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Dear Neighbor,

Two years ago the Jefferson Avenue neighbors became concerned about the potential impact of the proposed Nelson Meadow subdivision on our neighborhood. We organized. We spoke out. We attended meetings and made our concerns known. As a result, we had a positive impact on some specific aspects of the project that the Village Council did approve in February 2006.

As we all can see, no work has started since that approval over a year ago. Village documents indicate that the developer has satisfied almost all the technical requirements to obtain a permit for grading the site and constructing streets, water lines, sanitary sewers, and stormwater facilities. However there are financial payments that the developer must still make, including:

Downers Grove Park District	\$ 22,708.01
Grade School District 58	11,091.08
High School District 99	6,897.60
Village of Downers Grove (Infrastructure Letter Of Credit)	384,988.73
Village of Downers Grove (Site Management Account Deposit)	5,000.00

In the meantime the Village Council has passed several amendments to the Village Code that limit the size of new homes that can be built and provide some additional protections to the neighborhood during construction. Village officers have also become more sensitive to neighborhood impacts and more attentive to enforcing the Village Code.

The market for expensive new homes has also softened, and the developer still has unsold inventory elsewhere in the Village. This may be the major reason that work has not yet been started.

When the planning for the subdivision project does resume, the following continue to be the most important concerns that require our neighborhood's persistent vigilance and strong voice:

Storm Water	Access and Safety	Trees
<ul style="list-style-type: none"> • Frequent and thorough inspections to assure that all culverts, swales, pipes, and pond are constructed and tested according to plan • Protection measures and maintenance to prevent any flooding and silting across Jefferson during construction • Ongoing maintenance of culverts, swales, pipes, and pond after construction 	<ul style="list-style-type: none"> • Unobstructed vehicle access to the six Jefferson homes during road construction, especially emergency vehicle access at all times • Safe north-south Brookbank pedestrian and bicycle route during road construction • Safe east-west pedestrian and bicycle route between Carpenter and Jefferson during pond construction 	<ul style="list-style-type: none"> • Protect the remaining south black walnut trees by providing separation from damaging pond excavation • Save a majority of the Brookbank trees, including the black walnut omitted from the developer's survey • Ensure that a fair share of new trees (6-8 of the 32-36) will be planted on the north Jefferson parkway

We continue to monitor the status of this subdivision through regular, format requests for information from the Village. All materials are posted on our neighborhood's own web site:

<http://neighbors.nelsonmeadow.com>