

JOHN SCHOFIELD  
1125 JEFFERSON AVENUE  
DOWNERS GROVE, ILLINOIS 60516  
630-810-1403

February 25, 2006

Dear Neighbor,

The Downers Grove Village Council approved the “Nelson Meadow” subdivision on Monday, February 20<sup>th</sup>, with additional conditions.

Your efforts over the past ten months achieved these important changes in the plan:

- Heightened sensitivity on the part of Village management led to a newly-required Subdivision Improvement Agreement which provides additional tools to control the development process
- Heightened sensitivity to the destruction of additional trees – there are promises of protection for the black walnuts at 5800 Carpenter Street, but the Brookbank Road trees and walking path are still likely to be destroyed to construct a straight-through street and water main!
- Removal of the construction entrance for heavy earth-moving equipment from Jefferson Avenue
- Additional culverts on the new Brookbank Road that drain storm water to the detention pond rather than to Jefferson Avenue
- Full-width right-of-way for Jefferson Avenue, including full-width green parkway on the north, and full-width right-of-way for the stem portion of Nelson Court (70 feet instead of 66 feet)
- Pedestrian path connecting Jefferson Avenue to Carpenter Street
- Sidewalk on Brookbank from Blanchard Street south to the development, and sidewalk on the west side of Carpenter Street from Blanchard Street all the way south to 59<sup>th</sup> Street
- Front building lines of 32 feet on Brookbank Road and Carpenter Street – but these only bring the fronts of these five new homes back to where they would have been if exceptions had not been approved – we did not win 35-foot building lines to match the existing neighborhood
- Specific timetable commitments for the driveway reconstruction at 1117 Jefferson Avenue

Thank you all for your active support in achieving these results. Your letters, emails, phone calls, and meeting participation made the difference – be proud of all you’ve done!

What’s next? Months and years of construction!

The developer still has to revise plans to satisfy the Village’s conditions and then receive Village permits for various phases of the project. The first steps will be extensive earth-moving followed by construction of streets and stormwater facilities (the “public improvements”).

A neighborhood committee will soon meet with Village staff to establish the ground rules and the communication process to be used during construction, especially to assist the Village to obtain full code compliance. There may be a neighborhood meeting with the Village and the developer before construction begins.

As a neighborhood, we need to stay informed and active to minimize the impact of construction on our lives and properties. We need to maintain our organization and our discipline to minimize this impact.

All of our neighborhood documents continue to be collected and indexed on the web site, where you are welcome to have your own web page and email address. The web site is:

<http://neighbors.nelsonmeadow.com>