

May 21, 2005

To Joe Lichter, Sue Curry - Creekside Homeowners Assoc
Mardie Krumlauf, Mike Kleiser – Cress Creek Commons Homeowners Assoc
Mina Olsen – Century Farms

From: Lise Leonard – Cress Creek Homeowners Association

Re: Petition Regarding Royal Ct. Subdivision Proposal for Land at Mill + Bauer

Attached is a petition that calls for a park/sports field area instead of a multi-family townhome development at the corner of Mill Street and Bauer Road. (My son has played nine of ten soccer seasons south of 75th Street so our family's experience is there's a need for more sports fields in north Naperville.) There's also a copy of a *Naperville Sun* newspaper article about the petition's origins and a map of the proposed development. The petition approach could be a great way to make to wishes of area homeowners known to the following governmental bodies: Naperville Plan Commission, Naperville Park District Board and the Naperville City Council.

Several homeowners in our subdivision are going to try and get as many signatures as possible in Cress Creek; we're hoping you might want to do the same in your respective subdivisions. Please let the members of the Commission, Board and Council know what your subdivision is thinking. Contact information is attached.

The Kimball Homes proposal is for 107 townhomes (now being revised downward to 102 townhomes to eliminate the need for several variances originally asked for). The revised proposal goes to the Naperville Plan Commission at the Wednesday June 1st meeting (7PM at City Council Chambers). It would be great to have hundreds of signatures voicing the point-of-view that a multi-family development is NOT the "highest and best use" of this land to present to the Commissioners. In addition, interested homeowners can attend the Plan Commission meeting itself on June 1st.

The Kimball Hills proposal has been researched from three different areas of consideration: schools, traffic, and filling an overall need in the area. It appears Mill Street School and Jefferson Jr. High can handle any additional students (per School District formula and City formula). The District 203 Transportation Coordinator told me that Prescott Woods on Ogden (a similar style townhome development) added one student to Mill Street and four to Jefferson from a bus-riding perspective. Traffic, however, would be impacted, particularly at AM + PM rush hours. The developer hired an outside firm to study traffic (we do not have a copy of their results). The County did a study in 2003 (Mill Street is a County road). It shows traffic decreased there vs. their 2001 study.) With Cantera retail

Page 2 – Petition Information

expanding and I-88 construction near the Winfield Road interchange winding down, it is possible traffic has changed since that study was conducted. Perhaps the County could restudy this area to update the data. At a minimum, no left turns out of, or into this development from Mill Street should be allowed.

In Cress Creek, we also have a great concern for the further growth of “cut through” traffic on Royal St. George; similarly, the homeowners on Bauer, east of Mill Street, are concerned for more “cut through” traffic to Washington and other points east. There is also pedestrian traffic to and from Jefferson Jr. High at this intersection to consider safety-wise.

Lastly, the notion of “highest and best use of the land” was talked about at the Plan Commission Meeting on April 27, 2005. Many are arguing that another townhome development in the Northwest sector of Naperville does not fit that description. Also, all the undeveloped land north of Mayneland Farm up to Diehl Road, we understand, is privately owned and, therefore, should be looked at as being impacted in the future. In other words, if townhomes go in at Mayneland Farm, there’s prescient for similar development west of Mill and north of Bauer up to Diehl. Mill Street at Diehl is (likely) a growing point-of-entry to Naperville; why not show off Naperville’s commitment to youth sports and parks versus complex after complex of townhomes at this site?

Hopefully, your Homeowner Associations will do something to make sure your constituents are aware of what is proposed. In Cress Creek we’re getting volunteers to canvas blocks and get signatures and will then supply the results to the governmental bodies involved both before and during the Plan Commission meeting on June 1st. Let’s make our voices heard with the Plan Commission, Park District Board and City Council before they vote. Thanks for any help you can give in this effort to have area homeowners weigh in on this land use issue.

Call me with questions at 699-9223 or 305-9299.

p.c. Tedd Termunde, Jack Cobb, Linda Calvo, Marilyn Feder, Deb O’Malley, Debbie Katsafanas, Cory Smith, Christine White, Don Hagemeyer, David O’Moore, Kent Williams, Jim Healy – Cress Creek Homeowners Assoc.

Naperville City Council Members

All council members are elected at-large. You can e-mail them collectively via council@naperville.il.us or write to them individually, or collectively, at:

City of Naperville
Council Chambers/ Municipal Center
400 S. Eagle Street
Naperville IL 60566-7020

Mayor George Pradel : mayor@naperville.il.us or 420-6018
James E. Boyajian: Boyajianj@naperville.il.us or 305-5336
David Fiore: fioired@naperville.il.us or 305-5331
Douglas Krause: kraused@naperville.il.us or 961-2713
John Rosanova: jrosanova@msn.com or 305-5335
Mary Ellingson: ellingsonm@naperville.il.us or 305-5333
Richard R. Furstenau: FurstenauR@naperville.il.us or 235-3377
Kenn Miller: millerk@naperville.il.us or 305-5318 or 544-1211
Darlene Senger: sengerd@naperville.il.us or 305-5362

Naperville Plan Commission

Members can be reached via e-mail at selvaggid@naperville.il.us or by mail at:

City of Naperville
Planning Services Team
400 S. Eagle Street
Naperville, IL 60540

420-6081

Naperville Park District Board of Commissioners

This is a seven-member board, elected at large by Naperville voters.

Naperville Park District
Administration Building
320 W. Jackson Avenue
Naperville, IL 60540

Steve Born: sborn@napervilleparks.org
Charlie Brown: smck@napervilleparks.org
Kristen Jungles: kjungles@napervilleparks.org
Ron Ory: rory@napervilleparks.org
Pam Swafford: pswafford@napervilleparks.org
Marie Todd: mtodd@napervilleparks.org
Mary Wright: mwright@napervilleparks.org