

## Kopinski, Sara

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**From:** Planning  
**Sent:** Friday, June 17, 2022 8:04 AM  
**To:** Kopinski, Sara  
**Subject:** PZC #22-1-023, The Belvedere

**Importance:** High

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**From:** Rob Goerg [REDACTED]  
**Sent:** Thursday, June 16, 2022 9:40 AM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** PZC #22-1-023, The Belvedere  
**Importance:** High

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Ok folks.

A few comments on this project.

111<sup>th</sup> street will NOT be able to withstand more traffic with this configuration.

212 units is far more density for that 20 acre parcel.

Please consider reducing the density as well as parking spaces, making these strictly condos or townhomes and upgrading 111<sup>th</sup> street.

I live in this area, streets are overcrowded already. I suggest that the committee drive up and down 111<sup>th</sup> street during morning rush, school start times and evening rush to experience this congestion.

Thank you

Rob Goerg  
[REDACTED]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, June 15, 2022 8:21 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Public Comment for the 6/15/2022 PZC Meeting on 24254 111th Street, Naperville (The Belvedere) - PZC 22-1-023

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**From:** Marilyn L. Schweitzer [REDACTED]  
**Sent:** Tuesday, June 14, 2022 4:54 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** Public Comment for the 6/15/2022 PZC Meeting on 24254 111th Street, Naperville (The Belvedere) - PZC 22-1-023

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Dear Naperville Planning and Zoning Commissioners,

I am disappointed with the plans for The Belvedere on two main points

First, I concur with staff's comments about the monotony of the facade. Besides the monotony being, well, monotonous and uninteresting, it complicates wayfaring for both residents and visitors. People easily get confused and make mistakes by entering the wrong residence. In such a compound there is little opportunity for customization by the residents which compounds the problem. I hope the petitioner's architect will reconsider and do something more interesting.

Second, it is extremely disappointing that there is no affordability component. On one hand the petitioner states:

"The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City's vision. The Belvedere is the perfect fit for the redevelopment of the Property."

and that:

"The addition of residents within walking distance to the commercial center on IL Route 59 and 111th Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan."

All of the above sounds as though this would be the perfect location for at least some affordable housing. Yet the petitioner concludes despite this that:

"[T]his south Naperville location is conducive to affordable housing. The surrounding neighborhood has large homes on large lots. In order for this development to function as a transitional development, these apartments are going to be luxury apartments."

The logic is lost on me. Yes, public transportation is dismal in Naperville, but that is not sufficient reason to dismiss the need for affordable housing in south Naperville. Working class people drive exceedingly long distances to their jobs. I am sure a modest amount of affordable housing would be welcome. If developers continue to not volunteer, it seems a mandatory program will be the only option.

Thank you for your consideration,

Marilyn

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Marilyn L. Schweitzer

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Monday, June 6, 2022 8:09 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Questions Regarding Case # 22-1-023 (24254 111th Street Naperville, IL 60564)

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**From:** [REDACTED]  
**Sent:** Saturday, June 4, 2022 9:17 AM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** Questions Regarding Case # 22-1-023 (24254 111th Street Naperville, IL 60564)

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Men and Women of the Naperville Planning committee,

My concerns are strictly with the added traffic to 111<sup>th</sup> street. I was told by the lawyers representing the development at a previous hearing that a road study was done by Naperville Road Commission and found that the road infrastructure can handle the additional traffic from the proposed development. I truly disagree with the Road Commission study. I live across the street from this proposed development and see on a daily basis how congested and dangerous 111<sup>th</sup> street has become over the years. I built my house and lived here for 37 years and experienced daily the change in traffic volume. With Commissioner park to the west this development and Tamarack to the north and Marketplace to the east, it's become almost impossible to gain access to turning left (west) from our Wheatland Highlands subdivision. By the way, Wheatland Highlands subdivision only has one entrance, and that is accessible to 111<sup>th</sup> street. During rush hours of 7 – 9 am and 3 – 7 pm during the work week, traffic backs up from Rt. 59 to Commissioner Park (going east) and 248<sup>th</sup> to at least the location of the new development and in some cases to the edge of Marketplace to the west. The proposed development has a right only turn on to 111<sup>th</sup> street just like there is one currently at Marketplace. Almost hourly, cars do an illegal left turn into a very congested intersection of 111<sup>th</sup> and Rt. 59. There has been numerous accidents in the congested area of 111<sup>th</sup> and Rt. 59. Please collaborate with the Naperville and Will County police the number of accidents that have occurred in that area over the last 365 days.

- 1.) Can the right turn only option be taken off the development proposal to alleviate another dangerous situation for Naperville citizens?
- 2.) Can a light to installed at Commissioner park entrance and Tamarack subdivision to stop and/or slow traffic down to allow cars to get out of points east like Tamarack, Wheatland Highlands and the new proposed development?
- 3.) Can the speed limit starting at Commissioner park to the west and where the road narrows from 4 to 2 lane at the east end be reduced from current 40 mph to 35 mph? Although, I can say with all confidence that traffic is moving at 50 – 55 mph in that span even with the posted 40 mph speed limit.
- 4.) Since there are sidewalks only on the north side of 111<sup>th</sup> street and Commissioner park is on the south side, can a pedestrian crosswalk light be installed so citizens walking to the park from the northside can cross safely?

Right now, you take your life in your own hands attempting to cross 111<sup>th</sup> street. Traffic is always extremely heavy and parents as well as children of all ages are trying to cross 111<sup>th</sup> street with bikes, scooters, strollers, etc..

Naperville wants their citizens to participate in all of the activities at Commissioner Park; Naperville has an obligation to it's citizens to make sure they can arrive and leave safely from the park whether walking or driving. That means Naperville must address 111<sup>th</sup> street road and bring it up to a safe level.

Thank you for your time,

Frank Rehn

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