

April 20, 2021
Hybrid City Council Meeting
Comments and Position Statements

PUBLIC FORUM

COMMENTS

Vikas Chandola-Member of NEST

I would like to acknowledge the support and guidance provided by John Krummen to our NEST group as well as to the Naperville community sustainability efforts. I hope that incoming and existing council members continue their support to these efforts in the coming period as well.

Gregory Hubert

Expressing my thanks and appreciation to Councilwoman Brodhead, Councilman Coyne, and Councilman Krummen. Thank you also for your support of NEST and sustainability.

L1- Naper Commons

COMMENTS

Julian Szucko

Dear Council Members, I would like to register my objections to the development described as Naper Commons - PZC 20-1-086. The density of the proposed development is out of character with the surrounding area, conflicts with the adjacent Forest Preserve, and is incompatible with Naperville neighborhoods in general. As evidence of its unusually high density, please note that in the plans submitted to the Planning and Zoning Commission, Pulte requests permission to deviate from code in order to add eaves to their buildings so as "to maintain a higher level of architecturally pleasing characters." If the homes are so close together that Pulte needs to deviate from code to add such a common and important architectural feature, they're building them too close, and building too many. In the original plans there was an extension of 39th Street into the development. Though Pulte has agreed to remove this connection, the staff of Naperville Planning and Zoning have insisted that a stub for a possible future connection be included. Such a connection would prove to be a disaster for our residents, the Highway Department of Milton Township, and the larger community. Our streets, with no sidewalks, no street lights, and their narrow width, were never intended to be thoroughfares. In addition to being utilized by the residents of the new development, with the ubiquity of GPS, the route down Fairmeadow, Delles, and 39th would quickly become a shortcut between Naperville and Warrenville Roads. Traffic at the Warrenville/Naperville intersection was already a major bottleneck in pre-COVID days. If we project the addition of more vehicles from the now-vacant but eventually occupied office space in the area, we can predict that traffic will only become worse. The 39th street connection would prove a most tempting shortcut. Please do not

approve any plan with a 39th Street connection. Finally, the removal of the berm west of Delles, between our Fairmeadow subdivision and the new development seems like an unnecessary attempt to achieve more build-able land. For a development that is already very short on open space, this berm could serve as an additional green-space and noise barrier. Please do not approve this development as currently configured.

Kenneth Schmidt

We have reviewed the latest effort from Pulte Builders, and we are disappointed at their lack of listening to their potential neighbors, and for not following the advice given to Pulte by the Naperville Planning and Zoning Commissioners. Specifically, 1. The development is still substantially too dense. This proposed development is much denser than any other Pulte designed development anywhere in the Naperville area. 2. The open space "gathering park" doesn't meet the Commission's regulations and advisement. 3. Townhomes #168 and #169 are incredibly close (15 feet) to the Grants' and Hajeks' property lines. We believe this violates a 55-foot buffer regulation. 4. The very dense development will have a major impact on the surrounding wildlife, including nesting eagles, in the surrounding Forest preserve property. 5. Pulte's plan does not meet the seven standards of the PUD put in place by Naperville in February 2020 to protect this area. Please consider these objections, and others that have been raised by our neighbors, and by the City of Naperville. Thank you for listening, Kenneth and Robin Schmidt Fairmeadow Neighborhood

Steve MacInnis, 3 S 661 Delles Road

I am writing to reiterate my concerns over the Pulte subdivision.

I am especially concerned about the density of the project, concerned about the 39th street junction, concerned about the berm, concerned about traffic, concerned about the condos surrounding my neighbours at 39 th street and of course the total well being of the Naperville area in general. I see a MASSIVE project going up on the southern part of the tollway near the theater and the proposed MASSIVE project going up at route 59 and the tollway. I would again like to advise the council that I am against the proposed Pulte/Nokia development known as Naper Commons. I am a 30+ year resident of the Fairmeadow Subdivision. I enjoy the area tremendously for the quiet rural environment it has provided for me, my family, and my neighbours. Lately I have been advised that there are some breeding eagles contingent to the parcel of land being considered. I have seen one of the large eagles at the end of my street hoping it wouldn't fly away with my little dog. I don't know how long the eagles have been in the area but I thought I also saw one of them fly over the Danada Equestrian Center as well, although it could have been from a different pair of birds. It would be a tragedy to see them go, even if the development follows all the Federal guidelines regarding nesting eagles. Concerns considering the density of the project should be reviewed again. The revised Pulte plan appears on paper to make a concession to be less dense, but really the concession is minor in the whole scope of the project.... Sit back and look at the project as though you were living here and tell me that the plan isn't dense. Would you like this project in your backyard? All the residents in Fairmeadow purchased their homes because of the quiet location. Take a look at the two homes at the junction of 39th Street and Nokia property. Pulte is proposing building

townhomes/condos adjacent to their property and completely disrupting the quiet surroundings these people currently enjoy, not to mention the drainage problems..The 50' barrier between the development and Fairmeadow/ Delles does not seem to extend that far south. Again, would you want these buildings adjacent to your home? A major concern which never seems to be decided on is the 39th street extension into the development. Our neighbourhood cannot handle additional traffic. There was an overture that 39th Street would not be a thru street, but the plans are never clear and decisions are always vague both from the City and the builder. I understand that the decisions which the council reaches extend far beyond what a little subdivision like ours desires, that your decisions are also based on the best interests of the City of Naperville, I feel that it would be the wrong decision to approve this development and that a better use could be found for this piece of land.

I would encourage you to take 15 minutes and drive through our subdivision and then drive through the Nokia property (past the no trespassing signs if you can) and see what is going on. The plans do not tell the whole story. I would encourage you to vote "no" on the project, please

Deborah Venezia

Dear Mayor Chirico and members of Naperville City Council: I am writing to express my strong opposition to Pulte Home Company's proposed Naper Commons (PZC #20-1-086). The plans for the development were revised many times, and while I had hoped that the last revision would show a substantial reduction in the scope of the project, that was not the case. Instead, the current documents reflect the removal of just 12 homes, a minor reduction of only 5%. This concession does little to alleviate concerns surrounding the high-density development and appears to be a feeble attempt to appease those who oppose this project. The amended plans have not lessened the overall negative impact of a subdivision of this size. Should this project be approved, we will still be facing a high-density housing development that will compound traffic problems, destroy local wildlife habitat, kill countless mature trees, cause stormwater issues, and drive down the property values in the existing neighborhoods. I also question the value of the "urban" aesthetic which is relentlessly touted as a selling point. According to recent research from the National Association of Landscape Professionals, "a nice-sized lawn is the No. 1 priority among millennials, even beating out an updated kitchen. A whopping 82% of millennials report that having a lawn is the most important feature when renting or buying a home." Findings also indicated that millennials would rather purchase a fixer-upper with a good-sized yard than a brand-new home in a tight-knit housing development. One couple explained, "We wanted room for a garden. . . (and) also a place where everyone can stretch out and enjoy each other, and where our kids can learn the value of hard work—we don't want them inside playing computer games." (<https://www.realtor.com/news/trends/home-feature-millennials-love-most>) From where I stand, Pulte uses the term "urban" as a euphemism for maximizing the available space and does so with blatant disregard to the impact it will make on the forest preserve and surrounding communities. I would also like to address Outlot H where Pulte is planning to build 30 townhouses. This property, adjacent to Danada Woods, has been met with opposition from current townhome residents and is another example of high-density housing. Although Pulte claims it has replicated the layout and

spacing of Danada Woods, a quick assessment of the property shows otherwise. The buildable space of Outlot H measures 175' x 975' (a total of 170,625 sq. ft.) and will house 30 units. The mirroring Danada Woods property measures 229' x 975' (a total of 223,275 sq. ft.) where 18 units stand. If what Pulte was saying is true, Outlot H should accommodate 14 townhouses, not 30, a number that more than doubles the number of acceptable units. As Naperville citizens, taxpayers, community members, neighbors, friends, and the over 8,500 people who signed the change.org petition against the proposed development, we ask you to please consider our voices when placing your vote on the ordinances relating to Pulte Home Company's Naper Commons. Thank you for your continued service and support of our community. Sincerely, Deborah Venezia
1332 Danada Court | Naperville, IL 60563 630.247.9599 | belladeva@aol.com

POSITION

Melody Fliss – OPPOSE

Hardik Patel-OPPOSE

Joanne Szucko-OPPOSE

Rebecca Rogers-OPPOSE

Deborah Venezia-OPPOSE