

Wednesday, January 4th, 2006

Dear Commissioner,

My name is Mark A. Cronin III. I live at 117 Jefferson in Downers Grove. I have lived in Downers Grove for 23 years, 19 years of which I have lived at my present address. I love the village, my neighborhood, and my total Downers Grove experience. Since living here I have had 3 immediate family members move into the village.

I write to you today regarding the "Nelson Meadow" development which is on your agenda for your January 10th and 17th meetings. I have two major concerns.

My **first** concern is the Planning Commissions decision to disregard staff's recommendation to eliminate Lot 8. The inclusion of a detention area in a privately owned lot is a problem waiting to happen. This is a large detention area which I foresee becoming an eyesore, a safety issue, and a maintenance issue for village services.

Secondly, eliminating Lot 8 would give the developer more options as to where and how the detention area could be created. There are concerns for neighboring trees, and the heights of proposed burms.

I hope that the Village Council would request the developer to present a visual display of actual final grades showing the heights and depths of the detention area. If this were done I believe we could all get a better perception as to safety concerns, and character of neighborhood changes that this detention area will be creating if built as proposed.

My **second** concern is the proposed deletion of Jefferson being a cul-de-sac, and becoming a feeder into Nelson Court.

This new configuration creates many problems:

- A tight 90 degree turn directly in front of my driveway access
- Elimination of street parking from 1129 Jefferson East to my house and then all the way to Nelson Court.
- Possible water run-off onto Jefferson Avenue, especially during winter months.

When we built the house in 1987, we had an agreement with the Village. We dedicated ½ a cul-de-sac, put in 80 lineal feet of new curbs and gutters, and 425 sq. feet of public walk. We positioned our house in such a manner that any further development would include completion of the cul-de-sac.

The agreement of the cul-de-sac can be found in the minutes of January 12th 1987 meeting of the plan commission. Regarding File #739. The fifth paragraph states:

"In anticipation of doing a lot split, Mr. Rathje explained that the petitioner consulted with the Village's Engineering Department with regard to how much dedication would be required to provide this lot's fair share of the anticipated cul-de-sac. He noted that the neighborhood plan for this area calls for Jefferson to terminate in a cul-de-sac either at the subject property or at the property immediately to the north, and that both the petitioner, as well as the previous

owner, had been advised that the Village did indeed wish to have a cul-de-sac installed. He advised that the petitioner prepared and presented the necessary Plat of Dedication to the Village Council, which acted upon it favorably, and that about a quarter of the total cul-de-sac has been dedicated. The dedication of this right of way, he noted, provides a frontage with an arc measurement of 78.54 ft. or a chord length of 70.71 ft., which provides more than an adequate frontage for a lot which fronts on a cul-de-sac."

I ask for your support and vote concerning these two issues.

Thank you,
Mark A. Cronin III