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January 29, 2021

VIA ELECTRONIC AND REGULAR MAIL

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City of Aurora Zoning and Planning Division
City of Aurora
77 S. Broadway, Suite 220
Aurora, IL 60505

***Re: Proposed Zoning Amendment-
Southwest Corner of County Line Road and Liberty Street***

Dear Sirs and Mesdames:

Our office represents the Legacy Fields Condominium Association ("Association"). As you may know, the Association, which contains one hundred and eighty (180) homes is adjacent to Southwest Corner of County Line Road and Liberty. The Association has requested that our office contact you due to the Association's concerns regarding the proposal for the re-zoning of this adjacent parcel by the City of Aurora, specifically as it relates to the development of a new public works facility.

The Association and its residents levy the following objections to the proposal:

- A public works facility, regardless of the amount of frontage, is not appropriate for an area, which borders a large residential area such as the Association.
- Re-Zoning this area from R-1 to M-1 alters and otherwise changes the composition, as the area to the South of Liberty is primarily residential, and M-1 would be incompatible in the proposed space and adjacent properties.
- Based on the proximity of the proposed public works facility, directly west of the Association's property boundary, the Association and its homeowners property values will undoubtedly be negatively impacted.
- County Line Road effectively cuts the Association's property in half, and the increase in public works vehicular traffic, including but not limited to snow plows, will create substantial noise and light pollution, along with safety concerns for the residents and their children due to the heavy increase in vehicular traffic in the area.

KEOUGH & MOODY, P.C.

- Local traffic on Liberty and County Line road will more likely than not increase, causing greater safety concerns and issues as residents often use this area for foot traffic and walking their dogs.

The Association and its residents strongly object to the proposed rezoning of the Southwest corner of County Line Road and Liberty Street, and otherwise the proposed installation of the public works facility on said parcel. Based on these concerns and issues, I request to participate to orally express these concerns at the Zoning and Planning meeting on February 3, 2021 at 7:00 P.M. via zoom video conference. Enclosed is my oath required by the City. Thank you for your time and attention to this matter. Should you or the Council have any questions, please do not hesitate to contact me.

Very truly yours,



JONATHAN D. WASSELL
Attorney at Law

Enclosure
JDW/jef
cc: Board of Directors