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**Sent:** Thursday, January 14, 2021 7:39 AM  
**To:** Williams, Scott  
**Cc:** Louis Schriber III; Ryan Fitzgerald; Aaron Roth; Dan Angspatt  
**Subject:** RE: Market Meadows

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Good Morning Scott,

Thank you for passing these comments along to me. Although we never like to see opposition comments, we feel that the vast majority of these comments could be addressed when the authors are provided with additional information. We made a detailed presentation to the HOA board last week and will continue to reach out to the board to provide additional information. In fact, we are in the process of scheduling a follow up discussion.

- **24/7/365 Access Concerns:** On 12/23/20 the HOA attorney was informed that the access hours to the storage units will NOT be 24/7. In general, access will be typically 7:00am to 9:00 pm, and under no circumstances will 24/7 be granted. These hours are consistent with other Market Meadows tenants such as Jewel. This information should address the stated concerns of people accessing the storage facility at all hours of the night.
- **Noise Concerns:** Despite the common misunderstanding, self-storage is a low intensity use and actually a less intensive use than what is permitted in the B-2 zoning district. Many other uses allowed in B-2 would create substantially more traffic, noise and refuse than the storage units. In fact, the Jewel that has existed for 30+ years is an example of a high intensity B-2 use. If this 2 acre area proposed for self-storage was turned into a high volume restaurant with 1-2 drive-thrus or a Cosco it would have a much more intensive impact. Lastly, the facility has been designed so that all loading and unloading occurs internal to the building which eliminates the potential for noise and disruption.

- **Trip Generation & Traffic Concerns:** Trip generation and parking demand is very low for self-storage. In fact, the city's code only requires .4 spaces per 1,000 square feet, which is one of the lowest possible trip generators. The reality is the daily trips and parking demand is even lower than what code anticipates. Our trip generation information comes directly from Shorewood's likely partner, which has over \$3.5 billion in storage development and management under their control. Also, the drive aisle to the rear of the building is not narrow, as stated, and is actually well designed and will certainly accommodate the minimal additional box truck trips. Both fire and engineering have reviewed the access configuration. It has served semi-trucks for Jewel for decades without issue.
- **Property Values:** The self-storage use is a low impact use that has been designed to complement the surrounding area and requires internal loading and unloading. As the property is already zoned B-2, which permits many commercial uses, we do not share the belief that there will be reduction in property values. Additionally, the self-storage building will include many improvements over the existing condition (internal loading, internal trash, enhanced façade facing Hobson Oaks, a new parapet to shield the rooftop mechanicals, a height that is consistent with the adjacent retail uses, etc.). Shorewood certainly respects its neighbors and does have a large stake in keeping neighboring property valuable and desirable. After all, they are the consumers that will make the neighborhood thrive. We believe that the proposed improvements to Market Meadows will increase the value of these properties by infusing capital to modernize this shopping center and making it up to date and attractive to tenants and consumers.
- **Large Heavy Mechanical Doors:** This was mentioned a few times in the comments. Loading doors are required for all commercial uses by code. We do not see how these doors would be any louder than any other door required in the B-2 zoning district, including for the adjacent Jewel. To address this concern, Shorewood will take careful consideration in choosing quiet soft closing doors that limit noise pollution.
- **Current Fence is Ineffective:** It is our understanding that the current fence has existed for many years. If the current fence has been sufficient for the Jewel and other B-2 uses, we don't know how it would be a problem for the much less intensive self-storage use.
- **Garbage Concerns:** Shorewood is actually improving the trash removal. In fact, the new building will have the dumpsters associated with that building

stored inside, which is a considerable improvement. Currently, there is not a cohesive trash management plan, and dumpsters are located in many exterior areas

- **Suggestion for an Office Complex:** Office is currently not doing well and was not even doing well prior to COVID. In addition, an office complex is a much higher traffic and parking generator than self-storage. Please note that an office would likely have 4 sides of windows. We do not believe that the HOA wants office workers looking from the top floors down into their backyards.
- **Hazardous Materials Concerns:** This is prohibited. There will be no such items allowed.
- **Criminality Fears:** Over 60% of storage users are women and require a safe, secure and well lit environment. Also, the vast majority of the users will come from the surrounding area. Additionally, the building will be locked and subject to video surveillance.
- **Shorewood Integrity and Track Record Concern:** In response to the statement that Shorewood is not a reputable developer, Shorewood will defer to its impeccable reputation it has earned from completing innovative successful and respectful developments across the Chicagoland area and the Midwest. Shorewood has won numerous development awards and is well respected in communities such as City of Chicago, Schaumburg, Vernon Hills, Buffalo Grove, Downers Grove, Westmont, Arlington Heights, Countryside, Glendale Heights, and Oswego. Its reputation has been earned by doing the right things for everyone involved. Shorewood believes that if contacted, these municipalities, elected officials, and councilmembers can and will go out of their way to speak on Shorewood's reputation and performance, and that they do it with the ultimate respect of the municipality and the neighboring municipalities.
- **Vacancy confusion for the tenants in the "courtyard area".** It was stated in the comments that *"the developer regularly referred to current low vacancy levels from a strip center in decay. In the spring of 2019, all tenants south of the Jewel/Osco were served with legal papers that demanded they vacate by 12/1/00, with demolition/new construction to begin 1/1/21. Tenants began peeling off almost immediately with little interest in moving back with future plans in doubt. This was the major cause of the vacancy issue."* Shorewood does not believe this statement is accurate. Shorewood has never sent any such letters out. The two month-to-month tenants that have shown interest in staying ONLY if the center is redeveloped are H&R Block and the Sport

Clips franchisee. Sport Clips is actually a tenant of Shorewood in Dubuque, IA. Shorewood would be happy to get a letter from them recommending Shorewood as a top notch landlord to its tenants and neighbors. Shorewood has also been in constant communication with Dr. Pins at the Chiropractor's office. All three tenants are excited to see this well needed redevelopment, and Shorewood has a relocation plan for them. Without a redevelopment plan in place, these tenants likely have no interest in renewing their leases.

- **Statements Regarding HOA Approval.** It has been stated that the Petitioner told the city council that the HOA was in support the project. The Petitioner did not state this. The Petitioner has stated that he intends to reach out to the HOA and present the project to hopefully gain their support. No petitioner would ever state that that the HOA supports the project without first meeting and confirming such support. At this point, there was an initial meeting with the HOA Board last week and the Petitioner intends to continue the discussions.

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