

**From:** [REDACTED]  
**Sent:** Wednesday, April 17, 2019 2:22 PM  
**To:** Planning  
**Subject:** North Central College request regarding Little Friends Property

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As a 35 year resident at [REDACTED] Columbia I am in favor of granting the College's request to rezone the property.

Regards, Jim Ashley

**Mattingly, Gabrielle**

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**From:** [REDACTED]  
**Sent:** Wednesday, April 3, 2019 9:35 AM  
**To:** Planning  
**Subject:** PZC Case # 19-1-18, Rezoning of Little Friends

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Could someone on behalf of the Commission staff please acknowledge receipt of this email and that it will be included in the above case file? Thank you.

RE: PZC Case # 19-1-18

Request for rezoning of Little Friends property, North Wright Street

To the commissioners, Naperville Planning and Zoning Commission:

My name is Kent Schielke. I live at [REDACTED] about 1 1/2 blocks south of the Little Friends site, and have lived there since 1988. I am unable to attend the April 17 hearing meeting in person for the request of rezoning by Little Friends and North Central College, so I am submitting these comments to you in advance, and ask that they be entered into the case file. If time at the hearing allows, I also ask that they be read at the hearing.

First, neither the fact that the college's existing master plan has included its future interest in possibly re-acquiring the Little Friends property, should it become available, nor the college's ownership of the property prior to 1975, should have any consideration in the rezoning request. It should be based strictly on the appropriateness of the uses permitted by the City's college zoning and their current compatibility with the adjacent properties. The college and the

Historic District have changed entirely from 45 years ago, and any decision on rezoning should be based strictly on the present and future, not the past.

Second, this parcel is relatively small and isolated for potential permitted college zoning uses, is not contiguous to anything else owned by the college, and is entirely surrounded by single family homes.

Although the college has said publicly that at present it has no specific plan for use or development (meeting with neighbors January 14, 2019), it has also suggested some of the most possible uses it would consider, such as a site for a professional or graduate health related program.

Regardless of the specific resulting use, whatever the College decides on will undoubtedly have a much more drastic effect on the neighborhood than the current use by Little Friends in terms of the size and density of buildings, number of people using the site traveling to and from, expansion of the times during which activity takes place, and the level of auto traffic and parking.

Given what the Historic District is already experiencing in the levels of all day traffic and on street parking from the increase in the College's percentage of commuting students, this can only grow worse with a potential educational use that will be dependent on part time, evening and weekend students, a substantial change, and addition, from what the neighborhood now experiences only on weekdays during limited hours with Little Friends, usually from about 8:30 am to 3:00 pm. This is in addition to the current burden of traffic the Historic District neighborhood bears from its proximity to downtown,

morning and evening commuter traffic to the train station, and the previous noted college commuter student parking and traffic.

Some of the effects on the residents are that frequently no on street parking is available to the actual residents. Space for business visitors and service and building contractors is unavailable. Traffic is impeded trying to navigate the narrow streets now almost constantly filled on one side end to end with parked vehicles.

These are precisely the factors the Commission should consider as to whether the requested rezoning is compatible and the best use for the parcel in question, and the effects for which the College, in requesting the rezoning, should be reasonably expected to address and ameliorate.

To the extent of the Commission's authority, the rezoning should not be granted without clear, specific conditions and restrictions imposed by which the College is required, in whatever resulting permitted use it chooses, to take steps to prevent the effects of traffic and parking, and the times and lengths of periods during which they occur, having any greater detriment or disruption on the surrounding residences than that which occurs now by the use of Little Friends. This could be accomplished different possible ways - through on site but off street parking, and limiting times and volume of on street parking by the site; a plan of remote parking and shuttle; requiring non neighborhood resident, paid for, on street parking permits; or some combination of these and other controls. Such controls and restrictions should be set in consultation with the city transportation department. The college's master plan, whether present or amended, as a wish list of possibilities for its land uses, should not somehow bind the neighbors to those wishes insofar as property the

college doesn't yet own, and therefore granting its request with some restrictions or qualifications is not unreasonable.

The college and neighborhood have been able to create a beneficial relationship over the past twenty five years by cooperation and understanding of each other's needs. This potential "incursion" into the neighborhood by the college will have a significant potential negative effect on the quality of life of the residents without specific obligations taken on by the college, or placed upon it, to make its requested allowed uses of the Little Friends property compatible with the existing surrounding residential use. Thank you.

Kent Schielke

[REDACTED]

[REDACTED]

## Mattingly, Gabrielle

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**From:** [REDACTED]  
**Sent:** Wednesday, March 20, 2019 9:07 PM  
**To:** Mattingly, Gabrielle  
**Subject:** 3/21 historic sites commission meeting

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Hi - I will be out of town and unable to attend the 3/21 meeting, but am hoping you can pass along my concerns to the commission.

I'm sad to see that the house at School and Franklin has been allowed to fall into such disrepair that it is no longer salvageable. The plans for a replacement look nice, with one exception. The south facing portion of the house plan lacks the regular window placement that we see on typical historic homes, and looks more like the blank sides of modern McMansions. Is it possible to encourage a more appropriate window arrangement on that side? I'm also concerned that while it looks good on virtual paper, it might end up like the 'Standard Market' house that replaced the demolished house at Ellsworth and Van Buren. That's a fine looking house, but it looks like a hot-house flower in the middle of a field of wildflowers - pretty, but out of place. I have no idea of what can be done to prevent that, but am glad that the Sleigh and Franklin plans at least look somewhat appropriate, and will just cross my fingers that the details and finishing won't end up making it look out of place. I'm assuming that the massive amount of lot space that the building takes up, and the presumed issues with drainage, fall outside of the HSC jurisdiction.

I understand that not much can be done about North Central College and their plans for the Little Friends property. I am truly dismayed that they plan to demolish the historic Kroehler mansion, which is a significant contributor to the district, and has a true historic role in the community as the home of our former mayor and a leading figure in the history of Naperville (not to mention the juicy scandal!). The exterior is still in fine shape - and those bathrooms! I doubt there is another home in the area with even one bathroom that is so original early 20th century opulent, much less the multiple fantastically tiled baths in the home that are virtually untouched. And the fireplace, and the original furniture, and the beautiful tiled entryway floor - I know interiors are not typically the concern of the commission, but they are such a wonder. The Kroehler house is a bit rough after so many years as an institution, but it is truly historic, has great potential, and we aren't getting any more of homes from that era. It would be a stain on the 'Historic' district to let it be destroyed, so I'm speaking out early, even though I realize that is not the issue on the table at the moment - but it is coming.

I am concerned, as time passes and more and more historic homes are destroyed, that there may no longer be a point to retaining a historic district. Is the wider community actually in support of a historic district? Is there any point to maintaining the historic integrity of our house, or would we be better off selling out to have our home demolished and replaced by the same McMansions that are going up in the place of older homes outside the district, or by college dorms and classrooms? This is not just a rhetorical question - it is a question about investing in our home, our family's largest investment. Does it make sense to replace the boilers, repair the windows, stain the siding, etc., if it is all just going to come down? I love our home, and its history, and the district, I'm just not sure it will last much longer, and am questioning whether our commitment to it makes sense any longer.

Linda Johans [REDACTED]