

Naperville Planning and Zoning Commission
planning@naperville.il.us

May 13, 2020

Re: Mathieson House LLC Petition
Pin 08-19-400-010
831 S. Julian St.
Case PZC #20-1-026
Hearing Date: May 20, 2020

To Whom It May Concern:

I am the property owner at [REDACTED], Naperville, and our PIN is [REDACTED]

I am writing to express concern regarding the petition filed by Mathieson House LLC regarding the property at 831 S. Julian Street. My home is southwest of the subject property and I am concerned about the impact to my home by the subdivision of the referenced property. Specifically, the creek that runs at the back of my lot (which is also at the back of the referenced lot) already overflows when it rains and I am concerned that subdividing the referenced lot will add more strain to the creek drainage system. There has been considerable erosion and debris from the creek over the past several years and I have had large, fully grown, trees collapse and come down as a result of the erosion and damage to their root systems.

My neighbors, Terri and John Ayotte, have submitted photographic evidence of the current state of the creek. As you can see, the existing creek and water runoff system is already at its limits. Subdividing and building two homes on the referenced lot will almost certainly cause the creek to overflow and flood with mild levels of rain. Therefore, I join with my fellow residents in requesting these concerns be addressed and the petition to subdivide the referenced lot be denied.

Thank you for your consideration in this matter.

Rita Bhatia

Teri and John Ayotte

[REDACTED]
[REDACTED]

May 12, 2020

Naperville Planning and Zoning Commission
Via email planning@naperville.il.us

Re: Mathieson House LLC Petition
Pin 08-19-400-010
831 S. Julian Street
Case PZC #20-1-026
Hearing date May 20, 2020

Dear Planning Commission:

We own a home at [REDACTED] and our PIN is [REDACTED].

We are writing to express our concerns about the petition filed by Mathieson House LLC regarding the above reference property. Our home is directly south of the subject property, and we are concerned that subdividing the property, especially what is referenced as lot 2, could be detrimental to the water flow and drainage from the property.

For reference, the creek that runs through this lot is used for stormwater management. The creek runs to the west and ultimately drains into the DuPage river. It can be dry, or nearly dry when it is not raining, but when it rains the creek fills to its banks, or higher. Included as part of this email are red flags indicating that the current high-water mark is at the top of the banks of the creek. These flags were placed there about 2 years ago, we are not sure those high-water marks are still valid. There is erosion and debris that suggests the creek overflows its banks. See exhibits of the flags labelled waterline 2-6. These pictures were taken sequentially walking east to west.

The lower elevated land around the creek is loamy, and dozens of trees have fallen over. See exhibits labelled dropped 1-3 for a few examples.

In our back and side yards we have had 6 trees simply topple and fall over, including trees from the subject parcel that fell into our yard. Most of these trees were in the path of existing water runoff during storms.

Our concerns center on the belief that developing it, especially with two homes, will tax a creek and drainage system that is already at the limits of what it can absorb and disburse in heavy rains. Naperville has problem flood areas; we don't want to become one of them.

Feel free to contact us via email or call us. The email address is [REDACTED]; the phone number is [REDACTED].

We respectfully request that these concerns be addressed and that the petition to subdivide this lot be denied.

Teri and John Ayotte



Water line 2



Water line 3



Water line 4



Water line 5



Dropped 3



Dropped 2



Dropped 1