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December 29, 2020

**VIA ELECTRONIC AND REGULAR MAIL**

[planning@naperville.il.us](mailto:planning@naperville.il.us)

Naperville Planning & Zoning Commission  
c/o Planning Services Team  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

***RE: Market Meadows Redevelopment - Self-Storage Facility Proposal***

Dear Sirs and Mesdames:

Our office represents the Hobson Oaks Homeowners Association ("Association"). As you may know, the Association, which contains sixty (60) homes and one hundred twelve (112) residents, is adjacent to Market Meadows. The Association has requested that our office contact you due to the Association's concerns regarding the proposal for the redevelopment of Market Meadows, specifically, the proposed installation of a Self-Storage Facility.

The Association and its residents levy the following objections to the proposal:

- Market Meadows is zoned as a B2 district. A self-storage facility is not even permitted as conditional use in a B2 district.
- A self-storage facility, regardless of the amount of frontage, is not appropriate for an area, which borders the affluent residential areas located on Hobson Road (likely the reason for the B2 designation).
- Access to the proposed self-storage facility, for purposes of moving items in and out of the facility, will be located on the service road directly adjacent to the Association's property. This, coupled with the delivery trucks to the Jewel-Osco, will result in additional noise and traffic to the property with no reasonable sound barrier in place.
- Self-storage areas often attract criminal elements. Unless items being stored are subject to inspection upon entry, it is possible that the facility will be utilized for questionable use, including storage of flammable and other combustible materials.
- Transforming this area into one with more industrial use will have a negative impact on the property values within the community due to the increase in noise and traffic among the portion of the property directly adjacent to the Association.

**KEOUGH & MOODY, P.C.**

The Association and its residents strongly object to the proposed self-storage use of the property. Thank you for your time and attention to this matter. Should you or the Council have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DM' followed by a horizontal line.

DAWN L. MOODY  
Attorney at Law

cc. via e-mail: Naperville City Council:

Councilwoman Judith Brodhead ([brodheadj@naperville.il.us](mailto:brodheadj@naperville.il.us))  
Councilman Kevin Coyne ([coynek@naperville.il.us](mailto:coynek@naperville.il.us))  
Councilwoman Patricia A. Gustin ([gustinp@naperville.il.us](mailto:gustinp@naperville.il.us))  
Councilman Paul Hinterlong ([hinterlongp@naperville.il.us](mailto:hinterlongp@naperville.il.us))  
Councilman Patrick Kelly ([kellyp@naperville.il.us](mailto:kellyp@naperville.il.us))  
Councilman John Krummen ([krummenj@naperville.il.us](mailto:krummenj@naperville.il.us))  
Councilwoman Theresa Sullivan ([sullivant@naperville.il.us](mailto:sullivant@naperville.il.us))  
Councilman Dr. Benjamin M. White ([whiteb@naperville.il.us](mailto:whiteb@naperville.il.us))

**From:** [REDACTED]  
**Sent:** Tuesday, December 29, 2020 4:55 PM  
**To:** Planning  
**Subject:** Market Meadows Redevelopment - Self-Storage Facility Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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For the attention of the Naperville Planning Commission:

I am keenly aware that there are plans to renovate the Market Meadows Shopping Center which will include tearing down the "Market Place" area and replacing it with a large 750 unit self-storage facility. This is unacceptable to locate such a facility close to a stable residential community. The inevitable disturbance to our adjacent homes would drastically impact the quality of life which attracts residents to our neighborhood. Furthermore, a self-storage facility would be a deterrent to future buyers. It is entirely out of character with the neighborhood.

Coming from a family of architects and engineers, I am expecting greater vision for a retail center – one that will be exceptional in appearance, offering a mix of national and local retailers and services. The area will be well served by an appropriate and beneficial growth-oriented neighborhood shopping center.

I attended the presentation by the developer for the Market Meadows shopping center. The concept does not address plans for market improvement when such a disproportionate amount of square footage is being devoted to an inexpensive easy-to-build storage facility. It appears to be a cheap avenue to strong cashflow for management. Contrary to what was presented, such a storage facility will not complement the center and invites unintended consequences. In addition, there is no assurance about who will use the storage facility and for what purposes. It will bring a more industrial component to the center which is highly inconsistent with the surrounding community. It is also not consistent with the City's comprehensive plan. It does not appear that an appropriate traffic study has been done in support of this petition and I therefore recommend that the City require such a study regarding this proposal.

I have studied the map of Naperville that shows where several self-storage facilities are located in appropriate zones that serve the city well. They are situated in industrial zones which are in keeping with Naperville's codes. They are not adjacent to single family detached or attached homes or community parks.

I would ask the developer to show there is a need for a self-storage facility in this area of Naperville. That is, has the developer demonstrated a burden of need in order to justify the

variance? Further, has the developer considered other uses for this shopping center? I urge the Planning Commission not to give the developer an “easy way out”, but instead insist that they be responsible to the community.

As members of The Naperville Planning Commission, you are in a position to maintain the quality of life that is sought and preserved in Naperville’s neighborhoods. I speak urgently in asking you to support Naperville’s existing regulations and deny a zoning variance which would permit this development for Market Meadows. It is your responsibility to uphold Naperville’s comprehensive plan for future generations. If you set a precedence by allowing this plan to proceed, you will open a door that will be hard to close and will change the fabric of Naperville for the future.

Sincerely,  
Alice Allman  
Hobson Oaks Homeowner and Board Member

████████████████████  
████████████████

**From:** [REDACTED]  
**Sent:** Tuesday, December 29, 2020 4:56 PM  
**To:** Planning  
**Subject:** Market Meadows Redevelopment

**Follow Up Flag:** Follow up  
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To Whom It May Concern,

We are writing to express our concern for the proposed use of the Market Meadows Shopping Center. Being residents of this area for almost 25 years, we feel the building of a storage facility is not the correct use of space. Being a residential area and backing to homes a storage facility is out of place and would seriously affect not only the property values but also the environment of the homes. There are definitely much better uses for this property, from restaurants to small business. Please reconsider building a storage facility here.

Thank You,

Matt and Karen Ferguson  
Pembroke Common Residents

**From:** Tim Jungels <[REDACTED]>  
**Sent:** Tuesday, December 29, 2020 12:24 PM  
**To:** Planning  
**Subject:** Market meadows storage facility

**Follow Up Flag:** Follow up  
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I can only imagine how much worse the disruption could become in the overnight hours I recently visited the loading dock of Jewel/Osco at 2 am on Thanksgiving morning as they were unloading groceries, what happened to deliveries only between 8am-10pm?

Tim Jungels [REDACTED]  
Sent from my iPhone

**From:** Erica Weber <[REDACTED]>  
**Sent:** Tuesday, December 29, 2020 2:39 PM  
**To:** Planning  
**Subject:** PC Case#20-1-081

**Follow Up Flag:** Follow up

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Regarding pc case: 20-1-081

Based on the information we have concerning the proposed construction of storage units adjacent to the Jewel-Osco, we are very concerned about persistent truck traffic and pedestrian traffic in our very narrow alley--where quite a few of us walk our dogs---and the accompanying noise and commotion. We already have significant traffic from the Jewel-Osco trucks and the garbage trucks. We are also very concerned that this would have a direct and profound negative effect on our property values. Due to the aforementioned concerns, we strongly oppose the construction of the storage units. It does not belong here.

Thank you!

Erica Weber  
[REDACTED]

Naperville IL 60540

**From:** Tim Jungels <[REDACTED]>  
**Sent:** Tuesday, December 29, 2020 3:01 PM  
**To:** C. Roger Brown  
**Cc:** Planning  
**Subject:** Re: Does a self-storage belong in a Naperville shopping center?

**Follow Up Flag:** Follow up

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11/18/20 3am 11/23 1am 11/26 thanksgiving morning 2am on these dates and times I Visited and spoke with the night manager without any results .daytime manager assured me there are no unscheduled deliveries past 10 pm and 8am . These are the actions of the mall's anchors store that we all support as neighbors and this is the respect they give us what can we expect from the the new development ?we object to any future developments that don't allow there neighbors the respect to an evening without disruption

The Jungels family [REDACTED]

Sent from my iPad

On Dec 8, 2020, at 9:00 AM, C. Roger Brown <crblb51@sbcglobal.net> wrote:



[REDACTED]  
Naperville IL 60540

January 11, 2021

Naperville Planning and Zoning Commission  
Planning Services Team  
City of Naperville  
400 S. Eagle Street  
Naperville IL 60540

Members of the Planning and Zoning Commission,

I submit this letter in opposition to the petition for approval of a deviation from Naperville zoning ordinance, seeking a major change to the Market Meadows Planned Unit Development to permit self-storage facilities in the Market Meadows property.

I purchased my home in Hobson Oaks in 2018, and have made significant improvements (new enlarged deck and ground floor patio, new sliding glass doors, and heating/cooling/humidifier/water heater upgrades). I was attracted to this property because of the quiet and privacy, mature trees, and absence of noise and light from the adjacent non-residential properties.

During 2018, and prior to moving to Hobson Oaks, I staged my previous home of 37 years for sale, moving a significant portion of household belongings to a self-storage facility. The facility was well managed and the experience overall was positive. I had an indoor, climate-controlled unit in a building with multiple loading/unloading entrances. My realtor also rented a unit in that facility to house items used for home staging.

During the 7-month term of my month-to-month rental, I made numerous trips to the unit, sometimes several times a day, most often with a loaded car. When I moved everything out of the unit, I had a 26-foot truck with 3 movers, 2 cars and 2 people, myself included, to supervise, load, empty and clean the unit. In all those visits, I was seldom the only customer going in or out, regardless of time of day. Loading and unloading took place outside; there was no vehicle access to the building.

With regard to the petition, I have the following comments (italics wording is from "Summary and Standards" document, petitioner's responses, on the city web site):

*"All trucks over 26' shall be prohibited. Note that the adjacent Jewel can accommodate and will continue to accommodate trucks larger than 26'"*

*"...all unloading shall occur interior to the building..."*

Nothing is described that would prevent vehicles larger than 26' from pulling up to load/unload outside. The presence of large vehicles or multiple vehicles behind the facility will create problems for Jewel or other businesses and/or may impair emergency access to businesses or the Hobson Oaks access gate.

It is not clear what may happen if multiple customers need simultaneous access to their units, or how excess vehicles would be managed.

Loading or unloading a 26' truck takes a lot of time. Vehicles will sometimes need to be inside for extended periods of time.

The Jewel loading dock is separated from Hobson Oaks residences by an open space drainage area. No buffer area would separate the back of self-storage from residences immediately behind the proposed facility.

*"...proposed state-of-the-art facility that is well lit and safe .....";*

*". . . provide clean, well-lit and secure facilities...."*

*"...height of 27", which is consistent with the adjacent area."*

Self-storage facilities are well lit for obvious security and safety reasons. Given the increased height of the proposed facility (8 feet higher than the existing building, or a 42% increase, and higher than the existing barrier fence) and its proximity to homes in Hobson Oaks, one can surmise that there will be security lights at the sides and rear of the facility all night. This will directly affect units on the east side of Hobson Oaks Drive.

*"...loading/unloading zone inside the building to avoid traffic concerns in the exterior drive aisles, which is similar to how the existing Jewel currently operates with deliveries in the rear of its building."*

Jewel does **not** unload inside the store. **There is nothing similar here.** Jewel deliveries are made by licensed professional truck drivers, not by citizen customers not subject to any experience, licensing, insurance, drug testing, vehicle safety testing or other requirements beyond (one hopes) a driver's license.

*"The average customer visits his or her unit less than one time per month typically, and the proposed facility is expected to generate less than 20 trips per day total"*

*".... hours are generally from 9:00AM – 6:00PM..."*

My experience, and my realtor's experience is that when one is moving, staging property, or conducting open houses, multiple trips per day are normal. As stated earlier, I was almost never the only customer gaining access. Even if the number 20 is accurate (note – no source provided), the key factor is peak load at the busiest hour(s). There is no data provided for peak traffic. It is, however, reasonable to expect peak loads seasonally (outdoor furniture, Christmas décor, sports equipment, etc.).

Regarding hours of operation, self-storage facilities in or near Naperville have **access** hours as follows (from their web sites); all are 7 days per week:

Life Storage	5AM – 11PM
Cube Smart	6AM-10PM
Metro	6AM – 9PM
Public Storage	6AM – 9PM
U-Store It	6AM – 10PM (Lisle)

Also worth noting is that Global self-storage (Boughton Road, Bolingbrook) has 24-hour access daily.

*“The requested deviation will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property”*

Self-storage facilities are public access multi-user warehouses. They provide a useful service, but they do not belong immediately next to private residential property due to their security issues, random access, and relatively unmonitored immediate surroundings.

As an example of how customers of the proposed facility may abide by their agreements and local ordinances, including maintaining 2-way access to and through the back of the length of the shopping center, one need only look to the cars that frequently park in the fire lane along the north wall of Jewel (I’m only running in for a couple of items.....), and the abandoned shopping carts, garbage, etc. And these customers are in full view of traffic on Market Drive, not hidden in the back of a shopping center.

As a final comment, emergency access to Hobson Oaks Drive is a service gate through the fence behind the existing shopping area. If this gate is blocked (I’m only running in for a couple of items from my unit and there is a line waiting.....), the result could be life and property threatening. The area behind this shopping center was never intended for customer or public access to anything.

Please do not approve this major change.

Very sincerely,

Cynthia L. Jones



**From:** Lawrence Deguisne <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 12:34 PM  
**To:** Planning  
**Cc:** Deguisne Lar  
**Subject:** Case 20-1-081

**Follow Up Flag:** Follow up  
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Dear Commissioners,

I am writing to express my concern over the redevelopment proposal of the properties located from 1225-1298 S. Naper Bl., Naperville, Illinois.

While maintaining a lucrative retail profile on these properties is important and supported by myself and my neighbors, I don't believe a self-storage unit enhances or even maintains that quiet retail profile intended for the population of the adjoining neighborhoods.

The expected location and access/egress to the proposed lot curtails and impedes the quiet retail atmosphere we have maintained over the past 30 years

The presence of a large storage unit, open 24/7 with box trucks and other vehicles coming and going to 750 storage units and large, heavy mechanical doors going up and down at all hours of the day and night will significantly bring down our property values. I am also concerned what impact this will have being so close to the upscale residential homes and townhomes and the potential property value impact this potential retail use will bring to the adjoining neighborhoods.

There will be traffic problems with box trucks and private vehicle accessing the storage units and conflicting with tractor trailers delivering to Jewel/Osco, on the existing relatively narrow road way. With adjoining refuse dumpsters in addition, the impact will surely become a negative traffic experience for the retail occupants.

The current six-foot fencing will become ineffective at curtailing the increased noise that will be experienced by increased truck traffic to the rear of the proposed redevelopment and increase noise to the neighbors currently living in the Hobson Oaks townhome development.

I would like to see the current development culture maintained without the addition of any storage occupancies capable of housing untold types of hazards so close to the residential neighbors and while

maintaining the current Market Meadows development, I believe it could be realized without the addition of a storage facility of any kind.

Thank you for your attention to this matter,

Larry Deguisne

[REDACTED]

Naperville, IL. 60540

[REDACTED]

**From:** [REDACTED]  
**Sent:** Saturday, December 26, 2020 12:47 PM  
**To:** Planning  
**Subject:** Hobson Oaks

**Follow Up Flag:** Follow up  
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John and Karen Andrepont strongly disagree with the installment of self-storage property in Market Meadows. Do it somewhere else...not residential!!!

**From:** Jill Lejsek <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 8:02 AM  
**To:** Planning  
**Subject:** Market Meadows Development

**Follow Up Flag:** Follow up  
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Hello,

I am writing to you regarding the proposed development of a self storage facility.

This proposal is totally wrong for the area. What is the logic behind this? There are private homes directly behind this. The residents would be subject to cars/trucks going in and out of there 24/7. It will be noisy and unsightly.

This proposal poses a risk of reducing property values for the residents. I am a local real estate agent in Naperville. I have sold many homes in this neighborhood. This area is a unique and desirable area. A self storage facility is not right for the area and will cause harm to the property owners. I understand something will be going in there but perhaps a highly attractive office complex similar to what was built on the corner of Washington Street and Gartner Road would be a better fit.

I am quite surprised that anyone in their right mind would feel this is a good idea. Do what is right for these local taxpayers and reject this proposal.

Kindest Regards,

Jill Lejsek

[REDACTED]

Naperville

[REDACTED]

Sent from my iPhone

**From:** Erin Walker <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 2:28 PM  
**To:** Planning  
**Subject:** Market Meadows Project

**Follow Up Flag:** Follow up  
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Hello,

We write to you today to oppose the storage center at Market Meadows. Our property borders the proposed center and the 24/7/365 nature of the business will increase traffic, noise, pollution, and garbage along our property. In addition, property values will decrease. As a new resident to Naperville we would not have purchased here if we had know about this proposed development.

Please vote to oppose the proposed storage center at Market Meadows.

Rob & Erin Walker

[REDACTED]

Naperville, IL 60540

[REDACTED]

Sent from my iPhone



**From:** C. Roger Brown <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 11:49 AM  
**To:** Planning  
**Cc:** Joe Kopczynski; Annamarie Bensfield; Katarzyna Majka; Alice Allman; Peter Kramer; Dawn L. Moody  
**Subject:** Market Meadows Proposed Self Storage Unit Proposal

**Follow Up Flag:** Follow up

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To Naperville Planning Commissioners:

As HOA President and 16 year resident of Hobson Oaks I strongly oppose the request to build a **750 Unit ,rear entry** self storage center just 50' off our eastern property line.

Generally speaking, the 1.5 mile radius of Naper Blvd is composed of \$400K-\$2M homes in long established quiet neighborhoods-a large self storage center simply does not belong here.

Approximately two years ago we reviewed and approved, well thought out plans for a complete redo of Market Meadows, respectful of the area's demographics, That fell thru. The Shorewood proposal is not a complete redo, simply a new facade and parking

lot. The only real "re do" is to tear down the " Market Sq. " area and out building and replace with low cost, (vs.bricks/mortar retail/office construction), highly profitable storage units.

The developer has already shown he has a problem with transparency:

Councilman Kevin Coyne communicated to me that the Council, at the time of their 12/1 presentation, was given to understand that all adjacent property owners had seen the plan and had approved-completely untrue.

We were contacted by the developer's attorney for the first time two weeks ago, long after the 12/1 presentation to the City Council.

In his presentation, the developer regularly referred to current low vacancy levels from a strip center in decay. In the spring of 2019, all tenants south of the Jewel/Osco were served with legal papers that demanded they vacate by 12/1/00, with demolition/new construction to begin 1/1/21. Tenants began peeling off almost immediately with little interest in moving back with future plans in doubt. This was the major cause of the vacancy issue.

The developer's presentation, noted that the storage unit would only be open for use daytime business hours and limited hours on weekends. Under close questioning by our attorney, the Shorewood CEO was forced to admit that these limited hours only applied to new customers and that existing customers, (commercial and private individual), would have access 24/7/365.

Given these egregious misrepresentations, we place little faith in pretty artists renderings, supposed, un-named research study findings and empty promises from Shorewood.

Our specific issues are :

-The presence of a large storage unit, open 24/7 with box trucks and other vehicles coming and going to 750 storage units and large, heavy mechanical doors going up and down at all hours of the day and night will significantly bring down our property values. The developer's suggestion that our values will increase is ludicrous.

-There will be traffic problems with box trucks and private vehicle accessing the storage units and conflicting with tractor trailers delivering to Jewel/Osco, on the existing relatively narrow road way. Shorewood ridiculously claims that this problem will be alleviated by simply painting a stripe down the middle of the roadway.

-Our existing six foot high wood picket fence along the boundary line will do little to alleviate noise, safety, security and sanitation concerns.

Shore wood is not a well established, well capitalized developer. What happens to their plans /promises, taken at face value , when/if a bankruptcy occurs during construction or in ensuing years?

Please closely consider all the negative ramifications of the proposal and reject this proposal.

C. Roger Brown CLTC

Senior Partner  
Care Assurance Associates LLC

[REDACTED]

Naperville, IL 60540

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Heather Lee <[REDACTED]>  
**Sent:** Sunday, December 27, 2020 8:14 AM  
**To:** Planning  
**Subject:** Market Meadows Proposed Self Storage Unit Proposal

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To: Naperville Planning Commissioners

I live at [REDACTED] Hobson Oaks Drive in Naperville and was recently made aware of a proposal to build a 750 Unit storage center just 50' off of our eastern property line. I'm writing to advise of my strong opposition of these plans. I believe this proximity to an established, residential, and upscale area will only cause degradation of property values, security issues, increase traffic and noise to an otherwise safe and quiet living environment.

Please consider these negative consequences of this proposal and reject this proposal.

Regards  
Heather Lee  
[REDACTED]

**From:** Karen <[REDACTED]>  
**Sent:** Thursday, December 24, 2020 3:14 PM  
**To:** Planning  
**Subject:** Market Meadows Storage Unit

**Follow Up Flag:** Follow up  
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I am emailing to voice my severe opposition of a storage facility in the Market Meadows complex. This access is highly inappropriate so close to residential homes w the comings and going's of numerous individuals. Along w the noise, traffic and numerous individuals coming and going all times of the day and night is not why I chose to live in this location

A storage facility is NOT a suitable business extremely close to residential homes as it is a severe security risk. This is not why I moved to Naperville. This will definitely impact our homes.

Please reconsider this proposition.

Karen Amidei  
[REDACTED]  
Naperville, IL 60540  
[REDACTED]

Sent from my iPhone

**From:** PHYLLIS <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 11:05 AM  
**To:** Planning  
**Subject:** Market Meadows Storsge Unit Plan

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Dear Planning Commission:

I have been a resident of Naperville for almost 40 years and of Hobson Oaks for 21 years. I am very happy and proud to be here. However, the new owner of Market Meadows, and the building ideas proclaimed, are of great concern to me and all the residents of Hobson Oaks. We are a very quiet and peaceful neighborhood .

Building a huge “self storage unit” would hold many threats to our neighborhood environment. There will be a notable increase in the noise levels with 24/7/365 usage. This will include commercial trucks and private vehicles entering and leaving with heavy mechanical doors going up and down to service 750 units at all hours of the day and night! These vehicles, at times, will also be in conflict with the already commercial delivery trucks that are there for the Jewel grocery deliveries. Thus, a Safety issue for the residents of Hobson Oaks.

As a community, we also feel our security will be threatened by the addition of these units.

Items may be stored in these units that are highly flammable causing danger for the home owners and homes nearby . Security also puts into question will we be safe with people coming in and out near our property at all hours . Lastly, no community anywhere wants their property values lowered greatly because of commercial property placed near them after the fact. We only have a 6' wood picket fence which will be little to no help with the noise reduction, flying refuse, and security protection. Please respect our homes, and put a STOP to this request by voting against this “ storage unit “ idea now!

Sincerely,  
Phyllis C. Irby  
[REDACTED]

Naperville



**From:** Mary Fran Ferdinandt <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 7:31 AM  
**To:** Planning  
**Subject:** Market Meadows Zoning Change

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We vehemently oppose allowing storage units at Market Meadows business complex on Naper Blvd in Naperville. We consider that use a clear threat to our property value in the Hobson Oaks community directly adjacent to Market Meadows. This zoning variance, if allowed, would impact all residents here on both the east and west side of Hobson Oaks Drive. We trust and even expect that we have your support to protect the property value in the established residential Naperville community of Hobson Oaks.

Respectfully submitted,

James & Mary Fran Ferdinandt

[REDACTED]

Naperville, IL 60540

--

Mary Fran Ferdinandt



**From:** lorraine kopczynski <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 3:34 PM  
**To:** Planning  
**Subject:** Market Meadows Zoning Variance

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Dear Members of the planning committee,

I implore you to not approve the zoning variance for Market meadows by Shorewood Development Group. I am appalled and outraged that there are plans to put up a 750 locker storage building next to the jewel in a residential area.

This is crazy! These type of facilities do not belong in a strip mall with Jewel. Have them find a spot in an industrial area or busy street with other similar business so as not to disturb our nearby community.

The previous plans by another developer had nothing like this and intended to do a medical building and some restaurants and shops. NOT A HUGE facility from the jewel to the eco gym , a big footprint. Entrances would be in the back and cause noise and distrust ion 24/7.

Please look around our area and you will see that there are homes that are expensive and will decrease all our home's values. Would you want something like this in your backyard. Please be attentive to your community and VOTE "NO"

Thank you

Lorraine Kopczynski

**From:** Jay Wheeler <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 12:44 PM  
**To:** Planning  
**Subject:** Market Meadows

**Follow Up Flag:** Follow up

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To All. I am resident at Hobson Oaks and I object to the expansion plans at Market Meadows. Developing a Self -Storage at this location, adjoining a residential area will have a negative impact on the area and it's residents. Please reassess the Developers proposal!!!! Thanks so much. Jay Wheeler. [REDACTED]

**From:** Paula Ciardullo <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 10:35 AM  
**To:** Planning  
**Subject:** Market Meadows

**Follow Up Flag:** Follow up  
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Dear Commissioners,

My husband and I have been residents of Naperville since 1972. We moved to Hobson Oaks Court in 2007. At that time we were clearly aware of the shopping center, anchored by the Jewel, and other small businesses. These neighbors didn't deter us from deciding to move to the townhome community. I assure you if a storage facility existed in Market Meadows we would have never considered moving to this location. Living in Naperville for the past 48 years we have watched our town grow and have been impressed by the thoughtfulness for the planning of that growth. We currently live in an area of single family homes, townhomes and very limited business. An industrial self storage center, no matter how nicely disgusting isn't appropriate for our community. This isn't Odgen Ave. or Rt 59. We live in an established upscale residential area. We are concerned about noise, safety and of course declining property values if this project was allowed to go forward.

We sincerely hope that the commission will reconsider and not go forward with the approval for this project. Ask yourselves if you would approve of an industrial storage facility located in your neighborhood? This isn't the project that deserves a to change zoning laws.

Sincerely,

Paula and Robert Ciardullo



Naperville, IL



**From:** Arnell Daniels <[REDACTED]>  
**Sent:** Thursday, December 24, 2020 12:32 PM  
**To:** Planning  
**Subject:** Market Meadows

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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12-24-2020

My husband and I are original owners of our townhome at Hobson Oaks. Our property is behind Market Meadows.

The plans to build the storage center is unacceptable, not to mention the mental disruption.

More important is the decline of our property value and that of our neighbors.

As senior citizens, security, noise and air quality are concerns also. Our unit backs up to the fence that offers no protection or security if this plan is implemented.

We are an established residential community and I'm sure we speak for all by saying, WE OBJECT!

Joe and Arnell Daniels

████████████████████.

██████████

**From:** Annamarie Bensfield <[REDACTED]>  
**Sent:** Thursday, December 24, 2020 12:05 PM  
**To:** Planning  
**Subject:** Market Meadows

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To whom this may concern,

We are strongly objecting to this outrageous use of a strip center for a self storage center in the middle of an established, residential, upscale area. Please put a stop to the building of a storage facility in the Market Meadows Shopping Unit at the corner of Naper and Hobson.

Sincerely,

Annamarie and Joe Bensfield

[REDACTED]

Naperville, IL 60540



**From:** [REDACTED]  
**Sent:** Saturday, December 26, 2020 2:13 PM  
**To:** Planning  
**Subject:** Market Meadows

**Follow Up Flag:** Follow up  
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My name is Diane Rosenberg

[REDACTED]

Naperville, IL 60540

[REDACTED]

I want to voice my opposition to the storage units to be built in Market Meadows. I am sure it will cause a decline of Hobson Oaks property values as well as the esthetics of the residential area. I certainly believe there are enough industrial areas for storage facilities.

Diane Rosenberg

**From:** Min Si <[REDACTED]>  
**Sent:** Friday, December 25, 2020 9:33 PM  
**To:** Planning  
**Subject:** Objection to self storage center to be built at Market Meadows Shopping Center Naperville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Naperville Planning Committee,

We are writing to strongly object the self storage center to be built at Market Meadows Shopping Center (1201 S Naper Blvd, Naperville, IL 60540), which is very close to the Hobson Oaks community. As a resident of Hobson Oaks, we like our community because of the well established residential and upscale environment. We believe that building such a self storage center will destroy our living environment.

Below are the detailed reasons.

- Terrible Noise Levels from 24/7/365 usage, including commercial trucks and private vehicles entering and leaving and heavy mechanical doors going up and down to service 750 units at all hours of the day and night
- All we have is a 6' wood picket fence , little help at all with noise reduction, flying refuse, and security protection
- Safety issues from heavy storage center traffic conflicting with Jewel Delivery tractor trailers
- Security issues with possibly dangerous, toxic/flammable, items being stored
- Major decline of Hobson Oaks property values

We hope you could seriously consider our opinions and decline the proposal of self storage center at Market Meadows Shopping Center.

Thank you for your consideration.

Sincerely,  
Yu Yang and Min Si

[REDACTED], Naperville IL 60540  
phone: [REDACTED]

**From:** Peter Kramer <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 3:34 PM  
**To:** Planning  
**Subject:** Opposition to the Rental Unit facility at Market Meadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I, as a resident of [REDACTED] Hobson Oaks Ct., Naperville, IL, and as VP of the Hobson Oaks Town-homeowners association, oppose the Shorewood Co's current plan to allow for the development of a 750 rental storage unit at the western most side of the Market Meadows shopping center.

Homes at Hobson Oaks adjacent to the access road to and from the proposed facility are far too close. Many of us, have concerns with increased noise, including the sounding of car and truck horns(a result of additional traffic and driver ability to leave the same direction they entered), idling and accelerating vehicles (particularly when leaving), etc.

I welcome any questions you have to my stated opposition and hope the Hobson Oaks Association will be kept abreast of further developments.

Regards,

Peter Kramer

**From:** Joseph Kopczynski <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 1:22 PM  
**To:** Planning  
**Subject:** Proposed Change to Market Meadows Zoning

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**Flag Status:** Flagged

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Dear Naperville Planning Commissioners,

We vehemently oppose the request, by the Shorewood Development Group, for a zoning variance at Market Meadows.

The demographics of the surrounding area is not conducive to this particular endeavor.

When Market Meadows was initially approved it was not supportive of this type of development.

Storage locker facilities belong in an industrial setting not a quiet residential area comprised of higher end residences.

The myriad of negatives for this project far exceeds the positives.

There is no upside to such an endeavor as this one.

Joseph H. Kopczynski  
Treasurer  
Hobson Oaks HOA

Sent from my iPhone

**From:** Norene Swaney <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 12:32 PM  
**To:** Planning  
**Subject:** Proposed Development at Market Meadows, Naper Blvd

**Follow Up Flag:** Follow up

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RE: Naperville Planning Commission Hearing on Jan 6, 2021 - Request comments below to be placed on record for review

With the lack of opportunity to address concerns in person at this meeting, I would like to express my thoughts regarding the development of a large storage unit the Commission is considering on this parcel of land located just south of the present Jewel store in Market Meadows.

While it is important to keep and maintain a vibrant commercial area for the betterment of our city and neighborhoods, this proposal does not provide the appropriate solution by suggesting a 750 unit storage facility. There are so many concerns this brings that I am asking the Commission to please reconsider the parcel of land's usage for the following reasons:

- The use of the facility will be a disturbing factor to the residents of Hobson Oaks that are located directly west of this facility. The truck traffic and noise would contribute even more disturbance than is currently heard behind Jewel. Including the opening and closing of storage doors 24/7 hours.
- The contents of the storage units is also a concern in that the contents could be toxic, flammable and dangerous.

- The proposed hours of usage of this facility will not only be a traffic/noise factor but also will contribute one factor to the security issue of our property that is a 6' fence that does not adequately reduce traffic noise, emissions, refuse, and the possibility of people congregating at the facility.
- This parcel of land is surrounded by upscale residential homes and neighborhoods that provide and exemplify the quality of living that the City of Naperville continues to market as one of the best places to live.
- This proposal should be concerning to all residents and council as it would certainly contribute to a very possible decline in property value providing less tax revenue to the city.
- There is a preschool just a few yards west of the street of the proposed facility that has high traffic during daytime and the children's safety would also be a concern because of traffic and the possibility of dangerous content in units.
- There is another early childhood school located just across the street from the road to the proposed facility that would jeopardize the safety of that property as well.
- There is a church and church parking lot which would be detrimentally affected because of the close proximity to the road of the proposed facility and its usage factors.

Please reconsider this storage proposal and the consequences it could produce in the future by devaluing upscale properties that have been established and developed many years before this developer's request . Would the City of Naperville choose to approve this current consideration of a storage facility allowing a change of a dynamic upscale current value and tax support to the City of Naperville?

Thank you in advance for your consideration in this matter.

Norene Swaney

████████████████████

Naperville IL

██████████



**From:** Nancy-Leigh Wolff <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 11:23 AM  
**To:** Planning  
**Subject:** Proposed development at Market Meadows in Naperville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Allowing the developer to build an area of storage units as part of this parcel would be a massive mistake for the good of the neighborhoods in the immediate area as well as the city of Naperville. As the discussion for the permission for this ensues, please consider the following serious issues.

As a Hobson Oaks resident, the increased automobile and truck traffic, allowed 24/7/365, would occur within fifty feet of my building, as well as others, adding safety issues as well as increasing noise pollution because of this added traffic and the heavy mechanical doors for 750 storage units being raised whenever convenient for the owners. There is only a 6 foot barrier fence protecting us from the effects of these issues. They would be added to the truck and noise level produced by the the Jewel already there.

What about concerns of what could be stored in those units: possibly things like toxic and flammable liquids? Security issues are of great concern.

The surrounding neighborhood is primarily an up-scale, mostly single family dwellings and our townhouse neighborhood. Hobson Road has large homes west to Washington, and the same is true for Hobson moving east for a significant way. On the northwest corner of Naper and Hobson is an early childhood school, with cars and buses constantly moving children around, bordered by a small street of large homes very visible to road traffic. On the southwest corner, its parking lot opening up to the very road this proposed new traffic would use, is a church. A few feet west of the entrance to Hobson Oaks is an early childhood center than has been there for years and well-used by Naperville residents. Naper Boulevard,

aside from the the two malls between Hobson and 75th is primarily residential both north and south for quite a way in each direction.

Please consider what this development would do to our property values.

We need our council and mayor to stand behind us and protect us and our way of life. This is a great neighborhood to live in, placed in an extremely desirous area of Naperville. Please don't let a developer spoil what has taken years for residents to develop, ever increasing its value to this neighborhood as well as the city of Naperville. Rezoning and issuing variances for this would only serve the developer, not the Naperville residents who would be its neighbors. This would set a precedence for more future requests for allowing negative changes to well-established neighborhoods that have contributed to the positive reputation that Naperville has as a good city in which to reside. It would make sense to short-circuit, as much as possible, increasing attempts to disrupt neighborhoods with inappropriate plans, causing the city government to handle ever more divisive issues.

Thank you for your help in this matter.

Nancy-Leigh Wolff

[REDACTED]

[REDACTED]

**From:** Nijole S. <[REDACTED]>  
**Sent:** Saturday, December 26, 2020 5:58 PM  
**To:** Planning  
**Cc:** Nijole S.; [REDACTED]  
**Subject:** Regarding the proposed Market Meadows Zoning Variance

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Bruce Hanson

Chairman

Naperville City Planning Commission

400 S. Eagle St.

Naperville, IL 60540

Dear Mr. Hanson and Commission,

Shorewood Development Group has started the process to apply for a waiver/zoning variance in the city code to allow for a large self-storage facility to be constructed within 50 feet of a residential area. While we applaud efforts to increase and diversify the city's tax base, we would like to suggest that the inclusion of a large self-storage facility, however nice it looks on

paper or on Powerpoint, is fundamentally incompatible with residential areas, particularly in such close proximity. While the developer understandably wants it maximize its profit potential, it should be able to do so without a variance in the city code. The location is premium and a storage facility do little to attract tenants, and however dressed up would still be a storage facility: one with constant round-the-clock traffic. The City Council has raised concerns that a revision of the city code could well lead to a proliferation of self-storage facilities, and this very reservation implies that these facilities are not desirable in many instances. If the undue burden of traffic, noise, safety concerns, and declining property values is undesirable for Naperville as a whole, it is no less undesirable in this particular instance, and works directly against the common goal of a healthy, safe Naperville. Therefore we respectfully urge the commission to reject this proposal.

Sincerely,

Nijole Straukiene

[REDACTED]

Naperville, IL 60540

[REDACTED]

David Wade

[REDACTED]

Naperville IL 60565

[REDACTED]

**From:** maria odenkirk <[REDACTED]>  
**Sent:** Thursday, December 24, 2020 1:23 PM  
**To:** Planning  
**Subject:** Storage Facility Strongly Object to this

**Follow Up Flag:** Follow up

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I am a resident of Hobson Oaks and I strongly object to the storage facility being considered for the mall behind my property

This will affect our protectors values as well as 24 hour ability to access will be a major disturbance.

I urge the city commission to deny this storage facility to be able to be positioned in this space

Maria ODenkirk

**From:** rbrbtrfly <[REDACTED]>  
**Sent:** Monday, December 28, 2020 3:55 PM  
**To:** Planning  
**Subject:** 750 unit self storage in Market Meadows

**Follow Up Flag:** Follow up  
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I strongly object to this outrageous use of a strip center for a 750 unit self storage center.

Adrienne S. Austin

[REDACTED]  
Naperville, IL 60563

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**Sent:** Monday, December 28, 2020 10:11 PM  
**To:** Planning  
**Cc:** [REDACTED]; Sixto Soto  
**Subject:** Express concern

**Follow Up Flag:** Follow up  
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Re: Market/Self Store Unit Proposal

We're in the 21st Century!

Business should be developed away from people's neighborhood.

We're against the expansion of businesses around Hobson Oaks neighborhood because, they will bring changes such as decrease of property value, intensify traffic, create sanitation issues.

We would like people walk free of these problems; therefore, we want the Market M-Self Storage Unit Proposal consider relocate this project in an appropriate place away from this neighborhood.

The Soto's

Sent from my iPhone

**From:** Planning  
**Sent:** Monday, December 28, 2020 8:06 AM  
**To:** Williams, Scott  
**Subject:** FW: Market Meadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see the public comment below.

Best,  
Kathleen  
Kathleen Russell  
Community Planner | TED Business Group  
City of Naperville | 400 S. Eagle St. Naperville, IL 60540  
630-420-4179 | russellk@naperville.il.us

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-----Original Message-----

**From:** Hotmail [mailto: ]  
**Sent:** Saturday, December 26, 2020 12:00 PM  
**To:** Planning <Planning@naperville.il.us>  
**Subject:** Market Meadows

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Planning Committee,

As a resident of Hobson Oaks, I have heard of the plans for a 750 unit storage facility in Market Meadows. This type of a facility does not belong in a residential neighborhood! This type of facility will be open 24/7 having people from outside the community in and out of the neighborhood all hours. This facility is adjacent not only to Hobson Oaks but has a day care across the street and a pre-school on the other side of Hobson Oaks. Plus the children in the community that play outside. Naperville has plenty of other areas that are suited for this type of facility along Ogden Ave or Route 59. We all work hard to



keep this community a safe and welcoming place for families. We will fight to keep this neighborhood that way.

Angry resident.

Sent from my iPad

**From:** Derek Wallace <[REDACTED]>  
**Sent:** Monday, December 28, 2020 9:21 AM  
**To:** Planning  
**Subject:** Fwd: Market Meadow Proposed Self Storage Unit Proposal

**Follow Up Flag:** Follow up

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To Naperville Planning Commissioners:

As residents of Hobson Oaks Townhomes, we oppose the proposed construction of a self-storage unit in the Market Meadows shopping area, adjacent to the Jewel Osco on Naper Blvd. As you are aware our residential development is directly behind the area of where this is proposed to be built.

We are fairly new to new Naperville and one of the main attractions to the town was the thoughtful planning of residential and commercial space. When moving to a new area, we obviously weighed the benefits of living near a commercial shopping center against the possible negatives of traffic and noise.

Living in Hobson Oaks for 3.5 years, we are extremely happy in our choice of having the benefits of walking to nearby stores, restaurants, salons and other

local businesses. At the same time there have been very few instances of commercial disruptions; excessive noise & traffic.

We are concerned that a self-storage unit that is accessible 24/7/365 will significantly increase traffic and noise at all hours of the day. Additionally the rear-end entry forces all users to drive adjacent to our properties, with very little obstructions in place to diffuse the noise. That rear driveway is used for Jewel-Osco deliveries, however, it is used very little beyond that. Placing a storage area so close to a residential property is also very concerning because of the unknown of what may be stored so close to our homes.

Hobson Oaks is a highly attractive development for townhouse owners and future buyers. If the commercial traffic & noise levels are substantially changed, our property values and future attractiveness will decline.

Thank you for listening to our concerns,

Regards,

Derek & Elaine Wallace

[REDACTED]

[REDACTED]

**From:** Anna Kukilski <[REDACTED]>

**Sent:** Sunday, December 27, 2020 6:10 PM

**To:** Planning

**Subject:** Hobson Oaks

**Follow Up Flag:** Follow up

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This letter is to inform the Naperville Planning Group that I am a current resident of Hobson Oaks Townhome Community.

I am not in favor of the possibility that Storage Units may be built behind existing private Town homes.

It would bring noise from cars and constant opening and closing of units. They would be available 24/7. The area would also require

lighting all night.

We would lose our privacy and feel less secure with people and trucks coming and going at any time of the day or night.

This would also affect us financially when and if we choose to sell our property. I am certain you must be aware of this and have

decided to not concern yourselves. You will rent your units for who knows what as long as you collect your money.

There are more vacant or empty areas available in Naperville. Please find an area that would better suit your needs and ours.

Anna Kukulski



Naperville

**From:** [REDACTED]  
**Sent:** Monday, December 28, 2020 12:47 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Market Meadow - Case # 20-1-081

**Follow Up Flag:** Follow up

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December 28, 2020

Naperville Planning Commission - Ref: Market Meadow - Case # 20-1-081

Via Email: [planning@naperville.il.us](mailto:planning@naperville.il.us)

We are homeowners at 1206 Hobson Oaks Ct of the Hobson Oaks subdivision, an upscale town house neighborhood . ***We are opposed to the requested zoning relief at the Market Meadow property.***

Our neighborhood shares a N-S property line with the subject property. Our properties are on the west side of the property line and is a well established, 30+ year development of town houses with stately trees, consistent architecture, property painting and landscaping. Our HOA is very active in maintaining the attractiveness and “curb appeal” of our homes, decks, patios and landscaping. The Hobson Oaks neighborhood is highly regarded as a very desirable location.

We believe the existence of a self storage facility which accesses one vehicle at a time, through noisy roll up overhead doors from the lightly traveled driveway which is 10 feet from many of our high value

properties is not a family friendly proposal and will impact property values in a significantly negative way.

On the east side of the property line is a 20' two lane driveway behind the Market Meadow shopping center. Except for the occasional delivery trucks for the Jewel store the driveway is very quiet at all hours because that is no through traffic, only vehicle parking for store owners and employees. The fact that there is essentially no car or truck traffic combined with the fact that the Market Meadow buildings are single story with residential style roof lines has been accepted over the last 30 years and makes the current situation acceptable from the standpoint of our residential property values.

The addition of a high rise self storage facility which allows 24/7/365 access by cars & SUVs, pickup trucks, panel trucks, delivery trucks and 26' Box trucks from a very low traffic 2 lane driveway will have a considerable negative impact on the neighborhood.

Rollup overhead doors going up and down are noisy even when well maintained, normal use and questionable maintenance increases the noise and a truck inadvertently hitting the door will cause misalignment and even more noise and screeching. The constant "beep - beep - beeping" as a truck backs out of the facility will be very annoying.

Well tuned cars/SUVs are quiet but many pickup trucks and 26' Box trucks are not. They can be noisy and generate exhaust fumes and air pollution which will drift into our neighborhood, particularly a diesel engine powered pickup and 26' Box truck.

With each vehicle pulling into the facility to unload and load means that additional users that show up at the same time will have to park and wait their turn, blocking the driveway or parking in the Jewel area. Who determines who is next? The honor system works well when there is one person but often breaks down beyond two in line. This may become a safety issue what with parking on the driveway and conflicts with the Jewel trucks, no less conflicts with users.

Currently there is virtually no barrier (6' light wood fence) between the driveway and the Hobson Oaks neighborhood, because none is needed reflecting the actual use of the driveway with only light traffic and store employees. Introducing casual persons 24/7 with idle hands and eyes may become a safety problem.

Without an on-site person to correct/override errors and malfunctioning keypad and "next-in-line" situations tempers may flare with road rage occurring with lots of arguing, horn blowing and possible fights.

There is a high probability that the bulk of these units will be rented by people who may not be representative of the residents from the surrounding high value neighborhoods and may be less desirable for congregating where the neighborhood teenage and younger children visit, play and shop. The estimates of daily and weekend usage of 3-4 may be way underestimated.

The proposed location is essentially a shopping island on either side of Naper Blvd and on the north side of 75th Street. It is surrounded in all directions with many neighborhoods of high value single family homes and town homes with a large number of school age children. We believe that self storage

facilities are more appropriately located on the periphery of large residential areas as exists around Market Meadow, and not in the center of a high volume pedestrian center shopping island.

---

Tonia Dewaele

[REDACTED]

---

Douglas Dallmer

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Terri Beavis <[REDACTED]>  
**Sent:** Sunday, December 27, 2020 1:47 PM  
**To:** Planning  
**Subject:** Market Meadows 750 unit self storage center

**Follow Up Flag:** Follow up

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To the planning commission of Naperville,

I, Teressa Beavis the owner of [REDACTED] Hobson Oaks drive, Naperville, Ill 60540, STRONGLY object to the building of a 750 unit self storage center located at the "Market Meadows" shopping center located at 75th st. and Naper Blvd. We have a 6ft. picket fence between our neighborhood and this construction. We will be subject to increased noise pollution, lack of security protection, dangerous toxins, flammable items and possible carcinogens. This is an upscale residential area where you are proposing to build an industrial structure which will greatly reduce our property values at a time when the state of Illinois is increasing various taxes this would be an additional heart-ship. Without knowing who will be renting at this facility this creates uncertainty to the security of our lovely neighborhood.

Teressa Beavis property owner

**From:** nan <[REDACTED]>  
**Sent:** Monday, December 28, 2020 8:55 PM  
**To:** Planning  
**Subject:** Market Meadows Proposed Self Storage Unit Proposal - vote no

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I strongly oppose the build of Shorewood's self storage at Naper Blvd and 75<sup>th</sup> in the Market Meadows strip center and want the planning commission to deny their proposal. I have lived in Naperville 17 years; 14 in a home on Charles Ave and 3 years in the Hobson Oaks Townhome community right behind the Jewel store and the other buildings in Market Meadows. Naperville is known as a safe and thriving community. That is in part due to the separation of non retail/non restaurant facilities from being located in residential neighborhoods.

Bottom line: this storage facility will threaten our safety and security. And it will cause our home values to go down as it will values of all homes in the surrounding area.

A self storage or any storage building does not belong in the middle of the residential neighborhoods north, south, east and west of Market Meadows. Many people who do not reside in the area would be coming to this building and gaining access to our neighborhood threatening our safety and security.

And, the type of 'stuff' that is stored is not monitored- we take a chance of dangerous materials/items being stored there further jeopardizing our safety.

As I understand people would have 24/7 access to the building. That creates noise all night long, and again gives access to people not living in the area.

Nanette Delaney

[REDACTED]

Naperville, IL 60540

[REDACTED]

Sent from [Mail](#) for Windows 10

**From:** Michael Rogina <[REDACTED]>  
**Sent:** Monday, December 28, 2020 2:13 PM  
**To:** Planning  
**Subject:** Market Meadows Re-Development (Case #20-1-081)

**Follow Up Flag:** Follow up

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As property owners at [REDACTED] Hobson Oaks Drive, Naperville, IL 60540, we vehemently oppose the pending project to permit fully-enclosed self-storage facilities in the Market Meadows Subdivision at Naper Boulevard and Market Avenue. Our property is just west of the proposed re-development and we are concerned about the impact it will have on Hobson Oaks Association property values and a subsequent increase with noise pollution.

Your review of our comments is most appreciated.

Respectfully,

Michael A. & Sally J. Rogina

[REDACTED]

Naperville, IL 60540

[REDACTED]

**From:** [REDACTED] >  
**Sent:** Sunday, December 27, 2020 1:36 PM  
**To:** Planning  
**Subject:** Market Meadows Self Storage Proposal

**Follow Up Flag:** Follow up  
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I am a current resident in Hobson Oaks. My wife and I strongly feel that there has been a an intentional lack of accurate information regarding the Self Storage Building Proposal in Market Meadows. Because of the misinformation and misdirection given, we STRONGLY OPPOSE moving forward.

Don & Patricia Spencer  
[REDACTED]

Fad Saol Agat  
Sent from my iPad

**From:** Dianne Cleary <[REDACTED]>  
**Sent:** Tuesday, December 29, 2020 8:07 AM  
**To:** Planning  
**Subject:** Market Meadows plan for storage units

**Follow Up Flag:** Follow up  
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I am writing to oppose this plan of a storage unit on the Market Meadows property. Increased truck traffic and noise are the main reasons I am opposing this. Also, the 24hour access to the storage unit is sure to be a noise distraction where I live just south of 75th street. Safety issues are also a concern since the storage unit plan is available 24/7.

Thank you,  
Dianne Cleary

[REDACTED]  
Naperville 60565

Sent from my iPad

**From:** TOM KUKULSKI <[REDACTED]>

**Sent:** Sunday, December 27, 2020 9:08 PM

**To:** Planning

**Subject:** Market Meadows waiver zoning variance

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Naperville Planning Commission:

I was puzzled and shocked to hear about the Market Meadows proposed rezoning to accommodate a 750 unit self storage facility with rear entry access and 24/7 365 days a year availability. As you know the shopping center is extremely close to the residents of Hobson Oaks, essentially in their backyard.

The residential community of Hobson Oaks has existed for over 35 years as a quiet and stable development

typifying the look and values of what Naperville is today.

Market Meadows was zoned for office and retail . This rezoning would drastically change the center to an area of noisy and commercial activity with degraded aesthetics not befitting this area of Naperville. The security and safety issues alone should be enough to deny this usage.

I strongly oppose this rezoning of Market Meadows and trust that you will act to do what is best for the community of Naperville.

Respectfully.

Tom Kukulski

████████████████████

Naperville

████████████████

██

**From:** Annamarie Bensfield <[REDACTED]>  
**Sent:** Sunday, December 27, 2020 6:57 PM  
**To:** Planning  
**Subject:** Meadow Market

**Follow Up Flag:** Follow up  
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I live at [REDACTED] Hobson Oaks Drive and we are 100% against the plans for a 750 storage facility in this shopping center. This is a high end community and this facility will only attract a clientele that is not conducive to this area. It will drive down our real estate.

Please VOTE this down!

Annamarie and Joseph Bensfield



**From:** Gary Rodgers <[REDACTED]>  
**Sent:** Monday, December 28, 2020 1:07 PM  
**To:** Planning  
**Subject:** No to self storage at Market Meadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Planning Commission -

Please do not allow a waiver/zoning variance to allow 24/7 storage units be built at Market Meadows adjacent to Jewel/Osco. As an owner in the Hobson Oaks townhomes at close proximity to the west, this is a horrible devaluing issue for our properties. The potential noise levels alone will be more than just a nuisance.

Increased traffic and safety issues will also be a major concern. Please do not let this plan proceed. Thank you, Gary Rodgers

Gary and Mary Rodgers

[REDACTED]

Naperville, IL 60540

**From:** Lynn Germ Walker <[REDACTED]>  
**Sent:** Tuesday, December 29, 2020 2:01 AM  
**To:** Planning  
**Subject:** OPPOSE Shorewood Development Petition - Market Meadows

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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TO: Naperville Planning and Zoning Commission

RE: Shore Development Request for Zoning Variance

We strongly OPPOSE granting a zoning variance to Shorewood Development with respect to the Market Meadows PUD which would allow a self-storage facility.

Market Meadows and Fox Run Square are strip malls, only one block long, completely surrounded by residential development. The variance for a storage facility will completely change the character of these locations from small retail stores serving nearby local customers, to a commercial/industrial look and feel. NO other storage facilities in the city are located in a neighborhood such as ours. To grant such a variance is a MAJOR deviation from the current PUD and is not in keeping with the city's commitment to maintain zoning standards.

Allowing this variance will cause additional traffic, noise, garbage, and security concerns in close proximity (50 feet) to the residents on the east side of Hobson Oaks Dr. Even though our home is on the west side of Hobson Oaks Dr., we already contend with noise from Jewel delivery trucks. In fact, we

have contacted the manager several times when trucks have been left running in the alley overnight. And we are, of course, concerned that a warehouse/industrial type building abutting our subdivision will decrease our property values.

The mis-information Shorewood Development provided during their presentation to the council on 12/1 is also troubling. Contrary to their claim, we, as an adjacent property owner, had NOT seen the plan and certainly had not given our approval. Our first notification came from the president of our homeowner's association just last week. The developer also used declining vacancy as justification for a change in zoning. This is disingenuous at best. The most likely cause of vacancy is due to the fact that tenants were aware the buildings were slated for demo, leaving their future in doubt. And the statement that the storage units would only be open during regular business hours is a downright falsehood. Only new customers will be served regular business hours. All other customers will have access 24/7/365!

We are life-long residents of Naperville and have always appreciated that our city makes its residents' concerns their top priority. Please deny this change to the Market Meadows PUD and any deviations from the current zoning regulations.

Thank you

Tom & Lynn Walker

[REDACTED]

Naperville, IL 60540

[REDACTED]



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**J. Randolph Given  
Sharon I. Given  
1237 Hobson Oaks Drive  
Naperville, IL 60540-8148**

Facsimile (630) 729-3144  
Cell (630) 341-9132

given6759@comcast.net

December 28, 2020

Naperville Planning & Zoning Commission  
c/o Planning Services Team  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

RE: Property Owner Duxler Properties, LLC  
Petition of Shorewood Development Group LLC for Variations and PUD Amendment  
Market Meadows Shopping Center  
Planning & Zoning Commission Hearing Date January 6, 2017, 7:00 pm

Ladies and Gentlemen:

We are writing in opposition to the petition of Duxler Properties, LLC for Variations and PUD Amendment currently under review by the Commission. Our issues are set forth herein.

### ***Height of Proposed Self-Storage Facility***

The proposed height of the new structure will be 27 feet. From the elevations submitted by the petitioner, this is 5 additional feet above the height above grade of the current parapet wall. But this is more than five feet above the height of the westerly wall of the building (the rear wall) facing Hobson Oaks Subdivision. The current roof height (lower than the parapet wall) is only 19 feet above grade. Therefore, the increase in height visible from the back yards of home in Hobson Oaks will be 8 feet from the point of view of Hobson Oaks back yards abutting the subdivision.

In addressing the height issue, Petitioner tells the city that the two-story building is consistent with character of the neighborhood. This not true for two reasons: (1) There are no other two-story structures in Market Meadows nor in the shopping center just east of Market Meadows, and (2) While Hobson Oaks townhomes are two stories in height, the units most directly affected by the visual impact of the higher Market Meadows structure have **backyards that are at an elevation up to 20 feet below the grade elevation of the subject property at the mutual property line.** Many of these homes along the boundary between Market Meadows and Hobson Oaks have only about 30 feet of rear yard depth. **A two-story building will look like a three-story building from these lots. Light to those properties will be reduced, in addition to the aesthetic impact.** I have enclosed three exhibits for reference.

We are not aware of any B-2 retail center in Naperville abutting a residential development which has been approved with a two-story height. This proposal is a precedent that could change that throughout Naperville.

***Use Variation in B-2 Zoning District***

The Naperville Zoning Ordinance does not allow warehouse or self-storage facilities in any Business District, B-1, B-2 or B-3; each district is progressively more restrictive. Self-storage uses first appear specifically as a possible conditional use for the first time in the B-3 General Commercial District.

Please refer to the Permitted Uses enumerated in the Zoning Ordinance for the B-2 District.

*§ 6-7B-2.54 PERMITTED USES: Section 54. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the B3 district.*

We respectfully suggest that this language shows more than the omission of self-storage as a permitted use. We think it can fairly be read as a prohibited use in the B-2 District. It is a use found in the same zoning districts as are warehouses in Naperville.

If this petition was a map amendment and/or a conditional use, there would be ordinance standards that would have to be shown. This use is not consistent with the city's comprehensive plan. In fact, city council members noted in an advisory hearing this month that they do not want to set a precedent for self-storage facilities in shopping centers in the B-2 district.

My wife and I bought in Hobson Oaks in 2016 and we have upgraded nearly everything in our home since acquiring it. Many of our neighbors have done the same in reliance upon the zoning ordinance of our fine city. We are deeply concerned that the petitioner's proposal will adversely affect the fair market value of our neighbors' homes and thereby diminish the value of ours.

The petitioner's proposed use of the Market Meadows for self-storage is out of character with the neighborhood. If it was not so, it would be unnecessary to hide the use behind a facade of retail stores. If it is a visual problem for shoppers to have the facility fronting to the east along with the other retail uses in Market Meadows, it is a problem to put the impacts in the back yards of half of the 60-unit owners at Hobson Oaks.

**Misleading Representations of the Petitioner**

Petitioner implies that the shopping center is unable to compete in a retail environment. It stresses the vacancy rate at Market Meadows. We direct your attention to the shopping center

immediately east of the subject premises. It is a thriving center. The market does not appear to be the problem of the owner of Market Meadows. Petitioner's property has a design problem, a courtyard in which the original developer placed two separate buildings blocking almost all visual exposure of the storefronts behind them.

We are sympathetic to the owner regarding this problem. Market Meadows is important to us. However, the owner either built this problem or bought it.

### **Traffic and Security**


Petitioner has represented to the city that the self-storage use will have specific, limited hours. The question is how this promise will be enforced. Perhaps he has proposed a covenant running with the land which could be enforced by either the City or a neighboring property owner. We did not see that promise in the petition of a restrictive covenant.

Hobson Oaks has a gate accessing the back of subject property, undoubtedly for emergency access by the City. People who shop at Market Meadows do not drive by it, and probably do not know about it. Increased traffic in this area, currently used only for loading docks, will expose many more people to this potential entry point into our community.

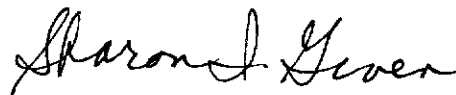
We did not see any traffic study supporting this petition. We think that there should be one given the change in the land use being proposed. It is intensifying the traffic flow along our shared property line with Market Meadows. All of this will be within 30 feet or less of the property line.

For the foregoing reasons, we hereby respectfully request that the Planning & Zoning Commission recommend against approval of the petition referenced herein.

Sincerely,



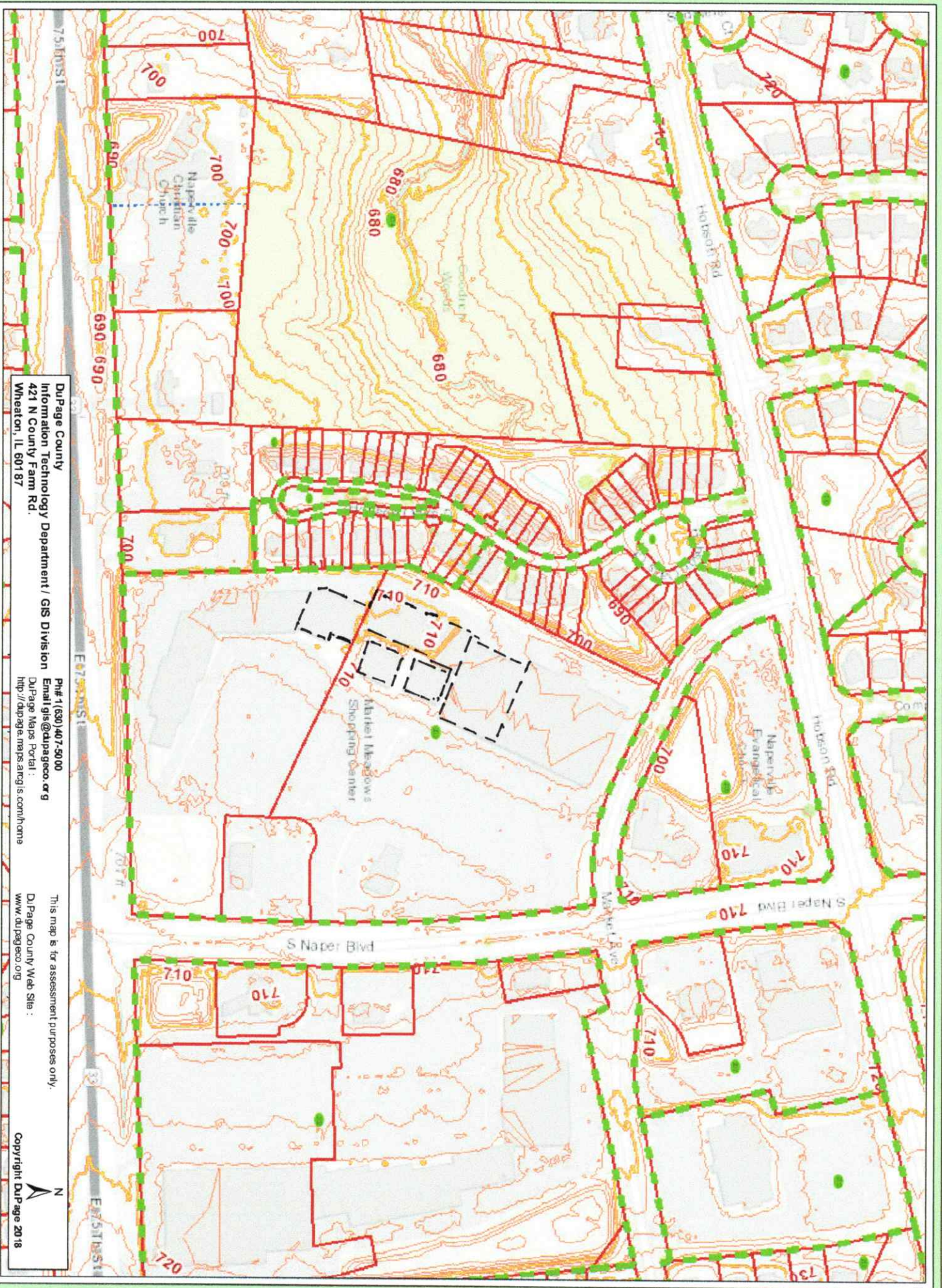
J. Randolph Given



Sharon I. Given

Enclosures (3pp)

cc: Vincent M. Rossanova, Rossanova & Whitaker, Ltd.  
Board of Directors Hobson Oaks Townhome Association



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

Phone 1 (630) 407-5000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal :  
<http://dupage.maps.arcgis.com/home>

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# EXHIBIT 3



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

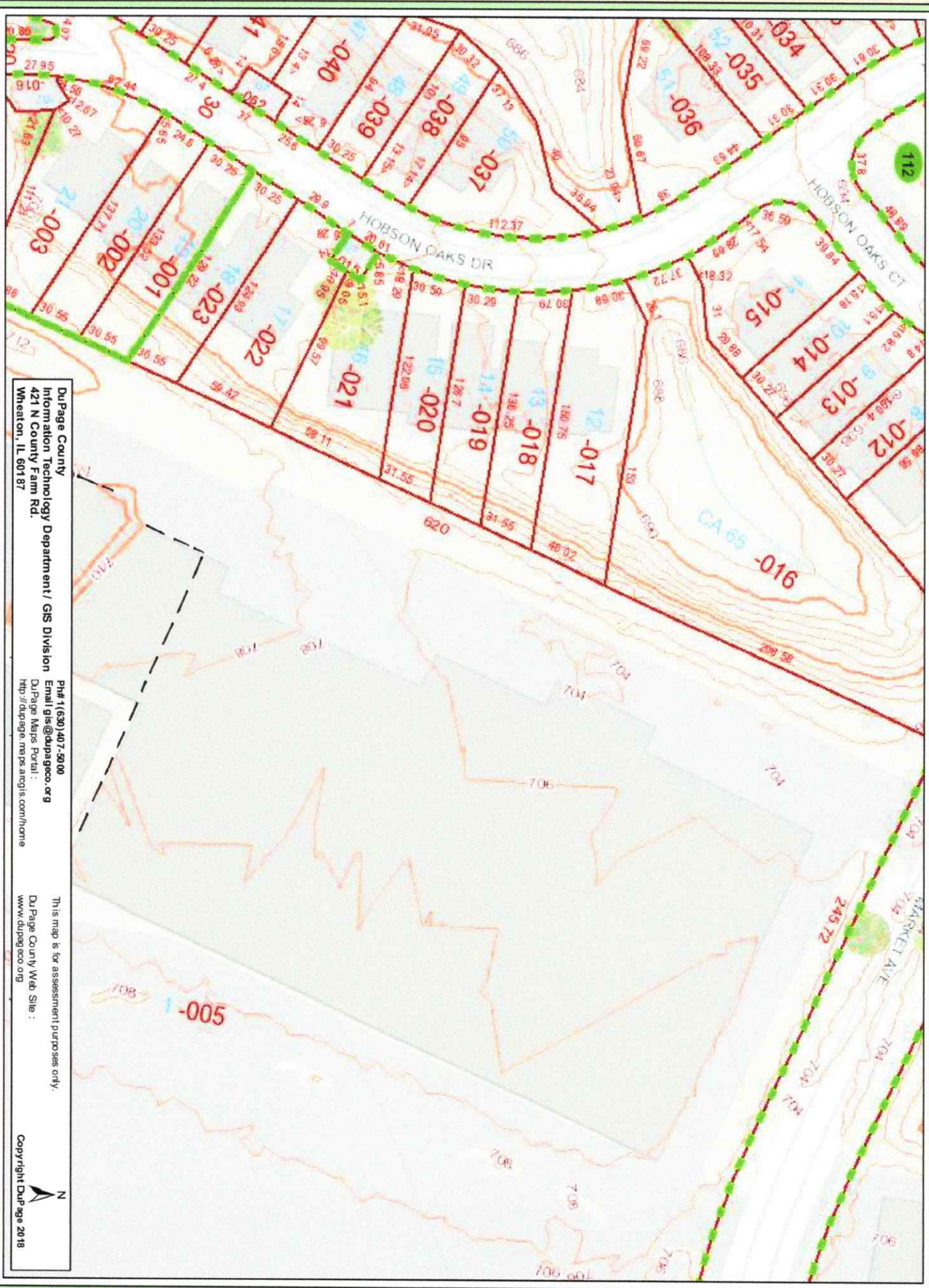
PH# 1 (630) 407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal: <http://dupage.maps.arcgis.com/home>

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# EXHIBIT 2



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

PH# (630) 407-5000  
Email [gis@dupageco.org](mailto:gis@dupageco.org)  
DuPage Maps Portal:  
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**From:** Janis Zamboni <[REDACTED]>

**Sent:** Sunday, December 27, 2020 5:38 PM

**To:** Planning

**Subject:** Proposed Storage center

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Naperville Planning Commissioners

I am a 33 year resident of Hobson Oaks in Naperville, right next to Market Meadows. We have been informed that a company would like to have a zoning change, as well as, bring in a self storage unit center. This would be horrible for the wonderful citizens that live in Hobson Oaks. The traffic is already quite loud with the Jewel store, and added traffic to Hobson Road would be unbearable for the residents. I cannot imagine the disruption that 750 storage units would add. Please do not approve this venture, please keep the residents in mind, as opposed to a large corporation for this parcel. I am sure there are better locations for this service.

There are also, 2 pre-schools in the area, Compass, and Hobson Nursery school, as well as Goodrich Woods. A storage unit facility would disrupt the existing and established neighbors.

Please do the right thing, and do not approve the request for these storage units

Janis Zamboni

[REDACTED]

Naperville, Illinois 60540

[REDACTED]

cell [REDACTED]

**From:** Lynn Brown <[REDACTED]>

**Sent:** Monday, December 28, 2020 12:37 PM

**To:** Planning

**Subject:** Redevelopment of Market Meadows

**Follow Up Flag:** Follow up

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To Naperville Planning Commissioners,

I am a 16+ year resident of the Hobson Oaks Community located directly west of the Market Meadows Shopping Center. Having been notified of the original redevelopment plan which, over the last two years, has displaced a number of businesses and professionals (including our dentist) I have stayed abreast of the developments which have occurred 90 feet from my back door. To then be told last week, that there is a new plan by a different developer that has, supposedly been approved by all of us, was a real shock. The deception went further. by stating that " the failing strip center" would be enhanced by a self-storage unit accessed from the back ( right outside my back door) by box trucks only during business hours. The truth revealed after questions posted by our lawyer, was that only new storage owners were confined to that time frame; once an owner, access would be 24/7, 7 days a week!

The increased noise alone,;as well as the exposure of our neighborhood to the general population, raising security concerns, is intolerable. We already have video surveillance cameras because of a number of robberies a couple of years back, The Commission needs to turn this proposal down immediately.

Lynn Brown



Naperville

**From:** gmorrisgbm <[REDACTED]>

**Sent:** Sunday, December 27, 2020 5:04 PM

**To:** Planning

**Subject:** Storage Units for Market Meadows

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Please vote NO on the proposal to build storage units at Market Meadows.

I have lived for the past 17 years in Hobson Oaks and can't visualize a poorer use for this property. There is an enormous amount of traffic coming off Hobson Rd and Naperville Blvd into the center. Adding storage units would just exasperate this traffic.

The use of this property is for community shopping not storage units. The developers proposing this use have no background or track record period. I can't find one project they have built. Hobson Oaks is a great development let's not ruin it.

Respectively,

Gerald&Sharon Morris

Sent from my Verizon, Samsung Galaxy smartphone