

Venard, Erin

From: AJAY BUTI [REDACTED]
Sent: Sunday, February 25, 2018 8:58 PM
To: Planning
Subject: Case # PZC 17-1-143

I am writing to object the said application and for the following reasons:

1. Auto service locations should be in a zone that has other auto service shops (example: one close to Ogden and Aurora) or in a stand alone location (like Pepboys).
2. Showplace area was supposed to be an upscale area with decent restaurants and that is what has brought up the revenue in that part of Naperville. An auto service shop does not belong there. On top lots of people from the neighborhood walk thru this area and an auto service shop will have tons of cars parked and coming in and out of the shop - so a safety concern.

I hope that the Planning council takes this into consideration and just does not approve it for the sake of getting another business in Naperville.

Thanks,

Ajay Buti
Owner of [REDACTED] Naperville, IL 60564

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

From: Jonathan Wakefield [REDACTED]
Sent: Friday, February 23, 2018 2:50 PM
To: Carol Kautz [REDACTED]
Cc: Liu, Ying [REDACTED]; [REDACTED]
Subject: RE: Christian Brothers development in Naperville, IL

Hi!

Thanks for reaching out to us with your very valid concerns. I think you'll find Christian Brothers to be a transparent company and a good neighbor. In keeping with that spirit, I've attached our full set of submittal documents for your use. The City had some relatively minor comments and we are adjusting as we Hopefully they convey the high standards we strive to achieve and our commitment to you, our future customer. Once you scroll down to the landscape pages, it should become apparent we are not your average automotive facility.

Although our frontage is along 95th St., our bay doors face into the custard shop and the adjacent fire station. In other words, they do not face the street. We do not possess a direct access to 95th, instead utilizing a common rear entrance as illustrated by the attached aerial overlay. Again, we design with our residential neighbors in mind.

I hope you don't mind but I've copied Ying Liu, Project Manager for the City of Naperville. She is helping us through permitting and approval process and is an excellent resource. Additionally, I've copied the business owner for this location, Mr. Pete Lesueur. He will be in the store every business day leading his team and keeping every promise made to you and the City of Naperville.

Please don't hesitate to contact me again if you have questions. I travel extensively and email tends to be the best medium to reach me.

Thanks again for your interest in our project,

Jonathan Wakefield

Director of Entitlements

Christian Brothers Automotive Corporation

17725 Katy Freeway | Suite 200 | Houston, TX 77094

<<https://www.google.com/maps/place/17725+Katy+Fwy,+Houston,+TX+77094/>>

T (281) 675-6120 [REDACTED]
E jwakefield@cbac.com

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

From: Carol Kautz [REDACTED]
Sent: Thursday, February 22, 2018 9:01 PM
To: Jonathan.Wakefield@cbac.com
Subject: Christian Brothers development in Naperville, IL

Hello,

I am a resident in the Signature Club town-home community across 95th Street from your proposed car maintenance development. I appreciate your attempt to let us know what you are planning/hoping for. I'm glad for the up-scale appearance of the facility. It is my understanding that property sight is along 95th Street between the fire station and custard shop. This is my question/concern: will the facility face or back up to 95th St? I'm hoping it will back up to 95 the street. We already have a Firestone that faces our community, which makes them a very noisy neighbor. I'm hoping your customers would have to enter your facility after turning in at the traffic light and then a service drive behind the custard shop.

Thank you for your consideration of our concerns.

Carol Kautz

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Naperville, IL

From: Doug Haddad [REDACTED]
Sent: Monday, March 12, 2018 11:16 AM
To: Chirico, Steve <ChiricoS@naperville.il.us>; council@naperville.us; Novack, William <NovackW@naperville.il.us>; Schatz, Marcie <SchatzM@naperville.il.us>; Krieger, Doug <KriegerD@naperville.il.us>
Subject: Naperville Crossings Zoning Change Information

Mr. Mayor and Council and Staff,

Last week several of us who are part of the South Homeowners of Wheatland group had put together a survey to get feedback from the community on what they thought of the city changing the ordinances to allow a car service in the Naperville Crossings complex.

We put together a simple two-question poll about the Christian Brothers service center coming into Naperville Crossings. We publicized it to the surrounding subdivisions to get their thoughts and feelings about changing the PUD for Naperville Crossings.

This survey is very credible, as you'll notice when you click "individual responses" on the report you can see the IP Address of the respondents. Only one IP (or computer) can take the survey at a time. Thus, no one can manipulate the survey. Plus, I'm happy to show you the thread of comments on Facebook that coincide with the comments you'll read in the results.

The survey was pushed out on the Tall Grass Facebook page (876 members) and to the Heatherstone nearby subdivision. In addition, some people may have sent it to neighbors and friends in other surrounding areas.

Many of us in the community have heard "we have to fill Naperville Crossings, so we'll have to allow a change of zoning to do it." However, the case has been that over time the right users show up. And I think vacant stores and vacant land are part of the real estate business. A risk that they take on.

I was dismayed to hear that City Staff "was in support" of the change. I thought they should provide the facts. And the plan commission is to focus on "zoning" issues, and issues related to the building codes, etc... yet, I heard the plan commission and the staff trying to justify the need for this change not for the community, but trying to sell everyone on the need to approve something that no one on the community wants. I see a benefit to the car service group. I see a benefit to the owners of the property. And I guess I see a benefit to the tax rolls. Yet, I think it's a nominal impact on taxes vs. the desire of the community to keep with the plan set forth for Crossings.

As I have maintained in the past, and as of now, I think highly of Marcy and Bill and the team at the city. And I think we have a good city council and mayor. I have shared this with my neighbors and friends who know I get active sometimes. And I informed our neighbors and the community that the issue will go in front of the council.

Here are the results of the survey. Please feel free to call me at [REDACTED] with any questions or comments. And please note, I'm not upset, or angry - I just know how people in our community feel and I wanted to get their reflections in front of you. There are three areas to read: It opens to question summaries: but you can click to the right to see comments under INDIVIDUAL RESPONSES.

Kindest regards,
Doug

- QUESTION SUMMARIES
- DATA TRENDS
- INDIVIDUAL RESPONSES

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<https://www.surveymonkey.com/results/SM-ZVSTF6968/>