



22 E. CHICAGO AVENUE, SUITE 205  
NAPERVILLE, IL 60540  
NAPER.ORG  
P: 630.305.7701

August 13, 2020

Planning and Zoning Commission  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

***Re: PZC #20-1-022, Proposed Development at the NWC of I-88 & Route 59.***

Dear Chairman Hanson and PZC Commissioners:

With the future strength and vibrancy of the City in mind, the Naperville Development Partnership (NDP) opposes the 410 apartments and 2 limited-service hotels located in the development proposed for the northwest corner of I-88 and Route 59 by Inter Continental Real Estate and Development Corporation. The Naperville Development Partnership's mission is to encourage, maintain and improve the economic vitality of Naperville through the retention, expansion and attraction of various types of commercial enterprise to enhance the quality of life in Naperville, reduce our residents property tax burden and provide quality employment in our community. The NDP has been a strong advocate for maintaining strategic areas of our city for commercial development, which will ensure a stable and sustainable economic future for our community. The proposed apartments and limited service hotels are inconsistent with our mission.

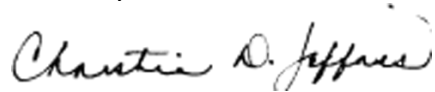
By way of background, Naperville's corporate boundary includes over 41 square miles with a vibrant mix of residential and commercial uses. The I-88 Corridor, known as the Research & Development Corridor ("Corridor"), is home to many of Naperville's largest employers. In addition to quality employment, the office and commercial developments along the Corridor generate millions of tax dollars annually to our city, schools and parks. The vision for the Corridor began in the mid-1960s and has flourished as a premier corporate location. The two proposed apartment buildings are inconsistent with our longstanding vision for the Corridor and requires a rezoning to allow for residential uses in the Corridor which is inconsistent with the City's Comprehensive Land Use Plan. In short, this considerable residential development on prime commercial property removes valuable commercial land from the Corridor effecting future revenue streams for the City, future job creation and retail opportunities. The City of Naperville is approximately 75% - 80% residential and 20% - 25% commercial, which provides

good economic stability. To maintain the vital balance into the future, it is imperative that the high-profile and desirable commercial land along the Corridor continues to serve as a balance to the plentiful residential developments throughout our community.

Realizing that limited service hotels do not create new demand and actually undermine our demand generating full service hotels, over the past several years, the City has taken steps to proactively deter any new limited service hotels by passing new zoning ordinances including creating a definition for full-service hotels. Since adoption, any new hotels are required to provide meeting and banquet space to generate demand for hotel rooms and not just a poach from existing full service hotels that have made significant investments in ball rooms, restaurants and other demand generating amenities. In addition, so great was the need for “demand generators” to the Naperville area, the city was willing to provide financial incentives to incubate these developments. As a result of past city council actions, Naperville has seen the construction of Hotel Arista, a \$40 million renovation of the current Marriott, Embassy Suites with a 12,000 square-foot ballroom and Hotel Indigo-Elements. These full-service hotels drive hotel demand to all the local hotels, and create additional spending throughout our community. Had the city not provided the code modifications relative to limited service hotels it is highly unlikely that these investments into full-service hotels would have been made and the demand would not be what it is today.

On behalf of the NDP, we respectfully request the Planning and Zoning Commissioners vote no to rezoning the Corridor property from ORI to any classification allowing for residential uses and vote no to the conditional use and variances for the two limited-service hotels.

Sincerely,



Christine D. Jeffries  
President

C: NDP Board of Directors  
TED, City of Naperville  
Naperville Hotels

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**NAPERVILLE CONVENTION & VISITORS BUREAU**

August 13, 2020

Naperville Planning and Zoning Commission  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

Re: PZC Case # 20-1-022

Dear Chairman Hanson and Members of the PZC:

The City of Naperville currently has 18 hotels with just under 2,500 hotel rooms. This makes Naperville home to one of the largest hospitality markets outside the City of Chicago. The sheer number of rooms requires aggressive marketing, targeting several sectors of the travelling population, including corporate meetings, religious, social, military and sports travel, all with the goal of achieving greater occupancy. In 1999, with only one full-service hotel out of the 16 properties in Naperville, the community lacked the venues to attract more overnight stays to the market and hotels were simply shifting the same market share between them. To help drive demand, the city adopted strategies to encourage the development of full-service hotels with conference centers - "demand generators". As a result of the city's actions the city was able to attract Hotel Arista, Embassy Suites, Indigo-Elements and a \$40 million upgrade to what is now the Marriott Hotel.

In the past two decades the hotel and hospitality industry in Naperville has had to weather the 'tech wreck' of 1999-2000; the impact on the travel industry from the September 11 attacks in 2001; the recession of 2008; and now, the economic devastation to the hotel industry world-wide brought on by the COVID 19 pandemic. Hotels in the community are facing occupancy rates in the single digits today and a very difficult road ahead. Industry experts predict it will be years before the hotel industry regains its former strength.

The investments made by the developers to bring full-service, high-end hotels to the community was done based on the city's commitment to prevent additional limited service properties. These hotels and the event venues with them, have had the desired affect of adding strength to the economy, attracting more visitors who spend more money in all areas of the community, especially restaurants and shops. Additional limited-service hotels will add nothing to the market, they will merely shift customers from one property to another and drive down rates for all. The exact opposite of what the city has been striving for over the past two decades.

On behalf of the NCVB and its member hotels, we respectfully request you do not approve the conditional use with variances to allow for the two proposed limited-service hotels.

Respectfully,

*Dennis Igoe*  
Dennis Igoe  
NCVB Chairman



November 10, 2020

Naperville Planning and Zoning Commission

City of Naperville

400 S. Eagle Street

Naperville, IL 60540

**RE: PZC #20-1-022 Proposed Development at the NWC of I-88 and Route 59**

Dear Chairman Hanson and PZC Commissioners,

Banyan Tree Management represents the ownership and operators of the Fairfield Inn & Suites Naperville, located at 1820 Abriter Court, Naperville, IL. Naperville Hotel Owners, LLC, purchased this property in October 2017. We must strenuously object to the proposal put forth by Inter Continental Real Estate and Development Corporation to add two limited-service hotels to this area.

Since the property was purchased, Naperville Hotel Owners has invested over \$2.4 million in the complete renovation of the Fairfield Inn & Suites. The area's hotels have been hard hit by the Covid-19 pandemic in 2020. According to the September 2020 STR report, which measures year over year performance in occupancy, average daily rate and revenue per available room (RevPAR), Naperville properties have seen a decline in RevPAR in the last 12 months of 41.4%, with a decline in the last three months of 61.2%. With a widely available vaccine still months away, hotels are not expected to return to 2019 levels of occupancy until 2023 at best. Adding two more limited-service hotels in such proximity would decrease even further the expected returns of the property. Adding more supply to a struggling industry in the Naperville market diminishes the ability to maintain the physical appearance and value to existing businesses in the Naperville community.

In conclusion, adding two more limited-service properties to the area would not increase demand and would serve to further dilute the low occupancies in the Naperville market. We respectfully request that you do not approve the rezoning required to allow this project to continue.

Sincerely,

*Joanna Lewellen*

Joanna Lewellen

SVP Asset Management

Banyan Tree Management

CALAMOS

Calamos Property Holdings LLC  
2020 Calamos Court  
Naperville, IL 60563  
www.calamos.com

August 3, 2020

VIA FEDERAL EXPRESS

Aristotle Halikias  
Halikias Family Company, LLC  
2221 Camden Court, Suite 200  
Oak Brook, IL 60523

RE: License and Joint Marketing Agreement dated July 21, 2016 (the "Agreement") by and between Calamos Property Holdings LLC ("Licensor") and Halikias Family Company, LLC ("Licensee")

Dear Mr. Halikias:

Pursuant to Paragraph 6 of the above-referenced Agreement, this letter shall serve as Licensor's ninety (90) days written notice of termination of the Agreement. The effective date of termination will be October 31, 2020. We kindly ask that the Licensee perform the necessary wind-down activities to cease using the CityGate Centre name and logo effective immediately. Should you have any questions or would like to discuss this matter further, please contact me at (630) 245-6337.

Sincerely,



Constance S. Palas  
Vice President, Associate Counsel



2300 Cabot Drive | Suite 455 | Lisle, IL 60532-4613  
Chicago Columbus DuPage County, Ill.  
Indianapolis New York Philadelphia Washington, D.C.

WRITER'S DIRECT NUMBER: (630) 955-6594  
DIRECT FAX: (630) 955-4273  
INTERNET: Michael.Roth@icemiller.com

Aug 12, 2020

***Via Electronic Mail to:***

Laff, Allison <LaffA@naperville.il.us>

Allison Laff, AICP  
Deputy Director – Planning & Development  
TED Business Group  
City Of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

**RE: City Gate West / PZC 20-1-022**

Dear Allison:

This will confirm that on August 3, 2020, Petitioner, Inter-Continental Real Estate & Development Corp. received from counsel for Calamos Property Holdings LLC (“Calamos”) 90 days written notice of termination of the License and Joint Marketing Agreement. As such, without more Petitioner’s rights to proceed with the bridge over IL Rt. 59 and the branding agreed to by Calamos and included in the City Gate West Petition will terminate on November 1, 2020.

Until then, the Agreement remains in effect. Therefore, as we discussed with you, Petitioner will proceed with case # PZC 20-1-022 and this project as presented in the petition but without the bridge, and possibly under different branding. Any modified branding will conform to the size, location, and styles as generally presented in the petition and as will be presented at the City hearings and meetings. All other aspects of the project remain unchanged.

Sincerely yours,

**ICE MILLER LLP**

*/s/ Michael M. Roth*

Michael M. Roth

cc: Aristotle Halikias



*Business Office*  
*Jay Strang, Chief School Business Official*

August 13, 2020

VIA ELECTRONIC MAIL

Mrs. Allison Laff  
City of Naperville  
Planning Team Operations Manager  
South Eagle Street  
Naperville, Illinois

RE: City Gate West

The Board of Education has carefully considered the request to support the development titled City Gate West. As always, the primary concerns of the district are the estimated number of children to be generated by the project, the capacity of the schools which would serve this development and the balance between estimated revenues generated vs. cost to educate the students generated from the development.

Several discussions have occurred over the previous months with multiple members of the school system and representatives of the developer. At this time, the Board of Education cannot support this development. We can support the property being developed for business, or rezoned and developed with age-restricted housing. Age-restricted housing would not generate students for the school district.

If you have any further questions, please contact me at 630-375-3070.

Sincerely,

A handwritten signature in blue ink that reads "Jay Strang".

Jay Strang  
Chief School Business Official

Cc: Mr. Robert Schillerstrom, Ice Miller LLP





December 10, 2020

Naperville Planning and Zoning Commission  
400 S Eagle Street  
Naperville, IL 60540

Dear Commission Members,

Contrary to the historical practice between Indian Prairie School District 204 and the Naperville Planning and Zoning Commission, the district is providing this additional response regarding the proposed development of City Gate West.

Our Board of Education, by formal resolution, declared the district's support of economic development and redevelopment in the district for projects that have a positive impact on the district. Given the current zoning of the City Gate West property, the school district never anticipated students coming from this area. We are very mindful of our enrollment and capacity of schools so we can best serve the educational needs of our students. The district has commissioned independent demographic studies in 2012, 2017, and 2019 to monitor enrollment projections.

The district has no intention of entering into any additional agreements similar to the agreement with Lincoln at City Gate with any developer. That agreement was approved as non-precedential. The Lincoln at City Gate development had been in the plans for more than a decade and reduced the number of residential units. In addition, the developer has partnered with the district on other matters over the years.

As we have shared, the student generation tables date from 2000 and are not accurate. The district has publicly approved a third-party independent study regarding the student generation tables, with the City of Naperville and the district partnering to review that study.

Generally, there is enrollment capacity in the district as a whole, with less capacity in the north side of the district. As a result, residential developments on the north side create a negative impact to the district, the students we serve, and the taxpayers in our community. The financial impact is seen in additional expenses related to transportation and building pods. The educational impact is seen in curriculum items such as the loss of a room for art or music, higher class sizes, earlier lunch periods, reduced educational and extra-curricular opportunities, and the potential impact of boundary changes across the whole district.

Several school district representatives have spent many hours meeting with representatives of City Gate West to further understand the request to support this development. Indian Prairie School District has a clear and undisputed history of collaboration with developers. That being said, our first priority is to advocate for what is in the best interest of our schools and students.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dr. Adrian B. Talley".

Dr. Adrian B. Talley, Superintendent

A handwritten signature in blue ink, appearing to read "Michael Raczak".

Mr. Michael Raczak, Board President

# T M G

THE MCLAIN GROUP

Scott McLain  
653 W. Dickson Street,  
Fayetteville, AR 72701  
scott@mclain-group.com  
(501) 779-7302

July 14, 2020

Subject: ILNAP WB City Gate Letter

Dear Sir or Madam:

On behalf of ILNAP WB LLC, the owner of the WhirlyBall facility located at 3103 Odyssey Court, Naperville, IL 60563 and as part of the City Gate West Development, we fully endorse the City Gate West project being presented to the City of Naperville for zoning approval. We believe that the project - particularly the two hotels - fits very well into the master planned campus concept that includes our Whirlyball facility. We are pleased that the new hotels will complement rather than compete with our existing 250 seat Whirlyball banquet and meeting facilities, and we are excited to work with the ICRED development team to accommodate the hotel guests with banquets, meeting events, services and special pricing. Thank you again for including Whirlyball in the City Gate West master plans.

Sincerely,



Scott McLain  
Founder  
The McLain Group, LLC  
(501) 779-7302

# WHIRLYBALL®

City of Naperville

To Whom It May Concern:

On behalf of WhirlyBall Naperville and as part of the City Gate West Development, we fully endorse the City Gate West project being presented to the City of Naperville for zoning approval. We believe that the project - particularly the two hotels - fits very well into the master planned campus concept that includes our WhirlyBall facility. We are pleased that the new hotels will complement rather than compete with our existing 250 seat WhirlyBall banquet and meeting facilities, and we are excited to work with the ICRED development team to accommodate the hotel guests with banquets, meeting events, services and special pricing.

Thank you again for including WhirlyBall in the City Gate West master plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'SE', is positioned above the typed name and title.

Sam Elias  
President

## Kopinski, Sara

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**From:** Geoff Roehll <[REDACTED]>  
**Sent:** Tuesday, November 17, 2020 3:19 PM  
**To:** Venard, Erin  
**Cc:** Kopinski, Sara; Laff, Allison  
**Subject:** FW: City Gate West

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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See below letter of support for PZC.

**Geoffrey Roehll**, ASLA, CLARB  
Senior Principal

### Hitchcock Design Group

22 E Chicago Avenue, Suite 200A, Naperville, Illinois 60540  
[REDACTED]

Austin | Indianapolis | Naperville  
[hitchcockdesigngroup.com](http://hitchcockdesigngroup.com)

---

**From:** Paul DeKruiff <[REDACTED]>  
**Sent:** Tuesday, November 17, 2020 3:06 PM  
**To:** Geoff Roehll <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** FW: City Gate West

**CAUTION:** Heads-up: this email came from outside the firm. Please do not click any links or attachments unless you recognize the sender and their email address.

Geoff,

Please see below.

*Paul De Kruiff*  
[REDACTED]



INTER CONTINENTAL REAL ESTATE  
& DEVELOPMENT CORPORATION

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**From:** Mark Trnka <[REDACTED]>  
**Sent:** Tuesday, August 18, 2020 10:31 AM  
**To:** Paul DeKruiff [REDACTED]  
**Cc:** Gideon Haynes [REDACTED]  
**Subject:** City Gate West

Hi Paul

The City Gate West concept is impressive and certainly will enhance the area, and specifically the Route 59 & Ferry Road intersection. As a neighboring business leader, I am certainly supportive of the vision and looking forward to seeing it come to fruition. Please let me know if I can lend assistance. Best of luck

**Mark Trnka**

*Executive Director*

  
[www.WelcomeToMonarchLanding.com](http://www.WelcomeToMonarchLanding.com)

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**Equal Housing Opportunity**

## Kopinski, Sara

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**From:** Mattingly, Gabrielle  
**Sent:** Wednesday, December 2, 2020 1:05 PM  
**To:** Kopinski, Sara  
**Cc:** Barfuss, Miranda  
**Subject:** FW: GreenPlans re CityGateWest etc

Hi Sara,

Additional public commentary for CGW below to be added to the 12/16 packet. Thanks!

### Gabrielle Mattingly

Community Planner | Planning & Development | TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-5316 | [mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

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**From:** Stephanie Hughes [mailto:████████████████████]  
**Sent:** Wednesday, December 2, 2020 1:03 PM  
**To:** Barfuss, Miranda [████████████████████] Mattingly, Gabrielle <MattinglyG@naperville.il.us>  
**Cc:** Stephanie Downs Hughes <████████████████████>  
**Subject:** GreenPlans re CityGateWest etc

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GreenPlans re CityGateWest etc Draft -- Revision of 12/2/2020 v4 sdh:

Intended for Naperville City Council via Miranda Barfuss [barfussm@naperville.il.us](mailto:barfussm@naperville.il.us) 630 / 548-2983

and Naperville Zoning Board via Gabrielle Mattingly [mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us) 630 / 305-5316

**NOTE To Miranda Barfuss and Gabrielle Mattingly:**

Please put my statement below into the packets for members of the Naperville City Council and Naperville Zoning Board.

Thanks! Stephanie 630 / 420-4233

The Naperville Sun of November 22, 2020, provided an excellent front and fourth page report headlined “Naperville Commission Likes City Gate West Plan”. The article went into considerable helpful detail about how the Zoning Board wants developers to address hotel, density and related issues.



## Kopinski, Sara

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**From:** Planning  
**Sent:** Tuesday, August 18, 2020 4:34 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposing CityGate West development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

22

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** noelle fox [REDACTED]  
**Sent:** Tuesday, August 18, 2020 4:22 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposing CityGate West development

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To the Planning and Zoning Committee,

I am writing to officially express my opposition to the proposed CityGate West development. The planned residential housing in this new development would put undue stress on our already taxed, at-capacity district 204 schools, including Brookdale Elementary, Hill Middle School, and Metea Valley.

As a parent of Brookdale students and a resident of the Brookdale neighborhood, I am asking that the Committee reconsider the decision for the following reasons:

(1) We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential



development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

(4) We **can** support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.

We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents, especially given all of the new challenges that every teacher, administrator, parent, and student is facing with COVID-19.

Thank you for your attention and consideration.

Sincerely,  
Noelle Bathurst

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Noelle Bathurst

████████████████████  
████████████████████  
████████████████

## Kopinski, Sara

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**From:** Planning  
**Sent:** Tuesday, August 18, 2020 4:11 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition to the CityGate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Kimberly Sumner [REDACTED]  
**Sent:** Tuesday, August 18, 2020 3:58 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Opposition to the CityGate West Development

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Dear Planning Commission and City Council Members,  
I am a 13 year resident of the Brookdale neighborhood. Our schools in this part of the district are already beyond capacity. Please do not allow any additional residential developments to be built that would feed into Brookdale Elementary, Hill Middle School, or Metea Valley High School. To do so would be absolutely irresponsible.

Thank you for your consideration.  
Kim Sumner  
[REDACTED]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:59 PM  
**To:** Kopinski, Sara  
**Subject:** FW: PZC #20-1-022 CityGate West project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

20

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: Michelle Boice [REDACTED]  
Sent: Tuesday, August 18, 2020 2:52 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: PZC #20-1-022 CityGate West project

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Hi. My name is Michelle Boice and I have been a Naperville resident for 21 years on Downing Court and a voter in every election, in which I pay careful attention to the city council voting record. I am encouraging you to decline the current plan from the developer for CityGate West. No more residential apartments should be approved. This would create a tremendous student population burden on an already at capacity school district for the schools serviced by this area (in which I live) Brookdale school, and Metea Valley High This plan is short sighted and will eventually raise property taxes to the current residential property owners and provide less for our schools. If the plan is amended to age restricted senior citizen housing, this would be a fair compromise, but I encourage you to decline this and either approve this only for commercial Business or age restricted housing Thank you Michelle Boice

Sent from my iPad

## Kopinski, Sara

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**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:51 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Residents on the NW side Oppose the Proposed CityGate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

19

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Melanie Parker [REDACTED]  
**Sent:** Tuesday, August 18, 2020 2:34 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Residents on the NW side Oppose the Proposed CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello:

I am writing to oppose the proposed CityGate West development of 410 residential apartments in a commercial area attending schools that are already at full student capacity. I do not think kids currently living in Longwood and Brookdale subdivisions and in walking distance to a school should be getting bused to other schools and redistrict due to overcrowding, yet this plan has no new school to support the load that it will place on an already maxed out school district. It is irresponsible and a burden on all of us. I am FOR low-cost housing, and would welcome a development of single-story ranch type homes for our aging community to downsize into and have age-restrictions to ensure that the schools are not burdened by the high density of the proposed development.

I know this is an issue that has been examined before and there have not been any schools added to the north side, so I hope common sense prevails and that the mayor, city council and Naperville Planning and Zoning Commission all oppose developments in Naperville and Aurora that would add additional students to District 204. We need the city to remain consistent with their past decisions and commitments. The city leaders speak highly about education, so it's time to protect our schools and residents by not allowing the current CityGate West development proposal to get the green light. In the COVID-era where educators are already forced to pivot quickly, the responsible decision is not to add more schools to support this development, it is to prevent a flood of school-age children from entering the city with projects like this and address ventilation and other improvements that need to be made in the existing schools and the existing classroom loads.

Thank you for your consideration,

Melanie Parker



## Kopinski, Sara

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**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:50 PM  
**To:** Kopinski, Sara  
**Subject:** FW: 204 district

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

18

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: park yunjung [REDACTED]  
Sent: Tuesday, August 18, 2020 2:32 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: 204 district

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Who may concern  
City gate development  
We can't agree this project  
Protect school and student, residents too Yun park 나의 iPhone에서 보냄

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:50 PM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

17

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Lisa Spenny [REDACTED]  
**Sent:** Tuesday, August 18, 2020 2:07 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** City Gate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

The development proposal for 410 apartments in a commercially zoned area will have an adverse effect on my children's education. I oppose the zoning change for residential use that will put Brookdale, Hill, and Metea schools over student capacity. These three schools are already at capacity and this would put even more strain.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments.

Lisa Tillman, Brookdale Resident

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:50 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Rezoning For residential

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

16

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Jessica D [REDACTED]  
**Sent:** Tuesday, August 18, 2020 1:42 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Rezoning For residential

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

It has been brought to my attention that the city council is being asked to approve residential zoning in the area that would affect district 204 schools, Brookdale, Hill, and Metea. I question the necessity and the wisdom of overburdening schools serving the northwestern portion of Naperville. It would be extremely hard to maintain the Family Friendly designation if prospective homebuyers and potential employers hear that children are being placed in hallways during class time because the classrooms are over capacity. My children have already been negatively affected by the inadequate student generation tables currently in use and I expect that the Naperville city council would see the wisdom in turning down this rezoning request. I attended Brookdale as a child in the 80's and now have a child attending Brookdale and the impact overcrowding has had on the students is significant and cannot be overstated.

Thank you for your time,

Jessica Doucette

[Sent from Yahoo Mail on Android](#)



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:50 PM  
**To:** Kopinski, Sara  
**Subject:** FW: PZC #20-1-022 CityGate West: Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

15

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** lbohn@aol.com [REDACTED]  
**Sent:** Tuesday, August 18, 2020 1:25 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** PZC #20-1-022 CityGate West: Opposition

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I live in the Brookdale neighborhood near CityGate and oppose this development for new housing for an already overpopulated school system and area. Here are the points that need to be considered.

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

(4) We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thank you,

Laurie Trinko

████████████████████

██

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:49 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

14

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: Kristin Larson [REDACTED]  
Sent: Tuesday, August 18, 2020 1:18 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello-

My family and I absolutely love Naperville. We are grateful for the community and accessibility and the schools and for the growing diverse population.

We would love to see a development with hotel, shopping, etc. go in where the Citygate West plans are proposed to happen.

What we are opposed to is adding more residential area at that location - apartment or otherwise – which would add more students to the already crowded schools that my kids go to.

We love May Watts and Hill Middle School and Metea high school... we have children at each of the 3... and do not want to see class sizes grow larger or boundaries change!

I am confident that I speak for many of my neighbors and fellow parents in the district.

Please do not zone this for residential unless it is age restricted. Best of luck – thank you for hearing my concern.

Kristin Larson

Sent from my iPhone

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 2:49 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

13

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Brian Wojciechowski [REDACTED]  
**Sent:** Tuesday, August 18, 2020 1:15 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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I firmly reject the CityGate West development for the following reasons:

(1) We cannot have 410 residential apartments in a commercial area attending schools that are **already at full student capacity**. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

(4) We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Brian Wojciechowski

████████████████████  
████████████████████  
████████████████████  
████████████████████

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 1:00 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Residential Development (CityGate West)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

12

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Brandy Hickerson [REDACTED]  
**Sent:** Tuesday, August 18, 2020 12:59 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Residential Development (CityGate West)

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am a resident of Naperville and have two children currently attending IPSD 204 (Brookdale Elementary and Hill Middle School). Over the years, I have attended board meetings, PTA meetings, zoning meetings and parent meetings about the current and future overcrowding at Brookdale, Hill and Metea. This is obviously a concern for my family. I have had two children in Brookdale and watched the overcrowding get to the point where teachers were losing classrooms in exchange for "carts" and where children were learning on a gymnasium stage. My youngest daughter has over 30 kids in her classroom since 1st grade. We have TEMPORARILY re-routed children to school further away bc the district and school board was unable to create a long term plan on reducing overcrowding in the northern most schools. Children are busing to school when they live in walking distance of their local school bc we have an overcrowding issue.

The idea that we would build additional housing to increase the number of students GUARANTEES not enough room in these schools. It GUARANTEES overburdened teachers, negative financial impact and children who get less than. You will be negatively impacting this district, every teacher and every student.

The city's tables are over 30 years old and not representative of the actual facts. There was a new demographic study conducted earlier this year that should be used to factor into any decision. However, my understanding is that it will not be ready prior to this vote.

Please go into this vote understanding the school district and parents strongly oppose the use of this space as residential. Which is why, over the past couple years, the City Council, Naperville Planning and Zoning Commission have opposed other developments in Naperville and Aurora that would also add additional burden into the schools.

Please make the right decision for teachers, children and our overall reputation that focuses on outstanding education.

Brandy Hickerson  
Parent, Naperville Resident



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 1:00 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West residential development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

11

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** khill3kids@yahoo.com [REDACTED]  
**Sent:** Tuesday, August 18, 2020 12:27 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West residential development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Good afternoon -

As a parent of a 7th grade student at Hill Middle School and a senior at Metea Valley High School, I am writing to **strongly** oppose the 410 residential apartments that are part of the proposed CityGate West Development.

These high-density residential apartments will push my childrens schools over student capacity. This property should be developed for business, or rezoned and developed with age-restricting housing that would not generate students for District 204. As a resident of Riverbrook West, I have no doubt our neighborhood would be one of the first to be rezoned if this development is approved.

It is time to protect our schools and hold firm to **opposing** developments in Naperville that would add additional students to District 204.

Regards -

Kelly M. Hensley-Hill

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 12:15 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Block CityGate west development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

10

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: Komal Shakoor [REDACTED]  
Sent: Tuesday, August 18, 2020 12:13 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: Block CityGate west development

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

We are residents of Naperville and we own a home in west wind (book road and Rickert). Our three children attend may watts, Hill, and will attend metea. Our schools are at capacity and we do not want any new apartment developments feeding into our schools. Please block this.

Komal and Shuaib Shakoor

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 12:00 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

9

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: danielle carman [REDACTED]  
Sent: Tuesday, August 18, 2020 11:59 AM  
To: Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
Subject: CityGate West Development

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Hello,

As a resident of Naperville, district 204, and brook dale elementary school, I am strongly opposed to the development of high density apartments that will put further strain on our school district and Elementary school. Brookdale is already at capacity and forced re-districting forcing children to go to further schools away just a couple years ago. This development with an addition of 140+ students will put strain on our schools and communities.

I urge you to vote NO to this development that will negatively effect our community.

Danielle Klyczek

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 12:00 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Please Vote No on West Gate Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

8

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Stevenbconstantine@gmail [REDACTED]  
**Sent:** Tuesday, August 18, 2020 11:51 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Please Vote No on West Gate Apartments

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Please vote no on building these apartments. 400 apartments will add potentially hundreds of children to Brookdale Elementary, Hill Junior High, and Matea High School. All three schools are already at capacity.

It is irresponsible to keep taking land meant for commercial development and rezoning it for residential development.

I get that the developers will get a large gain from the rezoning and building of the apartments. However, all of the other stakeholders, the school taxpayers and school children, will be harmed.

This area has been overrun with past rezonings and apartment approvals, primarily by city representatives that do not reside in this area and do not pay school taxes to District 204.

Being cynical, I wonder if a development of this size and type were proposed for district 203, with schools at capacity, would the representatives that live in the District 203 area vote for approval? I THINK NOT.

Sent from [Mail](#) for Windows 10

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 11:42 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Proposed development at city gate west.

3 of 3.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Julie Ensinger [mailto: ]  
**Sent:** Tuesday, August 18, 2020 11:40 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Proposed development at city gate west.

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am opposed to the building of residential housing (410 apartments), in the Northwest quadrant of Citygate west. The schools serviced by that area, Brookdale, Hill and Metea are already at capacity and should not be subjected to an unnecessary increase in students. As a 25 year resident of Brookdale, I would support commercial ventures or age restricted housing. If you as a council care about keeping our highly respected school districts excellent (which helps ALL of Naperville's residents, not just developers) you will vote no to residential use of the property.

Sincerely,

Julie M Ensinger, OD

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 11:41 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Please vote NO on City Gate West

2 of 3.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Beth Constantine [REDACTED]  
**Sent:** Tuesday, August 18, 2020 11:22 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Please vote NO on City Gate West

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning and Zoning Committee,

I beg you to vote NO on the residential development at City Gate West. The plans calls for 410 apartments which will generate too many students for our schools. Brookdale Elementary, Hill Middle School and Metea Valley High School are already at capacity. This property should remain a commercial development and not be rezoned to allow residential.

Please protect our schools and residents.  
Thank you.

Maribeth Constantine  
[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 11:41 AM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West development

Sara,

Three more comments received. Below is 1 of 3.

In total, there have been 7 comments received today.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Kathy Pepiot [mailto:k██████████]  
**Sent:** Tuesday, August 18, 2020 11:02 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** City Gate West development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

I am writing in opposition to the new housing development being voted about during the meeting on Aug. 19th. This development will directly impact the students at local schools, specifically Brookdale Elementary, Hill Middle School and Metea Valley High School. Currently, I have a child at both the elementary school and middle school. Both of these schools are over capacity with student enrollment. My 3rd grade son was in a class with 31 students last year. During math instruction, there were 37 students and the teacher had to use hall space for some of the students during this time. At the middle school, my daughter was in a math class that didn't have enough student desks because the class was over capacity.

The influx of students moving in is disconcerting. People move to D204 for the positive reputation of the schools. It is shocking when people are told about the classroom numbers. Teachers are not able to give the attention students deserve because of these outrageous numbers.

I implore you to reconsider more housing in this proposed area. Instead, business and/or industry should be considered as a means of revenue to help our schools.

Sincerely,  
Kathy McCoy- Pepiot



**From:** Planning  
**Sent:** Tuesday, August 18, 2020 10:49 AM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West Development

Sara,

Public comment received (public comment 1 of 3) for CityGate.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Karen Johnson [REDACTED]  
**Sent:** Tuesday, August 18, 2020 10:29 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** City Gate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

August 18, 2020

Karen C. Johnson  
[REDACTED]  
[REDACTED]

Dear Council Members,

I am contacting you in regards to the City Gate West Development near me. This development will have a direct and negative impact on our already overcrowded schools of Brookdale Elementary, Hill Middle School and Metea Valley High School. The schools cannot support an additional 410 residential apartments within this commercial area.

The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would short the district \$1.35 million of what it requires to educate the students generated from this residential development.)

District 204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

I may support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Respectfully,  
Karen C. Johnson

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 10:49 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Resident opposed to City Gate West development.

Sara,

Public comment 2 of 3.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
mattinglyg@naperville.il.us

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

From: Sue Sportiello [REDACTED]  
Sent: Tuesday, August 18, 2020 10:38 AM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: Resident opposed to City Gate West development.

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

I am opposed to the City Gate West development that is proposed for re zoning this week. I have lived in the Brookdale community for 28 years. I had two children attend Brookdale Elementary and Hill Middle Schools. They received a wonderful education there. The 410 apartments that are not for seniors or age restricted would have a severely negative impact on our schools. They would be over capacity. Naperville has always been a city that values the educational experiences of it's children. That is why we moved here and have supported the district with our ever increasing taxes. Please listen to the voices of the community and put a stop to a rezoning that would allow 410 new apartments and threaten that educational excellence.

Thank you for hearing my concerns and for your service to the city of Naperville.

It is much appreciated.

Sincerely,

Sue Sportiello

[Redacted signature]

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 10:52 AM  
**To:** Kopinski, Sara  
**Subject:** FW: NO CITYGATE WEST DEVELOPMENT!

Public comment 3 of 3. Let me know if you would like me to send these to the PZC.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Keith and Jacqui Erwin [REDACTED]  
**Sent:** Tuesday, August 18, 2020 10:39 AM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Cc:** Council <[Council@naperville.il.us](mailto:Council@naperville.il.us)>  
**Subject:** NO CITYGATE WEST DEVELOPMENT!

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Hi,

Please DO NOT Vote for the CityGate West development!

We cannot have 410 residential apartments in a COMMERCIAL area attending schools that are already at full capacity. We have already had to move students out of our neighborhood and bus them to a school outside of walking distance. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools and would have a negative financial impact on residential property taxpayers and District 204.

The student generation tables used by the City of Naperville are 30 years old. Using the City's OUTDATED generation tables would result in District 204 losing TENS OF THOUSANDS OF DOLLARS for EACH student generated by this new residential development. District 204 has been working with the City of Naperville to update generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy and won't happen prior to the approval of this residential development. District 204 has experienced two to three times the number of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! This will short District 204 \$1.35 MILLION of what it requires to educate the students generated from this residential development.

District 204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity, AGAIN!

We can support this property being developed for business. We cannot enforce age restricted housing.

In the past year and a half, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission ALL OPPOSED developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education and it is time for them to protect our highly sought after schools and residents!!

Best,

Jacqui Erwin

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 10:59 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition to the CityGate West Development

Additional public comment received below.

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Orla Conlon [REDACTED]  
**Sent:** Tuesday, August 18, 2020 10:58 AM  
**To:** Planning <[Planning@naperville.il.us](mailto:Planning@naperville.il.us)>  
**Cc:** Council <[Council@naperville.il.us](mailto:Council@naperville.il.us)>  
**Subject:** Opposition to the CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Good afternoon,

I wish to lodge my opposition to the CityGate West Development currently under consideration.

My concerns have been voiced by others and I wish to add my name to their call for a halt to further residential development until a more thorough review of Naperville's needs (Property tax & school support and adequate housing needs) are addressed.

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium

and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

Our District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

These talking points are concise and to the point. As a parent of Hill Middle School and Metea Valley students I am keenly aware of the spacing and resource issues. School resources are only as good as the management and oversight that maintains them.

Please take my concerns with you to the planning meeting and work with parents and city leaders to develop and grow our city with all citizens in mind.

Kind regards,

Orla Conlon

Sent from [Mail](#) for Windows 10



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:30 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition of the CityGate West Development

---

**From:** Deborah Hervey [REDACTED]  
**Sent:** Wednesday, August 19, 2020 8:27 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Opposition of the CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Hello,

My name is Deborah Hervey, and I've been a resident of North Naperville for 20 years. We have 3 children that attend Brookdale Elementary School, Hill Middle School and next year, Metea Valley HS. I am writing today to tell you our family is **OPPOSED** to the CityGate West development project. As council who represents its constituents, please vote against this housing development!

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.

District 204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need - and expect - the City to remain consistent with their past decisions and commitments.

The City speaks highly about education, and it's time for YOU to protect our schools and residents!

Sincerely,  
Dan & Deb Hervey  
Brookdale Residents

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:30 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Bob Giacolo [REDACTED]  
**Sent:** Wednesday, August 19, 2020 8:21 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Stop the development of 410 apartments. Our children are relying on you to do the right thing.

[Sent from Yahoo Mail for iPhone](#)

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:30 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** [REDACTED]  
**Sent:** Wednesday, August 19, 2020 7:36 AM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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I am strongly opposed to the re-zoning of CityGate West for general residential development. The burden on our school systems, to say nothing about our property tax increases is not acceptable. Zone it for senior housing if re-zoning is being considered.

David Werdegar  
Naperville

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Gina Howley [REDACTED]  
**Sent:** Wednesday, August 19, 2020 6:53 AM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

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As a parent of three kids, one each in Metea High, Thayer J Hill MS, and Brookdale Elementary, I appreciate that the council, including our mayor, has previously always voted against further residential development in District 204.

With the Brookdale subdivision, where I live and provide voting representation, I ask that you continue in this mindset and vote against CityGate West development.

**As you know already I'm sure, District 204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity. We struggle with class sizes now!!!**

**We can support this property being developed for business, or rezoned and developed with age-restricting housing.** We are in need of more support from commercial zoning already and fight higher taxing because we have more homes already.

As you know I'm sure District 204 families constantly feel the competitive pull with District 203 who with more commercial property always seems to get more for their tax dollars from their programming. Naperville is an amazing place to live and my family is pleased to have you representing us in government. I trust that you will support, and continue to represent our side by voting against commercial development for this CityGate West consideration.

Thank you  
Gina A Howley

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Development

---

**From:** Cindy Brennan [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:29 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning Commission,

As District 204 parents with a student at Metea Valley High School, we are writing to let you know that we oppose the CityGate West development. Our schools are at or near capacity and cannot handle more students that would come from a 410-unit apartment complex. The hallways are extremely crowded during passing periods. Many classrooms are crammed with 35 desks and some students are sent to the hallway or LMC to work on a project.

The 100-acre site at Interstate 88 and Route 59 should remain commercial. Rezoning this property from commercial to residential would place a huge financial burden on District 204.

Please do not approve the rezoning of this property from commercial to residential.

Thank you for listening to the District 204 community.

Sincerely,

Cindy and Terry Brennan

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Proposed Development

---

**From:** Jack Ceferin [REDACTED]  
**Sent:** Tuesday, August 18, 2020 11:30 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Proposed Development

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I am opposed to this proposal as noted below:

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Jack V Ceferin

[REDACTED]

[REDACTED]

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Development

---

**From:** Rebecca Yonan [REDACTED]  
**Sent:** Tuesday, August 18, 2020 11:26 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** CityGate West Development

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Dear Naperville Planning & Council Members

I am writing to express my deep concern about CitiGate West development that is being voted on today (Wednesday). I am a District 204 parent and have been extremely frustrated by excess residential development that continues to occur in the north west part of our city. Right now, Brookdale, Hill and Metea are at capacity. Two years ago Brookdale became so overcrowded that they faced the possibility of creating new classrooms in corners of the gym. The district eventually adjusted school boundaries so now nearly 100 students who live less than a mile from Brookdale School are bused to other schools 3+ miles away. That is a sad situation and certainly does not fit with Naperville's reputation of being a great place to raise kids.

With this in mind, how can the city possibly add another residential property within those school boundaries? There is simply no room for children who may reside there, and District 204 has made it clear they can't afford to build or add an additions to schools. The result would be further overcrowding of our schools and reduced quality of education. Naperville has a reputation for great schools, but decisions like this will certainly tarnish that reputation.

I would also like to add that residential demographics have changed significantly in recent years and Naperville seems to be ignoring this. High density residential units are inhabited by far more families with children today than in years past. I believe this is what caused schools on the North side of Naperville to become overcrowded to begin with. Anyone who believes that this development won't have much impact on schools needs to visit an apartment complex in this area to see the large numbers of children who reside there.

I am asking you to vote NO to this development to protect our schools.

Thank you for time.

Sincerely,

Rebecca Yonan  
[REDACTED]



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:29 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West

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

From: Lori Jackson [mailto: ]  
Sent: Tuesday, August 18, 2020 10:46 PM  
To: Planning <Planning@naperville.il.us>  
Subject: CityGate West

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Dear Planning and Zoning Commission,

If the current CityGate West project goes forward as planned it would be a huge detriment to IPSD 204. The schools directly affected on the north end of Naperville already exceed capacity. Recently, students that currently live in the Brookdale neighborhood were forced to be bussed to schools outside of the neighborhood due to overcrowding at Brookdale Elementary School and now you're considering approving a development that would exacerbate this problem. The current development is simply unacceptable.

It is well-known that the current attendance projection formulas aren't accurate predictors. The current Brookdale elementary school overcrowding situation is a clear example of faulty attendance projections. The current multi-family units far exceeded the projected student numbers and there is no reason to believe that this proposed development would be any different.

Although a commercial development seems to be a more appropriate land use, if this is definitely going to be a housing development, I strongly encourage you to put a no school-aged children restriction on this development. As stewards of our community, it is imperative that you not approve a development that would further exacerbate an already difficult educational situation. Not only would this impose an unnecessary burden on our schools, it would also be detrimental to our property values.

I implore you to deny this current development design.

Sincerely,  
Lori Jackson  
IPSD 204 and Brookdale resident.

Sent from my iPad

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:28 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

From: Jason Kurien [REDACTED]  
Sent: Tuesday, August 18, 2020 10:21 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West Opposition

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To whom it may concern:

I am a resident in the Brookdale neighborhood in Naperville. I am writing to express my opposition to the newly proposed CityGate West development. My main concern is the development which includes new apartment buildings. I believe this will overload our existing schools which already operating at a high capacity. Unless there are plans to expand the schools, I believe this will negatively affect the education of our students.

Best regards,  
Jason Kurien  
[REDACTED]

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:28 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

**From:** Karol Kurien [REDACTED]  
**Sent:** Tuesday, August 18, 2020 10:15 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

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I am in opposition of a residential apartment development that would impact a school that is already maxed out. As a taxpayer I do not see this as a positive change in our area. Our schools cannot take on any more. This will have a negative impact on the well established education system we have in 204. Age-restricted housing is an option for the area. We are proud of our educational status in Naperville let's maintain that standard.

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:28 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Amy Erickson [REDACTED]  
**Sent:** Tuesday, August 18, 2020 10:02 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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To whom it may concern:

As a resident of Brookdale subdivision and District 204 I am highly concerned with the re-zoning of City Gate. We simply cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity! Brookdale Elementary, Hill Middle School, and Metea Valley High School will all be OVER capacity. This is not acceptable. The District strongly opposes this high-density development for a reason, so please listen to your School Board! We don't have the space, and we don't have the funding for all these new students.

We need the City to remain consistent in their decisions and commitments and continue to oppose developments that add additional students to District 204. Protect our schools and residents! We support this property being developed for business, or rezoned and developed with age-restricting housing that will not generate students for District 204.

Our property taxes are already high due to lack of commercial property. This will put even more strain on residents. District 204 is struggling to survive on a shoestring budget as it is, it cannot handle any more students due to developments like this. It's time to start using updated student generation tables as well, which may mean waiting on approval of this plan until they are finished. The City's use of 30-year old student generation tables will cost the district tens of thousands of dollars for each student generated by this new development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's

student generation tables. This needs to stop so that our schools can thrive and maintain their standard of excellence.

I am hopeful that the City Council and Planning Committee will make the right decision for our students and residents in District 204.

Sincerely,  
Amy Erickson

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:28 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Heidi Hall [REDACTED]  
**Sent:** Tuesday, August 18, 2020 9:58 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Please vote against the citygate residential zoning that would continue to overpopulate our schools.

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**

4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

**Thank you.**

**Heidi Hall,**  
**Metea HS and Hill MS Parent**

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:28 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Jim Stoffregen [REDACTED]  
**Sent:** Tuesday, August 18, 2020 9:43 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

**I am writing in opposition to the request by City Gate West to rezone the property in question for mixed use residential. We cannot have 410 residential apartments, in a commercial area, with new students attending schools that are already at full student capacity.**

**Indian Prairie School District 204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**

**I am in support of this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.**

**In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!**

**Thank you for your careful consideration of this rezoning request and please vote NO to rezoning for residential housing.**

Jim Stoffregen  
Brookdale resident



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:27 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

From: Maribel [REDACTED]  
Sent: Tuesday, August 18, 2020 9:32 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West Opposition

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DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello

Thank you in advance for opening this email. I recently learned of the proposed City Gate planning and zoning changes. As a property owner and tax payer in District 204 plus a parent of 3 children in our max capacity schools, I am completely against adding additional residential properties. Unless they are age restricted, ie adult communities. Our children's classes are at max capacity as it is and this decision will directly effect their ability to have 1:1 time with the teachers thus declining their test scores. The resources available, class room space, etc, does not support this residential project.  
Please take this in to consideration when deciding.

Thank you

Maribel Lopez

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:27 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

From: jamie garbis [REDACTED]  
Sent: Tuesday, August 18, 2020 9:16 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West Opposition

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Hello,

I strongly oppose the development of any residential area that will add significant students to Brookdale, Hill, or Metea valley. We are already near or at capacity and if there is a complex that is built it will surely push us over capacity.

It is ridiculous to develop housing that could add a significant amount of students to an already over crowded district. This area can be used to develop businesses, or even potentially age restricted living accommodations, meaning no students would be added to the district, but to even consider adding an area that could potentially add hundreds more students is not responsible.

I will take any action needed to help prevent this from being approved and development from moving forward.

Thanks,

Jamie Garbis  
Sent from my iPhone

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:27 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Concerned citizen requesting CityGate West not be allowed

---

**From:** Gwen Ventimiglia [REDACTED]  
**Sent:** Tuesday, August 18, 2020 9:12 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Concerned citizen requesting CityGate West not be allowed

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**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear City of Naperville,

As a citizen of the city of Naperville and resident of the Brookdale subdivision, I am writing to tell you not to support the CityGate West development plan.

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

The District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain

consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Respectfully,

Gwen Cooper

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:27 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Concerned citizen requesting CityGate West not be allowed

---

**From:** Shawn Cooper [mailto:████████████████████]  
**Sent:** Tuesday, August 18, 2020 9:08 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Concerned citizen requesting CityGate West not be allowed

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear City of Naperville,

As a citizen of the city of Naperville and resident of the Brookdale subdivision, I am writing to tell you not to support the CityGate West development plan.

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

The District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

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In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain

consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Respectfully,

Shawn Cooper

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: 204 district

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

From: Zuhawn Sung [REDACTED]  
Sent: Tuesday, August 18, 2020 9:00 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: 204 district

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Wo may concern  
City gate development  
We can't agree this project  
Project school and student, residents too

Thank you.  
Zuhawn Sung who is leaving in 204 school district, Brookdale. Naperville. IL. 60563.

**Kopinski, Sara**

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition of the CityGate West Development

---

**From:** D J Singh [m [REDACTED]]  
**Sent:** Tuesday, August 18, 2020 8:42 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Re: Opposition of the CityGate West Development

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Folks,

Please stop this realtor/builder // vested interest push for including additional 'apartment complexes' into our school districts!..

IT just serves the builders to charge more for their property while touting 'District 204 Schools' as a key selling point for their unsightly boxes of homes!!

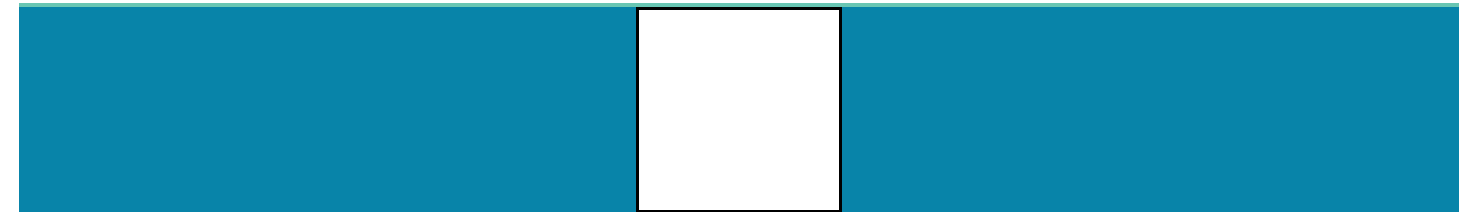
We will hold a sit-in protest once the situation allows us..

Thanks and Regards,

DJ Singh / Windward CT Naperville IL

4 [REDACTED]

On Tue, Aug 18, 2020 at 5:45 PM Brookdale Neighborhood Association <[bha.board@aboutbrookdale.org](mailto:bha.board@aboutbrookdale.org)> wrote:





# Brookdale Neighborhood - Immediate Action Needed

## QUICK LINKS

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[Member Services Directory](#)  
[Sitter Directory](#)  
[Teen Services Directory](#)  
[Pet Directory](#)  
[Photo Gallery](#)  
[Contact Us](#)

Brookdale Neighbors,

We need to make some noise! Another residential development (CityGate West) is going to be voted on by Naperville's Planning & Zoning Committee tomorrow night at 7:00pm that will directly impact student enrollment at **Brookdale Elementary, Hill Middle School and Metea Valley High School**. This development is getting pushed through at a blazing speed—so please act now.

### Why This Matters

The development calls for 410 apartments, which will generate 140+ students for Brookdale Elementary, Hill Middle School and Metea Valley High School. These three schools are currently at full student capacity, and this development will push all three schools over student capacity.

The site is 100-acres at the northwest quadrant of the Interstate 88 and Route 59 intersection. The developers are trying to rezone this property from commercial development to mixed-use for residential, retail and hotel. One of the reasons our property taxes are so high is because Naperville (in District 204) does not have enough commercial property to offset our residential property taxes. This specific creation of more residential property raises our property taxes and places further financial burden on District 204 to do more with less revenue.

### Your Action is Needed

Community members and especially parents who have students at Brookdale Elementary, Hill Middle School or Metea Valley High School need to email your opposition to the CityGate West Development by TOMORROW AFTERNOON (Wednesday, August 19) to [planning@naperville.il.us](mailto:planning@naperville.il.us) and copy [council@naperville.il.us](mailto:council@naperville.il.us).

Talking points:

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has

experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)

3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

### **News Articles**

[Click here to view the Chicago Tribune article.](#)

[Click here to view information from the City of Naperville Planning & Zoning Committee.](#)

[AREA INFORMATION](#) | [FAQ](#) | [REAL ESTATE](#)



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition to City Gate West Development

---

**From:** Ann Cotner [REDACTED]  
**Sent:** Tuesday, August 18, 2020 8:37 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposition to City Gate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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I am disappointed to see the proposal to rezone the Northwest corner of 88/Rte 59 from commercial to a mixed residential/commercial/hotel.

This development will bring in a disproportionate amount of students vs income to our schools, having a negative impact both financially and on the students of Brookdale Elementary, Hill Middle School, and Metea, all of which are operating at capacity already.

I have students at all three of these schools. Class sizes are large and students are already compromised: 30 students in a third grade class last year, History class was in the LMC at Hill because there wasn't a classroom available; hallways are crowded and the lunchroom packed at Metea. The decision to approve residential housing based on a student generation table that we know provides inaccurate data will compromise the education of the children in IPSD204 even more. This is a cash-strapped district that needs more commercial or age-restricted (elderly) housing, not housing that will add children to our already packed schools.

This is a bad decision for our city. I hope the right decision can be made. The decision that supports the education of our students and does not burden our system further.

Ann Cotner, parent of 4 kids in the district

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West Development

---

**From:** Melissa Kania [REDACTED]  
**Sent:** Tuesday, August 18, 2020 8:05 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** City Gate West Development

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Dear Naperville Planning and Zoning Committee,

We are writing to state our opposition to the rezoning of the development called CityGate West. We are especially opposed to zoning it for residential use. The creation of more residential property raises our property taxes and places further financial burden on District 204 to do more with less revenue. As retirees, we cannot afford to pay higher property taxes. By zoning the property for residential use, it will result in an influx of new students in the local schools. When our child was in Brookdale School, his class size was 30 kids. To add additional students to that class size is ridiculous. Students cannot get an appropriate education with such large class sizes. Please do NOT rezone this property for residential use.

Thank you,

Melissa and Denis Kania

[REDACTED]  
Residents of Naperville since 1981

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

From: Lisa Polsby [REDACTED]  
Sent: Tuesday, August 18, 2020 7:51 PM  
To: Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
Subject: CityGate West Opposition

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Dear Sir/Madam:

I oppose City Gate West Development. It will put too many children in our already overburdened school system. It was not well thought out.  
Please block its development.

Sincerely,

Lisa Polsby

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Residential Housing Opposition

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

From: Bonnie Clemens [REDACTED]  
Sent: Tuesday, August 18, 2020 7:25 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West Residential Housing Opposition

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I'm writing to voice my opposition to the residential units that are a part of the development plans for CityGate West.

We cannot build further residential properties that would feed into schools already at full capacity. Doing so stresses District 204 to do more with less, de-values the residential homes of these districts (mine included) because the schools will be overcrowded and suffer a loss of funding, and will have a negative financial impact on residential property tax payers and District 204. The student generation tables are 30 years old and have been shown previously to produce estimates that are way too low. We've learned our lesson. Please do not make the same mistake twice.

We need to do the right thing. Support District 204, maintain the standard of learning that District 204 has worked so hard to achieve. Naperville is known for being one of the best places in the entire country to raise a family. Why jeopardize that? We know better.

In my opinion, this land needs to be used in its entirety for commercial purposes, providing the much needed income for our community and schools. I'm putting my trust in you you to make the right decision for our schools and our community.

Sincerely,

Bonnie Clemens  
District 204 Resident  
[REDACTED]

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:25 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Christine Woods Krueger [REDACTED]  
**Sent:** Tuesday, August 18, 2020 7:19 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

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**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Good evening,

My name is Christine Krueger, and I am a resident of the Brookdale Subdivision in Naperville.

My family strongly opposes the CityGate West Opposition.

Brookdale Elementary, Hill MS, and Metea HS are already overcrowded, and as a community, we cannot afford the negative tax implications.

High density residential apartments cannot be supported. Having the property zoned for business or age-restricted housing will not impact the school.

**In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and reside

Thank you,  
Christine Krueger

[REDACTED]  
Naperville

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:25 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Oppose CityGate West development

---

**From:** Amy Weidner [REDACTED]  
**Sent:** Tuesday, August 18, 2020 7:17 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** council@naperville.illinois.us  
**Subject:** Oppose CityGate West development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello!

I'm a Brookdale resident and parent of two district 204 students. Please oppose the new development at CityGate West. The 410 new residents would result in over 100 new students that the school system currently does not have room to educate. For two years the elementary had no music or art room. This cannot be acceptable in a school system with such a great reputation. There has got to be a better solution and I plead with you to try to find it as opposed to putting money in the developer's pockets.

Thank you for listening. I trust you to make the best decision for our community and our future.

Amy

--  
[REDACTED]



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:25 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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

**From:** Amanda Mortenson [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:42 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

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Hello

Please stop the rezoning for apartments to be built at CityGate west. The schools (all) are at max capacity and this will raise our already high property taxes.

Amanda Herr  
[REDACTED]

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:25 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West development

---

**From:** Rachel Hensley [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:34 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

We oppose the rezoning of CityGate West for residential development. District 204 schools can not handle the strain of students that this development will create. We can support business development and we can support age restricted residential development but our schools are already almost at capacity and this development will be asking us to do more with less. You have restricted residential development for district 203 and we ask that you use the same consideration for district 204.

Thank you,  
Rachel Hensley

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:25 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West

---

**From:** [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:28 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** CityGate West

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

It's just not a good idea! Please do not allow the City Gate West Development to include any residential housing! Brookdale, Metea, and Hill schools are already overcrowded and there is no room for new students. It is unacceptable that you are considering approving a new apartment development in an area that has no room for more children. If you approve this, you should build in the need for the developer to build a new school that will serve the children who live there. As you know, D-204 has received two to three times the number of students generated from Naperville's medium and high density developments than the City of Naperville's student generation tables. Look at Brookdale's boundaries. It is almost unbelievable that you would allow this change to happen. Please don't divide Naperville any more than it is. Stop just looking out for the District 20 kids! D-204 is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School significantly over student capacity. Please consider allowing this property to be developed for business, or rezoned and developed with age-restricting housing that would not affect the school system.. In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. What makes this one different? Who benefits from the residential piece of it?? Please do not let this happen.

Sincerely,  
John Mann

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:24 AM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West Development

---

**From:** [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:20 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** City Gate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Please do not allow the passage of the City Gate West Development. I live in North Naperville, and my kids go to Brookdale and Metea. These schools are already overcrowded and there is room for ZERO new students. I have a 4th grader who spent his entire last year being overlooked in a tiny classroom with 32 other students. There was one rotating seat, so that transient students could arrive, disrupt class, and leave. No fewer than 5 students transferred in and out of his class last year. He consistently has 31-32 kids in his classes.

It is unacceptable that you are considering approving a new apartment development in an area that has no room for more children. If you approve this, you should build in the need for the developer to build a new school that will serve the children who live there

As you know, D-204 has received two to three times the number of students generated from Naperville's medium and high density developments than the City of Naperville's student generation tables. Look at Brookdale's boundaries. It has become asinine.

Similarly, the district is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School significantly over student capacity.

Please consider allowing this property to be developed for business, or rezoned and developed with age-restricting housing that would not affect the school system..

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. What makes this one different? Who benefits from the residential piece of it??

**Please do not let this happen.**

**Sincerely,**

**Kelly Mann**

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 9:24 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

---

**From:** Gina [REDACTED]  
[REDACTED]  
[REDACTED] <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

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**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Sincerely,  
Gina Hines

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 6:12 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

25

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Ted Samawi [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:11 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom this concerns,

I am writing in opposition to the new city gate west development. My children attend Brookdale elementary and will go through to Hill then to Metea. It's pretty absurd that we are even thinking about this project that will surely push capacity of these schools beyond maximum capacity.

I am fully in support of new businesses or age restricting housing that will not affect the current families of this community and school district.

I hope you vote against this proposal or make modifications to not overburden the current system in place

Thank you

Ted Samawi D.O  
[REDACTED]  
[REDACTED]

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 6:12 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West - Bad Idea

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

24

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Mike Penich [REDACTED]  
**Sent:** Tuesday, August 18, 2020 6:09 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Cc:** Abby Penich [REDACTED]  
**Subject:** CityGate West - Bad Idea

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If school capacity was not a concern, I would be supportive of this and most other developments in Naperville. But there is no way district 204 can accommodate this new development when Brookdale, Hill and Metea are at or close to capacity. I have kids at Brookdale and Hill, next year I'll have one at Metea and so I strongly oppose this development.

Brookdale had to move students to another school **outside of their own neighborhood** a couple years ago due to capacity issues. So until the district can figure out a solution for school capacity on the north side of Naperville, this and other new high density developments should be rejected.

We all know the new student estimates as a result of this and other developments are significantly underestimated, so please prevent this from moving forward.

Thanks,  
Mike and Abby Penich  
Brookdale Neighborhood Residents



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Tuesday, August 18, 2020 6:12 PM  
**To:** Kopinski, Sara  
**Subject:** FW: City Gate West residential development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

23

Thanks,  
Gabrielle Mattingly  
Community Planner

City of Naperville  
TED Business Group  
630-305-5316  
[mattinglyg@naperville.il.us](mailto:mattinglyg@naperville.il.us)

---

**From:** Stacey Ramsey [REDACTED]  
**Sent:** Tuesday, August 18, 2020 5:59 PM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** City Gate West residential development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am writing to express my concern and opposition to the City Gate West development that is being proposed for northwest Naperville. I have been a resident of this part of Naperville since 1991 and have watched this area grow rapidly. The schools became more and more crowded, and eventually the need for a third high school became apparent. After the contentious battle about where to build Metea Valley, and how to divide the students, I would not want to have to go through this again due to overcrowding at Brookdale Elementary, Hill Middle School, and Metea Valley. Adding 410 apartments to this area that already has a large number of apartment complexes would be detrimental to this area. I hope that the planning commission keeps the area zoned as it currently is - Commercial. This would help control school overcrowding, as well as giving Naperville a desirable tax base from the commercial development. If you choose to change the zoning to mixed-use residential, I would ask that you would require it to be age-restricted. Age restricted developments are in great demand, especially for seniors who choose to remain in Naperville, but do not want to have to deal with the upkeep of a house and yard. Please do not add another apartment complex to this apartment-heavy area of the city.

Stacey Ramsey  
[REDACTED]  
[REDACTED]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 12:26 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Reject current proposal for CityGate West Residential Development  
  
**Importance:** High

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**From:** Ben Bocher [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:22 PM  
**To:** Council <Council@naperville.il.us>; Planning <Planning@naperville.il.us>  
**Cc:** Tammy Winn Bocher [REDACTED]  
**Subject:** Reject current proposal for CityGate West Residential Development  
**Importance:** High

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning and Zoning committee,

Thank you for your work.

Please **do NOT proceed with the current plans for the CityGate West** residential development.

The **proposed CityGate West would detrimentally impact students and the quality of education in District 204.**

1. **Schools are already at full student capacity.**
  - a. Leased apartments in a highly desirable school district will negatively impact schools, **reducing funding per student** (already well below adjacent 203 and other comparable school districts).
  - b. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students from this residential development.)
2. CityGate West would have **additional negative financial impact on District 204** and your constituents who are **residential property taxpayers**.
3. **A more informed decision can be made after student generation tables used by the City of Naperville are updated.**
  - a. **Current tables are 30 years old and are being updated.**

- b. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development.
  - c. District 204 has been working with the City of Naperville to update the generation tables.
  - d. A new demographic study was conducted earlier this year. As the process to update generation tables is lengthy, this information will not be available before the current decisions must be made regarding this residential development.
4. **District 204 is strongly opposed to these high-density residential apartments** that will put Brookdale Elementary, Hill Middle School and Metea Valley High School **over student capacity**.
  5. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.**
    - a. Age-restricting housing would not generate students for District 204.
  6. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.**
    - a. The City must remain consistent with their past decisions and commitments.
  7. Such "developments" will only be beneficial to all citizens when sufficient resources (buildings, teachers, funding, services) for District 204 are proportionally improved and increased.

Respectfully submitted,

Ben Bocher, Ph.D., P.E.  
Environmental Engineering, Biotechnology & Bioenergy  
[REDACTED]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 12:20 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

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**From:** Kate Lanagan [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:04 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I'm writing to oppose the CityGate West residential development for the following reasons:

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables!
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments.

I would not oppose **this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.

I have a young son that will start attending the Brookdale Elementary school in the next few years, and I'm highly concerned with his ability to learn in a potentially overcrowded school. I urge that the development of additional apartments not be passed.

Sincerely,

Kate Lanagan



Brookdale Subdivision

Sent from my iPhone

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 11:32 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Development

Looks like this one may be a repeat or they changed something in the letter.

Kathleen  
Kathleen Russell  
Community Planner | TED Business Group  
City of Naperville | 400 S. Eagle Street  
630-420-4179 | [russellk@naperville.il.us](mailto:russellk@naperville.il.us)

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**From:** Kristin Caffarel [REDACTED]  
**Sent:** Wednesday, August 19, 2020 11:31 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning and Zoning Commission,

I have owned my condo in the Brookdale neighborhood since 2003. My son was fortunate enough to attend Brookdale Elementary School before the IPSD 204 changed the boundaries within the neighborhood in an attempt to elevate the overburdened Brookdale Elementary School. Bridgewater's elementary school children are now bussed to Cowlshaw Elementary School which is more than 3 miles away. Furthermore, the condos just to the east of Tudor Dr have their elementary children bussed 3 miles away to May Watts Elementary School. Prior to the change in the school districts boundaries both condo developments had their children walk to Brookdale Elementary School which is less than 1.5 miles away. Having our elementary children walk to the elementary school that is located within the neighborhood where they live promotes family friendships and a strong cohesive neighborhood. With the proposed rezoning of the CityGate West Development to include an additional 410 residential apartments will place increased burdens on the already overburdened schools in North Naperville, specifically Brookdale Elementary School, Hill Middle School, and Metea Valley High School.

**I urge you to vote no to the proposed rezoning of CityGate West development.**

(1) We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary School, Hill Middle School and Metea Valley High School over student capacity.

(4) We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thank you for your time,  
Kristin Caffarelli

████████████████████  
████████████████████  
●

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 11:26 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Development

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**From:** Kristin Caffarelli ( [REDACTED] )  
**Sent:** Wednesday, August 19, 2020 11:20 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning and Zoning Commission,

I have owned my condo in the Brookdale neighborhood since 2003. My son was fortunate enough to attend Brookdale Elementary School before the IPSD 204 changed the boundaries within the neighborhood in an attempt to elevate the overburdened Brookdale Elementary School. Bridgewater's elementary school children are now bussed to Cowlshaw Elementary School which is more than 3 miles away. Furthermore, the condos just to the east of Tudor Dr have their elementary children bussed 3 miles away to May Watts Elementary School. Prior to the change in the school districts boundaries both condo developments had their children walk to Brookdale Elementary School which is less than 1.5 miles away. Having our elementary children walk to the elementary school that is located within the neighborhood where they live promotes family friendships and a strong cohesive neighborhood. With the proposed rezoning of the CityGate West Development to include an additional 410 residential apartments will place increased burdens on the already overburdened schools in North Naperville, specifically Brookdale Elementary School, Hill Middle School, and Metea Valley High School.

### I urge you to vote no to the proposed rezoning of CityGate West development.

(1) We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)



(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary School, Hill Middle School and Metea Valley High School over student capacity.

(4) We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thank you for your time,  
Kristin Caffarelli

██████████  
██████████

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 11:18 AM  
**To:** Kopinski, Sara  
**Subject:** FW: residential development (CityGate West)

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**From:** Marlo [REDACTED]  
**Sent:** Wednesday, August 19, 2020 11:06 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** residential development (CityGate West)

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

We oppose the Northwest corner of I88 & Rt. 59 rezoning from commercial to residential / apartments because:

(1) We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.

(2) The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires to educate the students generated from this residential development.)

(3) District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

(4) We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

(5) In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thank you!

District 204 / Metea Valley (have student) / Aurora Homeowner  
Marlo Cagle

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 11:04 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Please Vote No Today

---

**From:** Josh Lanagan [REDACTED]  
**Sent:** Wednesday, August 19, 2020 10:45 AM  
**To:** Planning <Planning@naperville.il.us>; Council <Council@naperville.il.us>  
**Subject:** Please Vote No Today

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Naperville Official,

Please vote no today for the City Gate apartment project. Please see our comments below...

Josh Lanagan  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

Talking points:

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
  2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
  3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
-

- 
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
  5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!
- 

Sent from my iPhone

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 11:04 AM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition of the CityGate West Development

---

**From:** Bob Matlosz [REDACTED]  
**Sent:** Wednesday, August 19, 2020 11:01 AM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposition of the CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Committee Members:

It has been brought to our attention that a residential development (CityGate West) is going to be voted on by Naperville's Planning & Zoning Committee on August 19th and that the decision to go forward with the project will directly impact student enrollment at Brookdale Elementary, Hill Middle School, and Metea Valley High School.

We are opposed to the CityGate West residential development project. The proposed project calls for 410 apartments which will generate an additional student load for school district 204's Brookdale Elementary, Hill Middle School, and Metea Valley High School which, as we understand, are schools operating at near or full capacity now.

As long-time residents of Brookdale, we have seen our real estate taxes continue to rise with the major portion of the taxes going to school district 204. Over the last four years, 77% of our real estate taxes have been allocated to district 204.

In our view, high density residential developments generate a major portion of the student population in school district 204. We question whether the real estate taxes generated by these high density residential developments are comparable to single-family homes on a pupil per capita. It certainly would be quite informative to see such a comparison.

Without even considering the CityGate West residential project, we believe that far too much of our real estate tax dollars are being allocated for education. The addition of the CityGate West residential project can only exacerbate capacity conditions at the schools and will most certainly cause our real estate taxes to continue its unconscionable upward trend.

Do not get us wrong. We unequivocally believe that education is a vital component to a successful, thriving society. But one has to ask - - how much resources are needed and at what cost do we as a community have to pay to get quality education. We have a novel proposal - - - that a study be conducted to thoroughly review district 204's budget and further to find ways to allocate more of our real estate taxes to our Naperville community which, we might add, will benefit more of all the residents of the city.

Our political leaders run on platforms pledging to freeze or control the growth of our real estate taxes. They have failed miserably to keep their pledge! Our real estate taxes continue to rise with the lion share allocated to school district 204.

In summary, there are two concerns. One is potential overcrowding at Brookdale schools and the other is continued unconscionable growth in real estate taxes to meet the financial demands of district 204. Both are real concerns that should be resolved before embarking on another high density residential project. The CityGate West residential project can only negatively add to these concerns!

We strongly request that you vote **no** on the CityGate West project!

Sincerely,

Bob & Marlene Matlosz

## Kopinski, Sara

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**From:** Planning  
**Sent:** Thursday, August 20, 2020 8:09 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Kristin Scharping [REDACTED]  
**Sent:** Wednesday, August 19, 2020 7:06 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Our family greatly opposes the development of the CityGate West residential development. Brookdale, Hill, and Metea are already far too overcrowded. Another 150 students will not allow for the quality education that 204 prides itself on. We will not support this development and will take action the next time the City Council will be holding elections.

Eric Scharping

## Kopinski, Sara

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**From:** Planning  
**Sent:** Thursday, August 20, 2020 8:09 AM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Kristin Scharping [REDACTED]  
**Sent:** Wednesday, August 19, 2020 7:03 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

As a resident of Brookdale neighborhood, our family opposes the building of teh CityGate West community. Brookdale School, Hill Middle School, and Metea are already FAR TOO overcrowded. We do not need another 150+ students to contend with. Please do not move forward with the residential development that will already greatly impact the functioning of our schools.

Sincerely,  
Kristin and Eric Scharping



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 4:34 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition to Citygate west PZC #20-1-022

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**From:** [REDACTED]  
**Sent:** Wednesday, August 19, 2020 4:28 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposition to Citygate west PZC #20-1-022

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Hello,

I am in opposition to this development. I have children attending Brookdale elementary and the school system is already over crowded. I don't think it is appropriate to continue adding more residential units to the area and more students to already over crowded schools.

Thank you.  
Richard White

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 3:47 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Susan Olaska [REDACTED]  
**Sent:** Wednesday, August 19, 2020 3:10 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am a Brookdale resident opposed for a residential apartment building for this reason. Business is fine. 55+ is fine. Commercial is fine. But not what is proposed. Here's why.

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 2:20 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Jennifer Gladden [REDACTED]  
Sent: Wednesday, August 19, 2020 2:17 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: CityGate West

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

I am reaching out to encourage you to oppose the development of new residential apartments on the CityGate property that would add students to district 204 schools.

I am a parent of students at Hill and Metea and I am concerned about these schools already being at or near capacity.

Please encourage development that would increase the tax revenue to our district without adding additional students.

Thank you for your service to our community and your consideration of this matter.

Sincerely,  
Jennifer Gladden  
[REDACTED]

Sent from my iPhone

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:49 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Amy Hausman [REDACTED]  
**Sent:** Wednesday, August 19, 2020 1:49 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

**DO NOT** click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

As a resident in IPSD District 204, I am writing you regarding the CityGate West residential development.

This proposed community of 410 apartments is a poor use of the land in this area. Residential use in this area is fraught with difficulties for both cars and pedestrians. Roads are already congested due to the proximity to Route 59, Warrenville Amazon warehouse, I-88 entrance and exits, etc. Sidewalks on neighboring roads (Diehl/Ferry/I-88 interchange/Route 59) are not safe for the residents to walk, run, bike on due to the high-speed limit and vehicle density on surrounding roads.

With continuing economic difficulties across the US, many families seek out apartments as their residence, particularly families with children. These 410 apartments are going to generate more children than your current estimates. Those children will need to attend local schools.

None of the close-proximity existing elementary (Brookdale or Longwood), middle (Hill) or high (Metea) schools are walkable. All of these schools are at full capacity, meaning they're already overcrowded and cannot accommodate more students. So these children will all need to be bused to other schools.

The only way I would approve CityGate West residential development is if the developers donated land for new schools and built a new school on the north side of Naperville or provided significant, on-going funding to assist with busing operations to get these children to schools that are not overcrowded.

I'm not ready to see District 204 struggle to accommodate students from the CityGate West residential development because of the hastily-made decisions that the City of Naperville is making that hurt our school district while only increasing the profits of developers. Please vote no against this rezoning and development.

Sincerely,

Amy Hausman

[Redacted signature block]

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:35 PM  
**To:** Kopinski, Sara  
**Subject:** FW: CityGate West Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Mike Volante [REDACTED]  
**Sent:** Wednesday, August 19, 2020 1:16 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** CityGate West Opposition

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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I would like to express my opposition to the planned RESIDENTIAL expansion at CityGate West. My family moved from Bartlett to Naperville just over a year ago in large part because of the high quality of the schools here and specifically chose our location (for which we paid a premium!) in order to have access to the specific schools in 204 that our children can now attend (Brookdale, Hill and Metea Valley). With a property tax bill of over \$10,000 annually and over \$7,700 of that going to the schools, we were willing to pay for quality.

What is being proposed now is adding an estimated 140+ students to these schools from 410 family units (apartments) that are clearly not going to be contributing to the school system at anywhere near the levels that homeowners are forced to contribute. The three schools impacted are already operating at or very close to full capacity and with the current epidemic we are looking for our children to have more space, not less. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact our schools, and would have a negative financial impact on residential property taxpayers and District 204. The property is zoned commercial, and commercial taxes are needed!!!!

I can fully support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204. In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thank you!

Sincerely,



## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:35 PM  
**To:** Kopinski, Sara  
**Subject:** FW: No to CityGate development!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Anthony Cozzi [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:58 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** No to CityGate development!!

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Please take the following points into consideration.

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Thanks,



Anthony C.  
Brookdale Resident  
Sent from my iPhone

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:34 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition for CityGate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Madhuri Ramineni [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:51 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposition for CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Good afternoon,

I am writing to express my concerns about CityGate West Development. I have been a homeowner and resident of Naperville for over 4.5 years now and have a child who is starting to attend Brookdale Elementary and another in a few years.

Here is my opposition on this matter:

- **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** Talking to other people in the community, Brookdale Elementary already is at full capacity where some of the classes have to make adjustments. Adding more students to the school will only make matters worse.
- **The student generation tables used by the City of Naperville are 30 years old.** Old generation tables gravely estimate the expected students on the lower side. We will eventually have more students than what is projected now
- **District 204 is already strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity**
- **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204
- **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

One of the main reasons for us to be a Naperville resident and homeowner is the best educational facilities that the city provides for our children. This development will compromise the high standards that the City has for education. I strongly request you to please oppose this development in its current form.

Thank you & Regards,  
Madhuri Ramineni.

## Kopinski, Sara

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**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:34 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition of the CityGate West Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Katie Cozzi [REDACTED]  
**Sent:** Wednesday, August 19, 2020 12:38 PM  
**To:** Planning <Planning@naperville.il.us>  
**Cc:** Council <Council@naperville.il.us>  
**Subject:** Opposition of the CityGate West Development

**CAUTION:** This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Please take the following points into consideration.

1. **We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity.** This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204.
2. **The student generation tables used by the City of Naperville are 30 years old.** Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development. District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)
3. **District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.**
4. **We can support this property being developed for business, or rezoned and developed with age-restricting housing.** Age-restricting housing would not generate students for District 204.
5. **In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204.** We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Regards,  
Katie Cozzi

Brookdale Resident

## Kopinski, Sara

---

**From:** Planning  
**Sent:** Wednesday, August 19, 2020 1:34 PM  
**To:** Kopinski, Sara  
**Subject:** FW: Opposition to Citygate West development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Derek Rohlfes [REDACTED]  
Sent: Wednesday, August 19, 2020 12:35 PM  
To: Planning <Planning@naperville.il.us>  
Cc: Council <Council@naperville.il.us>  
Subject: Opposition to Citygate West development

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As a parent of 2 Brookdale Elementary School students, I have multiple concerns.

We cannot have 410 residential apartments in a commercial area attending schools that are already at full student capacity. This is a case of a greedy developer that knows they can lease apartments in a highly desirable school district, which will negatively impact schools, and would have a negative financial impact on residential property taxpayers and District 204. The student generation tables used by the City of Naperville are 30 years old. Using the City's outdated generation tables would result in District 204 losing tens of thousands of dollars for each student generated by this new residential development.

District 204 has been working with the City of Naperville to update the generation tables. A new demographic study was conducted earlier this year and the process to update generation tables is lengthy, and won't happen before the approval of this residential development. District 204 has experienced 2-3 times the numbers of students generated from medium and high-density residential developments than the City of Naperville's student generation tables! (This would considerably short the district on what it requires financially to educate the students generated from this residential development.)

District is strongly opposed to these high-density residential apartments that will surely put Brookdale Elementary, Hill Middle School and Metea Valley High School over student capacity.

We can support this property being developed for business, or rezoned and developed with age-restricting housing. Age-restricting housing would not generate students for District 204.

In the past 1.5 years, the Mayor of Naperville, City Council and Naperville Planning and Zoning Commission all opposed developments in Naperville and Aurora that would add additional students to District 204. We need the City to remain consistent with their past decisions and commitments. The City speaks highly about education, and it's time for them to protect our schools and residents!

Derek Rohlf