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20 September 2026

To: Grosse Pointe Woods City Council
City of Grosse Pointe Woods, MI 48236

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

Re: Proposed Little Ghost Restaurant at 20567 Mack Avenue

Mr. Mayor and Members of the Grosse Pointe Woods City Council,

We have lived at our home at 1930 Lennon Avenue for 41 years. I, Arthur Bradley Eisenbrey, III, MD, PhD, testified at the Planning Commission meeting, 25 August 2026, and now my wife and I ask the City Council to more carefully consider the impact that the proposed Little Ghost restaurant at 20567 Mack Avenue is likely to have on the surrounding residential neighborhood. Note that this will be the fifth restaurant within a three block area where parking is already limited and customers commonly park off Mack Avenue on the residential streets beyond the metered parking spots on Van Antwerp Street, Lennon Avenue and Beaufait Drive (without regard to parking restrictions).

We value our neighborhood and the quality of life that comes with living in a residential area. We understand that Mack Avenue is a commercial corridor and that businesses are an important part of our community. However, this particular proposal raises significant concerns because of the property's close proximity to residential homes and the potential for restaurant activity to extend well beyond normal daytime commercial activity.

Our concerns include:

1. Increased traffic and congestion extending into the surrounding neighborhood. A restaurant can generate considerably more vehicle traffic than most other types of businesses, particularly during lunch and dinner hours and weekends. We are very concerned about additional vehicles entering and leaving the limited parking spaces within walking distance of 20567 Mack Avenue, increased traffic on Mack Avenue, and the likelihood of "spilling over" into the surrounding residential streets where there are many children playing.
2. Parking is limited. Adequate on-site parking is extremely important. We are concerned that if the restaurant's parking demand exceeds the immediately (close) available spaces that customers and employees will begin parking on the nearby residential streets, including Lennon Avenue. This would likely create inconvenience for residents, put neighborhood children at risk, restrict access and change the character of our neighborhood.

3. Noise and late-night activity: Restaurant operations involve customers arriving and departing, conversations outside, deliveries, trash collection, employees leaving work and other activity that can continue well beyond the restaurant's dining hours. We ask the City Council to consider how the proposed hours of operation will affect residents living nearby, particularly those whose properties are adjacent to the alley behind the proposed restaurant.
4. Outdoor activity, lighting and deliveries: We ask that the City Council carefully evaluate outdoor seating and gathering areas, exterior lighting, signage, delivery activity, loading areas and trash collection. These activities should be designed to limit intrusion into the adjacent neighborhood and residential properties.
5. Effect on the residential character of Lennon Avenue, Beaufait Drive and Van Antwerp Street has already been affected by the four existing restaurants. We cannot accept a significant deterioration of the peace, privacy and safety of the neighborhood simply because a commercial use is being proposed nearby. We ask the City Council to balance the interests of the proposed business with the legitimate interests of the residents of this neighborhood.

We request that, before approving the proposed restaurant, that the City Council ensure that there is a thorough and transparent review of:

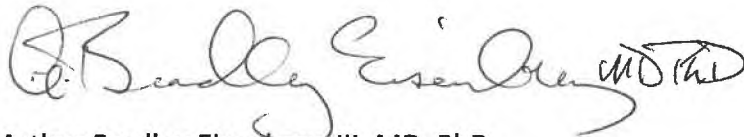
1. The number of parking spaces available on and close to the property and the restaurant's anticipated parking demand.
2. Expected traffic volume, including during lunch, dinner and weekend periods.
3. Hours of operation, including how late customers and employees may remain on the property.
4. Deliveries to the restaurant and trash collection schedules (particularly the hours).
5. Exterior lighting and likely impact on the neighboring homes.
6. Outdoor dining and customer gathering (waiting) areas.
7. Noise control measures.
8. Employee parking.
9. Measures to prevent parking "spill-over" into the residential areas.

If the City Council determines that the restaurant may proceed, we ask that specific conditions be placed on the approval to protect the neighboring residents rather than informal assurances. We ask that the concerns of the residents on Lennon Avenue, Beaufait Drive and Van Antwerp Street be part of the official record and fully considered before final approval consideration is made.

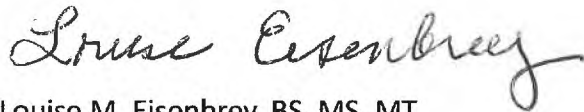
We want Grosse Pointe Woods to remain a community where businesses can succeed while existing residential neighborhoods are protected. We believe that a very careful and critical review of this proposal is necessary to ensure that the interests of both parties are fairly represented and considered.

Thank you for your consideration and for your service to the residents of Grosse Pointe Woods. We request that the City Council give serious consideration to the concerns of the residents of Lennon Avenue and our neighbors before considering approval of the proposed Little Ghost restaurant at 20567 Mack Avenue.

Sincerely,

A handwritten signature in cursive script that reads "Arthur Bradley Eisenbrey, III, MD, PhD". The signature is fluid and includes the full name and credentials.

Arthur Bradley Eisenbrey, III, MD, PhD

A handwritten signature in cursive script that reads "Louise Eisenbrey". The signature is elegant and includes the first and last name.

Louise M. Eisenbrey, BS, MS, MT

1930 Lennon Avenue
Grosse Pointe Woods, MI 48236