

From: VOJISLAV NIKOLOVSKI [REDACTED]
Sent: Thursday, July 11, 2019 11:16 AM
To: Venard, Erin
Subject: 911 W.Ogden Gas Station development

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Dear Erin Venard,

We, Vojislav and Mirjana Nikolovski, are writing about the proposed 7 Eleven/Gas Station development at 911 W. Ogden, in which our home, [REDACTED], and community will be fully impacted.

After review of the proposed plans, we understand that the landscape plan is to cut all shrubs north of the site, adjacent to our property. When we first moved into our home in 1999, the green space between the gas station and our home was very grand and filled with 30' tall dense trees. This separation was a significant visual and sound barrier and helped separate the commercial and residential space.

In 2011, the previous owner of the Marathon Gas Station cut down all trees between our two properties, with no permission from the City of Naperville. The owner also added additional paved area on the north, between our two lots. Although the owner did plant small trees and bushes, they took about 5 years to grow to their mature size, and we were left with the visual impact of the gas station from our backyard and bedrooms. Based on the proposed development, the paved space for parking will extend even closer to our home, directly underneath our bedroom window.

From a landscape perspective, we please ask that if this proposed development is approved, that all current landscaping be kept as this visual and sound separation is necessary to our well being as community members of Cress Creek. We would also suggest that all parking spaces be situated as far as possible from our home.

Additionally, as the proposed building will be taller than the previous one, we ask for the tallest fence possible to be built for better visual protection.

Moreover, we are concerned about the traffic impacts, late night noise, and congregation that a 24/7 commercial building will bring. There is no need for a store to be open all night. There are two gas stations open all night within 1-2 miles, one at Washington and Ogden and one at Raymond Dr. and Ogden. Both of those locations are in commercial only areas. There does not seem to be a shop in Naperville that is open 24/7 within 30 feet of a residential home.

We are open to hearing other suggestions based on our feedback, from the developers, Planning Department and the community to address these serious concerns.

Sincerely,

Vojislav Nikolovski & Mirjana Nikolovski

[REDACTED]