

Public Comments Received Prior to Plan Commission Meeting

Papke Anna

From: Pritesh Patel [REDACTED]
Sent: Monday, January 24, 2022 9:26 AM
To: Community Development
Subject: Pc 22-01
Attachments: Norbury Opposition Letter.pdf; signature pages.pdf

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Dear Planning Commission

Attached are the opposition letter and signature pages in opposition to the proposed extension of Norbury to 20th. We will deliver originals to village hall.

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Pritesh (Prit). Patel
[REDACTED]

January 24, 2022

To Village of Lombard Planning Commission case/petition number PC 22-01

Dear Planning Commission,

The Yorkshire Woods Community is writing to the Commission to express our strong opposition to the proposed road extension of Norbury Ave from 17th to 20th street for the new development.

We want to be clear that we are unanimous in our support of the proposed housing development plan with the benefits of more homes for Lombard to grow, increasing the tax base, etc.

However, we do not support the opening of Norbury Ave to through vehicle traffic due to our concern for the safety of our children.

Today, Norbury Ave. is a quiet street that has a dead end in Yorkshire Woods. Only residents, guests, and service vehicles enter this area. Opening Norbury would allow vehicle traffic to drive through our community from 16th to 20th street. The increase in through vehicle traffic will negatively impact safety in our community. Children, joggers, moms with strollers, and elderly couples walking in our community are very common sights year round. Currently we have 17 children under the age of 7 who live around Norbury itself. The children and residents are used to playing in an environment where we know all our neighbors and we enjoy the safety, privacy and security by not having through traffic.

The Yorkshire Woods Community was established in approximately 2006. Most of the families moved here and paid a premium on these lots for its seclusion, not to mention higher taxes than other communities in Lombard. We realize a decision was made to open Norbury Ave. seventeen years ago, however, this decision predated the current residents buying lots and building their homes. Today, we have a robust community that enjoys having minimal vehicle through traffic.

We ask that you consider the following proposals as an alternative.

1st Proposal -

- We propose that the hammerhead dead end remain in place in Yorkshire Woods. If a radius modification needs to be made to the hammerhead to ease service vehicles to turn around such as fire trucks, that would be acceptable.
- We feel that this would also increase the property value and desirability of the new development. The new development would then offer more privacy security by limiting through traffic.

2nd Proposal -

It should be noted that we have service vehicles enter and exit Yorkshire Woods without issue. We have not had any fire emergencies in Yorkshire Woods over the past seventeen years.

- If necessary, we propose only a service gravel road exist adjoining the two developments. A gravel road intended for use only by service vehicles such as emergency fire and ambulance, utility, waste management, etc. The gravel road should be marked with proper signage for this purpose not permitted through traffic of private vehicles.

In conclusion, the Yorkshire Woods Community is not in support of the planning commission proposal to open Norbury Ave. from 17th st to 20th st.

Attached is a list of residents of the community that are opposed to the extension of Norbury to 20th street. We have over 50 residents that have signed this petition expressing our concerns.

Thank you for your continued service and support of our communities.

Best regards,

Yorkshire Woods Homeowners Association and the surrounding community.

#	Name	Address	Phone/Email	Signature
1	SAM Zia Jameel	20 Bracken Ct. Lombard IL 60148	248-798-6539 zifam@ic@hotmail.com	
2	Samira Jameel	20 Bracke cti Lombard	248-238-7131 218.Samira@hotmail.com	
3	Wynne A.I.	26 E 17th Lombard 60148	630 842 6123	
4	TAMER A. AI:	" "	630 841 9677	
5	M. Joya	1701 S. Norbury	630-290-3210	
6	Hafida EZZAKI	" "	630-916-6664	
7	ASHRAF JOYA	" "	" "	
8	FATIMA Joya	" "	630-317-7358	
9	Nausheen Khan	1703 S. Norbury	8155015558	
10	Ghori Khan	" "	8155015624	
11	Zeshan Ahmed	19 Bracken Ct.	937-408-9482	
12	Tajuddin Ahmed	" "	937-631-2055	
13	Tahmina Ahmed	" "	630-470-7175	
14	Humaira Syed	" "	630-550-7227	
15	Rana Anam	11 Bracken Ct	847-387-2000	
16	Reza Khan Khan	" "	847-387-2005	
17	ZAHID KHALID	24 BRACKEN CT	847-538-1910	
18	ARJUNAND ZAIDI	" "	" " "	
19	SHAKEEL RAHMAN	14 VENNARD CT.	8479220292	
20	Tameel Hussain	" "	847-971-1690	

Signature

#	Name	Address	Phone	Email
1	Memor Smtiaz	9 Vennard Ct	9554 (708) 220-	
2	ATIFA MEMON	9 VENNARD CT, LOMBARD	708-220-9620	Atifa M
3	SABET SIDDIQUI	13 VENNARD CT LOMBARD	(815) 519-1788	Sabet M
4	ZAKI SIDDIQUI	13 Vennard Ct, Lombard	(630) 785-7229	Zaki Sidiqui
5	SAMIYA ALI	13 Vennard Ct Lombard	(815) 332-2449	Samia
6	Zafar Siddiqi	13 Vennard Ct. Lombard	(630) 251-8140	Zafar
7	Pritesh Patel	18 Vennard Ct Lombard	847 7721986	Pritesh
8	Avpita Patel	18 Vennard Ct Lombard	630 620 8483	Avpita
9	Nasir Bidi	Brackeen Ct Lombard	630 292 5604	Nasir
10	Shabeena Ali	113 Brackeen Ct	"	Shabeena
11	Mushkaf Ali	21 Vennard Lombard IL 60114	630 841 8128	Mushkaf
12	Khadija Alta	"	630 841 8128	Khadija
13	ANIS KASSIM.	10. Vennard Ct Lombard	773-793-6008	Anis Kassim
14	AISHA KASSIM	10. Vennard Ct. Lombard	847-791-1923	Aisha
15	Shahnaz Kassim	10. Vennard Ct. Lombard	847-849-6117	Shahnaz
16	Asif Kassim	17 Vennard Court.	773-966-8300	Asif Kassim
17	Abida Kassim	17 Vennard Court	773. 793-2906.	Abida
18	HARUNA SMER	Norbury Ave. Lot 22	630-205-5786	Haruna
19	Shahzad	Lot 22 Norbury	630-205-5786	Shahzad
20				

#	Name	Address	Phone/Email	Signature
21	WILLIAM PILLAI	22 E. 17TH ST LOMBARD		William Pillai
22	MANJULA PILLAI	↑ ↑		M Singh
23	Jamie Faso	14 E. 17th St Lombard		J. Faso
24	Mario Faso	↑		M Faso
25	Yusuf Rehman	171a S Norbury Ave Lombard		Yusuf
26	Sammy Rehman	↑ ↑ ↑ ↑	630 656 2443	Sammy
27	Riffat Mehmood			Riffat
28	Muhammat Mohmood			
29	Amn Rehman			Amn
30	Mohammed Bhuiyan	1723 S. NORBURY Ave.	224-715-7025	Mohammed
31	Kaniz Bhuiyan	↑	↑	Kaniz
32	Faizeen Khondaker	22 Vennard Ct.	508 963 2729	Faizeen
33	Naushin Khondaker	"	518 312-0650	Naushin Khondaker
34	Zahir Chaus	25 Vennard Ct	224 659 1056	Zahir
35	Saïma Nishat	25 Vennard Ct	224 591 056	Saïma
36	Mohammed ABDOLBAKAR	1727 S. NORBURY AVE	281 779 9724	Mohammed
37	SUMAYYA KOTHAWALA	"	"	Sumayya
38				
39				
40				

Papke Anna

From: Abbas Broachwala [REDACTED]
Sent: Monday, January 24, 2022 12:32 PM
To: Community Development
Cc: Mustansir Broachwala; Mansoor Broachwala
Subject: Neighborhood Objection
Attachments: Objection 01242022.docx

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am the property owner of 19 E. 20th Street, Lombard, IL 60148. My family and I have devoted our careers to public service. I am providing this letter as a formal objection to the changes in my neighborhood under Case No. PC 22-01 with location of subject property at: 14, 101, 104 and 112 E. 20th Street in Lombard, IL 60148.

The Village of Lombard and the owner of the plat numbers 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, and 06-20-302-005, have not provided sufficient information that would allow property owners around the subject area to determine the need of the subject development nor does the information provide property owners with the information necessary to determine the pros or cons of such development.

The purpose of Chapter 151 of the Village of Lombard Code is to accomplish the following: (a) prevent flood and drainage hazards from new development (b) protect new buildings and major improvements from flood damage due to increase stormwater runoff, (c) promote orderly development of land, (d) protect flood-prone areas, (e) moderate flooding and stormwater impacts, and most importantly protect aesthetic benefits and enhance community or economic development.

Upon receiving this letter, I became aware of the fact that the owner of the above-mentioned plat numbers intends on creating numerous houses in our neighborhood. In that process, the builder plans on placing a "water retention area" next to my house. Over the past year I put my life savings into building a 3000 sq ft extension to my house. No information or evidence has been provided as to what that water retention area will do. My family and I reached out to the builder to get plans on what that water retention area is or will do but nothing has been provided to us.

I bought this property and extended my house on the property because it is sitting on a 1-acre lot. In that lot, my family and I are able to enjoy the openness, the fireplace, my sunroom, and other outside amenities without any issues in my backyard. I have never experienced any issues with the land or the lot. The builder believes that a water retention area is necessary in this area, but it would significantly impact the value of my house. Furthermore, I would not enjoy quiet enjoyment of my backyard because if there is standing water next to my backyard it will cause mosquitos and other wildlife to disturb my ability to enjoy the backyard.

Moreover, there is no indication how this water retention area will be moving water or what will happen when water accumulates in this area. Is there a pump for the water retention area? Is there a fountain that moves the stagnant water? Furthermore, this development would move water runoff to the detention area causing harm to my property and potential flood issues. What of the perimeter and

safety concerns around children playing in the backyard and near a potential pond that could cause a drowning issue?

Chapter 151 also calls for the fact that you would protect the aesthetic benefits of the community. In this plan it calls for a random water retention area to be put in my backyard. After speaking with many property appraisers, they all came to one conclusion: a detention or retention water retention area would significantly hurt my property value without significant aesthetic improvements.

The plan and information provided does not even touch on the water management plan, the method in which the water shall be moved to/from a detention/retention are, the height or depth of this area, the 10yr- 20yr and 100yr impact of such water retention area to the land, the slope of the water retention area, the need for drain tiles or pipes, natural trees or bushes or plants that will reduce unwanted wildlife or insects like mosquitoes.

In addition to the water retention issue there are other issues with this development; one being, this plan does not take into consideration any safety of the neighborhood. There are plenty of speeders that roam through the two neighborhoods that the builder plans on joining, including the employees of the two office buildings. The interconnected road would increase traffic and congestion. There is no indication that there will be traffic lights, stop signs, speed radars, or any traffic and speed enforcement that would bring flow management and safety to the joined neighborhood.

Again, due to these obvious concerns and many other concerns that have not been clearly addressed by the developer, my family and I would be against the development proposed by this builder. I feel that the City and County owe current homeowners the right to refuse such development that will negatively impact our home values, cause flooding and hurt our neighborhoods.

Abbas Broachwala

Cell: [REDACTED]
[REDACTED]