED]
Sent: Thursday, August 27, 2020 12:26 AM
To: Planning
Subject: East Central Homeowners Organization position on Heritage Place

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To the members of the Historic Preservation 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 Heritage Place development application includes two matters for approval:

- * A Certificate of Appropriateness for the proposed exterior facade changes to the Kroehler Mansion and the proposed exterior facade of the townhome units (COA 20-2321)
- * A conditional use for townhomes in the R2 zoning district, and zoning variances for lot area requirements, front yard setback requirements, and maximum number of stories (PZC 20-1-061)

ECHO supports the proposed exterior facade changes to the Kroehler Mansion. The scope of the renovation includes detailed plans to restore many of the elements of the original 1910 construction. This would be a considerable improvement over current conditions.

ECHO also supports the proposed exterior facade of the townhome units. The building plans borrow a number of design elements from the Kroehler Mansion and incorporate them into the facades, without trying to replicate the Mansion itself. This design has the potential to be complementary to the 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 variance to exceed the maximum number of stories.

ECHO distributed a survey in the week prior to this HPC meeting to seek feedback from our residents regarding this development proposal and what they value most about living in or near the Historic District. The majority of our neighborhood does not support this development as proposed.

Residents 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 northwest corner of Columbia and School Streets in January 2020. The residents also support the rear-loading garages of the townhome units, which are in keeping with the character of our neighborhood.

It has been noted repeatedly that flooding has occurred at the corner of Wright and School Streets for years, exacerbated by the relatively recent addition of more impervious surface in the northwest portion of the Little Friends property. This townhome development would tie into the City stormwater system utilizing an underground vault. It has

the potential to do more to mitigate existing stormwater issues in the area than a collection of 20 new single-family homes would. In addition, the intensity of use will clearly be much lower than existing conditions.

That said, a majority of residents do not support the proposed density and setbacks of this development. The requested 15-foot front yard setback, with a permitted encroachment for a five-foot porch, is not in keeping with the character of the great majority of the Historic District.

Minimum lot area is effectively the density requirement for the R2 zoning district. The plan submission notes that the proposed development consists of 12 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, decreasing the number of townhome units to 41 would eliminate the need for this variance request.

In making the case for the 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 undoubtedly be less intense than the current Little Friends 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. A 39-foot building set 15 feet away from the property line is a substantial change from the current site conditions, and is intense in its own right.

The fact that adjacent properties are across the street does not necessarily mitigate the reduction in front yard setbacks. This is particularly notable given the narrow right-of-way on the School Street frontage, reducing the parkway width considerably. The coach house building at the northern edge of the property is one story on the side closest to the street, and sits seven feet back from the property line. An additional five feet of sidewalk and six feet of parkway make the distance to School Street approximately 18 feet. On the Franklin Street side, the distance between the street and the existing Krejci Academy structure is considerably larger. Krejci Academy is 42 feet tall and sits approximately 25-1/2' feet from the property line. Add a five-foot sidewalk and a 15-foot parkway, and the distance from the building to the street is a little over 40 feet.

We also invite residents and the Commission to review the existing Krejci Academy facade on Franklin Street, and to consider whether its height of 42 feet would be acceptable if it were 10 feet closer to the street, as this development proposes something very similar.

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 the Little Friends 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.

Lastly, 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.

If this development proposal is not economically viable with setbacks increased, 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 the development team, and we thank the Historic Preservation Commission for its time and service to the community.

Respectfully submitted,

Tim Messer
on behalf of the East Central Homeowners Organization

[REDACTED]

[REDACTED]

board@naperville-echo.org

Mattingly, Gabrielle

From: Anne [REDACTED]
Sent: Thursday, August 27, 2020 8:07 AM
To: Planning
Subject: Heritage Place Development

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HPC Commissioners -

M name is Anne Swanson, I live at [REDACTED], in the Historic District, but not adjacent to the Little Friends property.

I am confused about the Heritage Place Development. At the city council meeting earlier this summer discussing the project, every speaker said that the originally planned 29 unit development was too dense, so Ram West comes back with a proposal for 47 units. Yes, they did provide more green space and included an alley with back loading garages, but almost doubled the density! What did they not understand. Further, the facades of the planned townhomes do not blend in with the neighborhood. I believe that what would best suit the neighborhood is 18 - 20 single family homes with a park. If the mansion needs to be torn down to achieve this goal, that is a sacrifice to save the character of the Historic District.

Those of us living in the Historic District need to comply with the building requirements of the District. Any developer coming in should have to also.

Thank you.

Please read this at the HPC meeting tonight as I am unsure how good my Zoom connection will be.

Anne Swanson

Mattingly, Gabrielle

From: Signe Gleeson [REDACTED]
Sent: Thursday, August 27, 2020 8:10 AM
To: Planning
Subject: Proposal to develop Little Friends Property

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Dear Commissioners

I am writing to state my opposition to the the variances requested by the developer of the Little Friends property.

There are 2 basic tenets I believe should guide all of us, including and perhaps especially business enterprises.

Do no harm. The directive written in the Historic Building Design and Resource Manual that no building or structure should "disrupt the character of the neighborhood" supports the "do not harm" principle.

The proposed development as presented is an assault on the neighborhood. The developers suggestion that the development will increase property values cannot be substantiated and may just as likely decrease values as the development is an assault on the "character of the. neighborhood" which has over the years attracted buyers despite restrictions on building.

The second tenet is that of

Fairness. Those of us who chose to live in and maintain the character of our homes and neighborhood have respected the restrictions as we have embraced the value of living in a unique and very livable area of Naperville. The developer believes it should be exempt from those restrictions. The only benefit to making exceptions to the guidelines is to the developer who wants to maximize profits at a significant cost to the character and livability of the neighborhood.

The charge of the HPC is to protect the integrity of the historic district. I urge the commissioners to embrace the tenets of "do not harm" and "fairness" in denying the variances requested this evening.

Finally, while not the purview of HPC, as leaders and decision makers in our community, I believe it is incumbent on the Commissioners to investigate and be aware of the history of the developer - their track record in Naperville and Illinois and their financial sustainability that will support and back any development through completion.

Thank you for your consideration

Signe Gleeson
[REDACTED]

--

Signe Gleeson, R.N.C., M.S.
President
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630-416-2140 office

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signe@eldercaresolutions.com

www.eldercaresolutions.com

Helping You to Take Care

Mattingly, Gabrielle

From: Lynn Johnson [REDACTED]
Sent: Thursday, August 27, 2020 10:59 AM
To: Planning
Subject: Heritage Place Development

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I support the ECHO position o the Heritage Place proposal.

Lynn A. Johnson

[REDACTED]
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Susan Fitch [REDACTED]
Sent: Thursday, August 27, 2020 12:25 PM
To: Planning
Subject: Historic Preservation Commission meeting 08.27.2020

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Hello,

I am reaching out for two reasons, to voice my support for the ECHO position on the proposed Heritage Place development on the Little Friends property.

Secondly I would like to be placed on the list of individuals wishing to speak during the meeting.

Thank you,

Susan Fitch
[REDACTED]
[REDACTED]
[REDACTED]

Susan Fitch

Mattingly, Gabrielle

From: Russell, Kathleen
Sent: Thursday, August 27, 2020 2:19 PM
To: Mattingly, Gabrielle
Subject: FW: Little Friends

Please see the email comment below and let me know if you would like me to respond.

Thanks!
Kathleen
Kathleen Russell
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle Street
630-420-4179 | russellk@naperville.il.us

-----Original Message-----

From: Rosie Owens [REDACTED]
Sent: Thursday, August 27, 2020 2:15 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: Little Friends

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As a resident of the Naperville Historic District ([REDACTED]), I value the historic preservation of our community and request no variances and no zoning changes to the Little Friends property.

Regards,
Rosie Owens

Sent from my iPhone

Mattingly, Gabrielle

From: Mary Smith [REDACTED]
Sent: Thursday, August 27, 2020 3:17 PM
To: Planning
Subject: Please vote no to Ram West variance requests

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Dear Commissioners,

I am asking for you to vote 'no' on the conditional use for townhomes in the R2 zoning district, and zoning variances for lot rea requirements, front yard setback requirements, and maximum number of stories.

As you'll hear from many residents, the current proposed development of 47 townhomes is too dense for the Historic District, is not in keeping with the character of the Historic District, and requires too many variances homeowners who bought into the Historic District do not normally receive or expect. Although I like the proposed public park and green space along with limited ingress/egress points to the property, more work needs to be done by the developer to reduce density and eliminate the need for the variances being requested.

Tonight, I would expect you will hear from the developer on how they have worked closely with residents to address concerns and incorporate their feedback. In reality, only a few have had that opportunity. The one Zoom meeting held August 12, 2020, was the only opportunity for all ECHO members, the full ECHO board, and residents living in the ECHO boundaries to hear from the developer, ask questions, and provide their feedback. Over half of the time of the meeting was spent on the developer discussing their plans for the preservation of the Kroehler Mansion and a short, high-level overview of the proposed development surrounding the Mansion. Only four ECHO residents who had not previously spoken to the developer were able to express concerns and ask questions before the developer ended the meeting. Several residents complained that they asked to speak but were not offered the opportunity, nor, as of this writing, have received any outreach or information from the developer.

In May, 2020, the Naperville City Council was presented a proposed plan by the developer and Little Friends that included 10 single family homes and 17 duplexes. Feedback given during that meeting was that it was too dense and did not prominently display the Kroehler Mansion. The current plan nearly doubles the quantity of units and exceeds 60% of the expected revenues based upon the proposed base unit prices, as communicated by the developer. I believe the developer should be able to earn a fair profit from their investment but at what cost to the neighborhood and the Historic District?

I and other ECHO residents are not against the redevelopment of the Little Friends property. We are against this proposed development as it is too dense to fit into the surrounding area and would dwarf neighboring properties. Help preserve the Historic District by saying no tonight to the requested variances and ask the developer to focus on building a responsible development that allows them to make a fair profit and the Historic District to retain its properties and charm.

Respectfully Submitted,

Mary Stoltenberg-Smith

████████████████████

██████████

Mattingly, Gabrielle

From: Russell, Kathleen
Sent: Thursday, August 27, 2020 4:06 PM
To: Mattingly, Gabrielle
Subject: FW: We support ECHO Position on the development of Little Friends

Hi Gabby,

Please see the comment below.

Best,
Kathleen
Kathleen Russell
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle Street
630-420-4179 | russellk@naperville.il.us

From: Christopher Forthaus [REDACTED]
Sent: Thursday, August 27, 2020 3:54 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: We support ECHO Position on the development of Little Friends

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Hi Kathleen,
I just wanted to send a quick note to let you know that my family and I support the ECHO Position regarding the redevelopment of little friends. We have lived here for about 20 years now and plan to remain in the neighborhood until we pass..

Best Regards,
Chris Forthaus
[REDACTED]

Mattingly, Gabrielle

From: Carol [REDACTED]
Sent: Thursday, August 27, 2020 4:55 PM
To: Mattingly, Gabrielle
Subject: Heritage Place Proposal for Little Friends

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

I agree fully with the ECHO position.

- I support the proposed exterior facade changes to the Kroehler Mansion, which includes restoration of many of the elements of the original 1910 construction
- I support the proposed exterior facade of the townhome units, which borrow a number of design elements from the Kroehler Mansion and incorporate them into the facades, without trying to replicate the Mansion itself
- I do not support the conditional use for townhomes in the R2 zoning district
- I do not support the variance requests for lot area, front yard setback, and height variance to exceed the maximum number of stories.

The inclusion of a public park as well as a plan for stormwater management to remediate flooding issues that have developed in recent years at Wright & School Street will benefit the neighborhood. This development will also significantly reduce current traffic and parking issues associated with transporting students by bus and van from more than 40 different school districts, 100 employees, and 25 visitors each day.

However, the proposed density and setbacks are not compatible with the character of the surrounding neighborhood. As a neighbor on the School Street side, I am particularly aware of the unusually narrow right-of-way on the School Street frontage. With a public right of way is just 11 feet (6 foot parkway and 5 foot sidewalk), a building reaching nearly 40 feet in height with a 15 foot setback and a porch set back just 10 feet will overwhelm the surrounding homes. Although front yard setbacks vary throughout the neighborhood, there are very few examples of reduced setbacks in the blocks surrounding the Little Friends property.

If this development proposal is not economically viable with setbacks increased, 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]

Mattingly, Gabrielle

From: Al Rodriguez [REDACTED]
Sent: Thursday, August 27, 2020 5:00 PM
To: Mattingly, Gabrielle
Subject: Little Friends Redevelopment

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I reside immediately across School Street from Little Friends. I support the Echo position regarding the proposed Heritage Place.

Al Rodriguez

Mattingly, Gabrielle

From: Russell, Kathleen
Sent: Thursday, August 27, 2020 5:14 PM
To: Mattingly, Gabrielle
Subject: FW: Plan for Heritage Place from ECHO

Please see the comment below.

Thanks!
Kathleen
Kathleen Russell
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle Street
630-420-4179 | russellk@naperville.il.us

From: Kathy Taft [REDACTED]
Sent: Thursday, August 27, 2020 5:10 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: Plan for Heritage Place from ECHO

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I live at [REDACTED], Naperville.

A note to you to say that I agree with the ECHO position.

Kathleen M. Taft
[REDACTED]

Mattingly, Gabrielle

From: Randy Smith [REDACTED]
Sent: Thursday, August 27, 2020 5:59 PM
To: Planning
Subject: Historic Preservation meeting tonight

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Hi - I would like to express my support for the ECHO position on the Little Friends property development project.

Randy Smith
[REDACTED]

Mattingly, Gabrielle

From: Russell, Kathleen
Sent: Thursday, August 27, 2020 6:37 PM
To: Mattingly, Gabrielle
Subject: FW: ECHO position on Heritage Place

Please see the comment below.

Kathleen
Kathleen Russell
Community Planner | TED Business Group
City of Naperville | 400 S. Eagle Street
630-420-4179 | russellk@naperville.il.us

From: Remec, Lynda [REDACTED]
Sent: Thursday, August 27, 2020 6:02 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: ECHO position on Heritage Place

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Hi Kathleen,

I'm sending a note to voice my concerns regarding the Little Friends development proposal.

I agree with the ECHO position below:

In my view, I believe that the position reflects what is appropriate. The renovation of the mansion on a stand-alone basis should be approved by the HPC. Also, the exterior of an individual row home building is of a design that is appropriate to the neighborhood, again on a stand-alone basis. ***But a community consisting of 47 row homes with the density and setbacks proposed is not appropriate.*** Although the mansion has been obscured by unsightly additions and allowed to fall into disrepair, it isn't a good idea to add to the precedent of demolishing residential structures in our neighborhood. But if the price of saving the mansion is the density and setbacks of the proposed development, then demolition of the mansion is preferred.

Thanks,
Lynda Remec
[REDACTED]

(Longtime resident in this neighborhood - Resident since 1995 at this address; Resident at 111 N. Julian 1992-1995; and Resident at 216 North Wright since 1965 (excluding college years and a few post college);)

Lynda Remec, Senior Associate
Mercer | 155 N. Wacker Drive, Chicago, IL 60606, USA

M: +1 630 247 5635 | lynda.remec@mercer.com
www.mercer.com | Mercer Health & Benefits LLC

CA License # 0E75483

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Assistant: Darlene Peebles | +1.312.917.0851 | darlene.peebles@mercer.com

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Mattingly, Gabrielle

From: Holly Myers [REDACTED]
Sent: Thursday, August 27, 2020 7:04 PM
To: Planning
Subject: Heritage place development

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I hope you will disapprove this proposal. The plan would have such density as to change the character of the historical neighborhood.

I believe it is impractical to save the Kroeher house in any form. It should be razed and the entire blocked developed with 20 or so single family homes designed in keeping with the Historical District.

Holly Myers
[REDACTED]
[REDACTED]

Karl Rahder

Statement in opposition to the Ram West proposal

I moved to Naperville as a boy in 1962. My parents found a home in what is now the Historic District, and my family still owns our house on Wright Street. In all that time, I have never seen a threat to our neighborhood as clearly manifested as the proposed development of the Little Friends property by Ram West. I therefore want to express my opposition to not just the proposed development, but any high-density housing project that might be situated on the Little Friends property, Kroehler Mansion or no Mansion.

The press has reported since last year that a number of alternatives have been proposed and shot down because the city and/or the county is unwilling to buy the property for a park or other non-residential purpose. And we have passively accepted this - because, we are told, the funds are not forthcoming. A major issue here is that we have bought into is the notion that because Little Friends needs funds in order to move to a more suitable facility (which I hope they can succeed in doing), they and the city have convinced us that this has somehow become *our* problem. And we have been seduced into believing that this is true.

I reject this logic, and so should the commission.

What is necessary for the HPC to understand is that any project that includes multiple dwellings shoehorned into the Little Friends space will result in a permanent and deleterious effect on our quality of life and will forever change, for the worse, the unique properties of Naperville's oldest residential neighborhood. The fact that such a sale "helps Little Friends" is, or should be, entirely irrelevant to those of us who make the District our home.

In the past few months, I've heard a lot of discussion regarding setbacks, storm drainage, alley access, and other concerns. And while I respect the views of my neighbors who want these issues addressed, I would submit that they are, actually, a smokescreen. Would our neighborhood's unique characteristics not be equally affected regardless of the setbacks or the height of the rowhouses? The real issue is whether we will let ourselves be steamrolled by Little Friends, a property developer, and a city bureaucracy that long ago decided that the Historic

District is a quaint and trivial afterthought, like an old Andrew Wyeth painting that is best left to fade away in the attic because it has little intrinsic merit.

It seems to me that 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?

The HPC can arrest this process tonight. I urge it to do so.

Karl Rahder

Mattingly, Gabrielle

From: Barbara Ashley [REDACTED]
Sent: Thursday, August 20, 2020 2:45 PM
To: Planning
Cc: Barbara Ashley
Subject: Objection to Application Little Friends, Inc. (HPC Meeting 8-27-20)

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August 20, 2020

To the Members of the Naperville Historic Preservation Commission;

Our letter concerns the application before you that petitions for approval of a Certificate of Appropriateness filed by RAM West Capital, LLC for the Little Friends Property at 140 and 126 N. Wright Street, Naperville, IL 60540. We are residents of the Historic District, and live immediately adjacent to this property, where we have been for thirty-five years. We are NOT in favor of approval of this COA as it currently stands.

The redevelopment as it is now proposed puts 47 residential units, three within the Kroehler Mansion and 44 more in twelve new row home buildings, plus one detached garage, on the property. We are strongly opposed to the plans for row homes because this housing does not fit in the midst of a neighborhood of single-family homes. The style, height, and density are drastically out of character with surrounding living structures, will detract from the residential character of the Historic District and will negatively impact the quality of life for those who live in proximity to the development that is being proposed.

How did we get to this point? Ram West has been able to rework their plan so that it includes alleyways, so why couldn't single-family homes with rear-loading garages be built around the restored Mansion and the beautiful park space designed to set off this crown jewel? We believe that it would be a far better fit to build single-family homes that are in keeping with the design of the periods represented within the Historic District rather than a dense block of row homes that fundamentally change the character of the neighborhood.

There are some priorities that any plan for redevelopment must address.

We need a public park to restore what was lost when College Park was removed. College Park has been a fixture of the neighborhood for at least as long as we have lived here since 1979. Its loss has eroded the quality of life for our neighborhood.

We must do everything possible to preserve and protect the legacy oaks and other mature trees on the Little Friends property. Parkway trees must also be preserved. A great many of the oldest trees that have lined our streets have reached the end of their life spans and have been taken down. We cannot take a single one that remains for granted. They are both a hallmark and a beloved part of this area of Naperville.

Infrastructure must be at the forefront of any planning for this block. We have many questions and concerns about drainage and possible flooding onto surrounding streets. Can our water and sewer system support what already exists if many more residences are built? We have some of the oldest water and sewer mains in Naperville. What impact will redevelopment have on the city's ability to provide more electrical power and natural gas in our immediate area?

As residents and homeowners in the Historic District, we accept that there are requirements and restrictions when owning property in the Historic District, and we comply with them in return for the benefits of living within it. Any future purchaser of our property would have the same expectation, as should the purchaser of the Little Friends Property. To the extent that this, or any other, purchaser is granted permission to avoid the compliance with the requirements of the Historic District, then this raises the question of why the other homeowners should be held to a different and more stringent standard. This effectively eviscerates the whole premise upon which the Historic District is based.

Please listen to us and advocate for us, the neighbors of the Historic District, who often feel that their interests are secondary to those of developers. This is a once-in-a-lifetime opportunity to reimagine this historic property site for present and future residents. It is our one and only chance to get this right. We plead for you to take as much time as is necessary to do that, protecting our unique part of Naperville and ensuring a legacy that we can be proud to leave for future residents.

Sincerely,
Barbara and James Ashley

██
██

August 20, 2020

Naperville Historic
Preservation Commission

Dear Commissioners,

Because our home is located in the heart of the Naperville Historic District, we have reviewed with great interest the Certificate of Appropriateness (Application #20/2321) submitted by RAM West Capital, LLC (the "Applicant") in regards to the zoning variances requested for the proposed "Heritage Place in Historic Naperville" development project (the "Development").

We understand that maintaining the balance between historic preservation and city evolution is difficult, requiring compromise on the part of developers and preservationists alike. Indeed, it was that need for compromise that led the Naperville City Council to authorize the owner of the property to demolish the Kroehler mansion in order to realize the value of the underlying property. The case before the Historic Preservation Commission today is quite another matter: whether to authorize zoning variances that will allow for an out-of-scale, out-of-character mega-development in the middle of the Historic District that will fundamentally and irrevocably adversely alter its composition. For the reasons set forth below, we urge you to deny Applicant's Certificate of Appropriateness:

1. The Applicant's Proposed Preservation of the Kroehler Mansion is a "Trojan Horse"

To state the obvious, there is nothing currently preventing the Applicant from demolishing the Kroehler mansion as allowed by the Certificate of Appropriateness issued by the City of Naperville on November 19, 2019 as COA #19-2840, subdividing the property into appropriately sized single-family detached residences with a minimum 6,000 square foot lot size as required by Section 6-6C of the Naperville Municipal Code (the "Code") or duplex units with a minimum 4,000 square foot lot size per dwelling unit (i.e., 8,000 square foot lot size for a two-family unit). Each new residence constructed would require a Certificate of Appropriateness to be issued from the Historic Preservation Commission, ensuring that the Commission's input would be available to protect the character of the Historic District. From the great deal of tear-down activity that has occurred both within the Historic District and around its borders, we believe it is safe to speculate that new construction of residences fitting the character of the neighborhood would generate a high level of market interest. In any event, no evidence has been provided to the Commission by the Applicant that such use of the property is difficult, burdensome or unreasonable.

The Applicant's real issue is that single-family detached residences that comply with the Code and match the underlying character of the neighborhood would provide only a reasonable return on its investment. And a reasonable return is simply not good enough for the Applicant. Instead, the Applicant

seeks to maximize the return on the asset by employing efficiencies of scale in construction only available for dense, multi-unit projects. In order to accomplish its goal, the Applicant requests zoning variances to convert an entire block within the Historic District into an anachronistic, modern luxury complex.

As an enticement to obtain consent for its project, the Applicant offers up the “saving” of the Kroehler mansion. This is the “Trojan Horse” (or, in the Applicant’s words, “loss leader”) that the Applicant anticipates will be accepted as a *quid pro quo* for approval of the Development. Yet saving the Kroehler mansion at the expense of granting zoning variances that allow for a high-density modern development to be built in the Historic District amounts to nothing more than a Pyrrhic victory for preservation. The battle to save the Kroehler mansion may be won, but the war to save the entire Historic District is lost.¹

The Historic District was originally built by Naperville’s founding citizens, has been protected by act of the Naperville City Council, was recognized as being of national significance through designation by the United States National Park Service and is now maintained in trust for future generations by its homeowners. To allow the Development to proceed amounts to a breach of that trust. We realize that to many residents of the Historic District, the demolition of the Kroehler mansion is a tragedy. But at what price can it be saved? We respectfully submit our strong belief that the entire character of the Historic District matters more than the preservation of a single building.

2. Issues Raised in the Applicant’s Development Petition

Several issues worthy of your consideration are raised in the Applicant’s Development Petition Form filed with the City of Naperville in support of its requested zoning variances. We point to the following:

- **Background of Applicant:** In our personal experience living in the Historic District, we have seen the adverse effects of development projects being abandoned or delayed. For example, DJK Custom Homes, the proposed builder for the Development, was also the initial builder for the new house being constructed at 26 North Sleight Street (two houses north of our home at 16 North Sleight Street). The new home has remained half-finished for nearly a year (our understanding is that DJK and the owner are in litigation). The lack of green space created by the barren lot has caused excess runoff from rain and contributed to flooding in our area this Summer (for the first time since purchasing our home in 2013, we had flooding (three feet) in our basement, necessitating the replacement of our furnace, water heater, washer and dryer).

Thus, we point out that although an entire section of the petition is dedicated to “background,” there is a dearth of information regarding the applicant/developer. RAM West Capital, LLC was formed in December 2019 as an Illinois limited liability company. It is not clear whether it is associated with RAM Real Estate Capital, which is a Nyack, New York-based real estate hedge fund that claims on its website to have “*the expertise, capital and flexibility to structure the right deals for our partners, whether through pari-passu joint ventures or preferred equity structures.*”

Strangely, the Applicant’s registered address and principal place of business are both located at the offices of Rosanova & Whitaker, Ltd., the law firm representing the applicant. Its managers

¹ It is telling that in Mr. Whitaker’s “Business Terms Request Letter” dated May 6, 2020, states that “We respectfully request that the City confirm that individual HPC review will not be required for each building permit.”

are listed as: William Novak, Frank Bednarz and Matthew Buckley, none of whom have a LinkedIn profile associated with RAM Capital or RAM West Capital. On the COA application, the contact information is listed as a private GMail address rather than a corporate web address. As a preliminary matter, we urge you to investigate the background of the Applicant, its business history and sources of financing (including amounts funded as equity, debt, etc.).

- **Property Values:** We question the unsupported statements set forth in the Applicant's request for conditional use to develop the property with single-family attached dwelling units. In particular, at Section 2(b) of its petition, the Applicant writes "*The conditional use will not ... impair property values because the Property will be redeveloped with a less intensive use, which reduce negative impacts to neighbors.*" Further on in this section, the Applicant asserts "*The proposed redevelopment of Heritage Place will improve the neighborhood by providing diversity in housing product with new low-maintenance housing that is attractive to both younger and older generations of homebuyers.*"

These statements are conclusory in nature, and the Applicant offers no empirical evidence in support of the conclusions drawn. In fact, the statements amount to little more than the opinion of a party with a vested financial interest in ensuring the Development is allowed to proceed.

Our opinion, on the other hand, is that a 47-unit row home community has a very real possibility of diminishing the unique character of the Historic District which may have an adverse effect on real estate prices. We have no doubt the Applicant will get top dollar for its product; that's their job. But the unavoidable consequence of placing modern townhomes in the middle of the Historic District (instead of single-family residences matching the character of the Historic District) is that it will be less unique and arguably less desirable.

- **Lot Area Requirement in the R-2 Zoning District:** At Section 5 of its petition, the Applicant seeks a variance to reduce the required lot area per Section 6-6C-5, which requires 6,000 square feet of lot area for single-family residences, and 4,000 square feet of lot area per dwelling unit for duplexes. As a justification for the reduction in lot area, the Applicant asserts, without citing any support, that:

"The lot area requirement is a measurement of density. Density limitations ensure that public facilities, be it utilities, schools, parks, or roadway infrastructure, are not overwhelmed by the number of people generated from a development. In many communities "density" has been frowned upon as an urban evil to be avoided in the suburbs. Certainly, densities appropriate for urban Chicago locations would not be appropriate for Naperville. At the same time, Naperville is dynamic city where more density is appropriate proximate to downtown, the train station, or other commercial hubs than it is in more remote and strictly single-family settings. Context is critically important in evaluating what type of density is appropriate."

From this statement, the Applicant concludes that the variance should be allowed because it does not violate the Code's requirement that the variance "not alter the essential character of the neighborhood and not be a substantial detriment to adjacent property" because:

“By virtue of reducing the intensity of the use, it must then follow that the variance needed to substantiate the proposed redevelopment will not substantially detriment adjacent property.”

In other words, the Applicant argues that because fewer people will occupy the property during the day, its usage will be less dense, and therefore the Commission can come to no other conclusion that the proposed use does not alter the essential character of the neighborhood.

We disagree for the reasons set forth below:

- Section 6-1-2 of the Code states that the objectives of the zoning code includes to *“establish adequate standards for the provision of light, air and open spaces.”* It would seem to us that, in a residential Historic District, any consideration of density would also have to consider the effect of the construction on light, air and open spaces visible from adjacent properties.
- While it is suffice to say that, in our opinion, the reasoning used by the Applicant is strained at best, there is one thing we can agree with the Applicant on: *“Context is critically important in evaluating what type of density is appropriate.”* In the question before the Commission, the “context” to be examined is whether the high-density and lack of green space created by rows of contiguous, identical townhomes would detract from the unique charm of the Historic District represented by the variety of architectural styles that are reflective of the different time periods during which the homes were built. In our opinion, to any reasonable person the answer is yes.

To conclude, in our view the proposed 47-unit luxury townhome complex is out of character with the Historic District. If built as proposed, it would irrevocably damage the integrity of the Historic District. Accordingly, we strongly urge you to oppose the requested Certificate of Appropriateness and insist on a less dense development that fits the needs and character of our community.

We thank you for your consideration of our input.

Very truly yours,

Brad and Alisa Johnson



August 16, 2020

City of Naperville
Historic Preservation Commission
400 S. Eagle Street
Naperville, IL 60540

Dear City of Naperville and HPC,

My name is Steve Schmieder and my wife, Mary, and I reside at [REDACTED], located on the corner of Wright and Franklin streets across from Little Friends property. As residents of the Historic District for more than 10 years, we have serious concerns with the proposed development of the property as currently rendered by RAM West Capital, LLC. For the reasons listed below we believe the development plan needs to be scratched or modified significantly.

- 1) **Significant density increase.** This proposed development is simply “packing in” too many townhomes for the area. Based on this plan, a U-shaped fortress – over 3.5 stories high -- will be built around The Mansion. The Mansion, although saved and restored, will basically be hidden from view and will no longer have its prominence in defining the historic district.
- 2) **Increase in traffic congestion and noise.** With 47 two-car garages proposed, the traffic and congestion will increase significantly, especially along Columbia Street which is already busy. Plus, there is a lack of street parking for such a dense development.
- 3) **The height far exceeds surrounding neighboring homes.** The homes in the district are either 1- or 2-stories, nothing comes close to the 40 feet variance being sought.
- 4) **Rows and rows of townhomes do not fit the character of the neighborhood.** As you know, the historic district is filled with unique single-family homes. High-standing, look-alike townhomes simply do not fit with the make-up of the district.
- 5) **The proposed setback is too truncated.** Allowing a setback of only 15 feet would put the proposed townhomes right on top of neighboring homes, eliminating the openness that now exists and greatly reducing natural light to the surrounding homes.
- 6) **Loss of age-old trees.** Many of the trees on the property are decades old, including a magnificent maple tree. Per the plan, most of these trees would be eliminated – again destroying the character and charm of the Historic District.

For the reasons, we strongly urge the HPC and the City of Naperville to reject the development plan as rendered and ask for significant modifications that lessen the density of homes, reduces the height of the homes, increases the setback to existing standards, and saves the age-old trees on the property.

Thank you for listening to our concerns.

Sincerely,
Steve and Mary Schmieder
[REDACTED]

Mattingly, Gabrielle

From: Mattingly, Gabrielle
Sent: Thursday, August 20, 2020 5:40 PM
To: Mattingly, Gabrielle
Subject: FW: Basic Massing study
Attachments: NP Kroehler SFH vs RH-1.pdf

From: Naperville Preservation [REDACTED]
Sent: Friday, August 14, 2020 12:17 PM
To: Russell, Kathleen <RussellK@naperville.il.us>
Subject: Basic Massing study

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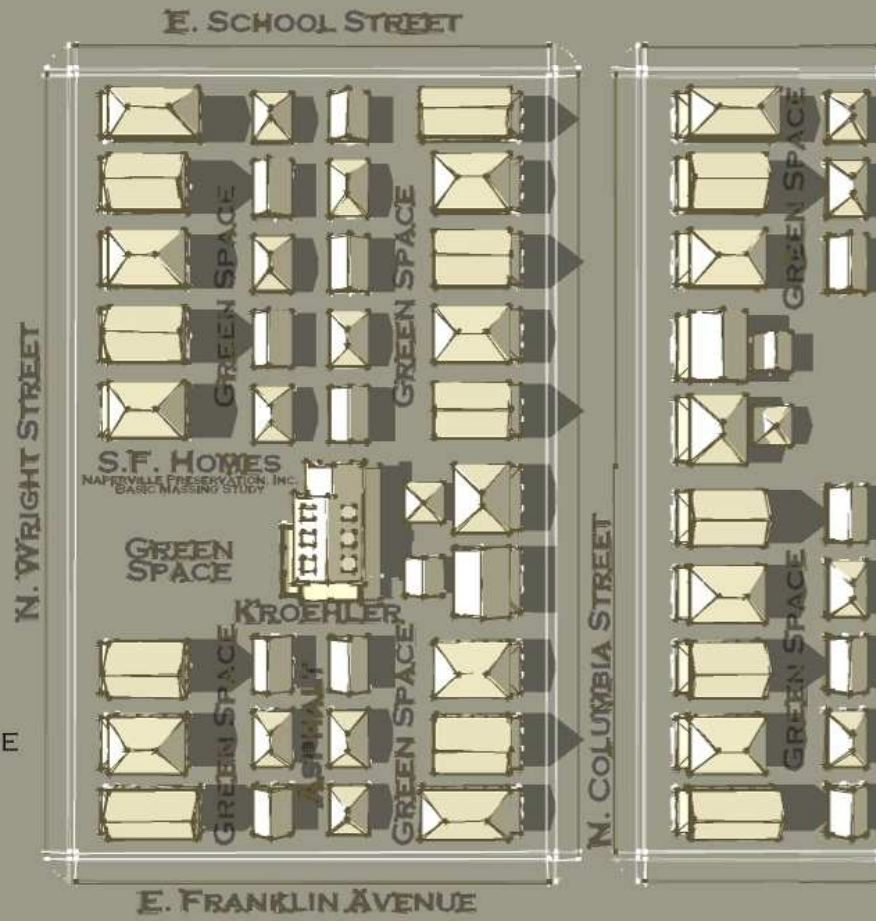
Historic Preservation Commission Members,

As they say, a picture speaks a thousand words. So we have prepared for you some visual aids in anticipation of the Kroehler Mansion property review process. The pdf below is a comparison of single family housing vs. row homes.

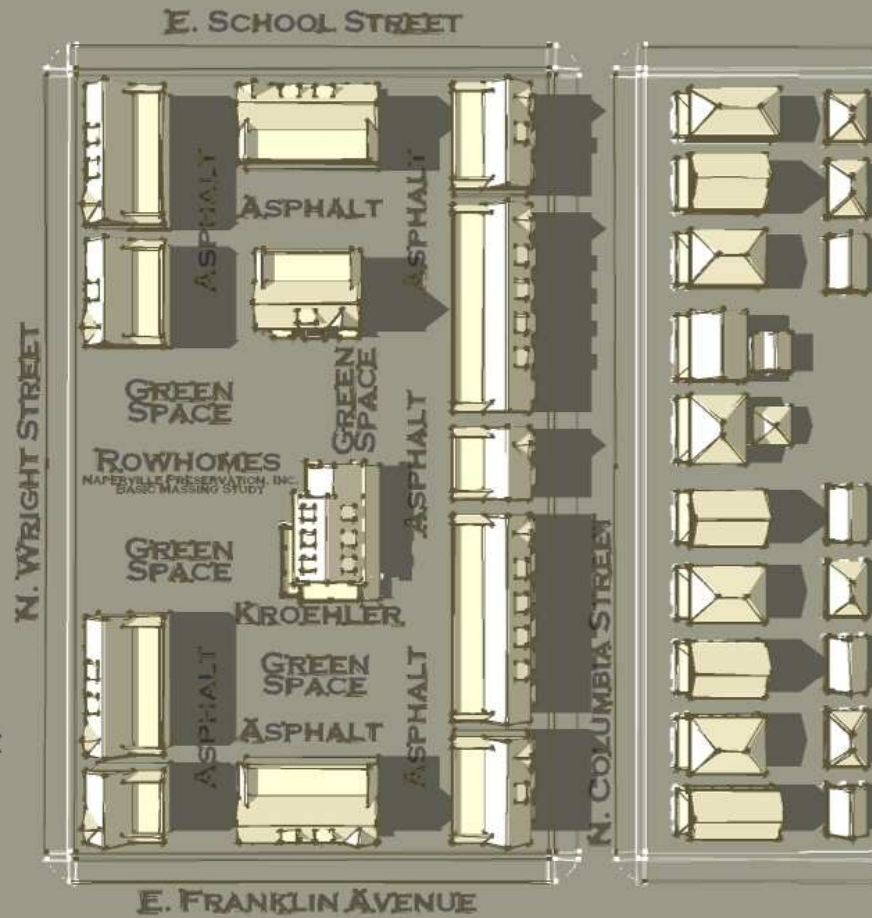
Regards,

Becky Simon

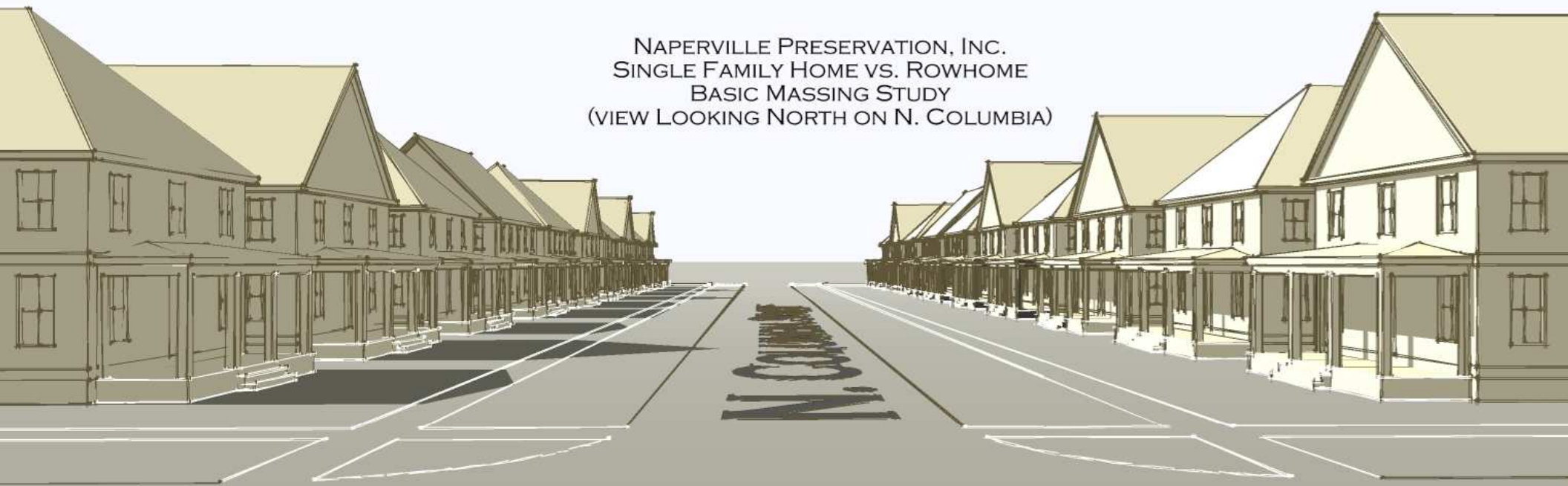
NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY



NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY



NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY
(VIEW LOOKING NORTH ON N. COLUMBIA)



NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY
(VIEW LOOKING NORTH ON N. COLUMBIA)



NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY
(VIEW FROM WRIGHT STREET)



NAPERVILLE PRESERVATION, INC.
SINGLE FAMILY HOME VS. ROWHOME
BASIC MASSING STUDY
(VIEW FROM WRIGHT STREET)

