
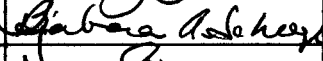
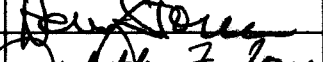



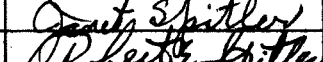
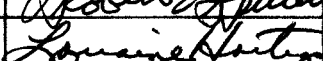
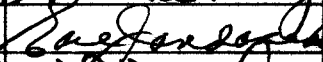
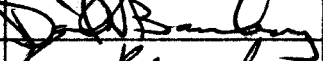

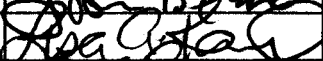
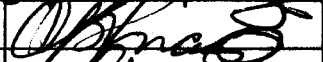
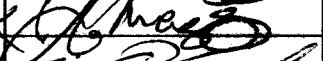

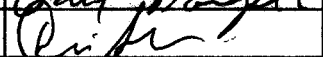






NELSON MEADOW CONCERNS – RESIDENTS NORTH AND WEST OF PROPOSED DEVELOPMENT

The people to the North and West of the proposed Nelson Meadow development want to be sure that their specific concerns are addressed. We, the undersigned, present these concerns to the Village Staff, Commissions and Council for their consideration as plans for the development are finalized. We appreciate the efforts of the Village to make this development a success for all involved, and we are confident that due consideration will be given to the following three issues. We have enumerated our issues below, and have made suggestions for improvement that we hope the Village and, where appropriate, the developer will consider.

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
1	John Schrage	5725 Brookbank	
2	Barbara Schrage	5725 Brookbank Rd	
3	Henry S. Torres	5713 Brookbank	
4	Judith F. Torres	5713 BROOKBANK	
5	Laura Trompeter	1221 Blanchard	
6	John Trompeter	1221 Blanchard	
7	Deb Bilek	1201 Blanchard	
8	Janet Janet Spittler	5707 Brookbank	
9	ROBERT G. SPITTLER	5707 BROOKBANK	
10	LORRAINE HARTMAN	1131 BLANCHARD	
11	Earl Jandacek	1215 BLANCHARD	
12	DAN BARNERBY	5708 BROOKBANK	
13	Kris Barneby	5708 Brookbank	
14	JEFFREY BILEK	1201 BLANCHARD	
15	Lisa Kaval	5610 Brookbank	
16	Carol Mages	5633 Brookbank	
17	Jim Mages	5633 Brookbank	
18	Lisa Demagala	5629 Brookbank	
19	Paul Demagala	5629 Brookbank	
20	Dennis Skold	5631 Brookbank	

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
21	Maureen Skord	5631 Brookbank	Maureen Skord
22	Patricia B. Stone	1126 Blanchard	Patricia B. Stone
23	Mark Strelau	5611 Brookbank	Mark Strelau
24	Aliya Strelau	5611 Brookbank	Aliya Strelau
25	is full	5609 Brookbank	is full found Pring!
26	SUSAN PRINGLE	5609 BROOKBANK	Susan Pringle
27	Daniel Orth	5605 Brookbank	Daniel Orth
28	MICHAEL ENZBICILIS	5524 BROOKBANK	Michael Enzbicilis
29	Kathy Enzbicilis	5524 Brookbank	Katherine Enzbicilis
30	Lou Butler	5508 Brookbank	Lou Butler
31	Charlie Butler	5508 Brookbank	Charlie Butler
32	John W Dingle	5516 Brookbank	John W Dingle
33	Karen S Dingle	5516 Brookbank	Karen S Dingle
34	Laura Feste	5532 Brookbank	Laura Feste
35	Michael Crowley	5014 Brookbank	Michael Crowley
36	John W Dingle Jr	5618 Brookbank	John W Dingle Jr
37	Paul W Dingle	5528 Brookbank	Paul W Dingle
38	Jenniffer C. Bates	1209 Blanchard	Jenniffer C. Bates
39	Pat G	1209 BLANCHARD	Pat G
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ISSUE 1 – EXTENSION OF BROOKBANK THROUGH TO JEFFERSON

We estimate approximately 100 people per day walk down Brookbank from Blanchard to Jefferson as a means to reach Hillcrest School or for recreational purposes. The path is not only a safe way for these individuals to commute or relax, but it does so in an aesthetically pleasing way, with a tree-lined gravel path. The number of individuals using this route continues to increase, as recent tear-downs have attracted a significant number of young families with children.

Extending Brookbank through to Jefferson will greatly increase the traffic on this route and jeopardize the ability for individuals, especially children, to commute safely. We have the following concerns and related suggestions.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Increased traffic will make pedestrian commuting unsafe.	Only extend the street through to the front of the two new homes, as originally planned by the developer. Also, add a sidewalk on Brookbank south of Blanchard to connect with the sidewalk in front of the two new houses or connect to the walking path.
Elimination of the trees and walking path will significantly degrade the aesthetics of the area.	Similar to the arrangement at Brookbank at 59 th Street, make this two house extension a “1/2” street and preserve the trees and walking path. If the street must go through, put a “1/2” street through to Jefferson, similar to the arrangement at Brookbank at 59 th Street, and preserve the trees and walking path.
The corner at Brookbank and	Implement four-way stop at

Blanchard is already very dangerous, with cars using Blanchard as a thoroughfare from Main to Dunham. Additional homes on Brookbank will increase the likelihood of an automobile accident at the intersection.	Brookbank and Blanchard

ISSUE 2 – WATER MAIN ON BROOKBANK NOT CAPABLE OF SUPPORTING ELEVEN NEW HOMES.

We understand the water main that runs down Brookbank is the suggested connecting point for the 11 new residences. This pipe has had a history of breakages, and has broken 3 times in the last 2 years on the section South of Blanchard.

<u>Concern</u>	<u>Suggestions for Improvement</u>
The current pipe is old and unreliable. Continued breakages will impact even more homes if all 11 new residences are added to the existing, unstable infrastructure	Replace the main from Blanchard to current termination.
Water pressure for existing residences will be impaired by the additional homes.	Install a larger main line from Blanchard to current termination.

ISSUE 3 – STORM WATER RUN-OFF MAY IMPACT HOMES NORTH AND WEST OF THE DEVELOPMENT

Given that the development is significantly elevated compared to neighboring lots, improper engineering could result in water flowing in a way that impacts lots to the North and West. During heavy rains, water is already taxing the entry points to underground drainage systems at the corner of Brookbank and Blanchard as well as in the middle of the Brookbank between Blanchard and 55th Street.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Storm water facilities in the middle of the 5600 block of Brookbank may not be sufficient to control additional water diverted from new development.	Ensure that the developer has performed appropriate studies of ground water impact on the system to the North and West of his development.
Plans indicate sewer heads in front of the 2 new homes on Brookbank. There is no piping under the existing portions of Brookbank to connect to.	Add additional underground storm water tiles to connect the new sewers.