

November 16th, 2021
City Council Meeting
Comments & Position Statements

I15 – Pass ordinance temporarily extending expanded outdoor dining on public and private property to May 1, 2022

POSITION

Debby Riley – OPPOSE

Dawn Butusov – OPPOSE

Heather Grier – OPPOSE

Mavolio Grier – OPPOSE

L1 – Pass ordinance approving conditional use for religious facility at 3540 248th Ave (ICN)

POSITION

Marilyn L Schweitzer – SUPPORT

Kader Sakkaria – SUPPORT

Melissa Wichhart – OPPOSE

Allison Longenbaugh - SUPPORT

Vasudevan Sivalingam (Ashwood Pointe Community) – OPPOSE

Kara Pelecky – SUPPORT

Allison Cook Thompson- SUPPORT

Bharath Ananthula – OPPOSE

Meera Seeryada – OPPOSE

Lokesh Krishnamoorthy – OPPOSE

Shelley Birdsong – SUPPORT

COMMENT ONLY

Galyna Krylova – I disagree with PZC decision to approve the ICN project on 248th Ave with 12 conditions. I am confident that the scale of this development is inappropriate for the location. Although I strongly support the right of the Islamic religious community of Naperville to have their place of worship, I oppose the approval of multipurpose facilities of regional scale in the residential areas. In the recommendation to approve this project PZC allows to build both phase I (a Mosque) and phase II (a private elementary school) before the expansion of 248th ave. Phases III-V are supposed to be completed after the street expansion. The parcel of land is too small to accommodate all five phases and if all five are built I am certain there will be issues with insufficient parking, congested traffic, road safety, noise pollution for the residents in the close vicinity. In my opinion, building a Mosque and a preschool (not a private elementary school as currently planned) would be just enough for that specific parcel of land owned by ICN. That way it will really serve only local Naperville Islamic community and will be appropriate for its location in the heart of residential area. Since members of ICN did not come up with significant changes to the massive five phase project during many PZC hearings, I think there should be a condition mandating that ICN develops only "phase I" and then conducts the study of the impact of the mosque alone on the neighboring community which would include traffic, parking, public safety, private property values, among other things. Development of every subsequent phase of this project should be conditional on the favorable outlook of submitted study for the previous phase. That way the project can be curbed when it becomes too large for the available space. I hope that elected city council officials will take a measured and wise approach allowing to build only "phase I" and making "phase II" conditional on 1. Completed expansion of 248 Ave; 2. Favorable (or at least neutral) impact of this facility on the adjacent residential communities.

Michelle Hiller – I OPPOSE the proposed large development on 248th avenue. This is just another development which will negatively affect home values. You have approved numerous apartment buildings in the area and now want to add a 1000 car parking lot with a mosque, school, and another building? There is no infrastructure to support this so it will result in more disruption of our neighborhood. We bought our home as an investment in this safe family centered community and your planning decisions are slowly ruining what was once a great neighborhood. Our quiet streets will be used as cut throughs and traffic will be out of control. Please oppose the entire development and limit the size to a more reasonable one. Thank you.

Vijay Ram - I live on Birch Lane in the Ashwood Pointe Neighborhood and I would like to OPPOSE the development (as currently proposed) at 3540 248th Avenue. My major concern is the size and scale of the project which I believe will impact the surrounding residential properties. my feedback on the various phases in the proposed project: YES TO: Mosque (with reduced capacity until 248th Ave widening), Preschool NO TO: Elementary School, Gym, Banquet/Party Hall, Phase V expansion. Following are the main Concerns that I have with this development (as proposed) due to which I am OPPOSING the petition: 1) Impact to Traffic on 248th, 103rd street, Honey Locust: Traffic to the development can exceed more than 600 vehicles during peak periods or when multiple facilities are operated at the same time. Stop signs are used for the traffic from the proposed site to exit and merge with the existing traffic on 248th street. This can cause significant delays to existing traffic on 248th even when proper traffic

management is used to regulate traffic. In addition, there is an existing public bike trail just north of the property which can slow down the traffic further during weekends and during summer. This will result in an overall Poor Level Of Service (E or F) on 248th Avenue and its intersections. 2) Wolf's Crossing Effect: An increase in eastbound bike and pedestrian traffic crossing 248th was observed by Birch Lane residents after the Wolf's Crossing park was opened during last week of October 2020. Higher traffic on Tall Grass greenway bike trail, is going to introduce more stops for vehicles on 248th Ave. I think another detailed traffic study on bike trail traffic and its impact to 248th Ave may need to be done especially after normalized traffic on 248th Ave (no more COVID effect). 3) Traffic overflow Congestion on 248th Ave can cause vehicular traffic to overflow on to surrounding residential streets such as Birch Lane, Lapp Lane, Landsdown Ave. This can be detrimental to the safety of the kids/neighbors living in the surrounding areas. 4) Ashwood Pointe's Honey Locust Entrance: Out of the two entrances to the site, the South entrance is a full entrance while the North Entrance is Right-In and Right-Out Only. All visitor traffic coming in from the Site's North will have to use the Left turn lane on 248th street to take the South entrance into the Site. This will cause delays for residents existing Honey Locust for left-turn movements to take 248th North. During the morning and evening peak hours, the outbound left-turn movements are projected to operate at LOS F assuming the Year 2040 projected traffic volumes. 5) Stops & Traffic Signal on 248th. As per the Traffic Signal Warrant Analysis, Intersection between Honey Locust and 248th Ave showed Warrant #3 for few hours during the day. While the study had concluded that a light is not required now, it is very much possible that in a few years from now, the new conditions could warrant another stoplight on 248th avenue at the Honey Locust intersection. Within a span of 1 mile from 103rd street to 95th street, 248th avenue already has a total 4 stops (including the bike trail stop). Adding another traffic signal and additional stops is only going to cause more delays for regular users of 248th motor traffic 6) Parking overflow: It is mentioned that the Vehicle Occupancy Rate for the visitors would be close to 1 during week-days. With a capacity for 456 visitors in Phase 1 and with only 348 Parking spaces and with one visitor per Vehicle, there are concerns that parking could overflow into neighboring residential streets such as Honey Locust/Birch Lane on weekdays. On weekends especially during peak periods, the development which could be the largest center within the southwest suburbs could attract visitors far more than the planned capacity. Even though phase 1 is planned for a maximum of 500 visitors and parking will be provided for up to 400 vehicles. There are concerns that weekend traffic can overflow into residential streets. How is ICN planning to restrict and maintain the maximum visitor capacity within the design limits? 7) Bicycle/Tall Grass Greenway Trail: North access drive is just 175 feet from bike path and future plans to make North access drive a full access requires bike trail crossing to be relocated north closer to the Electric Utility Pole. Providing full access to North access drive may impact the safety of children and everyone else who regularly use the Bike Trail 8) Light Pollution: For a structure that is going to have 700 parking spots, there is going to be lot of light generated which is going to completely change the nightly atmosphere around this area. Hours of Operation for the Banquet Hall/ Gym is going to impact the nightly atmosphere for Birch/Mistflower Lane residents. 9) School Bus: It is mentioned that high number of visitors are expected on weekdays between 2PM to 3PM. There may be over 1000 cars (500 in-bound and 500 outbound) accessing the site during this period which happens to the same time when Middle/ High school students return from schools such as Scullen and Waubonsie. This can turn out to be a concerns for kids and Parents in the residential neighborhood. 10) Property value of existing development: All the above factors combined together can lead to a negative impact on the residential properties that are in close proximity to the development site. This can further cascade to adjacent homes resulting in a lower

home value for the entire South Western part of Naperville and can also result in reduced property tax income for the County/City of Naperville. It will be great if the capacity of the mosque can be reduced for phase 1, until 248th Ave modernization can be completed. I do not think Phases 3-5 are a good fit at this site which is surrounded by residential properties in all directions. Thank you for your time in going through all of the concerns and comments from the Residents and I hope a right decision will be made which would not impact the current quality and safety of life in this residential neighborhood.

Indra Balakrishnan – Oppose the project as currently proposed. Support Phase 1/ Mosque, preferably with a lower capacity until 248th Ave can be widened. Oppose Phase 2-5 (School, Gym, Banquet Hall, expansion)

Vishnu Subramaniyam – Phase 1: Support. Preferably at a lower capacity until 248th Ave is widened. Phase 2-5: Oppose Concerns: 1) Impact to Traffic on 248th, 103rd street, Honey Locust until 248th Ave is widened. Detailed study has been done by residents. 2) Wolf's Crossing Park Effect on Bike Trail. Effect of higher bike traffic on number of stops for 248th Motor traffic. Safety of pedestrians crossing the trail. 3) Emergency Services - For Ashwood, Carillon communities, 248th Ave is the quickest route to the closest emergency center in Plainfield. There could be delays when the 248th Ave (2-lane road) is congested. 4) High number of Stops & Traffic Signal on 248th: Site adds additional stops for through traffic on 248th and may also introduce another traffic light in the future on the Honey Locust/248th intersection. 5) Congestion/delays for residents to exit to 248 North from Ashwood Pointe's Honey Locust Entrance, Penn Cross's Lapp Lane, Tall Grass's Landsdown Ave. 6) Concerns on Parking overflow to nearby residential streets such as Honey Locust ---- on weekdays due to low vehicle occupancy rate, on Weekends during peak periods. 7) Traffic overflow - concerns that traffic could overflow into residential streets when 248th ave is congested. 8) Light Pollution: Nearly 750 parking spots on the site. Night atmosphere for residents along Birch will not be the same as before (especially second floor). Hours of Operation for Gym/ Party hall not clear. 9) School Bus: Overlap between peak hours of site usage and School bus timings 10) Tall Grass greenway Trail: Site has two exits both on 248th and are 350ft apart. Proposal to convert North exit into full access may require the trail crossing to be relocated North closer to the electric utility pole. 11) Property value: All of the above factors together may lead to lower property value for Birch/honey locust homes and then the effect may cascade to adjacent streets/areas.

Tim Messer - Mayor and City Council: I'm a 21-year Naperville resident, and I have lived in the eastern downtown area just outside of the Historic District for the last 13 years. My comments are my own and not those of any board or group of which I am a member. A large religious campus is a big part of my neighborhood. Saints Peter and Paul is a church, two school buildings, a rectory, and a parish ministry center with offices and large meeting spaces. According to City zoning records, these facilities operate under a conditional use. If Saints Peter and Paul were built today, I am certain most of the buildings would require variances. The newer facilities were constructed in the 1990s and were not without controversy. There are also three other churches immediately west of this campus. Everyone co-exists very nicely, with far less off-street parking than is proposed here. I was a member of the Planning and

Zoning Commission at the time of the Islamic Center of Naperville's annexation petition in 2011. I voted in favor of the rezoning at that time, with the full expectation that ICN would come back in the future to seek a conditional use to build a facility. I stand by that vote. The site is designated for a community facility in the comprehensive land use plan. Many of the opponents have said they welcome this facility, just not at this site. To me, this sounds like a different way of saying "not in my backyard." Some of the public comment throughout the hearing process has reflected an impression that religious facilities are not allowed at all under R1 zoning, and that R1 restricts use only to residential. That's not the case. The petitioner is seeking a conditional use for a religious facility within R1 zoning, which they are allowed to seek under City code. The need to seek approval for a conditional use is a significant part of why the public process was held in the first place. It is perfectly reasonable to site religious facilities and their related uses in or near residential neighborhoods. I support ICN's development petition, and I urge you to approve it with the conditions recommended by Planning staff. Thanks for your consideration of this matter. Tim Messer

Joseph Abegg - Dear City Council, As a concerned neighbor of Tallgrass, I respectfully ask to reconsider the development timeline based on traffic as well as a review and public participation in phase 3 and 4 not because I am anti-growth but am concerned about the size of the project and the impact it will have to the traffic and safety of the children using the bike path and other areas around the development. The neighborhood in which the development is proposed does not support a structure and parking complex of its size at this time. The proposed development is large scale and would be the largest commercial property in the neighborhood. Furthermore, there are few 2-story properties along 248th Avenue that are full commercial use on all floors as proposed for the property in question unlike virtually all such 2-story properties are located along 59 which can handle traffic and commercial development. More time is needed to review the insufficient road infrastructure. Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the 248th Ave project is permitted. The surrounding streets and intersections are narrow and do not allow for turn lanes, notably limiting traffic flow. The residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already congested area, which will lead to more accidents, injuries, and fatalities. There is a lack of genuine neighborhood engagement with the developers which is why I would request responsible development in phase 3 and 4. While the property owner and developer claim to have held meetings at which they gathered feedback from the community, these meetings were to inform the neighborhood of the plans, not to engage in dialogue or consider neighbors' concerns. For the foregoing reasons, I urge you to vote for providing more traffic safety, more public participation into phase 3 and 4 and a reasonable timeline.