

My name is Steven Perotti and I live at [REDACTED] along with my wife and two children. I am writing to comment about the proposed re-zoning of the Mobile plot northwest of my property. I strongly urge the city to consider a 9 ft privacy fence West and North of the Middle Rd cul-de-sac.


Currently the Mobile sits mostly out of view farther north of Middle Rd. The new proposal moves parking spots directly next to the cul-de-sac. It also puts the convenience store in direct line of sight of my windows and multiple other residences. This obstruction, and illuminance pollution [will drive the price of property values down](#), in opposition to Standard #2.

Historically there has been a loitering problem on this corner. When we purchased the home, we were told by the real estate agent Patty Gustin that a fence was in process of being built by the owners of the Mobile station. The reason for this fence, is the same reason there are currently evergreens and rocks alongside the west side of the cul-de-sac. The previous owner of my house, put those there to deter customers from driving up on the grass, from Middle Rd into the Mobile and vice-versa. This is something that still happens to this day. It has also not stopped pedestrians loitering near the evergreens and rock area in the cul-de-sac, leaving litter, cigarette buds, beer bottles and other paraphernalia. The new proposal puts more parking and promises increase foot traffic even closer to our homes, where multiple small children play soccer, ride bikes, and play basketball. This increases the risk of more loitering, more trash, and reduces the safety of the children in the neighborhood. This is in direct opposition to Standard #2 “The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.”

On the topic of safety, there has been an uptick in strong armed robberies in the West Suburbs in the last 18 months. Most of these offenders fled on foot. There was at least some space from the Mobile and our block. This proposal removes that.

- April 17, 2022, Casey's Armed Robbery
https://m.facebook.com/story.php?story_fbid=351643370324649&id=100064369672763
- February 1, 2022, Downers Grove 7/11 Store
https://m.facebook.com/story.php?story_fbid=305614968260823&id=100064369672763
- September 30, 2021, Downers Grove Gas Station
<https://www.facebook.com/groups/289607038970129/permalink/533958301201667/>
- Bolingbrook Gas Station
<https://www.wjol.com/bolingbrook-police-investigate-thanksgiving-day-shooting-at-local-gas-station/>
- Wheaton Convenience Store Armed Robbery
<https://patch.com/illinois/aurora/man-charged-string-armed-robberies-convenience-stores>

- Downers Grove Gas Station September 2021
<https://www.facebook.com/114636105238424/posts/4270414022993924/>
- West Chicago Gas Station Burglary September 2021
<https://www.facebook.com/1107778835939752/posts/4657805157603751/>
- Aurora Gas Station Car Jacking November 2021
<https://www.facebook.com/groups/289607038970129/permalink/572951130635717/>



Bolingbrook
a place to grow

BROOK POLICE NEWS

September 24th, 2021 | Bolingbrook, IL | Report of Shots Fired



On September 24th, 2021, at 7:55 pm, an officer driving in the area of 398 S. Schmidt heard two shots. A subject also called 911 stating there was a group of subjects yelling and an argument between the groups in the parking lot of the 7-11.


Officers arrived on scene and located one shell casing in the lot. The subjects involved in the argument left the area prior to police arrival, but officers were able to immediately locate the two parties involved. There were no reports of injuries.

The incident is currently under investigation.

Anyone with information in regards to the incident can remain anonymous and contact the Bolingbrook Police Department Investigations Division at (630) 226-8620, Crime Stoppers at (630) 378-4772 or the download the P3 Community App. Callers can also submit a web tip at bolingbrookcrimestoppers.org. Callers to Crime Stoppers may remain anonymous.

The P3 platform enables the public to share information anonymously with Crime Stoppers programs. Law Enforcement entities, schools and large corporations around the world. If you have crime or safety related information which may be deemed useful in your community, submit a tip via the web page at bolingbrookcrimestoppers.org or download the P3 Community App.


5:11

 40%


<


Warrant Arrest | Incident 21-355

February 2, 2021 4:49 PM

Bolingbrook Police
Details





Bolingbrook
a place to grow


BROOK POLICE NEWS

February 2, 2021 | Bolingbrook, IL | Warrant Arrest | Incident 21-355





On Tuesday, February 2, 2021 at 2:30pm, officers responded to the area of 398 S. Schmidt Rd (7-Eleven). Officers were advised that a male African-American subject, wearing gray sweatpants and a gray backpack, had entered a restricted area of the store. The subject fled on foot through the rear door of the business when an officer entered the store on unrelated business. Officers responded to the area and located a man matching the description of the subject who fled near Lily Cache Ln and Canterbury Ln. He was subsequently detained. Further investigation revealed the man fled merely at the sight of the police officer who entered the store because he had outstanding arrest warrants.

Tamara Weeks, SA, of the 400 block of Pleasant Place rd was arrested on several outstanding in-state warrants. He was processed and transported to the Will County Adult Detention Facility. Great job by responding officers.

Visit the Bolingbrook Police Page






Village of Bolingbrook
375 West Briarcliff Rd Bolingbrook, IL 60440
www.bolingbrook.org
630.226.3400

[Unsubscribe](#) | [Privacy Policy](#)
[powered by GovOffice.com](#)

Reply
Reply all
Forward
Delete
More

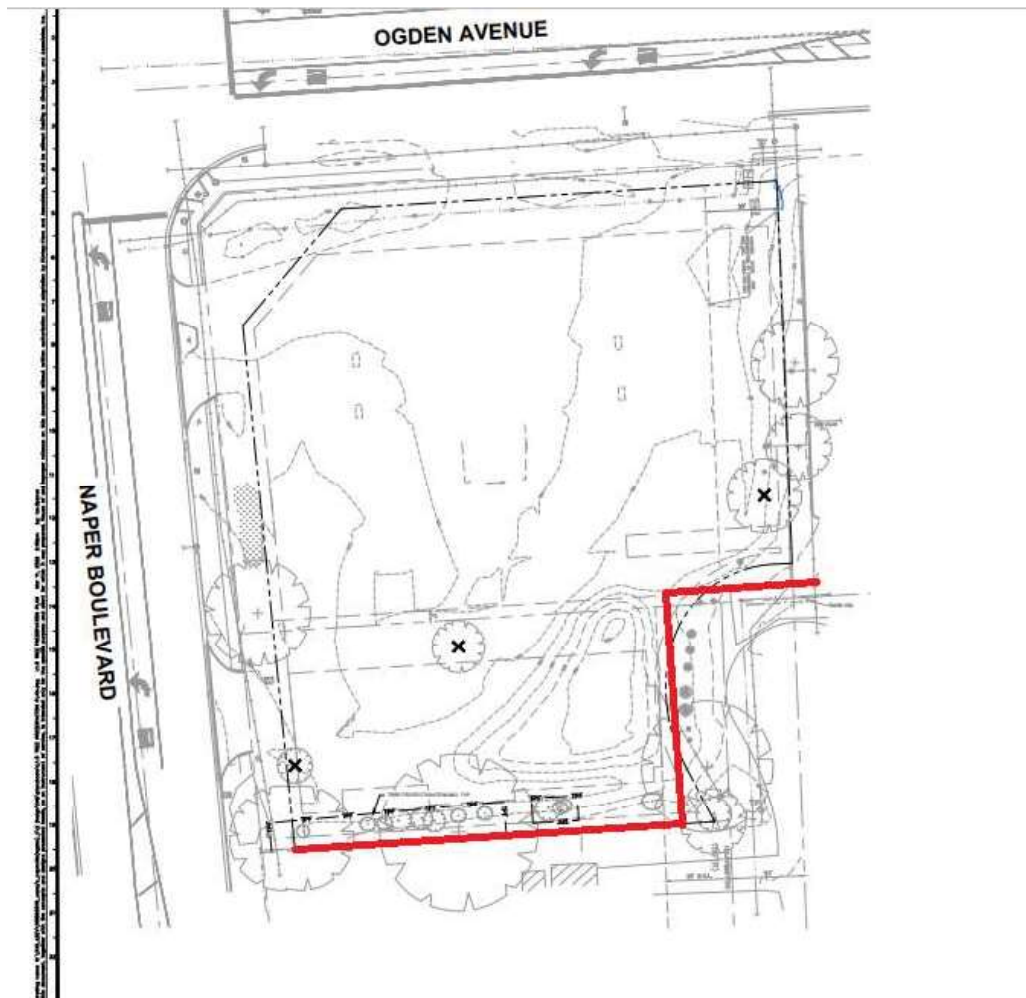




The current status of the cul-de-sac tree maintenance is extremely poor. The cul-de-sac, I have been told, is part of Lisle Township, even though it also sits in Naperville city limits. With neither city taking ownership of the area how is this proposal going to affect an already disregarded area of the city? Standard #1 is currently not being met, the fence on the South side of the property has fallen over and has been that way for well over a year. We have zero assurances that the new owners are going to take care of their side of the property.

The current Landscaping Plan designates 4 *cercis canadensis*'s trees east of what appears to be the 7 evergreens that are currently planted. These evergreens are not on Casey's property. The 4 *cercis canadensis*'s will grow directly into the power lines that are roughly 15 feet above the ground where the Landscaping plan positions them. They will also not provide any obstruction in winter months when the leaves fall, this is precisely why evergreens are a superior for landscaping.

For the reason's stated above, we implore the city of Naperville to require a 9 ft privacy fence alongside the Middle Rd property line, as illustrated below. This would be a much better and equitable solution as it would not require yearly trimming and upkeep and could be placed west of the current evergreens and rocks. The addition of a privacy fence, along the Middle Rd side of the property that wraps around the cul-de-sac for safety and privacy is an equitable solution to some of the problems that this new proposal creates. We also would not like the current evergreens and rocks not to be removed as those will help with noise, view, and light pollution.

Suggested fence line:



Additional concerns include possible run off for the neighbors in the area most of which rely on well water. Because of the high traffic volume and refueling, convenience stores with gas pumps pose an unusually severe threat to ground and surface waters. [One study](#) found that contaminant levels in convenience store-gas station runoff were 5- to 30-times higher when compared to residential runoff. These findings have prompted the USEPA and a number of states to list vehicle fueling locations as [stormwater hotspots](#).

Fuel storage tanks and pipelines pose another source of contamination, though the design of both has improved dramatically over the past couple of decades. Spillage at the pump is a more likely source of fuel release into nearby waterways. [Johns Hopkins University researchers](#) found that an average of 40 gallons of gasoline is spilled annually at the pumps of a typical gas station. The JHU researchers also found that a significant portion of the spilled gasoline can migrate through the concrete pads at many fueling stations. [One review of scientific studies](#) indicated that a gasoline plume can travel up to 400 feet underground. Add another 100 feet for installing grout curtains or other containment measures and gas dispensers should be no closer than 500 feet to a well, wetland, spring, stream, river, pond, lake, reservoir or tidal waters.

In closing, we believe a 9-foot privacy fence is the minimum the city of Naperville should require separating the commercial and residential areas of the city.

Regards,

Steven Perotti