

Mattingly, Gabrielle

From: George Howard [REDACTED]
Sent: Monday, April 16, 2018 5:06 PM
To: Martinez, Kamala; Hansen, Carrie; Planning
Cc: [REDACTED]
Subject: The Enclave on Book Development

Kamala Martinez, Chair
Carrie Hansen, Vice Chair
Planning and Zoning Commission
City of Naperville

Re: PZC 18-1-001, Public Hearing Agenda Item 18-323; The Enclave on Book

I agree with the memorandum opinion of Gabrielle Mattingly, TED, City of Naperville that the new development should be rezoned as R1 to be consistent with the adjacent residential lots within the River Run subdivision, Unit 5, along Clearwater and Sebastian Roads. The proposed lot sizes in The Enclave are consistent with those in River Run which is zoned R1. Per the city position, the primary difference between zoning R1 and R1A in this instance pertains to the side yard setback. The developer is seeking R1A, with a smaller side yard setback potentially to allow for a larger dwelling structure to be built on each lot. This would not be the right fit and not appropriate for the location. The residential lots on the west side of Book Road in Saddle Creek Subdivision are significantly narrower and are zoned R1A, and are not material to this application and discussion.

Thank you,

George Howard
Resident, High Meadow Subdivision

cc: Jim Dorociak, President, River Run HOA