

May 14, 2025

VIA EMAIL

Gabby Mattingly, AICP

Project Manager – DRT | Transportation Engineering Development (T.E.D.)
City of Naperville | 400 S. Eagle St. Naperville, IL 60540

***RE: Proposed Development at Plank Rd., Naper Blvd., and Tuthill Rd.
Response to Letter from Ellie & Greg Stevens.***

Dear Ms. Mattingly,

I am in receipt of an undated letter from Ellie and Greg Stevens and a petition which was recently sent to the City for inclusion in the upcoming Plan Commission file for this project. Mr. & Mrs. Stevens take several positions in their letter which positions are responded to below from the Petitioner's perspective. We respectfully request our responses are included with Mr. & Mrs. Stevens' letter when distributed to the Plan Commission and City Council.

Mr. & Mrs. Stevens Stated Concern #1: That the inclusion of rental townhomes would alter the community's character and that an influx of "transient population" would disrupt the tight knit, stable nature of the neighborhood.

- *Mr. & Mrs. Stevens further suggest that the rental nature of the proposal will not contribute to long term community investment and stability and that "single-family homes would balance the growth with "preservation of the community's values and well-being".*

We respectfully disagree with Mr. & Mrs. Steven's position. Whether someone is a renter or an owner is of no significance to their contributions to our community. Renters do not detract from a community's character, nor will they disrupt the nature of stability of the neighborhood. In fact, our City's land use vision, backed up by both its Plank Road Study (2010) and Comprehensive Plan (2022), specifically

speak to the need to provide a diverse and responsive housing stock to meet the needs of the community and be accessible to everybody. Contrary to the Stevens' assertion, our City's controlling land use plans speak to increasing the amount of single-family, duplex and townhome rental units. Therefore, the City's controlling documents reject the notion that renters have an adverse effect on the fabric of the community. To the contrary, bringing in additional residents at this vacant, underperforming location will bring additional life and vibrancy to the community, supporting the local areas and allow new residents to establish roots in the Naperville community. Our community went from a small farming town to +/- 150,000 residents by being inclusive and looking to meet the housing needs of our existing residents as well as those that desire to move to a well-regarded subdivision with excellent schools.

- *Mr. & Mrs. Stevens state that area code 60563 has more rentals than any other area in Naperville, "approximately 20% more"*

Our data shows that Naperville as a whole only has about 25% of its housing inventory as rental, where the state and national average are about 35% evidencing that Naperville has fewer rental units than what is typical. We believe that additional rental units are required to meet the needs of Naperville's current and future residents and that this rental townhome opportunity is in short supply and will meet the needs of our community. The subject property is an ideal location and consistent with the City's comprehensive plan. Naperville's long-term planning documents prioritize providing residents with choices from an ample and diversified pool of housing options. There are various reasons why individuals choose to rent instead of purchasing. Data indicates there is no oversupply of rental options in the community, and there is a scarcity of single-family attached homes with professional management and maintenance available today. The Petitioners' proposed development helps meet this need.

- *Mr. & Mrs. Stevens state they were told that rents would be in the range of "\$5-\$6,000.00/month".*

The rents will range from an estimated \$3,900.00-\$5,000.00 per month. This community is intended to be a nicely appointed step-up rental opportunity which we believe will be appealing to individuals looking for a higher level of design and interior finish in close proximity to mass transit, retail and convenience uses and the employment opportunities along the I-88 corridor. This community will appeal to individuals looking to transition from traditional multi-family housing like a traditional apartment or condominium, or those seeking to switch from a single-

family detached residence they own. The proposed community affords individuals the mobility and flexibility of renting, while providing the benefits of a single-family attached dwelling.

Stated Concern #2: Mr. & Mrs. Stevens would prefer to see single-family detached housing at this location instead of single-family attached housing.

While we all have our individual preferences, the City's vision for this property is clear as evidenced by both the Plank Road Study (2010) and Comprehensive plan (2022) which specifically state Medium Density Residential, townhomes and suggest rental townhomes. This is a transitional area, adjacent to major roadways that would serve a compelling community benefit by enhancing our local housing supply. I do not believe the City's Comprehensive Plan even considers single-family detached housing at this location as a supporting use, let alone a primary use. Accordingly, Mr. & Mrs. Stevens' proposed land use is inconsistent with our guiding principles, land use plans and professional planning staff recommendations.

- *Mr. & Mrs. Stevens suggest that making these homes single-family detached instead of single-family attached would not make the roads a "commercial traffic thoroughfare".*

This area of the City is traffic intensive. In fact, immediately to the east is Naper Blvd., a major arterial roadway that moves 18,400 vehicles per day, to the south is Plank Road a major collector roadway that moves 2,950 cars a day and just about 700 feet to the north is Ogden Avenue a state arterial roadway which moves about 29,000 cars per day. At our neighborhood open house, Mr. & Mrs. Stevens were provided information on the low intensity nature of residential development vs. the nature of the surrounding area which includes Costco, grocery stores and other high intensity traffic uses. This area is predominantly zoned B-3 and has always been automotive based since it was developed in the 1960's and 1970's. Additionally, it is important to point out that 90 townhomes/rowhomes will have only a small impact on the area as the area is already built out and the vast majority of the traffic generators are commercial in nature. It is also worth noting that if this were are a 40 unit single-family detached development, that would account for 32 AM peak hour trips and 42 PM peak hour trips whereas the proposed community will generate 43 AM peak hour trips and 51 PM peak hour trips (less than 1 trip per minute) which would have no noticeable impact on the surrounding roadway network given the nature of the existing roadways and the existing traffic volumes.

- *Mr. & Mrs. Stevens state that the petitioner told them that single-family homes are not profitable enough.*

This was never said. It was said that as part of this project the Petitioner is undertaking significant improvements to the area which include, dedication of right-of-way, water and sewer extension and improvements, improving the adjacent roadways to city standards, improvement to stormwater management and water quality, attractively landscaping the frontage along Naper Blvd., building a public path as well as installing sidewalks on all perimeter roadways and dedicating land and funds for a new public park, which costs could not be incurred if this development were a single-family detached community as they have requested.

- *Mr. & Mrs. Stevens, who are licensed real estate brokers offered to find builders to build single-family homes on the property and “spear head this option”*

The land use they suggest is inconsistent with the City’s Plank Road Study and 2022 Comprehensive Plan which are the controlling documents.

Stated Concern #2: That the development’s modern architectural style does not blend with the existing “historical” aesthetics.

First, none of the homes in the area have been designated as “historic” nor are any of them in the historic district. Secondly, the homes proposed are of high quality and include masonry accents, covered entries, steep peaked roofs to add interest, bump out box bay windows, large windows, vertical and horizontal accents, architectural shingle roofs, fiber cement siding and extensive detailing. The proposed elevations are of a traditional nature and will complement the surrounding area. Of note, is that Mr. & Mrs. Stevens reside in the new Burlington Meadows Subdivision built by M/I Homes in 2016/2017. The homes in Burlington Woods were built around 2017 and consists of a quality architectural style which can be seen as consistent to what is being proposed by Petitioner. Of further note, Burlington Meadows Subdivision consists of about 35 homes and was the subject matter of neighborhood concern as well. It was ultimately approved and has been a great addition to the Naperville community. It has not caused the traffic, stormwater, school overcrowding or other concerns typically expressed during that entitlement process. Unlike the Subject Property, it is not adjacent to Naper Blvd., adjacent to Tuthill or only 700’ away from Ogden Avenue which made it more suitable for single-family detached purposes. The Burlington Meadows Subdivision was shown

as single-family residential in the 2010 Plank Road Study which is exactly how it was developed.

Stated Concern #3: That the local roads and utilities are not equipped to handle the increased demand that comes with a higher population density.

The vast majority of the roadway impact is associated with the existing commercial traffic and major arterial roadway networks, not the proposed residential development. A traffic study prepared by a well-respected traffic engineering firm has been submitted to the City for review evidencing the roadways have sufficient capacity. Additionally, the Petitioner will be improving adjacent roadways to City standards which is a major improvement over the existing condition. The Petitioner is also working with the City and DuDOT to evaluate the signal timing at Plank and Naper Blvd., to re-time said signal to improve the existing east/west traffic flows which would be another improvement over the existing condition. There is also I-88 less than 1 mile away, the 5th Avenue Train Station about 2 miles away, a Pace Bus Stop right on Ogden Avenue, and the I-88 employment corridor less than 1 mile away which makes this an ideal location for a new residential option. The City engineering department has reviewed all technical plans and concurs that sufficient utilities will be available as a result of the work Petitioner is doing to upgrade the roadway network, water and sewer and electrical capacity in the area.

Stated Concern #4: Concerns about 7-Brew & Costco Traffic

We are all concerned about the 7-Brew traffic. Absolutely, nobody anticipated the popularity of this new store. For the purposes of additional background, 7-Brew's use was a permitted use. The City granting the bypass lane variance opened up an additional lane for service which actually significantly reduces the traffic back up. Without the bypass lane variance, the backups would be worse as there would only be one lane available for ordering and pick up. With regard to the concerns about the Costco traffic, bringing Costco to the abandoned K-Mart was a major economic development achievement for the City and consistent with the zoning for the area and roadway network.

Lastly, it appears that the Petition Mr. & Mrs. Stevens circulated for neighbors to sign only included the suggestion that single-family homes should be built at this location and did not provide any other background such as the city's comprehensive plan designation for this property, misstated the rental amounts and suggested there would be congestion issues, safety and sustainability issues. To provide additional context and background, the Petitioner is creating a website where interested parties



have an opportunity to learn more about the project and obtain additional information. The website will be live by May 16th and can be found at: naperandplank.com

Sincerely,

Vincent M. Rosanova

Vincent M. Rosanova

cc. Bryan Farquhar – Lincoln Property Company

Enclosures:

- Ellie & Greg Stevens Letter #1
- Ellie & Greg Stevens Letter #2

Proposed Construction of 90 rental unit town homes
at the intersection of Plank and Tuthill and
on Burlington Ave and Tuthill

To Whom It May Concern:

The proposal for the development of a 90-unit townhome rental complex has sparked considerable debate and opposition among community members. While the project aims to address housing shortages and provide modern living spaces, many residents and local stakeholders have expressed concerns regarding its impact on the community's character, infrastructure, and environment.

One of the primary concerns voiced by opponents of the development is the potential alteration of the community's established character. Longtime residents fear that the influx of rental units might lead to a transient population, disrupting the tight-knit, stable nature of the neighborhood. The development's modern architectural style has also been criticized for not blending well with the existing historical aesthetics.

The community's infrastructure is another critical point of contention. Opponents argue that the local roads and utilities may not be equipped to handle the increased demand that comes with a higher population density. Traffic congestion, strain on water and sewage systems, and the need for expanded public services are among the infrastructure challenges cited by those opposed to the development.

These rental units will not benefit our community. This area has already been burdened with increased traffic from 7-Brew and Costco.

I think everyone knows about the traffic issues from 7-Brew since the police department has been out several times.

Naperville granted a variance to the 7-Brew site, not requiring a 3rd lane to bypass in the event of an emergency. The 3rd lane would not solve the traffic issue, which goes around the block at times. When this happens, you cannot go south on Naper-Wheaton Road without crossing over to the wrong side of the street. However, if this variance were not granted, they may have chosen a more desirable location to open their franchise.

The neighborhood would like single family homes in this location. This would develop the area and bring tax revenue to Naperville without making these roads a commercial traffic thoroughfare. The rental nature of rental units might not contribute significantly to long-term community investment and stability. Furthermore, there are concerns that rental prices could

rise, leading to affordability issues for existing residents. We were told at their open house that the rentals would be \$5-\$6,000.00/month

In a conversation with the developer, they expressed that building single family homes is not profitable enough for them. (Why is that our problem?)

They said that no one would buy this property to build single family homes in this location.

This is not true. Builders are available to build single family homes here. I would be happy to spear head this option.

They said, no one would buy homes in this location. Again, we do not believe this to be true.

A couple examples are the beautiful homes that back up to Naper Blvd on Larsen Ave. and 100% occupied. The other example is the Pulte Homes that are at the intersection of

Naper Blvd and 75th street. That location is 100% occupied with beautiful homes.

This location is much busier than the location in question, with 8 lanes of traffic.

Our zip code 60563 has more rentals than any other area in Naperville, DuPage County and Illinois. Approximately 20% more. This information provided by Realtors Property Resource.

We already have rental townhomes being built on Bauer and Mill Street.

Prosperita has 76 townhomes soon to be constructed on Diehl Road and Mill St.

The new project on Diehl & Freedom Dr. will offer more rental/sale units. This location makes sense.


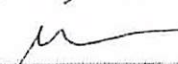
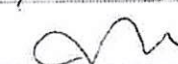
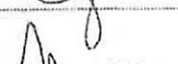
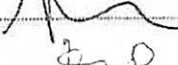
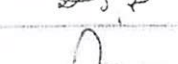
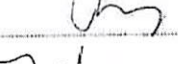
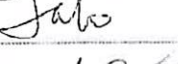
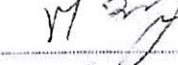

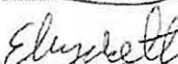
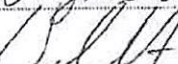
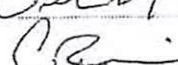

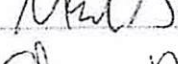
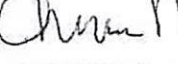
Our area would benefit from single family homes on the Plank property. It would be helpful to have some single- story homes for our aging population to stay near their families.

Single family homes would balance growth with the preservation of the community's values and well-being.

Sincerely,

Ellie & Greg Stevens

Purpose: This petition seeks to garner support for single family homes on Plank Rd and Tuthill RDS and along Burlington Ave in Naperville 60563. The new proposed building by an out of state developer for 90 rental townhomes with rent of \$5-6,000 does not serve the area as far as congestion and long term safety and sustainability.

#	Name (PRINTED)	Signature	Address	phone/email
1	George Brown		1220 BURLINGTON	630-674-9202 ✓
2	Gina Casapara - Brown		6200 Burlington	630-674-7647 ✓
3	Jessica McLaughlin		1240 Burlington	800-833-9674 ✓
4	Mike Auger		1240 Burlington	860-670-9153 ✓
5	Dino Dim		1121 S. HUNTER AVE	✓
6	Feroz Hussain		1111 Samstag Ct.	✓
7	Betsy Fato		1277 Marls	✓
8	Mohamed Zaher		1265 MARLS	✓
9	Francisco Espinosa		1261 Marls Ct	630-870-7722 ✓
10	Elizabeth Espinosa		1261 Marls Ct	630-308-6977 ✓
11	NICHOLAS A. BERS		1241 MARLS CT	630-390-5418 ✓
12	CATHERINE BURNALGH BERS		1241 MARLS CT	630-740-0031 ✓
13	Michael A. Kronholz		1115 Tuthill Rd	630-363-4111 ✓
14	Christine Miller		1115 Tuthill Rd	630-363-3510 ✓
15	Piyush M. Patel		1024 Frances Ct	630-369-8825 ✓
16	Andrew Serino		1116 Tuthill Ct	630-917-1800 ✓

Beaver, Adam

From: Ellie and Greg Stevens <[REDACTED]>
Sent: Friday, March 28, 2025 12:55 PM
To: Planning
Subject: Response to zoning proposal open house 60563
Attachments: 60563 rental data.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Adam, Blue Category

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 Zoning Commission,

I am sending this letter in opposition to what is proposed by Lincoln Properties to build 90 RENTAL Townhomes off Plank Road and Tuthill in the zip code 60563.

We do not need more rental properties in this zip code. As can be seen by my attached

Realtors report, this zip code has 46% rental units which is more than any other area by 20%. Please see attached, 2nd page.

It is my understanding that more rental units have been approved off Diehl Road, which makes more sense. This would not cause safety concerns of congestion like the Plank property.

After visiting the open house that Lincoln property held at the Naperville Library on Wednesday, March 26, 2025, we learned that these rental units would be \$5,000-\$6,000 a month.

We were also told this would be an over 55 active adult area. If this were true where are the amenities for these residents? Maybe the usual club house, golf, pool etc, etc.

We do not feel this is the transitional area that attorney's want to use to get something like this passed by the zoning board. Just because it could be built, should not mean that it is in the best interest of this Naperville area.

As you know this area is very congested due to the day care, Costco and 7-Brew.

7-Brew is an issue in itself, but I feel the reason for the success of 7-Brew is the 46% rental units.

With what is proposed and already approved, we will be over 50% rental in zip code 60563. Another issue that area residents feel is the fact that Lincoln Properties is a national company and builds across the United States. They come and build, make their money and leave. They do not need to live with the negative circumstances that such a product would bring to the area.

One neighbor's child goes to Beebe school and says that school is already overcrowded. The playground they propose is in an unsafe area next to Plank and too small.

The area residents would like to see single family homes, probably similar to Burlington Subdivision.

Would Naperville be opposed to buying the property and turning it into the Park District with tennis courts and a basketball court?

Thank you for reading our thoughts,

Ellie Stevens

[REDACTED]

Naperville, IL [REDACTED]

[REDACTED]



OSRX ENTERPRISES, LLC.

Land Developers & Real Estate Agents

Ellie Stevens

[REDACTED]

Greg Stevens

[REDACTED]