

## Beaver, Adam

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**From:** Bridget Karnick [REDACTED]  
**Sent:** Wednesday, April 24, 2024 8:46 AM  
**To:** Planning  
**Subject:** Heinmans

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED] [REDACTED]

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DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am writing in support of the proposed redevelopment of the old Butera location at Olesen and Chicago Ave. I live in the neighborhood directly east of this location, Huntington Commons, and I would love for Heinmans to redevelop this site. It would be a great addition to northeast Naperville community.

Thank you,  
Bridget Karnick

[REDACTED]  
[REDACTED]  
Naperville, IL  
[REDACTED]

## Beaver, Adam

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**From:** Dana Hall [REDACTED]  
**Sent:** Wednesday, April 24, 2024 8:11 AM  
**To:** Planning  
**Subject:** Heinen's

**Follow Up Flag:** Follow up  
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I am a home owner in the Huntington Commons subdivision. I fully support the plan for Heinen's grocery store to move into the space previously occupied on Chicago Ave.  
thank you!  
Dana Hall

Sent from my iPhone

## Beaver, Adam

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**From:** Bill Palm [REDACTED]  
**Sent:** Wednesday, April 24, 2024 9:19 AM  
**To:** Planning  
**Subject:** Heinen's Grocery Store

**Follow Up Flag:** Follow up  
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[REDACTED] [REDACTED]

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To Whom It May Concern,

I am writing in support with comments to be shared for the upcoming May 1<sup>st</sup> Public Hearing for the new Heinen's grocery store on Chicago Ave.

1. Heinen's: Myself, family and neighbors are very excited about Heinen's to develop a property in Naperville. We are looking forward to having a grocery store in that location again. Only concern / complaint is that the process is taking too long 😊.
  
2. Traffic: I think this will be your biggest concern for the planning commission as the store will bring in considerably more traffic to the area as compared to Butera. If you look at Mariano's and Jewel parking lots on key shopping times - I would expect Heinen's to pull a similar crowd. Butera never had a large crowd and never really taxed the traffic pattern. Recommended Updates:
  - a. **Updated Traffic Light Signals:** The current signal pattern will need to be updated to allow for additional time for north-bound Olsen traffic. Further, current control takes considerable time to turn green...causing some motorists to "cut through" the "Butera" parking lot.
  - b. **New Pedestrian Cross Walk:** Recommend adding a 2<sup>nd</sup> North/South pedestrian crosswalk to cross Chicago Ave (east of intersection). With the new day-care on Chicago - there will maybe more foot traffic from the apartments / church parking lot. Further, may need to consider walk-only cross pending future traffic patterns.
  - c. **Chicago Ave / Maple Ave Speed Limit:** Recommend maintaining 35 mph from Naper Blvd west towards downtown. It currently increases to 40 for about 0.5 miles - including in front of Heinen's and the new day care center. Maintaining 35 will mitigate some traffic control risk with increased traffic.

Feel free to reach out if you have any questions or concerns or would like to discuss further.

Regards,

Bill Palm

[REDACTED]

[REDACTED]

Naperville, IL [REDACTED]

## Beaver, Adam

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**From:** Michael Meyers [REDACTED]  
**Sent:** Tuesday, April 23, 2024 3:48 PM  
**To:** Beaver, Adam; Laff, Allison; Planning  
**Cc:** Jay Albricht; Alex Giovannini  
**Subject:** Strong objection to removal of buffer along Pembroke Road!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Planning Commission Staff,

In the past, the residents of north Pembroke Road found it hard to get a buffer between their homes and the Butera shopping center. In fact, the buffer was the major part of ordinance 72-52, Section 2(d). In particular:

SECTION 2 (d) minimum .7 acres along Pembroke Road devoted to a permanent open space and shall be bermed to a height of six feet on top of which shall be planted hedges or trees of sufficient density to provide additional screening when mature.

The proposed Heinen's development TOTALLY VIOLATES both the letter and spirit of 72-52, leaving the residents of north Pembroke Road a minimal buffer between their homes and the Heinen's development.

How can you ignore this ordinance and the residents of north Pembroke Road! This proposed Heinen's development plan is TOTALLY UNACCEPTABLE.

Many Pembroke neighbors will be at the meeting on May 1 to voice our objection. Please include a speaker from the neighborhood on the agenda to address this issue.

I've also expressed my strong concern to the Mayor and City Council!

Regards,  
Michael

## Beaver, Adam

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**From:** Marilyn L Schweitzer <[REDACTED]>  
**Sent:** Monday, June 3, 2024 6:17 PM  
**To:** Planning  
**Subject:** PZC 06/05/2024 Agenda Item D-2: 1244 E. Chicago Avenue (Heinen's) - PZC 23-1-111

**Follow Up Flag:** Follow up  
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**Categories:** Orange Category

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Dear Naperville Planning and Zoning Commissioners,

As with McAlister's Deli, I don't understand the need to rezone the property OCI (Office, Commercial and Institutional District) from B1 (Neighborhood Convenience Shopping Center). It seems even sillier in this case as were it to remain B1, the need to grant Conditional Use for a grocery store would not be necessary. That being said, I am supportive of the plans including the proposed Carry-Over Conditions from Ordinance 72-052 and New Conditions for approval.

I like the new orientation and much improved landscaping, particularly the native species, stormwater mix, wetland mix, and prairie mix. Thank you for maintaining the pedestrian access through Pembroke Park, but more importantly having its connection to Heinen's more appealing.

I very much appreciate **all** of the 3-D Renderings included with the elevations. They make envisioning the plan much easier than studying the site plan alone. The night rendering was especially nice. I wish all petitioners would be so accommodating and forthright.

Best wishes,

Marilyn L. Schweitzer  
Naperville, Illinois

—  
Marilyn L. Schweitzer  
[REDACTED]  
[REDACTED]

## Beaver, Adam

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**From:** Kevin Humbert <[REDACTED]>  
**Sent:** Friday, May 31, 2024 5:35 PM  
**To:** Planning  
**Subject:** aka Heinen's

**Follow Up Flag:** Follow up  
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**Categories:** Blue Category

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PZC 23-1-111

I am a resident of Pembroke Green. Reviewing their latest site plan (as published today 5/31) I fully endorse the plan as now laid out.

My one concern is the proposed fencing separating both the NPD park and the condos along Olesen. The pictures depict a Trex fence but the plans call for a wood stockade fence. The Trex fence would last much longer and would age much better and should be mandated. Also the heights on the fence I found confusing. I would suggest 6 to 8 ft should be required along that entire portion of neighboring property with said Trex fence.

Thank you,

Kevin Humbert  
[REDACTED]  
Naperville 60540

## Beaver, Adam

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**From:** John Bowles [REDACTED]  
**Sent:** Saturday, June 1, 2024 9:32 PM  
**To:** Planning  
**Subject:** 24-0507C

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

**Categories:** Blue Category

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Dear members of the planning commission,

I am writing to express my full support of the proposed supermarket at 1244 E. Chicago Av. I reside 0.6 miles from the site, and would be thrilled to have another choice for shopping again, as the closest supermarket is currently a forty minute walk away.

Sincerely,

John Bowles

[REDACTED], Naperville, IL 60540



## Beaver, Adam

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**From:** ann kennedy [REDACTED]  
**Sent:** Wednesday, June 5, 2024 6:20 PM  
**To:** Planning  
**Subject:** 1244 E. Chicago Avenue (Heinins) PZC-23-111

**Follow Up Flag:** Follow up  
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RE: File # 24-0507C June 5, 2024

To the City of Naperville Planning Commission,

Hello my name is Ann Kennedy. I am a Naperville Homeowner at [REDACTED]  
My home is directly West , and in extremely close proximity of the property at 1244 E. Chicago Avenue, Where the proposed Heinins Grocery Store Structure will be situated at the site.

I hereby request that the following concerns be addressed and included in the new city ordinance regarding the use of the property at 1244 E Chicago Ave. They are primarily related to noise pollution.

1. That there is never to be an access either entering or exiting onto Pembroke Road.
2. Establish enforceable time of day limitations for commercial deliveries, and trash pick up vehicles to arrive no earlier than 7am and no later than 4pm everyday of the week.
3. Disallow the use of portable refrigerated auxiliary power generated food storage containers on the west or south side of the property, or restrict the hours of operating such to be on only from 7am to 7pm.
4. All loading docks must face away from Pembroke Road and be enclosed with covered roof that encompass truck parking area at the loading ports.
5. All commercial delivery trucks, construction vehicles, garbage trucks arriving on the site prior to 7am must remain in a designated staging area at the east side of the property only.
6. During demolition and construction, disallow parking of construction vehicles on Pembroke Road, especially if they arrive on site prior to 7am.
7. Limit start and end time for demolition and construction activity that involves noise to begin no earlier than 7am and stop by 5pm.

8. No lighting fixtures should project lighting outwards facing west, and no illuminated signs facing west. Signs should be limited in size.

Thank you in advance, for considerations in these matters.

Ann Kennedy