

City of Naperville, IL
400 S Eagle St.
Naperville, IL 60540

11/30/17

Attn: Planning Services Team

Subject: Case 17-1-93 & Case 17-1-94

Dear Erin Venard:

I am Gary Grant, property owner of the residence on Aero Drive, on the south end of the block containing the proposed 15,000+SF show room & fast food restaurant development on Rt. 59 & immediately adjoining the future proposed single lot depth commercial developments on Rt. 59.

I am *opposed* to the subject proposed rezoning & development for the following major reasons:

The location of these properties is in the unincorporated portion of Dupage County. We are very concerned that the petitioners are subverting the County's stance from a year & a half ago. Specifically, that a large scale business located in the middle of an established unique residential area is not a good idea. In addition, the petitioners are now going to a segment of government that is not accountable to any of the residents directly affected in this residential aviation community.

The petitioner is requesting a drive through variance against the residential sides of the proposed development indicating that the business vision is simply too big for the space available.

Fifteen feet from the property line? Blocking their own parking spaces?

With or without the variance, the traffic circulation plan is pushed to the very edges to accommodate the disproportionate commercial building. **Issues:** drainage, noise, lighting, restaurant odor, parking lot auto pollution, access to sunlight, security, privacy, traffic increased on Aero Drive. Its out of place.

While I/we have not been able to completely review the proposed drawings, I observe that the development will be several feet above the surrounding area. **Issues:** drainage/absorption/percolation in a neighborhood that is solely septic systems. No buffer. The proposed development is higher & shedding water into the surrounding area. The Ashley Furniture site was filled in several feet above the surrounding grade & as a consequence the trees along the north side of 79th St. are flooded & dying as local evidence of landfilling.

Drainage coupled with neighborhood well & septic systems is a serious problem.

Other small businesses in the area on Rt. 59 did not alter their buildings, maintaining a residential appearance.

The church is also unincorporated on 6 lots. Forcing annexation is simply wrong. Once rezoned as B2 the church will be forced out & replaced with more strip mall without neighborhood input.

The property values in the immediate surrounding area will decrease with any commercial development. The piecemeal approach *will guarantee* a loss of property value to the remaining residential properties. Case in point, the Penny Mustard area. In our general township area, the ratio of residential tax support is about 60% while the commercial contribution is 40%.

Speculative real estate purchases *must not* be supported by the surrounding property owners. We feel no obligation to contribute our hard earned property values to compensate for speculation & contingent purchases. Now, a drive through fast food restaurant, with no doubt extended hours if not 24/7 operation, with a more invasive variance is proposed. North bound Route 59 access only? How can this be a successful business plan? Yet another vacant strip mall. These proposed changes will negatively impact our residential aviation community forever. Many residents cannot afford to move. This letter is their voice.

And why should we be forced from our land?

How can this be justified? There is no shortage of commercial properties in the area ready for occupancy, remodel, or purchase. Showrooms are on the internet now, resulting in increased commercial vacancies. Not only is there is an increasing net outflow of people & businesses from IL, depressing property values by simple supply & demand but, we must endure battles in our own back yard with speculators further pushing values down. *We look to the government to watch out for us little guys* who may be somewhat disorganized & do not have funding nor a team of lawyers, engineers, architects, & political negotiators.

For me personally, I have lost over \$20k in just the past month in appraised property value.

Piecemeal development is not acceptable here.

Written comments are due before case information is made available on 12/1/17. The only documents available indicate an estimated 15,200 SF. While somewhat smaller than their proposal to DuPage County a year & a half ago, it still does not reflect our unique residential aviation community look or needs.

Questions:

This showroom is proposed in the middle of a residential area despite a large number of vacancies in the targeted Naperville area available for purchase, commercial move in, & development.

We select living here because it is cost effective for residences as well. We live in the unincorporated area for many reasons. Why is this developer forcing/coercing an annexation path to his new purchase? As property owners, we are *not interested* in annexation, the associated additional regulations & costs.

From the website, the proposed development is greater than twice the size of the existing showroom. What else is going in the proposed location? Replacing the church with more oversized commercial structures.

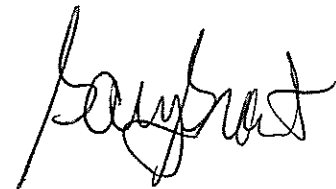
In the same shopping center that Best Buy Carpet is located, the old Sports Authority is vacant, close to Route 59 & ready for purchase/lease, remodel, occupancy, & signage.

The Naper Aero Club Home Owners Yearly Meeting had been published months ahead of time & is being held at the same time as the Planning & Zoning Public meeting, also during the Thanksgiving holiday.

Coincidence? No

The petitioners have been working & maneuvering on this for over a year since the County meetings.

We were not given the luxury of time to respond. As a spokesman for & on behalf of the Aero Estates home owners, we request a continuance to a later date such that more understanding can be made by those directly affected. It is critical that the residential aviation community remains complete.



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