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Dear Neighbor,

Two months ago the Downers Grove Village Council approved the "Nelson Meadow" subdivision with additional conditions. Earlier this month, the developer submitted amended plans, which I was able to read in the Village Hall yesterday. These plans are NOT yet approved, and Village staff has already identified issues to the developer that will require another submission.

There are some improvements in the revised plans:

- The "stem" of Nelson Court is widened to the full 70 foot right-of-way as required, with room for full-width green parkways between the curbs and sidewalks.
- The new Brookbank water main is relocated into the center of the pavement, moving the construction farther from the O'Hallorans' property and creating the possibility for saving several more parkway trees (however, most are still threatened along the existing walking path).
- The new water main connecting Jefferson and Carpenter water mains is relocated under the detention pond, removing that threat to the Mazers' black walnut trees (however, excavation behind the detention pond wall still cuts dangerously into their critical root zones).
- New street lights are proposed using decorative posts and fixtures: three street lights on the east side of Brookbank, three on the west side of Carpenter, four on the north side of Jefferson, and two in the Nelson Court cul-de-sac.
- New sidewalk is added on the west side of Carpenter, partially shifted west onto the two new building lots in order to protect the existing trees behind a low retaining wall. (Consideration of additional Brookbank and Carpenter sidewalks is a separate matter pending in the Village.)

Here are some of the most significant issues for us that still remain, many of which have already been noted by Village staff:

- Front building lines of 32 feet on Brookbank Road and Carpenter Street were required by the Village Council but NOT shown on the latest Plat of Subdivision.
- There was no revised Subdivision Improvement Agreement in the materials I was shown.
- Multiple cuts across the existing Jefferson Avenue pavement for connection to the new water main, and excavation south of the sidewalk for new connection boxes – there needs to be a careful plan to maintain vehicle access and minimize impact during this construction.
- Only a one-page tree preservation exhibit was included for the Mazers' black walnut trees. It contained little detail and was apparently prepared without any consultation with either the Masers or Edith Makra of the Morton Arboretum, as had been agreed. The landscape plan for the detention area consisted of only a small illustration and a list of planting materials.
- There is no revised drawing of which trees will be saved and which will be destroyed along the existing Brookbank walking path.
- There is no indication where new parkway trees will be planted; in particular, how many trees on the north side of Jefferson Avenue where the eight mature black walnuts were cut down last April.

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

<http://neighbors.nelsonmeadow.com>