

NOVEMBER 21, 2023 CITY COUNCIL MEETING
SPEAKER SIGN-UP, POSITION STATEMENTS & WRITTEN COMMENTS

PUBLIC FORUM

1. Sabiha Habeeb (Naperville)

L1-5. Annexation and related ordinances for Mill and Bauer Townhomes – 27W280 Bauer Rd – PZC 23-1-006

PRESENTING

1. Caitlin Csuk (Naperville) Mill and Bauer, LLC – Petitioner

SPEAKERS

1. Mark Hinterlong (Naperville)
2. Patrice Drendel (Naperville) Knights Subdivision
3. David Doubek (Naperville)

POSITION STATEMENT

OPPOSE

1. David Doubek (Naperville)
2. Sandra Doubek (Naperville)
3. Geraldine Doubek (Naperville)
4. Victoria Doubek (Naperville)
5. Rachael Doubek (Naperville)
6. Sandy Doubek (Naperville)
7. Scott Stoller (Naperville)
8. Robin Levine Stoller (Naperville)
9. Jeri Stoller (Naperville)
10. Joseph Sharpe (Naperville)
11. Nina Gibson (Naperville)
12. James Adams (Naperville)
13. Joan Carpenter (Naperville)
14. Hannah (Naperville)
15. Walt & Nancy Malinowski (Naperville)

WRITTEN COMMENT ONLY

1. Peggy McGillen (Naperville) - I vehemently oppose this development due to the strain on traffic patterns/safety that would result in our neighborhood (Cress creek Townhomes) which's adjacent to this proposed development.
2. Jim McGillen (Naperville) - Strenuously opposed to this construction project. Traffic nightmare!
3. Neal Nowicki (Naperville) - I am struggling to understand how this project makes any sense for our community. It's a terrible location for a project of 10 townhomes. The lot size is only 0.89 acres! The project is clearly out of character with the surrounding neighborhood and it sets a dangerous precedent for future developments in our neighborhood. I believe that building 10 townhomes on the corner of Mill and Bauer will

- negatively impact both pedestrian and traffic safety. I respectfully request that the Council not approve the project. There has to be a development idea better than this.
4. Michael and Jody Czinsky (Naperville) - We have lived on the southwest corner of Mill and Bauer for seven years now and have experienced, and lived with, the extraordinary amount of traffic, noise and speeding which takes place everyday. We've previously asked for additional police surveillance of the area from Diehl Rd. to Ogden, due to the amount of speeding and noise, particularly from the muscle cars and crotch rocket motorcycles which frequent the area. Especially after dark, on one of Naperville's already overcrowded primary roads heading off of I-88 into the downtown area. And more so when Nike Park is going full throttle. Which is a lot. To add further, and dangerous (due to in and out from the townhomes), traffic to this area is just adding more fuel to the already overloaded traffic fire that is in evidence everyday. Bad, bad idea. Please consider the overall safety issues before you make a final decision to approve this building project. Thank you.
 5. Marcia and Gene Doerr (Naperville) We strongly oppose the townhouse development and transitional rezoning at Mill & Bauer. We have enough multi family dwellings in a small area.
 6. Edward Sandrick (Naperville) We adamantly am opposed to the building of the proposed townhome development at the corner of Mill and Bauer. This corner is already a busy intersection, with Mill Street school just a 1/4 mile away. Bauer and Mill are both busy streets, and adding an access driveway from either Mill or Bauer would cause disruption to traffic flow and likely contribute to unsafe conditions.
 7. Robert J Restivo (Naperville) I object to the proposed development. The proposal calls for a dense residential cluster on a site the size of a postage stamp. This would be both unsightly and entirely out of character for our neighborhood. Furthermore, parking within the proposed complex would be inadequate for residents of three bedroom units, and vehicle parking will spill over into neighboring streets changing the character of the neighborhood. Ordinary access of city, emergency, maintenance and business vehicles would be difficult, and parking for these vehicles would again be inadequate. The proposed buildings would be unsightly because they would appear to crowd both Mill and Bauer Street, again shifting the character of the neighborhood from suburban to urban. This is especially so given the dogleg formed by Mill Street at Bauer. Finally, I would remind the Council that R1A zoning has permitted multi-family construction at the Adler Point Subdivision just east of the proposed townhome development. It demonstrates that a multi-family development can profitably be produced on the proposed site without being unsightly or damaging the character of the community. Thank you for considering my comments.
 8. Dave Doubek (Naperville) - MAYOR AND CITY COUNCIL THANK YOU FOR THIS OPPORTUNITY TO BE HEARD. I AM OPPOSED TO THE DEVELOPMENT OF MILL AND BAUER IN THIS WAY. THE COMMUNITY DOES NOT NEED HIGH DENSITY LIVING IN THIS AREA. THE IMPACT THIS WOULD HAVE ON TRAFFIC WOULD ENDANGER THE OTHER RESIDENTS. THERE ARE NO PROVISIONS FOR UPS, AMAZON, OR OTHER LARGE DELIVERY VEHICLES ON A MAJOR INTERSECTION. I PERSONALLY SEE THE FIRE DEPARTMENT AND AMBULANCE GO DOWN BAUER 5-10 TIMES DAILY USING THIS INTERSECTION, WHAT WILL HAPPEN WHEN TRAFFIC IS BACKED UP DUE TO A DELIVERY BLOCKING THE ONLY THRU LANE? WHERE WILL GUESTS PARK? 3 SPOTS FOR 10 HOMES IS NOT ADEQUATE. IF YOU POLLED AMONGST YOURSELVES ON THE COUNCIL AND HAD A PARTY. HOW MANY GUESTS WOULD YOU HAVE AND WHERE WOULD THEY PARK? THE ZONING BOARD JUST BARELY PAST THIS. THE TIMING OF THIS WAS BROUGHT BEFORE THE COUNCIL JUST BEFORE A HOLIDAY IS ALSO

SUSPICIOUS. IT IS QUESTIONABLE IF THE WATER AND SNOW RUN OFF CAN BE ABSORBED BY PUTTING SUCH A LARGE FOOTPRINT ON THIS TRACT OF LAND. THIS DOES NOT FIT WITH ANY OTHER USE OF THE SURROUNDING AREA OR COMMUNITY. WHERE WILL ALL THE CONSTRUCTION EQUIPMENT PARK AS THERE IS NO PARKING IN THIS AREA FOR LOADING OR UNLOADING. IF YOU HAVE BEEN BY THE ALDI OFF ODGEN AND NAPERVILLE WHEATON RD THIS IS SOME OF THE SAME PROBLEMS THAT WILL BE FACING AT A BUSIER ROAD. THIS IS NOT WHAT NAPERVILLE NEEDS. THANKS FOR YOUR TIME. DAVID DOUBEK

9. Larry, Nicholas, Amanda and Ryan Drendel (Naperville) Site is in a school zone used by 4 schools. Bauer only has one sidewalk, same side as site, already 25 townhomes kiddie corner of site. Transitional rezoning would give all the control and power to one sole developer instead of the majority of tax paying residents who oppose transitional rezoning. Please vote no.