

## 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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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  
**Flag Status:** Completed

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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