

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

August 25, 2006

Dear Neighbor,

Two Village ordinances took effect this month that give existing neighborhoods like ours somewhat more protection. These are both good news:

1. Revised Zoning Regulations (Ordinance 4772) were adopted by Village Council on June 5th and took effect August 15th. These revised regulations increase side yards, reduce roof heights, and limit lot coverage by structures. Together they mean that the impact of development will be somewhat tempered.
2. Revised Demolition/Construction Site Management Regulations (Ordinance 4801) were adopted by Village Council on August 1st and took effect immediately. These revised regulations require sturdier construction fencing, specific parking plans, and other protections. The Village also gained additional leverage in obtaining compliance with the regulations.

In early August we documented for the Village management our neighborhood's most important concerns, and requested that the Village apply heightened scrutiny to these concerns in its review of Nelson Meadow implementation plans, before any permits were approved (you have previously seen these concerns documented in my neighborhood reports of June 30th and July 31st). We also submitted specific questions about Jefferson Avenue reconstruction and detention pond landscaping.

The Deputy Village Manager responded to these concerns and questions on August 24th as follows:

“Village staff is currently reviewing the concerns you noted. We will be discussing these concerns with the developer prior to the commencement of any development activity. The Village intends, before any work begins, to host a neighborhood meeting to discuss the development process. The Village will outline how the project should proceed and what neighboring residents can expect. All of your questions and concerns should be discussed during this meeting. I expect that the meeting will take place in September 2006.”

Meanwhile the Village staff did reply favorably on August 18th to the developer's most recent plans submitted July 21st, subject to some minor revisions to the site engineering plans and fulfillment of administrative requirements and fee payments. Three permit applications have been entered into the Village's permit system but not yet approved:

1. Grading and land development permit for all the required infrastructure
2. Driveway permit for stabilized construction entrance on Carpenter
3. Temporary sign permit for the development sign that was installed facing Carpenter on April 21st

This means that the Village continues to move forward toward final approval, and the developer might be able to start work next month.

We are awaiting further evidence that all the Village's requirements have been met, as well as all the public commitments made by the developer's representatives at the Plan Commission and Village Council meetings.

It is important that you participate actively in the Village's neighborhood meeting and insist upon the developer's total compliance.

For your reference, all of the relevant documents continue to be collected and indexed on this web site:

<http://neighbors.nelsonmeadow.com>