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**Kane County
BUILDING DEPARTMENT**

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**Keith Berkhout
Kane County Development Department
Attn: Zoning
719 S. Batavia Avenue
Geneva, Illinois 60134
berkhoutkeith@co.Kane.il.us**

**RE: Ted Myers et.al. Public Hearing
May 14, 2019 at 7:00 P.M.**

May 13, 2019

Dear Keith Berkhout:

I represent Neil E. Levin and Deborah T. Cadigan, husband and wife who have resided at 4N196 IL Route 31, St. Charles, Illinois 60174 since the year 2000. Their property is designated Rural Residential by the Kane County 2040 Land Use Plan. The property is zoned E-3 District Estate Residential. They purchased the property because of its peaceful, quiet, secluded, private and rural nature.

The Petitioners are proposing a conversion of their property use which is also designated Rural Residential and zoned E-3 District Estate Residential to a commercial enterprise with potentially over a hundred vehicles and hundreds of guests attending events within sight and sound of my clients' house and backyard. The petitioners requesting the change of use already host some loud parties on occasion. The music is loud enough to sing along even when windows are closed. Currently there is no sufficient buffer. There also is not a sufficient buffer in the proposed PUD design. The proposed PUD will change the enjoyment of my client's property if the proposed PUD is granted.

The proposal shows a two-lane driveway and a large parking lot which will loom over my client's property resulting with the potential to magnify the lights and sound directly next to my client's property and increasing privacy concerns.

This proposed PUD will also reduce the value of my client's property as the peaceful enjoyment of the property will be diminished as a result of the commercial activity. Another concern of my clients is the increased traffic that will be generated. On special holidays, for example on the 4th of July, traffic is literally at a standstill on Route 31 in front of my clients' property. My clients' driveway is located on a curve only a few yards away from the current driveway of the

proposed PUD. The PUD proposes to make a two-lane driveway on their property. There are no turn lanes. This will lead to dozens of vehicles lined up to make turns into their driveway from north and south for their proposed events.

The proposed PUD in my client's opinion mischaracterizes the neighborhood. The events described in Ferson Creek Park are not the same as in the Fen across the road to the east of the property. The Fen is a lightly used area with rustic trails and 21 parking spaces. This is 100 fewer parking spaces than the proposed PUD. Ferson Creek Park, by contrast, has visibility from both sides of the road enabling traffic sufficient time to stop; this is not true for the proposed PUD two-lane driveway, resulting in a traffic issue.

The water table report cites a "high potential for contamination". The proposed PUD shows a plan to host hundreds of guests with a household septic system and well water and a large parking lot. This will adversely affect my client's aquifer and water quality.

My clients already have seen Mylar balloons appear in their yard and tangled in their trees after their neighbors' current house parties. My clients are concerned that more garbage will find its way into their yard.

What other plans do they have? Fireworks in a wooded area resulting in a wildfire risk?

We respectfully ask that you consider the foregoing in your deliberations on the proposed PUD.

Yours truly,


Alvin L. Catella

Berkhout, Keith

From: Albert Agnes <tonton4@sbcglobal.net>
Sent: Wednesday, May 8, 2019 2:30 PM
To: Berkhout, Keith
Subject: EX: Zoning

Gentlemen,

Because I am writing from my hospital bed, I will not be able to attend the meeting on May 14th. So, I will let you know all my concerns in this letter.

The first thing I would like to ask you to do is to not just look at the papers. Do the human and decent thing and drive to Elmtree Ct. where I, my husband, and many others live. Come see what we see every day of our lives.

The property in question is located much higher than our properties. It literally sits on top of us. It will become impossible to sell our houses, unless we take a big loss. Most of us have our life savings in our homes, and many will depend on that equity to see us through to assisted living when the time comes, just as it may come for yourselves and your loved ones. Many are on fixed incomes and are too old or disabled to go out and earn more money.

Now to the general concerns. First, traffic impact, which is a specific requirement on the zoning change application. It goes to the obvious that our subdivision will be blocked every time they have a function, as hundreds of cars will be arriving perhaps for hours, and later leaving late at night. It will become impossible to go north or make safe turns. Even a traffic control official cannot stop the flow of traffic or stop blockage. And the State just spent a lot of money, subjecting our neighborhood to severe inconvenience for many months, to improve the bridge and give us a safe entrance to our subdivision. And now this. Route 31 will have traffic jams most weekends.

Second, and even more obvious, the noise. We do not need a study to tell you how loud amplified bands, crowd noise, and engines running, because of weddings and other events, penetrate our walls even blocks away, and for hours at a time. We have lived through enough loud summer parties, but at least they weren't nearly every weekend, so we put up with it. And every weekend has three days to throw parties, turn on big lights for parking, which will reach all our properties. At least with Ferson Park, there are no amplified bands or alcohol, and they are infrequent, such as once per year with the July 4th celebration. And since this zoning change is for a private business, please do not even begin to tell me that they won't be looking to hold as many large events, with as many people as they can get, with the noise and traffic. And please do not begin to attempt to vouch for the behavior of all of these hundreds of people at each event, and the inevitable consequences of the

equally inevitable celebratory alcohol, shouts, and fireworks during these events, and as guests leave.

In short, our peace will be no more from weekend to weekend, forever going forward if the zoning change is allowed. To allow the zoning change is to go against each and every sentence in the application form that serves to protect not only our residential community, but also yours, and all those throughout the County.

We all purchased in Wildrose Springs for its peace and quiet, beauty and all the wildlife that come to visit. Please, please, please don't do this to us. Keep the property residential. If you don't, the buyer and seller will take their millions, but we will have to pay the price, in home values and quality of our lives!

Henriette Agnes