

Ganser, Jennifer

From: [REDACTED]@comcast.net
Sent: Tuesday, March 08, 2022 8:21 AM
To: Ganser, Jennifer
Subject: Roosevelt Road project

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To: Plan Commission, Village of Lombard

To Whom it May Concern:

We are registering our concerns about the plans for 855 E. Roosevelt Road, where a 3-story restaurant/banquet hall is being proposed. We participated in the Zoom hearing on March 3rd with the Attorney, Mark W. Daniel and left the meeting worried about some of the descriptions of the proposal.

Size. Three stories seems excessive for this location. There are currently one- or two-story businesses along this stretch of Roosevelt Road. What is being proposed would alter the tone and impact of this business area. Traffic, parking, lighting, and noise would all increase quite a bit.

Lighting and noise. These are two main concerns, because the increase in both would directly impact the neighborhood that we have called home for over 40 years. There was a big debate about whether we would even have street lights, and how many, which should indicate to you that quiet and peace are important factors of the semi-rural feel that is valued in our neighborhood. We could have chosen to live in a noisy mid-city area, but instead we chose this place, and we hope to be able to maintain this oasis of quality living.

Land Use/Water displacement. Having lived here as long as we have, we have seen the problems of water collecting on both sides of 13th Street, just south of the proposed development. What was previously a park with a baseball field, playground, and picnic areas has been reduced, for much of the year, to a pond with a small picnic area on the far south side of our park. And on the north side of 13th? Definitely a pond, visited often by herons, ducks, and other wildlife. Those are beautiful, too. I wonder how additional building to this extent, just north of our property, will continue to restrict water flow under Roosevelt Road to adequately drain our parkland. We have "negotiated" with Lombard in the past to encourage the culvert beneath Roosevelt Road to be cleared out, and the land north of Roosevelt to be dredged to allow better flow of Sugar Creek, but have received little satisfaction.

Best location for this project? Just to the west of this property is High Point Center, which has quite a bit of vacant property, and plenty of parking. We believe that much of this property could be repurposed for this banquet center with a minimum of additional disturbance to wetlands, animal populations, or neighbors.

We are hoping that the Plan Commission will reconsider the size and scope of this proposed development, or refuse it altogether.

Please keep us informed of any decisions regarding this project.

Robert and Doreen Fritz

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