

## Iwicki, Brad

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**From:** Lacey Schnell [REDACTED]  
**Sent:** Sunday, March 30, 2025 8:51 PM  
**To:** Planning  
**Subject:** Questions regarding case # DEV-0026-2025

**Follow Up Flag:** Follow up  
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**Categories:** Blue Category, Therese

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Hello Naperville PZC,

I received a notice of public hearing for case #DEV-0026-2025. As a resident of Cress Creek on Royal Blackheath Court, the street that backs up to this property, I have several questions. The letter states that I can find additional details regarding the petition on the Naperville website, however, I have not been able to locate anything. Could you please point me to the direct location of this petition?

I would also appreciate any guidance on where to find information on what a B3 zoned lot is and what restrictions the property falls under.

I have initial concerns simply under my own assumptions that they want to pave the lot all the way up to the property line of the first Cress Creek home and then push back behind their building toward the Royal Blackheath Court homes as well. This Uhaul property owner has already cleared out most of the vegetation behind the property which semi-blocked our view of their trucks and property. There is a drainage ditch at the back of the property toward the Cress Creek homes and Marathon is elevated above. We can now easily see their trucks from our court (without expanding to more truck parking with this petition).

My immediate concerns (without more knowledge of the petition):

1. Why is this commercial property not required to have a **privacy fence** bordering residential properties like other similar properties along Ogden and other high traffic/commercial areas? This is ruining our Cress Creek property values.

2. The **rain water runoff** from additional pavement is going to overtax that drainage ditch storm sewer between that property and Cress Creek homes which already floods in heavy rains. I would very much like to see the results of a storm water survey. If one has not been done, I would find this quite irresponsible considering the long history of flooding in the Cress Creek neighborhood.

3. Removing vegetation from their property is only increasing the rainwater runoff problem and decreasing property values with this unsightly property. Naperville upholds higher standards than this. They should be required to plant more shrubs and trees with a full **landscaping plan**.

4. **Light pollution** from this property is already an incredible nuisance. This Uhaul property owner has already increased lighting with massive flood lights on the backside of the building that point directly into our Cress Creek home windows forcing our families to pull our curtains closed at night just to not be blinded in our own homes. With no privacy fencing or trees/shrubs to diffuse the light, and wanting to expand parking even more toward our property lines, this has me greatly concerned that they will only increase their lighting for security of their additional trucks. They absolutely **MUST** be required to only have down-lighting and fix their current lighting.

I look forward to seeing the specifics of the petition and working further with the commission to address my concerns.

Sincerely,

Lacey Schnell

[REDACTED]

[REDACTED]

Iwicki, Brad

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**From:** Diana [REDACTED]  
**Sent:** Wednesday, April 9, 2025 12:35 PM  
**To:** Planning  
**Subject:** Marathon trucks

**Follow Up Flag:** Follow up  
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Hi,  
See my other email. Thanks!  
Often many more trucks so people can't use this entrance safely.





Diana McClaurin  
I-phone. 🧑🏻🌸



Iwicki, Brad

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**From:** Diana and Rory McClaurin [REDACTED]  
**Sent:** Thursday, April 10, 2025 11:14 PM  
**To:** Iwicki, Brad  
**Cc:** Laura Bougadis; Kimberly CCHA Petrasek; Lance neighbor Croxall; Cate-CCHA Treasurer Rixie; [REDACTED]  
**Subject:** MARATHON: DEV-0026-2025 - 991 W Ogden Ave.

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WE had our Cress Creek HOA meeting tonight. I think at least one of us plans to speak next week. I believe we need to sign up on the website (??) A few follow-ups...

- 1) what estimated time will this topic come up at the meeting? I believe these types of things are near the end of the regular business?
- 2) The neighbors behind Marathon are really missing the shrubbery/etc. They said the 6' fence they plan is in a drainage ditch more than a few feet **lower** than the paved lot so will not properly screen the trucks and other equipment they can now see with the plants removed.
- 3) Still big concern that trucks will continue to be parked on the west side of building where there are at least 6 slots on diagram (2+4). Several us have witnessed traffic being blocked on repeated occasions as cars can't see around the trucks so they can't look for oncoming traffic moving to/from the gas pumps. At a minimum those middle parking space need to NOT have trucks and trucks should be limited to along the back of building preferably. We also know U-Haul drivers are NOT trained in parking/navigating (as they are regular car drivers) and this puts an increased concern for safety near an area where there are bus stops and a huge number of pedestrians using that sidewalk around Marathon to get to the local grocery.
- 4) We remain concerned that this business of managing trucks for amateur truck drivers puts drivers and pedestrians in the area at risk when done in the volumes Marathon has been doing the last 6 months or so. In prior years the trucks were limited to 2 or 3 for college students but has increased dramatically so that not only is visibility for safety an issue but the frequent movement of trucks in this already congested area increases the safety concerns significantly.

Thanks again for your responses! I appreciate your time so much :)

**Diana McClaurin** 

*Live simply, love generously, care deeply, speak kindly.*

On Thursday, April 10, 2025 at 03:21:31 PM CDT, Diana [REDACTED] wrote:

Iwicki, Brad

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**From:** Diana and Rory McClaurin [REDACTED]  
**Sent:** Friday, April 11, 2025 10:54 AM  
**To:** Planning  
**Cc:** Cate-CCHA Treasurer Rixie; Laura Bougadis; Kimberly CCHA Petrasek; Lance neighbor Croxall; Lacey Schnell  
**Subject:** Planning Commission meeting 4/16/25

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DEV-0026-2025 - 991 W Ogden Ave.- Marathon

Thanks kindly for reviewing our concerns from the Cress Creek HOA. We wanted to share a few photos. These were taken Tuesday this week. But this has been a frequent occurrence. Thank you again.





We remained concerned that trucks will continue to be parked on the west side of building where there are at least 6 slots on the grading and drainage plan diagram (2+4). Several of us have witnessed traffic being blocked on Royal St. George on repeated occasions as cars try to enter the lot. In addition, cars can't see around the trucks so they can't look for oncoming traffic moving to/from the gas pumps.

We request those middle spaces in particular (just to right of tall bushy trees in center of photo) NOT have trucks and trucks and the truck parking should be limited to along the back of building in their new parking. We also know U-Haul drivers are NOT trained truck drivers in parking/navigating (as they are regular car drivers) and this puts an increased concern for safety near an area where there are bus stops and a large number of pedestrians using that sidewalk around Marathon to get to the local grocery.

Having a fleet of trucks with amateur drivers puts other drivers and pedestrians in the area at risk when done in the volumes Marathon has been doing the last 6 months or so. In prior years the trucks were limited to 2 or 3 for college students but has increased dramatically so that not only is visibility for safety an issue but the frequent movement of trucks in this already congested area increases the safety concerns significantly.

We truly get a lot of pedestrian traffic on that sidewalk as people walk to Fresh Thyme and residents in the large apartments (THE VIEWS) across the street enjoy coming to walk in our neighborhood as well.

A last concern I referenced in an email: The neighbors behind Marathon are really missing the shrubbery/etc. They said the 6' fence they plan is in a drainage ditch more than a few feet **lower** than the paved lot so will not properly screen the trucks and other equipment they can now see with the plants removed.

Thanks kindly,

**Diana McClaurin** 

**President, Cress Creek HOA**

*Live simply, love generously, care deeply, speak kindly.*

Iwicki, Brad

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**From:** Lacey Schnell [REDACTED]  
**Sent:** Monday, April 14, 2025 8:53 AM  
**To:** Planning  
**Cc:** Diana and Rory McClaurin  
**Subject:** Comments on case # DEV-0026-2025

**Follow Up Flag:** Follow up  
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PZC,

Please include the following comments in regards to the case for Marathon's request to expand their paved lot for Uhaul trucks.

Sincerely,  
Lacey Schnell  
[REDACTED]

My name is Lacey Schnell. I live in Cress Creek on Royal Blackheath Court that is on the northeast side of the Marathon/Uhaul property. The view from my front living room window is now of this commercial property since they have recently clear cut all screening vegetation from the northeast side of this property that previously screened us from their unsightly commercial property.

The Marathon property owner's request for pavement expansion could be a benefit to the overall community **IF** certain requirements are established to protect the health, safety, and property values of their residential neighbors, as they are required by municipal code to uphold. As a property owner in this community, I request that all requirements for this commercial property be in writing as this owner has not shown to abide by the "good faith neighbor" policy that many in our city abide by.

- 1.
- 2.
3. Screening with Fencing & Landscaping - PROPERTY VALUES
4.
  - a.
  - b.
  - c. **Problem:**
  - d. The proposed 6' privacy fence around the entire property does nothing to maintain our residential property values because it is too short and down in a drainage ditch, way below grade of the paved lot and trucks. This does nothing to screen the view of these
  - e. 11' to 13' Uhaul trucks from our residential properties. If you have not been to the property in person, you may not understand the topography of this property from the perspective of our bordering residential properties.
  - f.



- i.
- ii.
- iii. Attached is a photograph of my father, who is 6' tall, standing exactly where the fence
- iv. will be installed between the Marathon property and the Royal Blackheath Court residence. I am taking a photograph from the sidewalk in the Royal Blackheath Court cul
- v. de sac. I have circled my father in red. As you can see, the fence will run through a low drainage ditch and will not even meet the visual height of the proposed paved lot. My father's head is below the start of the Marathon building, exactly at the grade where the lot will be paved.
- vi.



- ii.
- iii.
- iv. Attached is another photo of my 6' tall father standing down at the fence line with me

- v. down with him to help show you the grade of this property from the existing U-haul lot down to the residential property on the northeast side. From here, the view of the trucks



starts at his head.

- vi.

- b.

- c.

- d. **Solution:**

- e. An additional 9 to 15 foot privacy screening must be required immediately behind the newly paved parking lot at the top of the grade WITH tall privacy evergreens planted along that will mask the 11'-13'+ trucks from our residential view.

- f. This is

- g. REQUIRED by municipal code:

- h.

- i.

- ii.

- iii. Municipal Code:

- iv. [6-2-12](#)

v. [Fences:](#)

- vi.

- 1.

- 2.

- 3. 1.6.Fences up to nine (9) feet in height shall be permitted along any residential property

- 4. line which abuts a non-residential use or abuts a major arterial right-of-way.

- 5.

- 6.

- 7.

- 8. 2.4. Walls which enclose outside storage shall be a minimum of six (6) feet and a maximum

- 9. of fifteen (15) feet in height.

- 10.

- vii.



viii.

ix. Municipal Code:

x. [6-7C-7:](#)

xi. [B3 Conditional Uses:](#)

xii.

1.

2.

3. 8. All outside storage areas of goods, materials and products shall be screened in accordance

4. with Subsection 5-10-3.7 of this Code.

5.

xiii.

xiv.

xv. Municipal Code:

xvi. [4.3.Nonresidential](#)

xvii. [Adjacent To Residential:](#)

xviii.

1.

2.

3. 4.3.2.Rear Yards: When a nonresidential property is adjacent to a rear yard of a residential

4. property,

5. a continuous landscape buffer shall be maintained to a minimum height of six (6) feet.

6.

a.

b.

c. This is the MINIMUM requirement. Considering the special circumstance of 13 foot Uhaul

d. trucks being stored on this property, the residents should be provided with taller landscape so that we are fully screened from the storage of this product. If this is not required, our property values will be reduced.

e.

xix.

xx.

xxi. Please note that the current property owner has removed ALL shrubs/greenery that previously

xxii. existed in this area screening the backside of their commercial property to the residential properties behind it. This was done even after residents politely asked, multiple times, that they NOT remove those plants.

xxiii.

c.

d.

e. Note C on

f. [Grading](#)

g. [& Drainage Map](#) for proposed landscape area appears to be a waste of the commercial

h. property owner's money. This landscaping should be placed between the new paved lot and the residential properties to the north and northeast to block the view of the trucks instead of between the lot and their own building. This must be tall evergreens to

i. create a year-round visual barrier to protect our property values.

j.

- 2.
- 3.
4. Number of Trucks - PROPERTY VALUES
5.
  - a.
  - b.
  - c. Placing the parking of trucks behind the building could drastically improve the visuals
  - d. and property values of the Cress Creek Neighborhood. This is a massive eyesore, pedestrian & driver safety concern and even blocks the entry sign to our neighborhood. The Marathon owner must be capped on the number of Uhaul trucks they are allowed to keep
  - e. on the property. If there is not a written limitation, there is no reason to believe that they won't simply add more trucks to their inventory to fill both the newly paved back lot and the existing Royal St George-west facing lot. They have shown time and
  - f. time again not to be a "good faith neighbor". If ALL of the trucks are required to be in the new back lot, then the entire neighborhood will benefit. However, the bordering residential properties and property values MUST be protected with the above screening
- g. requests.
- h.

- 3.
- 4.
5. Light Pollution - HEALTH
6.
  - a.
  - b.
  - c. This property's use of sag lenses in their pole lights and flood lights pointed at our
  - d. residential properties shows their ongoing disregard for municipal code and us neighboring residents. These lights are against
  - e. [municipal](#)
  - f. [code](#). Cress Creek residents have politely requested that they adjust the
  - g. lights to proper lighting. After multiple requests over months, the Marathon owner made small changes to their lights, but refuses to bring everything up to code. Our homes still must draw our curtains at night just to not be blinded by the glare from these
  - h. commercial lights. This problem has only been exacerbated by the Marathon owner clearcutting the vegetation from the northeast side of this property, which previously partially screened our view from their lights. My assumption is that with additional trucks
  - i. parked behind the building, they will add even more lighting, also probably not up to municipal code. My concern regarding Marathon's ability to fulfill any "good faith neighbor" agreements stems from examples like this.
  - j.
    - i.
    - ii.
- iii. Image attached: Sag Lights
- iv.



- ii.
- iii.
- iv. Image attached: Glare into our residential windows at



- night
- v.

- 4.
- 5.
- 6. Water Runoff - SAFETY
- 7.

- a.
- b.
- c. The
- d. rain water runoff
- e. from additional pavement is going to overtax the drainage ditch storm sewer between that property and Cress Creek homes; which already floods in heavy rains. In addition to this, the Marathon property owner has recently redirected all of the gutters from the

- f. front of his building (south facing) to now drain down to the back side (north side) drainage ditch. Has the city recently, physically, observed this property and assessed the actual water runoff situation or are you relying on what you have been told by the
- g. owner's submissions? I would very much like to see the results of a storm water survey. If one has not been done, I would find this quite irresponsible considering the long history of flooding in the Cress Creek neighborhood.
- h.
- i.
- j.
- k. Additionally, the Marathon property owner was not truthful in their "Response to Standards" document stating that
- l. this area they are requesting to be paved was a previously paved and crumbling section of their property. This in fact used to be a nicely maintained yard of grass by the previous owners. It was then replaced by gravel, which is still pervious to water. This
- m. is now being requested to be paved as an impervious layer for the first time; not to replace crumbling pavement. This will drastically affect rainwater runoff to an already existing problem area.
- n.
  - i.
  - ii.

iii. Response to Standards:

- iv.
  - 1.
  - 2.
  - 3. 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of
  - 4. the adjacent property for uses permitted in the district.
  - 5.
  - 6.
  - 7.
  - 8. Response: "The use of the new asphalt area will not impede the normal and orderly development and improve neighboring
  - 9. properties. **We will be removing 740 sq ft of crumbling asphalt and replacing with new asphalt**
  - 10. that will enhance traffic flow reduce the number of accidents on the property."
  - 11.

In summary, the request to expand their Uhaul parking lot behind their building bordering residential properties should only be approved with certain protective parameters in place. Much higher privacy fencing and landscape screening at the grade level of the trucks, a limit to the number of trucks, property lighting that is up to code, and a storm water property assessment must be required. A Uhaul truck rental business appears to be a unique product/service that skirts many municipal codes. Due to this unique situation, we implore the city to use common sense to establish requirements above and beyond the bare minimum. City code requires that our property values, health and safety be protected.

Iwicki, Brad

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**From:** Martha Christensen [REDACTED]  
**Sent:** Tuesday, April 15, 2025 10:54 PM  
**To:** Planning  
**Subject:** Marathon Gas Station - 991 W Ogden Ave, U-Haul operations

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Members of The Planning and Zoning Commission:

Hopefully you have seen the site/situation in person or have a good perspective from submitted materials.

The petitioner is limiting additional impervious surface area to under 2,500 square feet, avoiding the DuPage County Stormwater Ordinance regulations. The location of the new pavement (rear of building, in corner, next to proposed fence and adjoining neighbor's property) could produce significant water runoff and pooling, not positive factors. General drainage problem? Absence of regulation?

The storage and positioning of the number of proposed allowable trucks (15) could be a problem. A number of the usual trucks are not small and storing them behind the building would be putting them "in the face" of the adjoining neighbors in spite of a six-foot fence.

Moving the trucks around on the property could be challenging as well in all seasons, especially in the winter with snow and snow removal. Where does the removed snow go? A reduction in the number and size of the stored vehicles could help solve the problem since parking spaces are also required for the convenience store and the auto repair shop throughout the year. And don't forget the gasoline station traffic!

Has the petitioner shown rental records that justify the total number and type of storage U-Haul rental units usually available (seems to be about 15), especially the larger size units. A closer review might clarify the rental and storage situation, particularly if it is seasonal, so adjustments can be made.

With the activity of 4 businesses at this location, is there a rodent or vermin problem? What have the surrounding neighbors reported? The recommended trash enclosure seems appropriate for a start.

Thank you for reading this far (if you did),

Carl Christensen



Cress Creek resident for 22 years