

Williams, Scott

From: John Adair [REDACTED]
Sent: Sunday, July 14, 2019 2:16 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; broadheadj@naperville.il.us; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa; Planning Case #19-1-049
Subject:
Follow Up Flag: Follow up
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To Naperville City Council and Planning Board members

Re: Tartan Highlands project

I would like to share my thoughts on the proposed zoning and plan for the property formerly PNC Bank at Washington and Gartner.

As a resident and very close property owner to the proposed development I have great concerns with what is being discussed. I have been to the meeting Tartan had at Knox Church so I have talked with and looked at the diagrams the Tartan Group had and that is why I am writing this letter.

First off as a neighbor of the current Naperville Plaza for 22 years, we liked the convenience of the plaza until Trader Joe's moved in. Delivery truck traffic increased greatly, all ignoring the "not a truck route" signs posted at Washington. We had to call Naperville PD frequently as the trucks would block our driveway, disrupt cars at Gartner and Catalpa as they turn off Gartner to get to the entrance behind Casey's. Trader Joe's has delivery trucks at all hours making noise overnight as they deliver from the front of the store.

We have worked with NPD traffic division and the result was basically that they will not enforce the truck restrictions yet if I park my RV on my driveway I will get a warning of a fine unless removed by Naperville Code Enforcement, very unfair.

Casey's has been helpful at preventing the delivery trucks from blocking our driveway but this was after some very disrespectful truck drivers. If anyone from the city wants to sit and watch anonymously they will see trucks not only coming off Washington but they then leave and go west on Gartner or come in that way violating truck route rules further.


So now they want to build another similar center that will have drive through lane for a Starbucks and restaurants with more delivery trucks causing worse congestion as the residents of the subdivision try to leave for work or school. Currently at morning and afternoon rush hour, the left turn lane from Gartner onto Washington is too short so the universal turn lane and left turn lane from Gartner onto Catalpa is used for left turns onto Washington. This was meant for Naperville Plaza and the bank, but now the Starbucks drive through entry AND exit for patrons and delivery trucks since the truck issue as stated will not be enforced.

Now we are aware of a fast food restaurant proposal for the gas station property on the corner adding in 2 more full access driveways all going onto Gartner so how can anyone expect the traffic to flow without major issues?

I am a retired Naperville Fire Department firefighter/paramedic and know very well Gartner is used by Squad 8 (they are a city wide special response vehicle) along with the other FD ambulances, equipment and PD as a cut-through for quicker responses and to Edward Hospital so now you are affecting much more than local residents. I can state with conviction this will cause delays for emergencies that are avoidable and unacceptable because even with the traffic light control on our vehicles there is nowhere for anyone to get out of the way.

Unless right in/right out is designated along with enforcement of truck traffic along Gartner I am concerned for angry drivers and our school children's safety.

Sincerely,
John Adair


Naperville, IL 60540

Williams, Scott

From: Marge Adair <[REDACTED]>
Sent: Sunday, July 14, 2019 1:27 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; Brodhead, Judy; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: Case number 19-1-049

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Dear City of Naperville City Staff, City Council & Planning Commission:

I oppose the proposed development where the old PNC bank was. I do not care about all of the compliments that have been written to you by non-residents of West Highlands! The only reason the Pastor of Knox agrees is because they NEED to use their parking lot! Dan Casey does not own Casey's anymore. If it is approved it is up to the individual business owners whether they let the church goers to park on their property. They will not allow all of the cars there so where will they park? All down Basswood, Gartner and Catalpa!

I live on Catalpa right at the entrance to the Plaza where Casey's is. We have had 3 incidents where people have been hurt. One totaled her car by driving right into our tree while she was leaving the parking lot. This development along with the proposed fast-food on the corner by another developer will make the semi traffic (for Casey's, Firestone and Trader Joe's) impossible to navigate. They have already been cutting thru our neighborhood from 75th Street. The deliveries are 24/7!!! These trucks have been seen going down Modaff and Gartner. This is a dangerous situation as it is with two schools and all of the kids walking. Do you remember the 7th grader whose leg was "degloved" by a semi turning off of 75th against the light a few years ago? Increased truck traffic will result in increased accidents like this.

Also, Gartner is a pretty busy street for emergency vehicles trying to get to Edward Hospital. This development is an absolute mess for me and our neighbors.

Sincerely,

Margaret Adair

Williams, Scott

From: Julie Clune <[REDACTED]>
Sent: Wednesday, July 17, 2019 3:03 PM
To: Julie Clune
Cc: Planning
Subject: Zoning change of old PNC Bank Property at Gartner and Washington

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My name is Julie Clune and I am a resident of the West Highlands neighborhood. I am opposed to the zoning change for the property bounded by Washington, Sycamore, Catalpa and Gartner. The traffic in our neighborhood, especially down Gartner, is already heavy and will only be made worse with the type of development Tartan Realty wants to put in on this land. The zoning changes will allow businesses to be open much earlier and later than the businesses in [Naperville](#) Plaza, which will change the fabric of our neighborhood for the worse and lower property values for the homeowners surrounding this parcel, and there are already an abundance of empty storefronts close by that would be good to have filled up before we build something new.

Please make a decision that favors homeowners and not property developers, and keep the zoning as it was when the bank was there. Thank you. If Tartan didn't like how it was zoned, they didn't have to buy it.

Kindest regards,

Julie Clune

Sent from my iPhone

Williams, Scott

From: Kelly Decker <[REDACTED]>
Sent: Monday, July 15, 2019 10:55 PM
To: Planning
Subject: I oppose the proposed zoning changes in Case Number 19-1-049

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Greetings,

I live in this neighborhood and am opposed to the zoning changes in case number 19-1-049 where 1001 S Washington Street is proposed to be changed from office, commercial and institutional district (OCI) to neighborhood convenience shopping center district (B1). I am concerned that this intersection is already too dangerous, congested, and complicated. I do not want drive-thru coffee shops and fast food patrons trying to navigate the area. I do not want the neighbors directly beside to experience all-hour deliveries of goods and services. I do not want convenience or liquor stores to have the potential to move in later. I don't want the possibility of lane configurations to accommodate increased complicated traffic. This list of reasons is but a sample of the concerns I have

I might prefer the land be used for medical/health offices, which seems fitting as Edward is so close. I almost certainly prefer other presently-allowed OCI entities to those proposed/allowed under B1.

I respectfully request you deny the developer's proposal.

Furthermore, if and when it comes to potential rezoning requests for 1061 S. Washington, my stance is the same as above.

Thank you for your time.

Best,
Kelly Decker
[REDACTED]

Williams, Scott

From: Sue Ekkebus <[REDACTED]>
Sent: Monday, July 15, 2019 3:13 PM
To: Coyne, Kevin
Cc: Planning
Subject: I am opposed to the rezoning of the former PNC Bank Property/Case number 19-1-049

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Dear Councilman:

I am opposed to the rezoning of the former PNC Bank Property on Washington Street. I am a neighborhood resident for 36 years. The traffic is already too congested at the Gartner and Washington interchange. I am concerned about the amount of traffic that will form in the West Highlands/Maplebrook 1 neighborhood. I am also concerned about the extra traffic causing issues for our school children who walk to Elmwood Elementary School.

Thank you,

Susan Ekkebus

[REDACTED]
Naperville, IL 60540

Case number: number 19-1-049

Williams, Scott

From: Deborah Gaither <[REDACTED]>
Sent: Wednesday, July 17, 2019 5:49 PM
To: Planning
Subject: Tartan -PZC #19-1-49

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Deborah Gaither
[REDACTED]
Naperville, IL 60540

I am a 30 year resident of Sycamore Drive. I patronized the PNC Bank and the gas station at Washington and Gartner. I still patronize the businesses in Gartner Plaza, especially Casey's, Oswald's, Colonial Café and Trader Joe's. Some thoughts on the proposal to rezone the PNC property.

1. I thought this would have been a perfect spot for a small senior apartment complex. Walking distance to Gartner Plaza, quiet neighborhood. I would have been interested. Oh well.
2. The area doesn't need another drive-thru coffee shop. You might think this is only the concern of the new Starbucks' owner. But what would go into the space when Starbucks' fails?
3. The area doesn't need more retail space. There are plenty of vacant properties nearby.
4. The businesses of Gartner Plaza don't deserve new competition from a Starbucks or another fast food restaurant. You should respect the shops that have been good neighbors.
5. The neighborhood doesn't deserve additional traffic from the proposed retail space. There already is a glut of traffic using Sycamore to avoid the light at Washington and Gartner.
6. What about Meatheads? Will Tartan put this subsidiary into the location with another drive-thru?

Tartan's website states it transforms long-underutilized properties into lively hubs of activity.

Sycamore Drive doesn't deserve transformation into a lively hub of activity. Allow us to preserve our quiet neighborhood by denying Tartan Realty's zoning change request.

Clearly the additional request of variances are indicative of a proposal that should be denied.

Williams, Scott

From: ToryHannan <[REDACTED]>
Sent: Tuesday, July 16, 2019 1:28 PM
To: Planning; Williams, Scott
Subject: PZC 19-1-049

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Naperville Planning Department,

I am emailing regarding the rezoning of the old PNC bank property. I am unable to attend the meeting but I would like the Commission to know I am in favor of the project and the rezoning. I understand with land costs the way they are some tweaking to the zoning ordinances is necessary to help with the viability of some projects. The plan is appropriate for the location and my wife and I are excited to have these new businesses within walking distance of our home. We live at [REDACTED] about a quarter mile up Washington from the site. Please pass this along to the Plan Commission. Thank you.

Tory Hannan

Williams, Scott

From: Amberle Heath <[REDACTED]>
Sent: Sunday, July 14, 2019 3:43 PM
To: Sullivan, Theresa
Cc: Planning
Subject: case number 19-1-049

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Good afternoon,

I am writing today to say that I am opposed to rezoning of the PNC bank property from an OC1 to B1. There are lot of vacant building spaces close to this intersection already Most significantly at 75th/Naper, near the intersection of 75th/Naperville-Plainfield, and the developments along Washington south of 75th. We do not need to rezone this property and negatively impact the surrounding residential neighborhoods. I'm also concerned about the added traffic on in the neighborhood and how that will impact kids trying to walk to school. I just bought a house on Sycamore at the end of April. Bringing traffic into the neighborhood to access a drive thru coffee shop is a terrible idea. People already fly down Gartner and adding extra traffic down Sycamore especially with the school there will be a disaster waiting to happen. Please object to the proposal to rezone the corner of Sycamore and Washington.

Thank you for your time.
Amberle Heath



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Williams, Scott

From: Monica Hernandez <[REDACTED]>
Sent: Sunday, July 14, 2019 12:26 PM
To: coynek@naperville.il.us; Hinterlong, Paul; Krummen, John; White, Benny; Brodhead, Judy; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: Oppozed to the Rezoning

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We are opposed to the rezoning of case number 19-1-049. My husband and I already deal with traffic safety concerns throughout our neighborhood. Adding a retail space along Washington at Gartner will only divert traffic through our neighborhood. We know you will do your best to listen with open ears to the residents of Naperville. That is what we have entrusted you to do.

We hope you will oppose the rezoning for case number 19-1-049.

Thank you,

Monica and Edgar Hernandez

[REDACTED]
Naperville, IL 60540

Williams, Scott

From: Tina Homelvig <[REDACTED]>
Sent: Tuesday, July 16, 2019 11:08 PM
To: Planning
Subject: Case Number 19-1-049

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I am writing you with great concern about the proposed development at 1001 S. Washington St. that is being considered by the Planning and Zoning Commission on Wednesday, July 17th (PZC #19-1-049).

I have two children who attend Elmwood Elementary School and I believe the safety of my and other young children to be at risk. The area in question could not handle such heavy traffic that would incur due to this developer wanting to build a Starbucks and fast food restaurant. This new traffic would stretch all throughout the area and reach the elementary school. The typical patron of a Starbucks and fast food restaurant is in a hurry and will be driving less careful. A good amount of children will be walking to school on these streets when traffic will be at it's heaviest, with those patrons rushing to get their morning coffee. Additionally, I do not see how parents will get to pick up/drop off their children when the traffic is at a standstill in front of the carline. It saddens me to imagine a 5 year old standing outside in the pouring rain or frigid temperatures because their parents simply can't access the carline if this rezoning is approved. The community has met with the developer and he is unwilling to even compromise towards making changes that would create a safer environment for everyone involved.

As I read over the Naperville Standards for Rezonings, these standards would not be met and this leads me to believe that the proposed rezoning of 1001 S. Washing Street would be rejected. There is much in the world that is out of our control regarding the safety of our community, such as active shooters and bullying. I urge you to please do your part and be proud that you do not support the proposed rezoning. You can help control this dangerous situation and help parents feel their child is protected when commuting to their school.

Sincerely,
Tina Homelvig
[REDACTED]
Naperville, IL 60540

Williams, Scott

From: A Lippencott-Rodgers <[REDACTED]>
Sent: Tuesday, July 16, 2019 10:08 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; Brodhead, Judy; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: rezoning case 19-1-049

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Hello - I oppose the rezoning on Washington street, case number 19-1-049

There is plenty of unused retail/ fast food drive through space in town that can be utilized in lieu of rezoning this area. There is an elementary school a block away, with a playground and pickup lane on Sycamore. This will only add more traffic in the school/ residential neighborhood. The buses can barely get to school on time as is.

If the developer thinks a "right turn only" sign will stop drivers from turning left onto the residential street they are wrong.

Everyday I watch several cars turn the wrong way out of Edwards Hospital onto Washington street.

Help preserve our residential areas, stop the over growth of the retail spaces.

Sincerely,
A. Rodgers
West Highlands resident

Williams, Scott

From: Ms. Mahoney <[REDACTED]>
Sent: Wednesday, July 17, 2019 4:55 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; broadheadj@naperville.il.us; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: Case Number 19-1-049

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July 17, 2019

RE: Rezoning request case number 19-1-049,

Dear Naperville City Council Member,

I am writing this letter to express my dissatisfaction with the proposed rezoning of the plot of land on the northwest corner of Washington St. and Gartner Rd.

I have been a resident of Naperville since 1966 and a resident of the West Highlands subdivision for the last 27 years. Needless to say, I have witnessed much development since my family moved to Naperville at the opening of the then new Bell Laboratories complex at Warrenville Rd. and Naperville-Wheaton Rd. in the mid-1960s. My family has a long-standing, personal vested interest in the future of our town which is, sadly, at risk of disappearing. The focus on aggressive business development in Naperville has surpassed the needs of the residents as evidenced in the proposed development to which this letter is referring.

The West Highlands has always and continues to provide affordable, well-built housing which has become extremely difficult to find elsewhere in our town. For many, they are not just “starter homes”; they are a place in which we have raised our families and for some, a place to retire. As such, we are keen to maintain the friendly, neighborhood environment that we have literally (and figuratively) invested in. The presence of additional retail, restaurant, drive-through establishments directly and negatively affects our investments. Increased customer traffic at an already congested intersection as well as on neighborhood streets, increased delivery traffic before, during, and after business hours, increased noise due to expanded hours of operation are all issues that will erode the neighborhood’s quality of life and and compromise its safety.

Does every available lot of land in Naperville need to be a strip mall? A Starbucks? A fast food restaurant? What in the heck are we doing to our city? Why are the desires of the few (developers) outweighing the needs of the many (residents)? HOW IS IT THAT BUSINESS DEVELOPERS ARE ABLE TO DETERMINE HOW WE CHOOSE TO LIVE? Residents of West Highlands invested in our town by purchasing property there based on

existing and future zoning plans. Rezoning an area within our neighborhood is a reckless and irresponsible affront to our investments.

As a council member you have the responsibility to serve the *people* of Naperville, and I urge you to do so with integrity and compassion towards those most directly affected by the rezoning request. Remember too that by voting *not* to rezone the lots in question does not compromise the city's desire for continued economic growth. It simply redirects the developers to locations more suitable for their business plans. I trust that you will use your influence for the greater good of our city.

Regards,

Patricia A. Mahoney

Williams, Scott

From: Ziliak, Joshua <[REDACTED]>
Sent: Monday, July 15, 2019 10:06 PM
To: Williams, Scott
Cc: Liu, Ying; Athanikar, Manas; Bansal, Krishna; Fessler, Brett; Habel, Bill; Hanson, Bruce; Losurdo, Anthony; Margulies, Andrew; Morin, Bianca; Planning; Laff, Allison; Ziliak, Ellen M.
Subject: PNZ Case #19-1-49 (Tartan)
Attachments: Letter from Petitioner on OCI and Site Plan.pdf; Giant Coffee Shop.pdf; Neighbors Letter of Concern.pdf

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Dear Mr. Williams,

I would like to address Mr. Rosanova's letter to City Staff dated June 13th, 2019 (see attached). In his letter, Mr. Rosanova voices concerns regarding what he calls "misleading statements" about the intense business uses and increased traffic associated with B1 zoning. While I respect Mr. Rosanova for promoting his client's project, I feel he is misinterpreting Naperville City Code as detailed below.

FAR – OCI allows for a building that is 5 times as large as compared to B-1 zoning because B-1 uses are much more intensive in regards to usage and traffic generation. A larger building does not necessarily mean more traffic as I will explain later.

OCI PLAN EXAMPLE – While I acknowledge that the applicant has the right to build a 228,573 square feet office building under the subject property's current zoning, the applicant can also build the world's largest Starbucks at 49,500 square feet if the subject property is rezoned to B-1 (See attached). Both proposals are equally as likely. This is a strawman argument to distract the conversation from section 6-3-7 – Rezoning of City Code. Below are approximate traffic generation numbers for a 49,500 square feet Starbucks which would meet FAR, height, setback, and parking requirements under B-1 zoning code.

World's Largest Starbucks Example				
Use	Size	Morning Peak Total	Evening Peak Total	Daily Total
Coffee with Drive-Thru	49,500 SF	4406	2148	40609
Totals		4406	2148	40609

Square Footages – Square footage does not have a direct correlation to traffic generation when comparing different uses under different zoning classifications which I will show later in this email. We would gladly welcome a larger building over increased traffic on surrounding neighborhood streets.

Height – This point has nothing to do with increased traffic and safety issues.

Uses - Please see attached letter of concern that we were told would be included in the official packet for the June 17th PZC meeting but was not. The immediate neighbors requested a deed restriction on all fast food uses now and for the life of the property (I would agree to 75 years if life of property is not feasible). The applicant indicated that he was only willing to put a restriction on drive-thru windows on Buildings B and C which opens the door for future fast food uses if Building’s B and C are not built or are demolished in the future. The Promenade development discussed during the last PCZ meeting is a prime example of why one cannot assume a development project will move forward as planned. No one can predict future economic conditions. Also, Building A could be turned into a fast food restaurant if Starbucks backs out of the Tartan proposed development.

Access Points – The previous full access point on Sycamore was a drive in, back out access from a low intensity OCI property. It acted similar to a residential driveway. The left turn movement out of the proposed Sycamore access was only restricted after we provided evidence to City Staff that it would impact Elmwood Elementary’s car line. Impact to the car line was not noted in the original traffic report for the project. Also, the developer did not agree to remove the entrance on Catalpa. It was not included in the original plans that he showed to the neighbors in April of this year. A deed restriction on an entrance on both Sycamore and Catalpa was requested so that a future entrance would be prohibited if the site design is modified or if the site is redeveloped in the future.

Traffic – Below are the total trip generations that I calculated using figures from the Institute of Transportation Engineer’s Trip Generation 10th Ed. Manual. The applicant quoted new trip generations when comparing his proposed B-1 use compared to OCI uses. I feel that this is misleading because it does not represent the increase in traffic experienced by the surrounding neighborhood. For instance, both new and by-pass trips will utilize the three proposed entrances and will affect adjacent neighbors’ ability to back out of their existing residential driveways. Additionally, both new and by-pass traffic will create noise and sound pollution on the subject property that will affect the adjacent residential properties.

The tables below show that the proposed development will generate almost twice as many daily trips as a 228,500 SF office building. Please note that I included evening peak traffic for the High Turnover restaurant because it could be a Denny’s, an IHOP, an Original Pancake House or many other restaurants open for breakfast, lunch and dinner. I also included morning peak traffic for the fast casual restaurants because many of them are open for all three meals of the day such as Panera. These traffic counts were excluded from the applicant’s traffic estimates. I also calculated the old PNC bank’s usage based on teller lanes versus square footage because most bank transactions now occur online versus physically in a bank. I respectfully ask that the City’s engineers review these projections for their accuracy. There may be reduction factors that I am not accounting for.

Proposed Development				
Use	Size	Morning Peak Total	Evening Peak Total	Daily Total
Coffee with Drive-Thru	2,400 SF	214	104	1969
High Turnover (Sit Down) Restaurant	4,500 SF	45	44	505
Fast Casual Restaurant	5,000 SF	11	71	1576
Retail	3,000 SF	4	12	114

Office	13,500 SF	16	16	132
Totals		290	247	4296

Prior Use (PNC Bank)				
Use	Size	Morning Peak Total	Evening Peak Total	Daily Total
Drive-in Bank	5 Lanes	45	136	624
Office	20,000 SF	24	23	195
Totals		69	159	819

Permitted OCI Use - 8 Story Office Building				
Use	Size	Morning Peak Total	Evening Peak Total	Daily Total
Office	228,500 SF	266	263	2226
Totals		266	263	2226

Architecture – This point has nothing to do with increased traffic and safety issues.

Landscaping – This point has nothing to do with increased traffic and safety issues.

Naperville City Code very clearly states that the intent of OCI zoning is to “act as a transitional zone between intensive business areas and residential neighborhoods”. The applicant is requesting rezoning to B-1 that would allow for intensive businesses uses such as Starbucks and McDonalds. I hope this clarification shows what we are not trying to mislead anyone and that the applicant is misinterpreting Code.

Thank you for your time and I again ask that you please help protect the *safety, comfort, convenience and general welfare of my family*.

Respectfully,

Joshua Ziliak, P.E.

May 9, 2019

Mr. Wilhelm Kreuzer
Naperville Washington, LLC
Tartan Realty Group, Inc
350 West Hubbard Street, Suite #640
Chicago, IL 60654

Dear Developers of 1001 S. Washington Street,

We have reviewed your development plan and project drawings filed with the City of Naperville on April 25th, 2019. As proposed, your development plan to rezone the property at 1001 S. Washington Street from OCI to B1 will:

- Result in traffic and safety issues for the surrounding neighborhood.
- Lead to a substantial traffic increase on adjacent roads including Sycamore Drive and Catalpa Lane.
 - These neighborhood roads are not designed to handle the heavy traffic generated by the businesses associated with B1 zoning.
- Create a significant safety issue for neighborhood children.
 - Sycamore is currently used by Elmwood Elementary School for carline and students cross the road at several intersections as they make their way to school.
- Dramatically alter the essential character of the neighborhood and is a substantial detriment to our properties in violation of section 6-3-7 sentence 1.5 of Naperville code.
- Negatively impact the safety, comfort, convenience and general welfare of our families in violation of section 6-3-7 sentence 1.1 of Naperville code.

We request that you agree to the following changes/restrictions or cease your rezoning request.

1. A deed restriction indicating no ingress/egress on Sycamore Drive or Catalpa Lane.
2. A deed restriction on fast food restaurants.
3. Installation of a berm along Sycamore Street and Catalpa Street and the planting of evergreen trees or dense foliage to minimize impacts to the adjoining properties (noise/traffic/headlights).
4. Lighting placement to minimize impact to adjacent properties.
5. A deed restriction indicating that a drive thru will only be allowed for Starbucks. No other businesses will be allowed a drive thru.

We truly wish to work with you to create a safe and valuable community amenity. We ask that you consider our requested changes as you work to finalize your development plans. However, please do not consider them individually. They were drafted collectively given the concessions we, as homeowners, are being asked to make. The change of use from OCI to B1 will in and of itself: increase traffic; increase amount and composition of trash; and attract louder patrons among other things.

Please work with us to protect the essential character of our neighborhood and the safety, comfort, convenience and general welfare of our families.

Best Regards,

West Highland Residents

(immediately surrounding neighbors of the property at 1001 S. Washington Street)

Josh and Ellen Ziliak

[Redacted]

Josh Ziliak 

Chris & Stephanie Mosier

[Redacted]



Joe and Lisa Deszcz

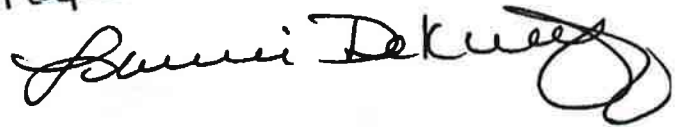
[Redacted]



Laurie & Paul Dekruiff

[Redacted]

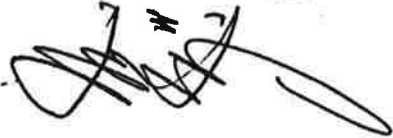
Naperville IL



Angela & James Jannusch

[Redacted]

J Jannusch



Michael Belivan

[Redacted]



KELLY BELIVAN



Please work with us to protect the essential character of our neighborhood and the safety, comfort, convenience and general welfare of our families.

Best Regards,

West Highland Residents
(immediately surrounding neighbors of the property at 1001 S. Washington Street)

Joseph E. Menick

( Sycamore Drive)

Williams, Scott

From: Dick Ores <[REDACTED]>
Sent: Wednesday, July 17, 2019 9:36 AM
To: Planning
Subject: 1001 S. Washington St Rezoning

Follow Up Flag: Follow up
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All,

My wife and I are absolutely against the rezoning of this property.

1. The traffic at this corner is massive, especially in the morning and evening and also during the day. We already have Naperville Plaza with 3 or 4 driveways.
2. The addition of retail businesses including “drive ups” will create tremendous traffic at all times of the day and week on top of what currently exists.
3. Since your board did not have the foresight to build a thorough fare between Route 59 and Washington street years ago(Like Naperville Road) this corner already has back ups that facilitate bleeding off of traffic from 75th street, West street, Naperville/Plainfield Road and Route 59. It’s a crazy volume of traffic, now the portioner wants to add additional retail and traffic from these roads.
4. What are you thinking to allow such congestion and risk of accidents and an influx of additional traffic?!
5. We have been residents at [REDACTED] for 36 years and the steady increase of traffic is relentless, especially since the city changed the intersection at 75th Street and Gartner Road.
6. The additional danger to this rezoning is the surrounding area of foot traffic from across Washington Street and the immediate area of many children, bicycles, church traffic and trucks. We also have many emergency vehicles filtering in to Edward Hospital that add to the situation.
7. There would be additional attraction of rodents from a coffee shop Starbucks and other possible eateries.
8. You owe it to us residents to vote no to this rezoning and the owners of this property capitalizing on our nice neighborhood and creating massive amounts of additional traffic and an influx of outsiders, some of which will be of a questionable nature.

9. You are putting all of us in the area at risk.

ENOUGH IS ENOUGH PLANNERS!

VOTE NO!

Dick & Arlene Ores



Williams, Scott

From: Brian Quick <[REDACTED]>
Sent: Wednesday, July 17, 2019 8:47 AM
To: Planning
Subject: re-zoning

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This is Brian Quick. I am a former City of Naperville employee (36 years) and a resident of the West Highlands.

My wife and I have lived here for 23 years and live near the old PNC Bank property. We are opposed to the potential re-zoning of that property as we believe it will bring unneeded traffic to the adjacent residential properties. We hope that you will not allow the re-zoning.

Thank you - Brian Quick

July 15, 2019

Dear Council Member:

I wanted to address my concerns in writing about the proposed developments on Washington and Gartner Rd (1001 S. Washington St) which are being considered at the Planning and Zoning meeting on Wednesday July 17, 2019 (PZC # 19-1-049). Specifically, I request that the Planning and Zoning Commission along with Naperville City Council REJECT the proposed rezoning of 1001 S. Washington St from OCI to B1.

My home is on Gartner Rd. between Modaff and Laurel---about a block west from the proposed developments. This development proposal not only impacts my family in a multitude of ways, but also violates every standard for rezoning (1.1-1.5) which I will outline below.

I have two main concerns: 1) traffic congestion and safety (1.1) and 2) neighborhood character preservation (1.5). My primary concern, particularly as a mother, is traffic congestion and safety. The Moser Highlands neighborhood is unique as it has kept its charm and old-fashioned 1950s era neighborhood feel and layout. In fact, what brought us to this neighborhood 15 years ago was the idyllic notion that our kids could walk to the church, neighborhood park and elementary school. We envisioned them riding their bikes with friends to the neighborhood pool, Oswald's for candy or Colonial for ice cream. We quickly learned, however, that even though the neighborhood had these amenities the traffic congestion, volume and speeds prevented our kids from walking and biking without supervision. It just was not safe.

Confirming this was the 2013 City of Naperville Traffic Study, which found the morning commute speed on Gartner Rd. from Modaff to Washington to be 37 mph, significantly above the within city wide average 85thile speeds. Speed limits have not been enforced despite the neighborhood repeatedly meeting with police officers and the city. After numerous complaints by neighbors, a traffic officer may ticket cars speeding for one day and then we don't see enforcement again. We've been told there just are not enough traffic officers and resources to enforce speed limits in our neighborhood with any consistency despite the city knowing that the speed on Gartner is significantly higher than it should be by law.

Two crossing guards are now required on Modaff and Gartner for school children to cross the street. That is also an acknowledgement that the city is aware of traffic safety and issues on our street.

Modaff and Gartner are used as cut-throughs by commuters attempting to avoid traffic on 75th and Washington. The worst times are rush hour and Saturday and Sunday---the same time the proposed rezoning and development would increase traffic. Drivers during these times are in a hurry and distracted.

Based on the above, the first standard for rezoning is not met. (1.1) states "The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City"

The proposed rezoning does NOT promote these. In fact, the proposed re-zoning does the OPPOSITE. It also does not comply with the policies and official land use plan (master plan). Criteria not met.

The second criteria for rezoning is not met. (1.2) states "The trend of development in the area of the subject property is consistent with the requested amendment".

It does not, there is no trend. The area directly adjacent is all residential single family homes, and a school with only a few nearby small apartment buildings and a shopping area which has been unchanged for decades. No trend, criteria not met.

The third criteria for rezoning is not met. (1.3) states “The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

The exact opposite is true. Increased congestion from retail shops and fast food and coffee drive-throughs, especially during commute hours and weekends, will destroy neighbors’ quality of life and decrease residential property values. Criteria not met.

The fourth rezoning criteria is not met. (1.4) states “The subject property has not been utilized under the existing zoning classification for a substantial period of time”.

Again, the exact opposite is true, the current office zoning has been long standing for decades. The PNC bank building has only been vacant for a few months. The developer should develop already vacant buildings zoned retail that have been empty for years (sometimes decades) which are scattered throughout Naperville. Criteria not met.

The fifth rezoning criteria is not met. (1.5) states “The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property”.

The exact opposite is true. The rezoning will destroy the character of the Moser neighborhood and will be a substantial detriment to the adjacent property. It will absolutely diminish the residential nature of the adjacent neighborhood.

There is not a transition or buffer zone which is typically required next to residential single family homes. What makes this particular rezoning proposal even more egregious is the fact that the single family homes *front yards and drive ways* will be facing the development on two sides. This is something that is unique and the members must take into consideration. Most retail developments have a buffer or transition zone between it and single family homes. Secondly, if single family homes are next to a development in almost every case the back yards face the development, not the front yards/driveway. Criteria not met.

As I mentioned before, the draw to the West Highlands is that it has the charm and quaintness of a 1950s era neighborhood. Neighborhoods are no longer designed this way. The West Highlands, has for the most part, stayed true to the character Harold Moser envisioned when he built this neighborhood. It is important that we keep that charm and idyllic nature for future generations to enjoy. We must take care not to destroy it by taking away green space and adding more congestion, traffic, and national retail drive-throughs. This neighborhood is already bursting at the seams trying to accommodate a large volume of traffic it was never initially designed to handle.

“I’ve never done a cookie-cutter development. Each subdivision has had its own identity, and that’s what has set us apart through the years and affected the character of the community.” Harold Moser (<https://www.lib.niu.edu/1999/ih719939.html>)

Thank you for taking into account the concerns of neighbors who live in this area and who have the most to lose. Please note that the proposed changes will extend beyond this neighborhood and will also impact: fire trucks and ambulances, daily commuters who drive on Washington St., Central High School Students, and Elmwood Elementary parents to just name a few.

Sincerely,

Susan Oliver

Williams, Scott

From: Alison Shearer <[REDACTED]>
Sent: Sunday, July 21, 2019 4:30 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; Brodhead, Judy; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: Re: Case number 19-1-049

Follow Up Flag: Follow up
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Dear Council members,

I had sent a quick email last week simply voicing my opposition to Case number 19-1-049. I did not have time then to expound on my thoughts on the matter.

Thanks much to the one council member who took the time to respond to my initial email. I would like to add to my thoughts here:

To Whom it may concern:

I was unable to attend last week's zoning meeting, but I am opposed to the rezoning request from OCI to B1 for the PNC Bank property at 1001 S. Washington Street.

I have lived in the West Highlands for over 19 years, Naperville 29.

My children are raised and out of the house, so I don't have to worry about them out on their bikes on Gartner, or crossing Washington at Gartner to ride on the path, or roaming the neighborhood with friends. If they were still young, this proposal would be all the more disturbing to me.

I have skimmed the reports flying around about the traffic incidents in the immediate area. I don't need to read them to know that traffic is already heavy for our residential area. I walk the neighborhood religiously, morning and evening with my dogs. We walk up to Gartner and all over the West Highlands around 4-5 miles almost every day. As a walker, I use extreme caution on Gartner, Hemlock, Emerald and even on Magnolia. The traffic is often concerning on these streets. The increase of traffic during the school year in the morning is a challenge that causes me to think twice about walking certain areas in the AM.

We have a beautiful park on Gartner that has always looked to be under-utilized. I believe that is due to the traffic that is already too heavy for our quiet residential area. When my kids were young, they were not allowed to cross Gartner alone until they were in Junior High. If traffic was any heavier and I was a parent, I don't know if I would want them crossing at that age.

I cannot believe that the rezoning proposal and the businesses it would allow to nest at that corner would not increase our safety concerns in the neighborhood. Whether you have little ones, or are an adult pedestrian this is an unwanted challenge. Not to mention the added driving challenges in the mornings with the less experienced high school age drivers zooming through the neighborhood. They will be challenged by more traffic on their way to school.

But what about all the adults trying to get to work? Years ago, I could turn left out of the neighborhood from Robin Hill onto Washington. At that time, my kids attended Ss. Peter and Paul School and I could make a left there, and head on into my sales territory to get to work. Over the years the traffic increased enough that we had to exit the neighborhood via West Street and work ourselves around and deal with the High School traffic in order to get to the heart of town in the morning. Now, I own a business in Villa Park, and in order to get to I88 in the morning I exit the neighborhood via Gartner to work my way up that direction. That is the quickest route with traffic patterns that exist currently.

If there is a Starbucks sitting on the suggested corner there will one less viable exit strategy for residents leaving our neighborhood to head to work in the morning. This will add another commuting challenge.

This is not only inconvenient but I believe will hurt our home values as location and ease of commute are huge considerations.

On top of all of this we have plenty of convenience shopping in this immediate area. Gartner Plaza is alive and well. This project will likely be detrimental to our mainstays there.

There are plenty of empty retail spots in the near vicinity to boot which is terrible for our town. And let's realize we are enjoying the best economy possibly ever right now. We don't know how long it will last. Why add more of this type of space when empty space is available nearby?

While the plans as drawn for this project look tasteful, the detriments to our neighborhood are weightier than the benefits of the project.


Please vote no to this rezoning proposal.

On Wed, Jul 17, 2019 at 10:00 PM Alison <alisonshearer830@gmail.com> wrote:

To Whom it May Concern:

I am opposed to the rezoning in this ordinance. It is wrong for our neighborhood.

Best regards,
Alison Shearer


Remember to make today great!

Williams, Scott

From: Ellen Stukel <[REDACTED]>
Sent: Tuesday, July 16, 2019 3:50 PM
To: Coyne, Kevin; Hinterlong, Paul; Krummen, John; White, Benny; Brodhead, Judy; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning
Subject: Rezoning Case Number 19-9-049

Follow Up Flag: Follow up
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I am writing to you to express my opposition to the proposed zoning change at 1001 S. Washington St in Naperville. As a resident of the West Highlands neighborhood and frequent pedestrian in this neighborhood, I have serious concerns about the impact on the safety and walkability of this area, especially for the school children. The site is currently zoned OCI, which is meant to be a transitional area between heavier commercial use and residential areas. Changing the zoning to allow drive through coffee retailers and fast casual restaurants to this area would create traffic issues for the adjacent residents as well as for the surrounding area. The increased traffic will encourage impatient drivers to cut through the neighborhood, endangering pedestrian traffic. The additional variances requested by the petitioner would have a greater impact on the character of the neighborhood. It is my understanding that the proposed zoning is meant to serve the surrounding neighborhood and have a positive impact. This proposed change will not benefit the residents who live here.

Ellen Stukel
[REDACTED]
Naperville IL 60540

Williams, Scott

From: KATHRYN WALSH <[REDACTED]>
Sent: Wednesday, July 17, 2019 2:28 PM
To: Coyne, Kevin
Cc: Planning
Subject: case number 19-1-049

Follow Up Flag: Follow up
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My name is Kathryn Walsh and I am a resident of the West Highlands neighborhood. I am opposed to the zoning change for the property bounded by Washington, Sycamore, Catalpa and Gartner. The traffic in our neighborhood, especially down Gartner, is already heavy and will only be made worse with the type of development Tartan Realty wants to put in on this land. The zoning changes will allow businesses to be open much earlier and later than the businesses in Naperville Plaza, which will change the fabric of our neighborhood for the worse and lower property values for the homeowners surrounding this parcel, and there are already an abundance of empty storefronts close by that would be good to have filled up before we build something new. Please make a decision that favors homeowners and not property developers, and keep the zoning as it was when the bank was there. If Tartan didn't like how it was zoned, they didn't have to buy it.

Thank you,
Kathryn Walsh

Williams, Scott

From: Planning
Sent: Monday, August 5, 2019 8:33 AM
To: Williams, Scott
Subject: FW: Case Number 19-1-049 Please say no to rezoning on Washington

Follow Up Flag: Follow up
Flag Status: Flagged

From: Seidel, Andrew [REDACTED]
Sent: Sunday, August 4, 2019 5:12 PM
Cc: Planning <Planning@naperville.il.us>
Subject: Case Number 19-1-049 Please say no to rezoning on Washington

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Dear Members of City Council,

My name is Andrew Seidel, and I am both a teacher and resident of Naperville. I am 26 years old, and am hopeful that Naperville will be a place that my wife and I can call home for a long time. The purpose of this email is to request that you please vote no to the proposed rezoning for the land located near Washington St. and Gartner Rd.

My wife and I live two blocks away from the old PNC Bank property. As I am sure you are aware, the majority of our neighbors are very concerned about Tartan Reality's proposed plans for redevelopment. Hopefully, you have received many emails both opposing rezoning, and describing how the plans do not satisfy the five clauses for rezoning. I am hoping to add in my personal voice and opinion as you weigh a decision that will impact so many people.

I can tell you that in the area's current absence of *any* development, the traffic in the area surrounding the corner of Washington and Gartner is quite an issue. I've witnessed many near accidents, several run red lights, and I've almost been hit when appropriately attempting to use a crosswalk. The proposed rezoning will make an already dangerous situation worse. My other issue is that we have absolutely no need for the proposed

development. There is a shopping plaza across the street, and an abundance of commercial vacancies throughout the entire city. I'm concerned about Naperville becoming further overdeveloped. I understand that something must go in that space. It would be a dream if it could just be green space. However, the absolute best alternative to a park would be the items permitted under OCI. There is a clear difference between traffic, appearance, safety, and operation of OCI business versus B1.

All of the zoning and city planning issues aside, to me, this is a simple scenario: People who live in, and care about, our town are against a redevelopment plan that will cause significant traffic and safety issues, and make our town a less desirable place to live. We all live in this town together. When residents are requesting that we help preserve the character and safety of our neighborhoods, I would hope that the leaders of our town are most concerned with being good caring neighbors.

My first introduction to the government of Naperville occurred with the members of the planning and zoning commission. It was very discouraging to watch my neighbors present an organized and logical argument against rezoning, only to witness the members of this committee unanimously vote in favor of rezoning. I was unable to understand their motivations for voting yes. Even if the plans satisfied the clauses for rezoning, how was the entire board able to ignore the pleas from their neighbors to think about the negative impacts to the neighborhood?

As servants for the city, I hope that you will be good caring neighbors come the meeting on August 20th. Tartan Reality purchased land that is zoned OCI, they should be expected to develop as such. Their redevelopment plans are currently against code, and are undesired by the community. I implore you to please vote against the proposed rezoning.

Thank you so much for taking the time to read these concerns, and thank you for your continued service to the City of Naperville.

Andrew Seidel

██████████

Naperville IL, 60540

Williams, Scott

From: Elizabeth Konopka <[REDACTED]>
Sent: Saturday, August 10, 2019 2:45 PM
To: coynek@naperville.il.us; Hinterlong, Paul; krummenj@naperville.il.us; White, Benny; brodheadj@naperville.il.us; Gustin, Patty; Kelly, Patrick; Sullivan, Theresa
Cc: Planning; Chirico, Steve
Subject: development plans at Washington and Gartner case number 19-1-049

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Dear Naperville City Council,

I am opposed to the rezoning at Washington and Gartner. I do not live in The Highlands neighborhood but I pass by that intersection numerous times a week. That area of town does not need another coffee shop or strip mall. What it does need is a subdivision of townhomes.

My husband and I currently live in a single-family house near 87th St and Ring Rd. Soon, our youngest will be off to college and we will be empty nesters. What we would like to do is sell our four-bedroom home and move to a maintenance-free townhome that's closer to downtown Naperville. We have worked with a Realtor for the past two years and have found that very few townhomes in that area exist, and the ones that are being built are priced at \$1 million plus. This is out of reach for all but the wealthiest of families.

Naperville needs centrally located, mid-priced townhomes (\$450K to \$750K) to help empty nesters like my husband and me STAY IN OUR TOWN. The intersection of Washington and Gartner would be a perfect spot for a new townhome development. I think the Highlands neighbors would much prefer townhomes there over new retail. It would be a win-win for the neighborhood and the parcel owners, not to mention bringing new residential property taxes into the city coffers.

Is there any way that parcel of land could be zoned and developed for mid-priced townhomes?

Thank you for your consideration.

Sincerely,
Elizabeth Konopka
[REDACTED]
Naperville IL 60565