

September 4, 2006

Naperville City Council
400 S. Eagle Street
Naperville, IL 60540

Reference: Case #1564 - Petition To Change the Zoning Of the Property at
1000 Plainfield/Naperville Road
From R1A - Single Family Houses to R3A - Multifamily Houses

Gentlemen and Ladies:

The homeowners and residents in the surrounding areas to the referenced address have expressed their opinion concerning the requested change in zoning as follows:

1,061	95% DO NOT APPROVE	of the proposed change in the zoning.
31	3% DO	APPROVE of the proposed change in the zoning.
<u>24</u>	<u>2% Have no preference</u>	<u>on the proposed change in the zoning.</u>
1,116	Total Expressions of Opinion	

These signatures represents 699 individual homes in the surrounding neighborhoods, generally within a mile radius of the of the subject property.

The attached map highlights the area bordered by Washington Street, 75th Street, Rickert Drive, Oswego Road, and Aurora Avenue. The total area is about 1,660 acres in size, removing the area for schools, cemetery, hospital and parks results in 1,420 acres of residences, 96.4% of which are single family residences.

This area has been built out over many decades with the most recent sections being at least 10-15 year old. The 6 acre (0.4% of the residential area) Subject Property has been zoned for single family houses since the 1970's and is so designated in the Master Plan.

Prior to the purchase the Petitioner was well aware that the 6 acre property contained wet lands which could not be developed and that the property was zoned for single family houses. Never the less the Petitioner proceeded to purchase the property and has only considered obtaining a change in the zoning and developing the property with townhouses.

The Hobson West Community Association (Homeowners Association) authorized distributing a form which provided all the homeowners of Hobson West and the surrounding neighborhoods to express their opinion concerning this proposed change. It was considered important that the homeowners be given an opportunity to express their opinion in **support** of, in **opposition** to, or having **no preference** about the proposed change in the zoning. Please refer to the attached sample of the form.

The forms were manually distributed door-to-door by various volunteers to the homes in the surrounding areas (see attached map):

- ▶ Hobson West - North, East, and Southeast of the referenced property.

- ▶ Green Acres - North of the referenced property and Hobson West.
- ▶ Buttonwood - Northwest of the referenced property.
- ▶ The Fields (Townhouses) - West of the referenced property.
- ▶ The Fields (Single Family) - West of the referenced property.
- ▶ The Highlands - East of Hobson West.

The volunteers collected a number of the forms and signatures while distributing the forms, the balance were left at the residence and were mailed back, faxed, or hand delivered.

RESULTS

Hobson West

The returned forms represented **349 homes**, **86%** of the homes, an overwhelming majority of the 408 homes in the subdivision. Considering the number of houses which are vacant, for sale or being remodeled this is far beyond a representative sample.

Each form provided for two persons to express an opinion resulting in the following:

546* **94% DO NOT APPROVE** of the proposed change in the zoning.
 20* 3% DO APPROVE of the proposed change in the zoning.
16 3% Have no preference regarding the proposed change in zoning.
 582 Total Expressions of Opinion

* These data are very slightly different from the results previous reported because one couple changed their vote from NO to YES.

Green Acres

The returned forms represented **57 homes** (about 2/3 of the homes) with a total of **91 signatures**. The breakdown is as follows:

90 99% DO NOT APPROVE of the proposed change in the zoning.
 1 1% DO APPROVE of the proposed change in the zoning.
0 0% Have no preference regarding the proposed change in zoning.
 91 Total Expressions of Opinion

The Fields - Townhouses

The returned forms from the townhouses represented **100 townhouses**, **89%** of the townhouses, with a total of **129 signatures**. The breakdown is as follows:

117 91% DO NOT APPROVE of the proposed change in the zoning.
 8 6% DO APPROVE of the proposed change in the zoning.
4 3% Have no preference regarding the proposed change in zoning.

129 Total Expressions of Opinion

The Fields - Single Family

The returned forms from the townhouses represented **73 houses, 77%** of the houses, with a total of **114 signatures**. The breakdown is as follows:

108 95% DO NOT APPROVE of the proposed change in the zoning.
2 2% DO APPROVE of the proposed change in the zoning.
4 3% Have no preference regarding the proposed change in zoning.
114 Total Expressions of Opinion

Buttonwood

The returned forms represented **37 homes** with a total of **72 signatures**. The breakdown is as follows:

72 100% DO NOT APPROVE of the proposed change in the zoning.
0 0% DO APPROVE of the proposed change in the zoning.
0 0% Have no preference regarding the proposed change in zoning.
72 Total Expressions of Opinion

Highlands

The returned forms represented **55 homes** with a total of **87 signatures**. The breakdown is as follows:

87 100% DO NOT APPROVE of the proposed change in the zoning.
0 0% DO APPROVE of the proposed change in the zoning.
0 0% Have no preference regarding the proposed change in zoning.
87 Total Expressions of Opinion

Other

The returned forms represented **28 homes** with a total of **41 signatures**. The breakdown is as follows:

41 100% DO NOT APPROVE of the proposed change in the zoning.
0 0% DO APPROVE of the proposed change in the zoning.
0 0% Have no preference regarding the proposed change in zoning.
41 Total Expressions of Opinion

Plainfield/Naperville Road

The section of Plainfield/Naperville Road that the referenced property is located on is a little over 1 mile in length and dead ends at West Street at the south end and at Oswego Road at the north end.

The responses of the homes on this road have been included in the various subdivision statistics reported above. However, extracting responses for homes located on the road revealed that they represented **49 homes** of the 54 homes on the road or **91%** of the homes on the road, with a total of **77 signatures**. **100%** of the signatures **DO NOT APPROVE** of the proposed change.

The only conclusion that can be drawn from these statistics is that the people in the surrounding areas overwhelmingly do not want the zoning for the Subject Property to be changed so that townhouses can be built.

Based on the comments of these people it would appear that the people would prefer that the property be converted into park land. However, if development is to occur it should be in accordance with the current zoning which is for single family houses.

If you have any questions please do not hesitate to contact me at 630/961-9265 or by email at doug_dallmer@netzero.net.

Very truly yours,

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