

Iwicki, Brad

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

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Blue Category, Therese

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Hello Naperville PZC,

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

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

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

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

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

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

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

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

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

Sincerely,

Lacey Schnell

[REDACTED]

[REDACTED]

**Iwicki, Brad**

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

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





Diana McClaurin  
I-phone. 🧑🏻🌸

Iwicki, Brad

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

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

1) what estimated time will this topic come up at the meeting? I believe these types of things are near the end of the regular business?

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

3) Still big concern that trucks will continue to be parked on the west side of building where there are at least 6 slots on diagram (2+4). Several us have witnessed traffic being blocked on repeated occasions as cars can't see around the trucks so they can't look for oncoming traffic moving to/from the gas pumps. At a minimum those middle parking space need to NOT have trucks and trucks should be limited to along the back of building preferably. We also know U-Haul drivers are NOT trained in parking/navigating (as they are regular car drivers) and this puts an increased concern for safety near an area where there are bus stops and a huge number of pedestrians using that sidewalk around Marathon to get to the local grocery.

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

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

**Diana McClaurin** 

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

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



Iwicki, Brad

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

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

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





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

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

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

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

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

Thanks kindly,

**Diana McClaurin** 

**President, Cress Creek HOA**

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