

**Franco, Anna**

---

**From:** Sara Jane Hendren [REDACTED]  
**Sent:** Thursday, January 9, 2025 12:37 PM  
**To:** Planning  
**Cc:** Bradley Hendren  
**Subject:** Public Hearing January 15 Re:primrose school

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

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Naperville Planning Commission,

I am writing to express my concerns over the impending proposed construction of the Primrose School building on 75th Street. I live adjacent to the property on Oxford Lane and will have the longest property line with the proposed school. I have multiple concerns regarding the nearly 14,000 square foot building, plus a parking lot and playground on this property.

The Notice of Public Hearing I received indicated that Primrose has filed for a variance to the parking specifically. I do suspect the morning drop-off plans and subsequent afternoon pick up will involve drop off lines that inevitably line up on Oxford, turn right on 75th and then right into the parking lot. If the parking lot is smaller with less room for parents to park and extricate their children and take them in, the drop off lines are necessary, and will certainly back up onto Oxford. Our street has no curbs, no sidewalks, and already with a small hill that decreases visibility for people walking their dogs and our elementary kids catching their school bus and our middle schoolers walking up to the top of Oxford for the morning bus.

The additional traffic on the street alone is a large concern to me. The increased traffic we have on Oxford with thru traffic at different times of the day is quite a bit. Traffic is actually concentrated in great bursts currently as the religious center on 75th ends prayer time- mostly a quiet street then a great flood of cars suddenly. There are occasional accidents at the top of the street at the stop sign heading onto Hobson from the timed outpouring of cars, including one involving 3 vehicles about 2 weeks ago. The idea that there will not be a great surge of traffic down the street every morning is implausible given the physical geography, and the decreased visibility given our street topography and lack of curbs and sidewalks certainly increases the danger of the situation.

In addition, the construction of such a large structure with a large amount of hardscaping uphill from my property through which a tributary creek of the DuPage river flows is worrisome. We have a beautiful long 2 acre property through which a large creek flows. This creek is bridged by a concrete bridge built as a portion of the original stagecoach road between Peoria and Chicago. In the spring, with the rains, the creek swells its borders significantly. The erosion this causes can at times be daunting, and we are increasing water thirsty plantings and anti-erosion measures here already. The runoff which will inevitably occur directly onto this watershed area of the very adjacent Primrose structures will be significant and certainly place my entire back lot and the stagecoach bridge and road in jeopardy. The beavers who toil diligently at the back of my property will be none too pleased.

I suspect the men who have been walking around my back yard in construction vests of late are related to these concerns about this project, yet none of these people have discussed this or any measures they will be

taking with my husband or I. In fact, the public notice is the first we have been made aware of the plans. I personally will bemoan the addition of such a large business abutting our yard, and suspect it will greatly impact us and the surrounding neighbors, and am thankful I received the notice of the Public Hearing. I am surprised however that so few people on my street and no one on Torrey Pines Court were similarly informed as I suspect the proposed business will adversely affect many of us.

I am attaching pictures of my backyard with the creek - the entire left side of the lot will now be the border of the Primrose property, and an aerial view with the dropped pin indicating the proposed site and how close it will be to the tributary creek

Thank you for your consideration,  
Sincerely,  
Sara Jane Hendren







12:30

471 E 75th St





**Franco, Anna**

---

**From:** rachit marwaha [REDACTED]  
**Sent:** Thursday, January 9, 2025 3:57 PM  
**To:** Planning  
**Subject:** Petition on public hearing for 471 E 75th st

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

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello we are currently Naperville residents living in [REDACTED]. I am writing in regards to a petition for a new property development at 471 E 75th st in Naperville (pin: 08-29-103-010) that is petitioned to develop a large daycare. We are concerned with the development of this property for multiple reasons:  
-this is a small neighborhood with lots of kids playing on the street and area and with such a large property with over 100-200 cars a day this will lead to an accident inevitably.  
-this new property of this size will destroy so much of the natural forest area -this new Property of this size will be right on our backyard with unobstructed views into our entire house. This will be a major invasion of our privacy as most naperville houses do not face into a 13,000 square feet large business with over 100 employees. I am worried about my families privacy and as a tax paying resident of Naperville this is not fair for my family.

Overall I contest against this property being build. I will take a court case against Naperville if this property is built as this property will allow for invasion of my families privacy and I will not stand for this. My father owns a property across the street for me and we are both physicians with our practice in Naperville (Naperville internist [REDACTED]) we have been serving the community and paying a large amount of property and Naperville city taxes and a building of this magnitude would destroy my families privacy and again I will take steps to prevent this. I hope you will vote against this proposition.

Rachit Marwaha MD  
[REDACTED]  
[REDACTED]