

DOWNERS GROVE, ILLINOIS 60516

May 12, 2005

Mr. David Barber, PE
Director, Public Works
Village of Downers Grove
5101 Walnut Avenue
Downers Grove, Illinois 60515

Mr. Keith Sbiral, AICP
Director, Planning and Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Re: Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision

Dear Mssrs. Barber and Sbiral:

Our neighborhood thanks both of you for the opportunity to present our recommendations to improve the proposed "Nelson Meadow" subdivision plan.

We strive to improve the neighborhood for all residents by incorporating these recommendations into the final staff recommendation to the Village's Plan Commission and ultimately to the Village Council.

Based on the version of proposed plans seen by one of us on April 21, we have carefully considered the impact on the neighborhood and evaluated ways that the plan can be improved. Our nine recommendations are listed on the attachment with specific points of action.

Necessarily these are still preliminary recommendations. We welcome the opportunity to review more up-to-date plans as they are made available, and to develop each recommendation in more detail by meeting with appropriate members of Village staff.

In our neighborhood review we request the same consultative, iterative process that has already been afforded the developer by the Village. Noting that the developer's proposal has been in the Village offices in some form since January 2005, we respectfully request sufficient opportunity to develop and discuss our recommendations for its improvement.

Thank you again for welcoming our neighborhood participation.

Sincerely,

The Undersigned Neighborhood Residents

Neighborhood Recommendations

To Improve Proposed “Nelson Meadow” Subdivision

1. Construction Entrance Traffic

- Provide circulation pattern for construction trucks (particularly earth-moving trucks), not in and out along the exact same route – avoid excessive queuing and double construction traffic impacting each homeowner
- Relocate construction entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Protect numerous schoolchildren walking along Jefferson Avenue to Hillcrest and O’Neil schools
- Protect numerous children playing in front yards and on sidewalks along Jefferson Avenue

2. Stormwater Management

- Prevent flooding across Jefferson Avenue, both during construction and after
- Prevent any additional increase in the level of St. Joseph’s Creek behind Jefferson Avenue homes during flooding conditions – watershed already under pressure from other upstream developments
- Long-term responsibility for managing water detention area – health issues

3. Jefferson Avenue Infrastructure

- Maintain continuous access for residents over unobstructed pavement
- For safety and parking, require full width (no variance) of final pavement, parkways, and sidewalks
- Additional capacity for Jefferson Avenue sanitary sewer – already some backups
- Additional capacity for domestic water supply and hydrant water pressure
- Retain curved-out curb/pavement/sidewalk as on-street parking for 1117 and 1121 Jefferson Avenue
- Complete and maintain pavement before any other construction begins

4. Air Quality/Health Concerns During Construction

- Protect all residents, particularly children and the elderly, from adverse environmental changes
- Effective dust control continuously
- Reduce emissions by requiring idling vehicles to shut off their engines when queued on streets

5. Traffic Control Required If Construction Entrance Stays On Jefferson Avenue

- Temporary traffic light at Dunham and Jefferson to protect vehicle intersection and pedestrian crossings (especially Hillcrest schoolchildren)
- Stop or yield at Middaugh and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop or yield at Brookbank and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop sign at bottom of construction entrance to prevent trucks barreling onto Jefferson Avenue
- Posted residential speed limit on Jefferson Avenue

6. Restore Jefferson Avenue Treescape

- Restore north side of Jefferson Avenue with the maximum number of large trees (12” minimum)
- Designate tree locations first, then utilities to avoid interference that could limit the number of trees
- Face new driveways to the sides of lots (to Brookbank and new cul-de-sac respectively) if necessary
- Protect earth from compaction/disturbance that would be hostile to large tree plantings

7. New Cul-De-Sac Entrance Location

- Relocate new cul-de-sac entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Reduce traffic impacting Hillcrest schoolchildren
- Shorter access route for new normal and emergency traffic – eliminate undesirable corner within cul-de-sac

8. Save Brookbank Avenue Treescape

- Save all the still-existing trees along Brookbank Avenue extension south to Jefferson Avenue
- Shift street to the east if necessary

9. Sidewalk Connecting Carpenter Street And East End Of Jefferson Avenue

- All-weather pedestrian access for schoolchildren and walkers/runners
- Safety protection along top of any retaining wall or retention pond – reduce risks of drownings and falls
- Save all the still-existing trees along this southern property boundary
- Shift the detention pond north if necessary