

Egner, Therese

From: The Coffman | Phillips Family <[REDACTED]>
Sent: Friday, January 9, 2026 10:58 AM
To: Planning
Cc: David Phillips; Kelly, Patrick
Subject: Proposed Development at Spring and Mill

Follow Up Flag: Follow up
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Categories: Therese, Blue Category

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Hello,

I know the proposed development west of Mill and Spring in downtown Naperville is not yet on the PZC or City Council docket, but Councilman Kelly provided an update on his Facebook page that has gotten some traction with my neighborhood. I do not typically write commissions about issues such as this, but I know that a vocal opposition can sometimes derail projects that would otherwise provide great benefit to the community at large. I am writing in support of higher density housing for the downtown area.

I have lived on Franklin Avenue by Mill Street for 17 years and I welcome higher density housing, especially in an area like this which is walkable to the train. This type of housing, especially if the units were smaller to accommodate empty nesters, would allow many of us to consider staying in the area after our children have moved on and we no longer need larger homes.

The concerns my neighbors have about traffic on side streets and pedestrian safety on Mill Street are valid, so I hope that the commission takes neighbor concerns seriously and ensures the developer addresses them. These concerns, however, should not derail the need to have a more walkable, multi-generational downtown, and denser housing developments can help us achieve that goal.

Thank you,

Amy Phillips
[REDACTED]
[REDACTED]

cc David Phillips and Councilman Patrick Kelly

Egner, Therese

From: Michael Rowan <[REDACTED]>
Sent: Sunday, January 18, 2026 5:22 PM
To: Planning
Cc: [REDACTED]; Wehrli, Scott; Holzauer, Ian; Kelly, Patrick; Syed, Ashfaq; Wilson, Nate; Gibson, Mary; Jain, Supna; McBroom, Josh; White, Benny
Subject: Kramer Homes Proposed Development on the Northwest corner of Mill Street and Spring Avenue

Follow Up Flag: Follow up
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Dear Members of the Naperville Zoning and Planning Commission,

I felt compelled to write to the Naperville Planning and Zoning Commission ("NPZC") after attending a community meeting organized by Kramer Homes ("Kramer") on the evening of January 13, 2025. The topic of discussion was their planned development of Ostara Row Homes on the Northwest Corner of Mill Street and Spring Avenue. My understanding of the meeting was for Kramer to explain and define the proposed project to the impacted residents with the ultimate goal of receiving constructive feedback and concerns. I have never attended this type of meeting. I expected a free flow of information, facts, and responding questions. My perception was this meeting ended up being just the opposite.

The community attendance was strong at ~100 individuals in the room.

My perception is the meeting quickly went off the rails when the presenter [one of Kramer's attorneys named Jimmy Calvo ("Jimmy")] opened the meeting by saying Kramer was planning on constructing 26 luxury row homes and their traffic study showed knocking down the 3-4 homes and a small industrial building and putting up this project will decrease the traffic flow on Mill and the surrounding streets. The room echoed in laughter. The room clearly thought his comment was not credible. After that, the residents controlled the meeting. I will attempt to give an impression in the following bullet points. It is not all encompassing, but should give you a flavor for how the meeting was received by the residents and what failed to be accomplished:

- The room remained focused on traffic.
 - A number of parents commented on how hard it was for their children to cross Mill Street on their way to school and were rightfully concerned for their safety.

- The City already put in "pinch points" at the corner of Mill and Douglas, so it can be said the traffic issue is known.
- The reduction in traffic from the implied study was not credible.
- Jimmy contradicted himself multiple times on whether they had completed a traffic study or had planned on completing a study. He was asked to explain the conflicting statements multiple times, but appeared unable.
- Jimmy had made an earlier comment that the land for the proposed development was zoned R2 and the City of Naperville wanted it to be R3.
 - There were a number of individuals in the room that quickly corrected him in stating the zoning was R2, which was agreed upon and shown in the City's long term plan.
 - Jimmy retracted his statement and said the City would consider the zoning change and that Kramer would have to ask for such a change.
 - The room was not supportive of a zoning change to R3 because of the traffic issues and the possible impact on the schools (to be discussed later).
 - The corner of Mill and Spring is already a difficult corner, especially turning North from Spring Avenue coming from the West. Any new residents of the proposed project would quickly learn it would be difficult and possibly dangerous. Their only option would be to filter down through the other streets to find a safer location to enter Mill Street. Thus, increasing traffic through the neighborhood streets that were never intended for such traffic.
 - Would an increase in the zoning on the Kramer project set a precedent for the balance of Spring Avenue to the West? How many residences can be put on such a short road with limited safe access to the main thoroughfare? The Kramer team agreed it could set a precedent.
 - I have lived at the corner of Ewing and Van Buren for over 10 years and the amount of traffic travelling down Ewing has increased significantly over time as drivers attempt to circumvent the congestion on Mill Street. When traveling South on Mill, I turn right on Spring or Douglas to avoid the line at the stop sign at Benton. My lived experience tells me there is a current congestion issue on Mill.
- Another topic discussed was "What impact will adding 26 three-bedroom units have on the schools? Naper School is overcrowded and has already shifted the 5th grade students over to Washington Junior High".
 - Their response was that they had met with the Financial Officer of District 203 and were comfortable stating they only expected 10 school aged children to live in the development. The room did not accept this comment as credible.
 - Since there are 26 three-bedroom units, there are 52 non-primary bedrooms. Since Kramer is targeting "young families" (their words) the residents found it impossible to believe over 80% of the secondary bedrooms in the development would remain unoccupied.
 - There was a lot of rehashing of this topic for some time with no verbal acceptance from the residents of the 10 school age children. If the intent was to explain there would most likely be only 10 elementary age children, they failed to convey this during the meeting.

- A comment from an architect in the audience stated the architecture of the development (briefly shown on screen at the beginning of the meeting) did not fall into the industry standards for "luxury townhomes" and therefore did not align with the standards of the downtown area.
 - The Mill Street underpass is sort of a gateway to downtown (with a lighted sign) and he would have expected a more pleasing architectural design complementing the downtown area.
 - The Kramer team had no response to the comment, but the room was in agreement.
 - Someone commented the structures were similar to the apartments at Fox Valley Mall that were built near the old Sears site.
- There was concern about how the rainwater would be handled on a site that appeared to be mostly impervious materials with minimal green space.
 - The train underpass on Mill Street typically floods during many storms and the residents were fearful it would be worse without proper water management of the Kramer site.
 - Nobody on the Kramer team responded to this question and it remains a significant concern.
- The room asked the price point of the units. They just wanted a range.
 - Both the presenter and Mr. Kramer indicated they had not run any numbers and had no idea of the price point. It would have been better for them if they told the residents they didn't want to tell them the price.
 - For the Kramer team to say they have not yet run numbers was an insult to everyone's intelligence in the room and an embarrassment to them. Any credibility they had left at that point in the meeting was totally lost.
 - In addition, this was the point in the meeting where it became clear to the residents this meeting was just a "check the box.... yes, we talked to the residents impacted and obtained their feedback" meeting.
 - I personally asked if they were concerned about going to the NPZC on the 4th of February (the date they gave in the meeting) with the anticipation of someone on your commission asking the price point question. The speaker nodded no, but did not verbalize to my recollection.
- I asked what the market differentiator was between the Kramer row homes and DJK's row homes being built on the East side of Washington.
 - I added my impression that the DJK project was moving slower than I expected and wondered what would give Kramer the advantage. I was hoping Kramer would say something about price points, but instead he gracefully commented positively on DJK's project and its quality and then said they had not compared them. This statement implies he has not done any market due diligence prior to presenting this project to the residents or the City.
- There was a glitch in the "IT department" and after only a few minutes into the meeting, the site plan disappeared from the screen as did the single side view of part of a building. Therefore, any discussion or comments about the renderings, facade, architectural style, site plan, unit mix, unit layout, quality of construction, sound deadening for the train, snow removal, roof access, etc. were never discussed. Meaning, the residents in attendance never had the

chance to give feedback on any suggested improvements to the design because the design was never actually shared in detail. The "luxury" label was never justified with an explanation.

- The meeting was scheduled from 5:30pm until 6:30pm. The Kramer team unsuccessfully attempted to end the meeting at 6:15 even though the residents were still engaged and had more questions. The residents did not allow the meeting to end until just past 6:30.

As previously stated, this is a summary as I recall the meeting. It is my recollection and perception; it is not intended to be all inclusive or have anything intentionally omitted. It is to give a reasonable impression on how I felt the meeting was conducted and what was or was not accomplished.

Jimmy represented the Kramer team and wanted the community's feedback, but showed throughout the meeting the Kramer team were unwilling to share information to allow any actual feedback. However, they were at a disadvantage because they appeared to underestimate both the intelligence and the level of engagement of the residents.

I reached out to and spoke with Jimmy on January 16, 2026 to give him my impression of the meeting including what was lacking. He is aware I am drafting and sending this correspondence to you and told him I would copy him. Both the basic site plan and renderings became available to me after the meeting. I did a quick review and came up with 15 questions that I shared with him through email. I am happy to share them with you if requested. If and when the Kramer team is ready to "share" information about this project, I am sure myself and the residents will be happy to re-engage. I suggested to Jimmy a second meeting with the residents where "sharing" information would be an act of good faith as long as it is prior to them presenting to NPZC.

One question I never got a chance to ask is "What is Kramer's experience building luxury high density multifamily for sale units?". It was stated in the meeting he was a luxury home builder, but no substantive details were shared. His website lists numerous single family homes, but nothing stating multi housing project experience.

Personally, I am against an increase in zoning at this location. Building the density allowed with R2 zoning would be the appropriate land use improvement. Increasing the zoning to R3 and allowing a high density project would forever negatively impact the traffic patterns and the safety of the children living within the community West of Mill and North of Jefferson and all the way down to where Douglas intersects Jefferson.

Please note I am also copying the Naperville City Council.

Thank you for your time.

Michael Rowan

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Egner, Therese

From: Tom Turnbull <[REDACTED]>
Sent: Thursday, February 26, 2026 2:46 PM
To: Planning
Subject: Kramer "Ostara" Development - Spring & Mill St.

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Categories: Isaac, Therese

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Naperville Planning & Zoning Commission

I'm writing to provide a local downtown resident opinion on the Kramer Builders planned "Ostara" townhome development at Spring and Mill street. I attended the community meeting on Jan 13th to learn more about the proposed development. The plans shared with the audience were objectionable to almost everyone in attendance. Here are some of my concerns and suggestions that I hope will be considered when Kramer presents his plans to the Commission in March:

- The current R2 designation is consistent with surrounding homes and sets reasonable density limits for the property.
- Rezoning the property to R3 benefits only the developer and sets a precedence for buildout on the remaining Spring Street property to include the OZINGA concrete facility in the future.
- The proposed project has (26) units with very little green space, sidewalks, and interior parking. Parking on Spring St. in front of the development is not even close to what guest parking would be needed for a development of that size. Further, in driving by the site I'm seeing 6-8 cars from other neighboring houses and duplexes. With only (8) designated interior parking spots the street cannot accommodate the additional vehicles.
- Traffic congestion at Spring and Mill street is already a problem. There is little chance a stop sign would be added to Mill at that location. That would increase traffic on the other downtown streets that already handle lots of cut through traffic along with local residents. I live on Parkway Drive and can say that traffic is already heavy and that adding (26) new residents to the neighborhood is not reasonable.
- Demand for single family housing remains strong in downtown Naperville. The recently built homes on the north end of Laird St. are also very close to the BNSF tracks and yet all lots were sold with single

family residences. It seems reasonable to me that we retain the same zoning for the Kramer property and any other land to be developed on Spring St.

- Others in the community meeting expressed concern over the impact to downtown schools with over crowding already being an issue. The Kramer presentation shared some unreasonable low estimates on additional students coming from this development.

I'm hoping the Planning and Zoning Commission will recommend to the City Council that this property retain its intended R2 designation and ensure the developer builds housing that complements the surrounding neighborhood.

Thank you for your time and consideration to the concerns that I and other downtown residences have about this proposed development.

Tom Turnbull

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