

BEFORE THE DU PAGE COUNTY
ZONING BOARD OF APPEALS

Conditional Use for a Planned)
Development in the R-2 Zoning) Z23-069
District with exceptions.) Medinah Road

December 7, 2023

6:00 p.m.

PROCEEDINGS HAD and testimony taken
before the DU PAGE COUNTY ZONING BOARD OF APPEALS,
taken at the DuPage County Administration
Building, 421 North County Farm Road, Wheaton,
Illinois, before LINDA M. CIOSEK, C.S.R. a Notary
Public qualified and commissioned for the State of
Illinois.

BOARD MEMBERS PRESENT:

MR. ROBERT KARTHOLL, Chairman.

MR. BARRY KETTER, Commissioner.

MS. JANICE ANDERSON, Commissioner.

MR. CARL SCHULTZ, Commissioner.

MR. JACK MURPHY, Commissioner.

MR. DENNIS MORAN, Commissioner.

MR. ZAIN RAHMAN, Commissioner.

<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT: 2 MS. JESSICA INFELISE, Planning & Zoning. 3 OFFICE OF ROBERT B. BERLIN 4 DU PAGE COUNTY STATE'S ATTORNEY, by 5 MR. CONOR MC CARTHY 6 503 N. County Farm Road 7 Wheaton, IL 60187 8 Appeared on behalf of the Zoning Board 9 of Appeals. 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p style="text-align: right;">Page 4</p> <p>1 CHAIRMAN KARTHOLL: Let's go on the record. 2 We're here to consider zoning petition 23-069, the 3 Medinah Road Residences. This is a conditional 4 use request for a conditional use for a planned 5 development in the R-2 Zoning District; namely, 70 6 attached dwelling units on 44 building pads with 7 the following exceptions: A, to reduce the front 8 yard setback from the required 30 feet to 9 approximately 18 feet. B, to increase the maximum 10 height from 36 feet to approximately 40 feet. C, 11 to increase the maximum FAR from 0.25 to 12 approximately 0.64. 13 This matter was published in 14 the Daily Herald on October 23, 2023. And I have 15 objections filed by DUDOT; the Village of Addison, 16 and they've given a short write-up; the Village of 17 Bloomingdale has presented a letter in opposition; 18 and Bloomingdale Fire District objects and has 19 presented some detailed letter. Ordinarily I mark 20 exhibits, but we have quite a number of exhibits 21 and I'm going to let the petitioner do that as he 22 begins his presentation. 23 Let me say that this is an -- 24 some of you may be familiar with this because I</p>
<p style="text-align: right;">Page 3</p> <p>1 EXHIBITS 2 Page No. 3 Petitioner's Exhibits 1 through 12 8 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>	<p style="text-align: right;">Page 5</p> <p>1 understand there's a background to this. No one 2 on this Board has any knowledge of what has gone 3 before. This is a brand new matter for us, so 4 we're here to learn what the petitioner requests 5 and to develop a record. We won't make a decision 6 tonight. I'm not sure that we'll conclude the 7 hearing tonight, we may indeed, but perhaps not. 8 We have an 8:00 limitation on the proceeding, and 9 if necessary, we'll reconvene to a continued 10 hearing. 11 Before we begin, I'd like to 12 indicate that at the end of the hearing after the 13 petitioner's presentation, I will take public 14 comment which must be made under oath and will be 15 made a part of the record on which this Board will 16 be considered to -- will be allowed to consider in 17 its deliberations about this case. 18 Before the hearing begins, I'm 19 going to invite public comment, which is not to be 20 made under oath, but may -- but will not be part 21 of the record, and therefore won't be considered 22 by the Board. So if anyone wants to make general 23 public comment, I'll take that before the hearing 24 begins; namely, right now. If so, step up to the</p>

<p style="text-align: right;">Page 6</p> <p>1 microphone and make your comment.</p> <p>2 All right, I don't see -- yes,</p> <p>3 sir?</p> <p>4 MR. TIERNEY: I'll make a comment.</p> <p>5 CHAIRMAN KARTHOLL: Go right ahead. Is</p> <p>6 there only one person? All right, tell us your</p> <p>7 name, where you live, and I presume your public</p> <p>8 comment relates to this case. You understand it</p> <p>9 will not be part of the record in this case?</p> <p>10 MR. TIERNEY: I would prefer it be part of</p> <p>11 the record, I'm sorry.</p> <p>12 CHAIRMAN KARTHOLL: Okay, no problem. All</p> <p>13 right, then I'll call Mr. Luetkehans, the</p> <p>14 petitioner. Would you begin, sir, with</p> <p>15 identification of the exhibits?</p> <p>16 CHAIRMAN KARTHOLL: Yeah. We have in front</p> <p>17 of you today 12 exhibits that we have at this</p> <p>18 point.</p> <p>19 For the record, Exhibit 1 is</p> <p>20 the survey.</p> <p>21 Exhibit 2 is the site plan,</p> <p>22 which may have on it more than you normally get.</p> <p>23 If you want a little more bare bones, we'll have</p> <p>24 it for you by the next meeting or hearing.</p>	<p style="text-align: right;">Page 8</p> <p>1 with some turning radiuses and the landscape plan.</p> <p>2 CHAIRMAN KARTHOLL: Okay. I would ask you</p> <p>3 to consider a somewhat more conventional site</p> <p>4 plan, which is generally in the form of the survey</p> <p>5 showing the improvements on the survey rather than</p> <p>6 this, which is a little -- somewhat considerably</p> <p>7 more colorful, but not quite as instructive.</p> <p>8 I'll note we'll take all of</p> <p>9 your exhibits as part of our record. The notion</p> <p>10 of the renderings, which is Exhibit 3, is not -- I</p> <p>11 mean, it may be illustrative of what you propose,</p> <p>12 but you know, we don't need to spend a lot of time</p> <p>13 on that because we're not going to tie -- as we do</p> <p>14 with a site plan, we're not going to tie any</p> <p>15 approval that may occur to the rendering.</p> <p>16 (Whereupon, Petitioner's</p> <p>17 Exhibits 1 through 12 were</p> <p>18 admitted into evidence.)</p> <p>19 CHAIRMAN KARTHOLL: And then the other</p> <p>20 items I don't have any particular comment at this</p> <p>21 point. So we'll take all of those into</p> <p>22 consideration and you can begin your presentation.</p> <p>23 MR. LUETKEHANS: Yeah, we won't spend any</p> <p>24 real time on the site plan. I mean, sorry, the</p>
<p style="text-align: right;">Page 7</p> <p>1 Exhibit 3 is just a rendering</p> <p>2 of the style of the building.</p> <p>3 Exhibit 4 is an aerial of the</p> <p>4 area which we'll discuss further later. All of</p> <p>5 these, except probably the survey, we'll discuss</p> <p>6 later.</p> <p>7 Exhibit 5 is just a zoning map</p> <p>8 showing Bloomingdale and Addison. It's an overlay</p> <p>9 of Bloomingdale and Addison's zoning in this</p> <p>10 particular area.</p> <p>11 Exhibit 6 is a project summary.</p> <p>12 Exhibit 7 is a work force</p> <p>13 housing project summary.</p> <p>14 Exhibit 8 is a November 3rd,</p> <p>15 2023 traffic study by Norman J. Toberman &</p> <p>16 Associates.</p> <p>17 Exhibit 9 is an addendum to</p> <p>18 that study dated November 28th, 2023.</p> <p>19 And Exhibit 10 is an existing</p> <p>20 site drainage plan showing the site drainage. Mr.</p> <p>21 Toberman will talk about that more in a minute.</p> <p>22 Exhibit 11 is just a CV of the</p> <p>23 projects of the applicant.</p> <p>24 And Exhibit 12 is a site plan</p>	<p style="text-align: right;">Page 9</p> <p>1 renderings.</p> <p>2 THE COURT REPORTER: Mr. Chairman, do you</p> <p>3 want me to swear everybody in right now?</p> <p>4 CHAIRMAN KARTHOLL: Yeah.</p> <p>5 THE COURT REPORTER: Would you raise your</p> <p>6 right hands, please.</p> <p>7 (Whereupon, the oath was duly</p> <p>8 administered by the Notary.)</p> <p>9 CHAIRMAN KARTHOLL: Could you identify</p> <p>10 them.</p> <p>11 MR. LUETKEHANS: Oh, I'm sorry. We have</p> <p>12 Mr. James Gray who is a principal and the founder</p> <p>13 of Cornice & Rose, and Cornice & Rose is the</p> <p>14 operator-manager of the LLC that is Medinah Road</p> <p>15 Development Company that is the proposed</p> <p>16 applicant. And then Cliff Toberman who is our</p> <p>17 professional engineer.</p> <p>18 CHAIRMAN KARTHOLL: That's it?</p> <p>19 MR. LUETKEHANS: That's it.</p> <p>20 CHAIRMAN KARTHOLL: Okay, thank you.</p> <p>21 MR. LUETKEHANS: For the record, again,</p> <p>22 Phil Luetkehans on behalf of the applicant Medinah</p> <p>23 Road Development Company, LLC, which was</p> <p>24 established in 2016. This Medinah Road</p>

<p style="text-align: right;">Page 10</p> <p>1 Development Company, LLC, is a single-purpose 2 entity for this real estate. The underlying owner 3 is Cornice & Rose International out of Barrington, 4 and they will develop the project. Cornice & Rose 5 is a very accomplished developer who has been 6 around for a number of years, and a CV of Cornice 7 & Rose, along with CV's of Mr. Gray and Mr. 8 Toberman, are at Exhibit 11. I'm not going to 9 spend a lot of time on that.</p> <p>10 You already have seen the 11 survey, so that's introduced into evidence. As 12 Mr. Kartholl said, the applicant is proposing a 13 conditional use for a planned development on a 14 5.4-acre parcel.</p> <p>15 The proposed attached dwelling 16 unit project is in an R-2 Zoning District under 17 DuPage County. We are seeking several exceptions, 18 not variations, as you know. For one for an 19 increased height of the building from 36 to 40 20 feet, increase in the maximum floor area ratio 21 from 0.26 to 0.55. There is the concept of a 22 front yard variation. I don't really believe it's 23 necessary, but I will explain why Mr. Hoss 24 suggested we do it.</p>	<p style="text-align: right;">Page 12</p> <p>1 And as you will hear in a 2 minute, the FAR of our property, our proposed 3 development, is actually less than the FAR of the 4 development to the north.</p> <p>5 The product's a very modern, 6 good-looking set of buildings. Someone asked why 7 are you doing this? That was one of the 8 complaints of I think it was Addison or 9 Bloomingdale, that it didn't fit with the 10 neighborhood next to it. So that's why we're 11 bringing that.</p> <p>12 There is a project summary in 13 your binder as Exhibit 6, but I'll try and go 14 through what I believe are the most salient facts 15 and features regarding the proposed development so 16 you don't have to read through all of it tonight. 17 And it's boring enough to hear me say it, but it's 18 worse to read it, I'm sure, on top of that.</p> <p>19 So, here's the site plan. And 20 I know it's probably more than you need, so we 21 will give you what you're asking for, but what you 22 will see is we have two access points onto Medinah 23 Road. The driveway will be private, it's not 24 being dedicated.</p>
<p style="text-align: right;">Page 11</p> <p>1 If you look at the site plan, 2 there's actually a 50-foot front yard on this 3 project between the front yard at Medinah Road and 4 the buildings. There was some concern that maybe 5 there could be a thought that this could be the 6 front, given these are private streets, though I 7 don't believe they are, but that's why the concept 8 that's the 18 feet that you see instead of a 9 30-foot front yard. I don't believe that the 10 County believes that those are -- that's the 11 actual front yard, but it was kind of a belts and 12 suspenders.</p> <p>13 These exceptions are actually 14 in line with the area and the neighboring 15 developments as you will see as we proceed. For 16 example, if you look at the aerial, the proposed 17 development is here in green with the white, and 18 you will see that the setback in the front is 19 actually behind the development to the north, 20 which is a multi-family or multi-use townhomes. 21 It's actually further set back. And behind you 22 have very large industrial buildings, part of the 23 Hamilton Partners development, that 30, 40-foot 24 high industrial buildings.</p>	<p style="text-align: right;">Page 13</p> <p>1 Parking, each unit will have 2 its own garage for parking, plus room for an 3 additional car or cars stacked in front. Pursuant 4 to request of the Bloomingdale Fire Protection 5 District, we will be putting no parking on one 6 side of the street so as not to negatively impact 7 any emergency responder vehicles such as fire 8 trucks. I think it's Exhibit 12 shows the turning 9 radius for fire trucks so that you can see that 10 fire trucks can make these turns.</p> <p>11 Landscaping is also on Exhibit 12 12. This project will be complying with the 13 DuPage County landscape requirements, obviously. 14 Sanitary is onsite, and it's in this blue area, 15 which is actually to the east if you are looking 16 north-south, and that is where the sanitary will 17 be. It's an on-site sanitary system that has been 18 approved for use, and as you know, sanitary 19 systems -- on-site sanitary are allowed under 20 DuPage County Zoning Ordinance as are wells. The 21 wells actually show up in blue, these little blue. 22 That's where the former wells will be for the 23 project.</p> <p>24 You will see also that there is</p>

<p style="text-align: right;">Page 14</p> <p>1 a fair amount of green space on this development. 2 There is stormwater detention, which is here in 3 the middle. It will just be a detention, it is 4 not a retention pond, but it also creates an 5 amenity of green space and open space for the 6 project. 7 Obviously the project will be 8 complying, if I haven't said it before, with 9 stormwater regulations. Mr. Toberman will take a 10 minute here very shortly and tell you the 11 compliance, and he will also say, or I can say -- 12 well, I'll let Mr. Toberman speak about it. 13 MR. TOBERMAN: Good evening, everyone. I'm 14 with Norman J. Toberman & Associates, we're a 15 family engineering firm for many, many years. I'm 16 a principal engineer and I'm well familiar with 17 this project as we've been working on this for 18 close to two years, year and-a-half for sure, so 19 I'm quite familiar with all the stormwater 20 elements of the project. 21 So, let me start with the 22 existing. This is Exhibit 10. So, the existing 23 site, a portion drains directly to the 24 right-of-way, we'll call it the west portion of</p>	<p style="text-align: right;">Page 16</p> <p>1 development projects, barring none, of all my 2 experience in many, many regions of Illinois. 3 So, the good news is, let's get 4 back to the site plan, is approximately 75 to 80 5 percent of that storage, of that required storage, 6 will be in the central grass detention basin. 7 So two things are going on: One thing, the basin 8 is probably three to four foot deep, about four 9 foot, that's about the most depth you could manage 10 and still get it out to the right-of-way with a 11 restrictor. Remember, there's always a 12 restrictor. Ninety-five percent of the drainage 13 runoff today is going to be restricted on-site; 14 okay? 15 Now, many frequent storm 16 events, by Ordinance, require infiltration, so the 17 design also includes infiltration in the main 18 basin. So, therefore, for one and-a-quarter or 19 one and-a-half inch rainfall events, they're 20 absorbed basically by the grass, the underlying 21 gravel with underdrain underneath. And it slows 22 any type of runoff. And the reason I bring that 23 up, what's important for the implementation of the 24 DuPage Ordinance, you know, a lot of frequent</p>
<p style="text-align: right;">Page 15</p> <p>1 the site. And the northern -- I'm sorry, the 2 eastern portion of the site drains north; okay? 3 There's a berm completely along the east property 4 line. Drainage from this area drains right into 5 the development Nicola Court Development right 6 there. And there's a catch basin today located on 7 the southeast portion of Nicola Court. 8 So, our professional surveyor went out to verify 9 that right here drainage today. 10 Now where does the Nicola Court 11 drainage go? It's got detention and runs out to 12 the -- and eventually being restricted as we're 13 doing, very restricted in their stormwater 14 detention, is heading northbound on the east side 15 of Medinah Road. And in those -- you can see the 16 storm sewer along the east side discharged in that 17 ditch. Let me enforce something that's very 18 important. In my years, 30 years now of doing 19 stormwater detention modeling and so forth through 20 a variety of projects, the best thing you could do 21 in any area that's been redeveloped is that 22 stormwater detention. DuPage County has the 23 credits of -- DuPage County has one of the most 24 restrictive release rates that's allowed for your</p>	<p style="text-align: right;">Page 17</p> <p>1 events that are only one inch, less than an inch, 2 a little greater than an inch. And over time 3 that's much of the rainfall that you'll just see 4 throughout a year. So the important thing is it's 5 getting absorbed, versus directly -- and there's 6 grass out there now, and today it's going to be 7 absorbed by what's on the property today. So 8 we're trying to replicate that, call it, with 9 what's happening. Even today in a project that 10 has limited development with a number of 11 residences. 12 So, that is the main 13 information with regard to providing a stormwater 14 detention. What's not provided in the basin might 15 be a little bit of pipe storage. 16 MR. LUETKEHANS: So I guess the main 17 question I have is will the stormwater be -- will 18 the stormwater release rate on this property be 19 improved? And if so, how much? 20 MR. TOBERMAN: It will be improved with the 21 release rate being really decreased by 95 percent. 22 When you look at it's such a restrictive rate that 23 DuPage County requires. 24 MR. LUETKEHANS: So we have this -- one of</p>

<p style="text-align: right;">Page 18</p> <p>1 Bloomingdale's objections -- Bloomingdale has this 2 objection related to where the stormwater is going 3 to go and it is somehow -- they think it's more is 4 going to go to Bloomingdale than before. Is that 5 a fair statement? 6 MR. TOBERMAN: Well, no, it will not. And 7 keep in mind we actually shot this. Our 8 professional surveyor went out there. I've walked 9 it personally. I personally walked the entire 10 site, walked this area in question, and it all 11 drains north today along the Medinah Road 12 eventually. It goes to Nicola, Nicola goes out to 13 the ditch out in front by a storm sewer. So you 14 are correct, we're actually reducing to 15 Bloomingdale. 16 MR. LUETKEHANS: So no one will actually 17 receive runoff that they're not receiving, is that 18 a fair statement? 19 MR. TOBERMAN: Say it one more time. 20 MR. LUETKEHANS: Is anybody going to have 21 increased runoff from stormwater versus what they 22 have today? 23 MR. TOBERMAN: No, sir. 24 MR. LUETKEHANS: Thank you.</p>	<p style="text-align: right;">Page 20</p> <p>1 we're at a high level. And, really, since there's 2 such a slope on that read, water is proceeding 3 north. 4 CHAIRMAN KARTHOLL: Okay, thanks. 5 MR. TOBERMAN: But we're in a higher 6 elevation. 7 MR. LUETKEHANS: Okay. And I hesitate to 8 say this, but I know we're going to hear it 9 because we've been through this a little bit. At 10 zoning hearings we often hear the statement from 11 objectors five pounds of something -- or ten 12 pounds of something in a five-pound bag. And 13 while we may not hear that tonight in exact terms, 14 I'm sure we're going to hear it in some way, shape 15 or form. There can be no doubt that the proposed 16 development has more units per acre than its 17 neighbor to the north, no doubt about it. It has 18 12.9 units per acre, the development to the north 19 only has 8.1. However, that's only the beginning 20 of the story and the inquiry here. 21 What you have to understand, 22 looking at Exhibit 4 again, is you can actually 23 pretty much see it here. The green space on the 24 proposed development versus the green space</p>
<p style="text-align: right;">Page 19</p> <p>1 CHAIRMAN KARTHOLL: Phil, on stormwater, 2 could I just ask if discussions have begun with 3 the County Stormwater Department, and if so, 4 what's the status of those discussions? 5 And then, secondly, as a 6 general matter, what's the condition of this 7 property in a heavy rain event now? 8 MR. LUETKEHANS: There have been 9 discussions with the County, I think those are 10 preliminary. I don't believe there's any concerns 11 from the County, I think that's part of what the 12 County response has been. 13 As far as current flooding, Mr. 14 Toberman or Mr. Gray, do you know? 15 MR. TOBERMAN: Regarding the site, no. 16 CHAIRMAN KARTHOLL: No, what, you don't 17 know? 18 MR. TOBERMAN: No, I do not know. I do not 19 know the impact -- 20 CHAIRMAN KARTHOLL: I just wanted -- 21 MR. TOBERMAN: -- in a heavy rain what does 22 the ditch look like? 23 CHAIRMAN KARTHOLL: Yeah. 24 MR. TOBERMAN: We're at the upper level,</p>	<p style="text-align: right;">Page 21</p> <p>1 directly to the north. The Nicola Court 2 development, 67 percent of the development is 3 impervious surface, 67. The proposed development, 4 46 percent. So this will be 21 percent less, so 5 probably about a third less. 6 The Nicola Court development 7 FAR, which has been approved by Addison, 0.67. 8 The FAR we're asking for is 0.55. 9 The Nicola Court development is 10 building over 28 percent of the development. It 11 has built -- over 28 percent of the development 12 has buildings on it; our proposed development 13 building coverage is only 18 percent. So, even 14 with the greater number of units, this is a less 15 dense development. When I say greater number, 16 greater per acre. Obviously it has a greater 17 number to start with. But, how can we have more 18 units but actually be less dense? The answer is 19 that some of the units will be smaller than others 20 and what many of us may be used to in DuPage 21 County. The unit sizes will range from 22 approximately 700 square feet to 2700 square feet 23 per unit. 24 And this goes to the public</p>

<p style="text-align: right;">Page 22</p> <p>1 health, safety and welfare and the overall, DuPage 2 County as we know, or as the County has said on a 3 number of occasions over the past two years, has a 4 housing shortage, especially for those residents 5 of our county who are middle class and may be 6 young, have jobs such as teachers, first 7 responders, union workers. These are hard-working 8 people we need in our towns that may work here 9 and/or grew up here that cannot afford the 10 higher-end economic housing that we have in DuPage 11 County. Hence, the County started a Work Force 12 Housing Task Force that is trying to find ways to 13 provide more and less costly housing for our 14 hard-working people. This hopefully is one of the 15 first steps in this program and the directive of 16 the County Board. The County, as some of you 17 know, is investing millions of dollars in this 18 concept generally. This project may not make a 19 huge dent, but the problem is going to have to be 20 solved in so many small steps, and we're going to 21 have to start these types of projects throughout 22 the County. We hope this is the first step of 23 many. 24 Fourteen units of this 70, or</p>	<p style="text-align: right;">Page 24</p> <p>1 is actually higher than the development to the 2 north that Addison previously approved while now 3 objecting to this project as too dense. They say 4 this project is too dense; this is less than the 5 one they approved directly to the north. 6 The subject property and the 7 proposed conditional uses meet the standards of 8 the DuPage County Zoning Ordinance for a 9 conditional use as I will discuss. 10 I understand the question that 11 this is a planned development, so even though it 12 is a conditional use, should we be treating it as 13 a conditional use under Living Word, or using some 14 other standard? 15 It is important to note or to 16 understand that not only under the DuPage County 17 Zoning Ordinance and the R-2 District at issue, it 18 is a conditional use that many, if not most Zoning 19 Ordinances, treat a planned development as a 20 conditional use. That sentence was not great. 21 Both the municipal and County 22 special use statutes discuss, and when I say 23 special use, I think you all on the Board know 24 there's -- a special use and a conditional use is</p>
<p style="text-align: right;">Page 23</p> <p>1 20 percent of the proposed units, will be set 2 aside and guaranteed to be housing for working 3 class residents. They will be work force housing, 4 20 percent of this development. Let's be clear, 5 this is not subsidized, this is not Section 8. 6 The 20 percent will be smaller units, no doubt 7 about it, and rented at a rate that is 8 approximately 20 percent less than market for 9 those per square foot. 10 From the outside, and even on 11 the inside of the development, unless you're in 12 the unit, you will not be able to tell which units 13 are the work force housing. And that's important 14 so that we're not stigmatizing people who are in 15 housing under this program. 16 A more detailed summary of all 17 the factors and the calculations that goes into 18 the work force housing is shown as Exhibit 7 in 19 your packet. 20 To make these types of 21 development work, you have to build more units per 22 acre. However, as we show here and can be seen, 23 they really do not have to be more dense. Hence 24 why the lot coverage, the impervious green space,</p>	<p style="text-align: right;">Page 25</p> <p>1 interchangeable. In our county we use the word 2 conditional use, but it's really a special use 3 other places. There's no change. 4 Both municipal and County 5 ordinances discuss, or the statutes, discuss 6 planned developments as developments that can be 7 treated as special or conditional uses. The 8 County statutes, for the record, is 65 ILCS 9 5/11-13-1.1. 10 Further, the treatise Illinois 11 Real Property advises that planned developments 12 are, quote, usually treated as PUD or as a special 13 use for zoning purposes. Courts have historically 14 analyzed planned developments that were listed as 15 a special or conditional use in the Zoning 16 Ordinance under the same standards for a special 17 use that they treat every other special use. I 18 can cite LaSalle National Bank versus Lake County 19 and Shoub, S-h-o-u-b, Properties. 20 While we have found cases where 21 planned developments have been treated as a 22 conditional use after Living Word, we have not 23 been able to find a single case that has said that 24 a planned development in those circumstances</p>

<p style="text-align: right;">Page 26</p> <p>1 should be treated under any other statutes besides 2 those normally associated with special or 3 conditional uses. Hence, there can be little 4 doubt that Living Word applies to this development 5 and this hearing. 6 Before I go on to discuss the 7 special use standards set forth in the zoning 8 ordinance, it's important to discuss Living Word a 9 little bit. I know you're probably tired of 10 hearing it over the years, but I feel like I need 11 to make the record for you. As you know, Living 12 Word is the seminal case decided by the Illinois 13 Supreme Court related to conditional uses. A 14 special or conditional use is, quote, a type of 15 property use that is expressly permitted within a 16 zoning district by the controlling ordinance, as 17 long as the use meets certain criteria or 18 conditions, end quote. By sharp contrast to a 19 variance, the inclusion of special use is 20 tantamount to a legislative finding that the 21 permitted use as such is neither inconsistent with 22 the public's health, safety, morals or general 23 welfare, and not out of harmony with the general 24 zoning plan. And it is, quote, tantamount to a</p>	<p style="text-align: right;">Page 28</p> <p>1 presumptions of Living Word as to the conditional 2 use in any way apply to the exceptions? Do the 3 exceptions enjoy the same favor? 4 MR. LUETKEHANS: Yes, they're clearly -- 5 it's not a variation, and they're part of the 6 analysis of a special use. What you have the 7 ability to do is, or the Board does, is grant 8 those exceptions under Living Word, but if there 9 is something that needs to be put in place, which 10 you often do because of a particular parcel to 11 make it appropriate for the health, safety, 12 welfares, you have that right to do that as well. 13 CHAIRMAN KARTHOLL: Okay. And then just 14 another clarification, your publication requests 15 relief in the FAR to 0.64. Did you say 55? 16 MR. LUETKEHANS: Yeah. That was an earlier 17 calculation. We're actually -- it's going to be 18 0.55. 19 CHAIRMAN KARTHOLL: So -- 20 MR. LUETKEHANS: It's going down. 21 CHAIRMAN KARTHOLL: -- take that as an 22 amendment right now? 23 MR. LUETKEHANS: Sure, please. 24 CHAIRMAN KARTHOLL: Done. Go right ahead.</p>
<p style="text-align: right;">Page 27</p> <p>1 legislative conclusion that the use is appropriate 2 in the district. That's Living Word. That 3 presumption can only be overcome by clear and 4 convincing evidence that the granting of the 5 special use will permit -- will result in real or 6 substantial harm to the public health, safety, 7 welfares or morals. For the record, we'd cite 8 Thompson versus Cook County Board of Appeals which 9 relies actually on a Second District case of 10 Cornell versus County of DuPage. And Cornell was 11 also a special use/planned development. And many 12 of you may know it, I think I probably drank there 13 as a kid, which was the Four Lakes Development. 14 That's how that came in. 15 Here no such clear and 16 convincing evidence to overcome that presumption 17 exists, and the proposed development complies with 18 all the special use standards. 19 Let me, for a few minutes, go 20 through the standards as quickly as I can and also 21 explain kind of the area, et cetera. 22 CHAIRMAN KARTHOLL: Before you do Living 23 Word, and just accepting your legal evaluation on 24 its face, is it your view that those same</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. LUETKEHANS: That's okay. Special use 2 standard number one, in harmony with the general 3 purpose and intent of this chapter, will not be 4 injurious to the neighborhood and detrimental to 5 public welfare or in conflict with the County's 6 comprehensive plan. The proposed use as a planned 7 development is a conditional use in the R-2 as 8 we've said. We've talked about Living Word. I'm 9 going to talk about the -- relate to the aerial 10 which is Exhibit 4 here for a second and kind of 11 talk about the neighborhood. 12 As we've talked about, let's 13 start to the north. Directly to the north you 14 have two townhome developments, then you have -- 15 and I can't remember what it is, it's like an 16 office use of utility, and then you have the gas 17 station which has -- I think it's a Shell, I'm not 18 sure what it is, but I think it's a Shell and it's 19 got the blackjack machines and a car wash. 20 It's a pretty big station. 21 To the west is very nice 22 single-family homes, but they are separated from 23 this development by Medinah Road, which is a 24 county road.</p>

<p style="text-align: right;">Page 30</p> <p>1 To the south you have a, 2 honestly, a very nice house directly to the south, 3 and you have some nice homes, a little more 4 moderate there, and then you get down to a bunch 5 of forest preserve. This is not a 6 heavily-traveled road, we'll talk about that in a 7 few minutes. 8 And to the east you have the 9 Hamilton Parks development, part of the -- 10 Hamilton Partners, excuse me, I should know that, 11 they're a client, I should at least be able to say 12 their name, which is industrial, a very large 13 development up and down Swift Road, and it backs 14 up immediately to these industrial buildings, as 15 do all of the townhomes to the north. Hence, you 16 have a pretty good transitional use here. Because 17 of the backing up to the industrial, there's not a 18 lot of other types of less-intensive uses that you 19 could do. People historically -- I know there's 20 one home or two to the south, but historically 21 people don't like to put up large estate homes 22 backing up to heavily industrial areas. The other 23 thing -- and the height of those is obviously -- 24 they're very large buildings as you can see.</p>	<p style="text-align: right;">Page 32</p> <p>1 Number two standard: Will not 2 impair adequate supply of light and air to 3 adjacent property. The proposed height at 40 feet 4 was only four feet more than allowed in R-2 by 5 right, and will not impair any light or air to 6 surrounding properties. The setback to the east 7 is at 39 feet, I think it's only required to be 8 30. The setback to the south, 25 feet, which is 9 the setback required under the County Zoning 10 Ordinance. The setback to the north is 25, plus 11 another 90, so it's 115 feet. The setback to 12 Medinah Road is 50 feet as we showed. It's 13 actually set back further than the development 14 directly to the north. So it's not like this is 15 going to sit in front of that development. 16 And then you have the right-of-way. So that 50 17 feet is only going to here, and then you have 18 probably an additional 25, 30 feet of right-of-way 19 -- of green space right-of-way before you hit the 20 road. There's no indication this will impair the 21 supply of light or air to adjacent properties, 22 especially considering the setbacks are all as set 23 forth in the Zoning Ordinance. 24 Number three, will not diminish</p>
<p style="text-align: right;">Page 31</p> <p>1 I've already talked about the 2 site plan. There's no roadways on the outside of 3 the property. You have -- I know there's also a 4 landscape plan, but it shows up here maybe a 5 little easier heavily -- tried to heavily screen 6 the south. To the north you have the screening on 7 this side of it, and then you have another 90 feet 8 before you hit this development here. So I guess 9 it would be this way. You have another 90-foot 10 lot that we own as part of this development before 11 you get to the townhomes to the north. 12 School District, just for the 13 record, one of the questions they had was the 14 number of school-age children. We're estimating 15 based on census data we'll have between 22 and 49 16 school-age children living on the subject property 17 if the development is approved. 18 In essence, this does, as I 19 showed, it does fit the neighborhood. It is very 20 similar to in style. As far as density, it's 21 actually less dense than the property to the 22 north. No doubt there will be more cars than the 23 property to the north, but we will talk about that 24 in a moment with the traffic.</p>	<p style="text-align: right;">Page 33</p> <p>1 the value of land and building in the vicinity of 2 the proposed conditional use. Again, looking at 3 the aerial, it's important to look at those 4 surrounding uses, the most obvious of which is 5 this huge industrial development to the east. 6 These are, you know, 40,000 square foot buildings, 7 if not more. They're industrial, they have heavy 8 traffic, they have truck traffic. It is very, 9 very -- it's kind of the largest thing in that 10 whole area. As we said, you got townhomes to the 11 north. To the south you do have some nicer 12 houses, but currently on this property is old 13 dilapidated housing that has been sitting and is 14 not -- no one is living in. So, due to the 15 consistency, there is no -- there will be no 16 property value diminution because it is very 17 similar to the property directly to the north. 18 And as we showed, it will not look any more dense 19 than the current uses and the large amount of 20 green space, focusing landscaping and trees on the 21 south and north, to eliminate the visibility to 22 both the south and north, along with that large 23 setback to the north side. 24 Real quick, I'm going to show</p>

<p style="text-align: right;">Page 34</p> <p>1 you the zoning map for this area which is Exhibit 2 5. It's hard to tell on what you have in front of 3 you, but the proposed use is here in gray. 4 Behind it obviously is light industrial under 5 Addison Zoning Ordinance. The orange is compact 6 residential, so in essence, they're -- Addison had 7 said this is an area that has -- is going to be 8 more dense. You then have the R-1 in the County, 9 and then we start having forest preserve area to 10 the south. Obviously to the west is single-family 11 homes, and I think that's in Bloomingdale. But 12 it's kind of a mishmash. You've got R-1, you got 13 R-2 BS PUPD, you got R-3 PD, you got P-2 BSPD, and 14 then you have the unincorporated areas which is 15 heavily residential or forest preserve. 16 Now, I know I said there will 17 not be a huge -- there was not a problem with the 18 traffic, and not everybody believes me, but in 19 your binder we have a traffic report prepared by 20 our engineer, and the original report is in the 21 binder at Exhibit 8. Originally several months 22 ago a peak hour afternoon study was performed by 23 Mr. Toberman's company, and that's what's in 24 Exhibit 8. After getting comments from DUDOT,</p>	<p style="text-align: right;">Page 36</p> <p>1 DUDOT as we go forward. 2 These two access points will 3 also allow for the emergency access to be utilized 4 by first responders, whichever access is closer to 5 the particular unit, thus saving important time. 6 If you have any further 7 questions about traffic report issues, Mr. 8 Toberman is here to answer them. 9 I will say, as many of you 10 know, directly to the north, both east and west, 11 is Lake Street, which is obviously a 12 heavily-traveled state road, and which many of us 13 use to get to 355. And then to the north -- or to 14 the south, you go to Army Trail Road. So both of 15 those roads are major access points for 355 to the 16 -- which is a north-south street. To the east of 17 that you have Rohlwing, or Old 53, I'm not sure 18 what it's called anymore, but when I was growing 19 up it was just 53. And then you have Swift Road 20 here, which is obviously a cut-through for many 21 people as it relates to 355 if they want to avoid 22 the toll. 23 Standard five, does not 24 increase the potential for flood damages to</p>
<p style="text-align: right;">Page 35</p> <p>1 further counts were performed on last Tuesday 2 November 28th, 2023, both in the morning and 3 afternoon peak. That's Exhibit 9. 4 In sum, even after this 5 development during the heaviest peak hour, which 6 is the afternoon peak, there will be one car 7 passing this development on an average every 90 8 seconds. Ninety seconds. And there will be an 9 average one left turn approximately every three 10 minutes. So, you're not going to have a queuing 11 issue of people not being able to turn on or out, 12 and then you add the fact that there are two 13 ingresses and egresses for the property, that even 14 limits that even more. 15 So, there are a lot of gaps 16 here. It may not be -- the traffic may be more 17 than the neighborhood wants, but this road can 18 handle it. This road has -- DUDOT has no concerns 19 about the type of road. We're going to have to 20 talk to them further about if they need any other 21 improvements. And obviously we're not going to be 22 able to do this unless DUDOT says -- that we do 23 what they need us to do. That's something we're 24 willing to take care of and we'll handle with</p>	<p style="text-align: right;">Page 37</p> <p>1 adjacent property. As Mr. Toberman talked about, 2 the most important thing is the subject property 3 is being and will have to be constructed to comply 4 with the stormwater ordinances. And as we know, 5 that is limiting the amount of water that can 6 leave the site and the rate it can leave the site, 7 and it will be an improvement over the current 8 condition. It always is; it just has to be. 9 That's what our Ordinance requires, that's what 10 we'll be living with. 11 Number six, will not incur 12 additional public expense for fire protection, 13 rescue or relief. This use will not create the 14 additional burden for fire protection, rescue or 15 relief, and it will comply with all the building 16 fire codes and be built with a fire suppression 17 system. Fire hazards associated with the current 18 homes are being alleviated by the demolition of 19 these dilapidated homes on the subject property. 20 The Bloomingdale Fire 21 Protection District has raised the concern about 22 water to the hydrants. There are hydrants in the 23 front of the property. We understand this issue 24 and we will meet to be handled, and it is on a</p>

<p style="text-align: right;">Page 38</p> <p>1 regular basis in the County when these types of 2 developments occur. This is something that the 3 County is used to dealing with and is something 4 that, you know, will be handled in one way, shape 5 or form, otherwise we will not be able to get our 6 permits.</p> <p>7 Number seven, will not 8 otherwise impair the public health, safety, 9 comfort, or morals or general welfare of the 10 inhabitants. As shown above, detailed actions 11 will be undertaken to ensure that the subject 12 property will not impair the public health, 13 safety, comfort, morals or general welfare of the 14 inhabitants of DuPage County. I have heard, and 15 we may hear tonight, I think, I saw it in at least 16 one of the letters from the villages, that the 17 municipalities have some concern about the sewer 18 or wells failing, and then they would have to 19 either provided services or take the property into 20 their municipality. The County Ordinance and the 21 County itself deemed these acceptable systems that 22 work. If we are to somehow say oh my gosh, we're 23 concerned at some point something may fail, first 24 of all, it will be the responsibility of the</p>	<p style="text-align: right;">Page 40</p> <p>1 capacity under the County building ordinances to 2 supply those sprinkler systems. If we cannot 3 prove that to the County, we're not going to have 4 a permit.</p> <p>5 CHAIRMAN KARTHOLL: Right. Then you 6 confused me a little bit about your reference to 7 the 90-foot setback to the north.</p> <p>8 MR. LUETKEHANS: Yes.</p> <p>9 CHAIRMAN KARTHOLL: You said we own that 10 property. Is that part of this site? It appears 11 to be from the site plan.</p> <p>12 MR. LUETKEHANS: It's part of the 5.26 or 13 5.2 acres, or whatever the number is.</p> <p>14 CHAIRMAN KARTHOLL: It will be undeveloped 15 and remain -- that 90 feet will remain vacant?</p> <p>16 MR. LUETKEHANS: Yes.</p> <p>17 CHAIRMAN KARTHOLL: And then you have deed 18 restrictions. Could you just give us a remark 19 about your deed restrictions?</p> <p>20 MR. LUETKEHANS: I'm a little lost on that 21 one.</p> <p>22 CHAIRMAN KARTHOLL: It's part of your 23 Exhibit, whatever, 7.</p> <p>24 MR. LUETKEHANS: Oh, the deed restriction</p>
<p style="text-align: right;">Page 39</p> <p>1 property owner to fix it and to find the solution. 2 And, two, if that's our concern, then we should 3 just get rid of all the ability to have well and 4 septic in DuPage County. We're not going to do 5 that, right? I mean, that's just a crazy thought 6 and it's not going to happen in our county. If 7 so, we need to change the ordinances right now.</p> <p>8 In sum, this project meets the 9 standards for a conditional use under the 10 Ordinance. It is not only presumed to be 11 acceptable under Living Word, but it complies with 12 the Zoning Ordinance, and at the end of this 13 hearing we will ask for your recommendation that 14 this special use be approved.</p> <p>15 Thank you, and if you have any 16 questions we're obviously here.</p> <p>17 CHAIRMAN KARTHOLL: You commented about the 18 Fire District's remarks. Talk about their 19 comment, their remark concerning sprinklers.</p> <p>20 MR. LUETKEHANS: Yeah. Obviously we do 21 have a fire suppression system, we do have 22 sprinklers. I think their later remark may not 23 have even mentioned that, they kind of went just 24 to hydrants, but there will have to be sufficient</p>	<p style="text-align: right;">Page 41</p> <p>1 on work force housing, I'm sorry. There will be 2 deed restrictions on the work force housing 3 program that require that that savings, for lack 4 of a better word, for work force housing, that 5 will continue for at least 20 years so that no 6 matter what happens to the property, the County 7 will be able to enforce the work force housing.</p> <p>8 CHAIRMAN KARTHOLL: And there is no -- am I 9 right that the County does not have a definition 10 for work force housing?</p> <p>11 MR. LUETKEHANS: They're in the process of 12 trying to come up with that. They would like to 13 see this happen in the meantime, but I honestly 14 think the County's probably a year to two years 15 away from being able to do that.</p> <p>16 CHAIRMAN KARTHOLL: Okay, I wanted to have 17 that understanding. You have proposed work force 18 housing material with what you seem to refer to as 19 work force housing requirements. Are they to be 20 --</p> <p>21 MR. LUETKEHANS: We're willing to put those 22 requirements into the development either as a deed 23 restriction as or part of the special use.</p> <p>24 CHAIRMAN KARTHOLL: That's exactly where I</p>

<p style="text-align: right;">Page 42</p> <p>1 was going. So we sort of begin the County's 2 construction of a definition by looking for 3 guidance to your proposed work force housing 4 limitations and crank them into the Ordinance? 5 MR. LUETKEHANS: And obviously the County 6 can change those at whatever time they want on the 7 larger scale, but we're trying to get ahead of it 8 because this has now been going on at the County 9 for 18 months to two years. 10 CHAIRMAN KARTHOLL: Okay. 11 MR. LUETKEHANS: And it's going to probably 12 be, I've heard, at least another 18 months. 13 CHAIRMAN KARTHOLL: Okay. 14 I think we should go to 15 questions from the Board members. Let's see, is 16 this my township or yours, Mr. Ketter? 17 COMMISSIONER KETTER: Yours. 18 CHAIRMAN KARTHOLL: It's okay, I asked my 19 questions, so you're next. Do you have any 20 questions? 21 COMMISSIONER KETTER: What jumped out at me 22 on the traffic report are the gray areas. What 23 does that signify? 24 MR. LUETKEHANS: Let me let Mr. Toberman</p>	<p style="text-align: right;">Page 44</p> <p>1 in our first counts. No, not zero counts, we saw 2 the peak on our first counts back in 2021 periods. 3 This was the recent count, okay, to double check 4 and compare our numbers versus a year and-a-half 5 earlier. And the survey -- 6 MR. LUETKEHANS: Mr. Toberman, let me talk, 7 please. So, 2021 a survey was done earlier, okay? 8 The peak when he did that time was a later peak 9 than what we're seeing now. The people are back 10 to work, as I think we see people are working 11 earlier, coming home earlier, so I think that's -- 12 so the peak has changed is what he's saying. It's 13 slightly moved up. But we did not try and hide 14 the peak hour, and I think that might have been 15 something that got left over from the first report 16 to 6:00, Mr. Ketter. 17 COMMISSIONER KETTER: All right, because 18 even at November 11th and November 12th have 19 different spreads than the time that you're 20 counting. 21 MR. LUETKEHANS: Yes. 22 MR. TOBERMAN: The November 11th and 12th 23 was only -- we counted only afternoons. Then we 24 came back.</p>
<p style="text-align: right;">Page 43</p> <p>1 answer that question. I think it's just the ends 2 of the counts. 3 MR. TOBERMAN: The gray areas are colored 4 like a yellow -- 5 MR. LUETKEHANS: Cliff, don't answer yet. 6 He's talking about this. 7 MR. TOBERMAN: Oh, that's a sort of a -- 8 it's just a demarcation of the end. 9 COMMISSIONER KETTER: You didn't run counts 10 during that time? 11 MR. TOBERMAN: We ended the counts. 12 COMMISSIONER KETTER: But doesn't your 13 report say the peak times are 4:30 to 6:00? 14 MR. TOBERMAN: The bottom -- at the bottom 15 table is the -- 16 MR. LUETKEHANS: Can you point to where 17 you're saying, Mr. Ketter? 18 COMMISSIONER KETTER: Let's do October, the 19 October 26th. You do 3:30 to 5:15 and you stop; 20 correct? 21 MR. TOBERMAN: Yes. 22 COMMISSIONER KETTER: Despite the fact that 23 the peak hour goes to 6:00? 24 MR. TOBERMAN: We saw that in COVID times</p>	<p style="text-align: right;">Page 45</p> <p>1 MR. LUETKEHANS: The question is why is 2 this not 5:30. 3 MR. TOBERMAN: Because the numbers are 4 going down. The guys doing the counts, our 5 counts, saw it going down. 6 MR. LUETKEHANS: So, for the record, so 7 what you're saying is these are the peak hours and 8 after that it's reduced from the peaks? 9 MR. TOBERMAN: That is correct. 10 MR. LUETKEHANS: That's why they stopped 11 showing them, and I assume if we wanted we could 12 show in the future of those hours 15 minutes 13 afterwards. 14 MR. TOBERMAN: Sure. 15 MR. LUETKEHANS: If that's something the 16 Board wants, we'll get that. 17 COMMISSIONER KETTER: I'm just curious 18 because November 11th and November 12th, the days 19 are right next to each other, the time period's 20 extended on November 12th, it was cut off on 21 November 11th. It's just -- it's great to say 22 that they're reduced, but without numbers -- 23 MR. LUETKEHANS: We'll provide you 24 information as we go forward, Mr. Ketter. I have</p>

<p style="text-align: right;">Page 46</p> <p>1 a feeling we're not going to be done tonight.</p> <p>2 CHAIRMAN KARTHOLL: Just --</p> <p>3 COMMISSIONER ANDERSON: That's a Saturday</p> <p>4 and Sunday.</p> <p>5 MR. LUETKEHANS: No, that's 2021, Mrs.</p> <p>6 Anderson.</p> <p>7 CHAIRMAN KARTHOLL: I'm not familiar with</p> <p>8 Mr. Toberman. I don't recall that you've</p> <p>9 testified before us in the past. We do have a</p> <p>10 number of traffic experts who have testified.</p> <p>11 Could you just qualify the witness as a traffic</p> <p>12 expert, Mr. Luetkehans? His report says he's a</p> <p>13 civil engineer and surveyor.</p> <p>14 MR. LUETKEHANS: Mr. Toberman, have you</p> <p>15 performed traffic studies in the past?</p> <p>16 MR. TOBERMAN: Yes, I have.</p> <p>17 MR. LUETKEHANS: How many approximately?</p> <p>18 MR. TOBERMAN: 50.</p> <p>19 MR. LUETKEHANS: And have you testified at</p> <p>20 hearings like this as a traffic expert in the</p> <p>21 past?</p> <p>22 MR. TOBERMAN: Yes, I have.</p> <p>23 MR. LUETKEHANS: Approximately how many</p> <p>24 times?</p>	<p style="text-align: right;">Page 48</p> <p>1 unit have a garage, Mr. Gray, or how does that</p> <p>2 work?</p> <p>3 (Inaudible response.)</p> <p>4 MR. LUETKEHANS: Every unit does have a</p> <p>5 garage -- I'm trying to do it. Every unit has at</p> <p>6 least one garage and then another spot or two,</p> <p>7 depending if it's a double garage, in front of the</p> <p>8 -- and some of these garages, while they may look</p> <p>9 like one, they're actually two. It's a one-car</p> <p>10 garage and what looks like from the outside like</p> <p>11 it's two bays. Does that make sense?</p> <p>12 COMMISSIONER MORAN: That's it for now.</p> <p>13 CHAIRMAN KARTHOLL: Mr. Murphy?</p> <p>14 COMMISSIONER MURPHY: The parking on the</p> <p>15 street, how many cars can they have on the street</p> <p>16 there? How many cars?</p> <p>17 MR. LUETKEHANS: Do we have that count, Mr.</p> <p>18 Gray?</p> <p>19 MR. GRAY: We haven't.</p> <p>20 MR. LUETKEHANS: We haven't included that</p> <p>21 in our needs under the Ordinance, but we will give</p> <p>22 you that number by the next hearing.</p> <p>23 COMMISSIONER MURPHY: How many cars parking</p> <p>24 out in front on the property where the garage is,</p>
<p style="text-align: right;">Page 47</p> <p>1 MR. TOBERMAN: 15, 20 times.</p> <p>2 CHAIRMAN KARTHOLL: Full testimony?</p> <p>3 MR. TOBERMAN: Full testimony, correct.</p> <p>4 MR. LUETKEHANS: And how many times have</p> <p>5 you prepared reports for hearings such as these?</p> <p>6 MR. TOBERMAN: The same number of concept</p> <p>7 over the years.</p> <p>8 MR. LUETKEHANS: And as your expertise as a</p> <p>9 professional engineer, is doing these kinds of</p> <p>10 counts part of the -- your expertise in the things</p> <p>11 that you normally perform?</p> <p>12 MR. TOBERMAN: Yes, it is.</p> <p>13 MR. LUETKEHANS: I think that's all the</p> <p>14 issue.</p> <p>15 CHAIRMAN KARTHOLL: Okay, thanks.</p> <p>16 Mr. Moran, do you want to go</p> <p>17 next?</p> <p>18 COMMISSIONER MORAN: Sure. I'm trying to</p> <p>19 wrap my head around this a little bit. I'm</p> <p>20 looking at 70 units, let's say 100 cars. So</p> <p>21 parking, I'm just looking at that and we're going</p> <p>22 to park these. I did notice there's some garages,</p> <p>23 but I don't think there was 70 garages.</p> <p>24 MR. LUETKEHANS: Every unit -- does every</p>	<p style="text-align: right;">Page 49</p> <p>1 how many cars?</p> <p>2 MR. LUETKEHANS: One will fit in front of</p> <p>3 each garage, and then we do have guest parking as</p> <p>4 well. It's not -- it's showing up as green and</p> <p>5 not as concrete or asphalt, but you will see</p> <p>6 visitor parking to the north and south of these</p> <p>7 four units 104.</p> <p>8 COMMISSIONER MURPHY: Okay, that's all.</p> <p>9 MR. LUETKEHANS: But we'll give you those</p> <p>10 calculations by the next hearing.</p> <p>11 CHAIRMAN KARTHOLL: Mr. Schultz?</p> <p>12 COMMISSIONER SCHULTZ: I don't have any</p> <p>13 questions.</p> <p>14 CHAIRMAN KARTHOLL: Ms. Anderson?</p> <p>15 COMMISSIONER ANDERSON: No.</p> <p>16 CHAIRMAN KARTHOLL: Zain?</p> <p>17 COMMISSIONER RAHMAN: No.</p> <p>18 CHAIRMAN KARTHOLL: All right. Anything</p> <p>19 else before I go to members of the audience?</p> <p>20 MR. LUETKEHANS: No, thank you for your</p> <p>21 time.</p> <p>22 CHAIRMAN KARTHOLL: Okay. How many people</p> <p>23 in the audience would like to make a comment?</p> <p>24 Would you just indicate by raising your hands? So</p>

<p style="text-align: right;">Page 50</p> <p>1 there's roughly a dozen. 2 Here's our rules: Your 3 comments have to be made under oath. I'm going to 4 limit you to a three-minute comment period, which 5 is customary. I don't want you to have repetitive 6 comments. If you agree basically with the speaker 7 before you, then simply say I share the same 8 opinion as the speaker before me concerning 9 whatever general subject matter. 10 So, tell us your name, spell 11 your name and tell us your address for the record 12 so I know what your relationship is to this 13 particular petition. 14 Now let me ask, are there 15 members -- is there any members of the villages 16 here that want to make comments? Who are you? 17 MR. CRANDALL: Village of Addison. 18 CHAIRMAN KARTHOLL: Then we'll take you 19 first. And who else? 20 MR. SCALERA: Village of Bloomingdale. 21 CHAIRMAN KARTHOLL: I'll take you two 22 gentlemen first. Could everyone that wants to 23 make a comment be sworn in at the same time by 24 raising your hands?</p>	<p style="text-align: right;">Page 52</p> <p>1 opposition of this project that's been proposed 2 for you tonight. A few of the reasons I'll state 3 why we oppose the project, and it sounds like 4 based on the presentation I heard just recently, 5 that it's in contradiction to some of these 6 points. But, we are stating that this is an 7 extensive dense project. We feel it's an 8 incompatible transition between this development 9 and the adjacent properties. As you saw with some 10 of the appearance of these buildings, we felt that 11 from an aesthetic standpoint, that this was not 12 really consistent with the surrounding 13 developments, at least residential developments 14 here, and we had all the developments thrown into 15 this argument. I don't think we can compare the 16 height or size of industrial buildings to 17 residential developments. 18 We also don't like the fact 19 that there's rentals. Addison has over 1,200 20 rental properties in their community with about at 21 least approximately 45 -- approximately 4500 22 rental units, so adding more rentals to the area 23 seems pretty extensive. 24 We're not against affordable</p>
<p style="text-align: right;">Page 51</p> <p>1 (Whereupon, the oath was duly 2 administered by the Notary.) 3 CHAIRMAN KARTHOLL: Okay, I'm going to 4 violate my own rule right off the bat by saying 5 that representatives of the two villages will not 6 be limited to three minutes, but I trust that 7 you'll be sympathetic to the time. 8 MR. SCALERA: I won't need to repeat a lot 9 of stuff -- (inaudible) 10 CHAIRMAN KARTHOLL: Well, we'll see. 11 Addison is going first by virtue of alphabetical 12 order, or are you just that kind of a courteous 13 guy? 14 MR. SCALERA: We're very courteous in 15 Bloomingdale. 16 CHAIRMAN KARTHOLL: Excellent. Go right 17 ahead, sir. 18 MR. CRANDALL: Good evening, everybody. 19 Thank you to the Board here, members of the 20 commission, for allowing us to talk. My name is 21 Mike Crandall, I'm the Community Development 22 Director for the Village of Addison. I'm here 23 tonight, our Village Manager is here as well, 24 representing our elected officials who are in</p>	<p style="text-align: right;">Page 53</p> <p>1 housing. Addison has a project that got approved 2 that's in the center of our town, really right 3 across the street from the village hall itself. 4 So, this has nothing to do with an affordable 5 housing issue, it just really has to do with the 6 density of the project. 7 In addition to that, we do have 8 some concerns about the stormwater management. We 9 don't have preliminary engineering plans to 10 perform a review, but that's something that we 11 understand, too, as officials they still have to 12 get through permitting, they have to get that 13 approved, so we do have concerns about that as 14 well. 15 That property to the north 16 that's shown on the exhibits, that's actually in 17 Addison, so we're talking about as part of the 18 development it's used as part of the density and 19 the floor area ratio, it's not even in the County, 20 it's Addison's property. So, if the developer 21 decided to sell that, or the owners decided to 22 sell that later, that does affect the project as a 23 whole. So please take that into consideration 24 tonight when you're considering your decision</p>

<p style="text-align: right;">Page 54</p> <p>1 here.</p> <p>2 And as the petitioner's</p> <p>3 attorney indicated, we do have an issue with the</p> <p>4 septic system. In fact, I could ask everybody</p> <p>5 here, I'm not sure, this is a multi-family</p> <p>6 development, I don't think the County code allows</p> <p>7 for a septic system. I could be wrong, that was</p> <p>8 my research that I saw on that. There may be some</p> <p>9 other approvals for these private septic systems,</p> <p>10 maybe that they have to get through the Illinois</p> <p>11 Department of Public Health, but this is very odd</p> <p>12 to have a project of 70 units being supplied with</p> <p>13 a well, and then also with a private sanitary</p> <p>14 system. And we probably would have an issue with</p> <p>15 that if they could not repair this, we would</p> <p>16 probably not want to connect to our systems, just</p> <p>17 basically for the burden that it creates to our</p> <p>18 systems, but not only that, the burden that it</p> <p>19 puts on our Public Works Department to try to</p> <p>20 maintain -- if they were to connect to the east to</p> <p>21 us, to maintain the sanitary sewer system, as well</p> <p>22 as the water system, just from an access</p> <p>23 standpoint. Easements that are granted from the</p> <p>24 property to the east, topography issues, trees,</p>	<p style="text-align: right;">Page 56</p> <p>1 Subdivision Regulations. So, the question is, is</p> <p>2 the land going to be provided as part of this, is</p> <p>3 that going to be cash in lieu, or has that been</p> <p>4 discussed yet, or is that preliminary? That's a</p> <p>5 question I have if that provision's going to be</p> <p>6 met in the code. In that same section -- I should</p> <p>7 list the section, that's 37-1414.3 under A,</p> <p>8 General Provision item No. 4.</p> <p>9 Under that same code section</p> <p>10 under item No. 5, this says the County Board may</p> <p>11 have -- may vary the bulk regulations for this</p> <p>12 chapter for planned development if such variations</p> <p>13 are consistent with the general purpose of the</p> <p>14 ordinances and will result in better developments,</p> <p>15 and thus be of a greater benefit to both the</p> <p>16 occupants of the development, but also to the</p> <p>17 surrounding neighborhoods.</p> <p>18 So, I don't -- I'm trying to</p> <p>19 figure out how -- or at least I'd like to have</p> <p>20 explained to me how the increased density, the</p> <p>21 greater floor area ratios and the reduced</p> <p>22 setbacks, benefit both the occupants of the</p> <p>23 development and the surrounding communities.</p> <p>24 Maybe that could be taken into consideration later</p>
<p style="text-align: right;">Page 55</p> <p>1 all different types of things that are going to be</p> <p>2 difficult for us to access those water mains and</p> <p>3 sanitary mains.</p> <p>4 I don't want to go back in</p> <p>5 time, but the developer here tonight did propose a</p> <p>6 similar project in town, as everybody probably</p> <p>7 knows in Addison, in '21 and in '22. They were</p> <p>8 denied. The density of those projects, they were</p> <p>9 proposing 67 units initially, they ended up</p> <p>10 dropping it down to 53 units. Our Planning and</p> <p>11 Zoning Commission and our Village Board denied</p> <p>12 that.</p> <p>13 A couple quick comments, and</p> <p>14 then I'll pass this on. After looking at the</p> <p>15 Zoning Ordinance, DuPage County Zoning Ordinance,</p> <p>16 Article 14, Administration and Enforcement,</p> <p>17 Conditional Uses, General Provisions and</p> <p>18 Standards. So under A, under General Provisions,</p> <p>19 it talks about residential planned developments</p> <p>20 shall provide for dedication of reservation of</p> <p>21 land or park and recreational purposes and land</p> <p>22 for school sites or cash contributions in lieu of</p> <p>23 the actual land, dedication, or a combination of</p> <p>24 both in accordance with the DuPage County</p>	<p style="text-align: right;">Page 57</p> <p>1 in this meeting or at the next one.</p> <p>2 Under B, under that same code</p> <p>3 section B, Exception to District Requirements.</p> <p>4 The DuPage County Zoning Ordinance talks about</p> <p>5 within a planned development -- remember, that's</p> <p>6 what's being proposed here tonight is a planned</p> <p>7 development -- not more than 30 percent of the</p> <p>8 total land area of the zoning lot may be devoted</p> <p>9 to uses not permitted within the zoning district.</p> <p>10 Remember, this is zoned R-2 Single-Family Zoning,</p> <p>11 we're proposing multi-family development here.</p> <p>12 This provision would require that 70 percent of</p> <p>13 the total land area be devoted to uses that are</p> <p>14 permitted within the R-2 Zoning District. It</p> <p>15 appears that 100 percent of the proposed uses,</p> <p>16 although only 20 percent of the land area, are not</p> <p>17 permitted within the underlying R-2 zoning</p> <p>18 district, which is single-family detached.</p> <p>19 Under item No. 2 of that same</p> <p>20 section, Dwelling Units Permitted in a residential</p> <p>21 planned development, the maximum number of</p> <p>22 dwelling units permitted shall be determined by</p> <p>23 dividing the net residential land area contained</p> <p>24 in the zoning lot by the minimum lot area required</p>

<p style="text-align: right;">Page 58</p> <p>1 per dwelling unit by type of unit permitted and/or 2 proposed in the district or districts of the 3 zoning, or approximately located. Those areas of 4 zoning -- areas of the zoning lot set aside for 5 open space may be included in determining the 6 number of dwelling units. 7 So Section 37-702.3 of the 8 DuPage County Zoning Ordinance requires a minimum 9 lot area of 40,000 square feet within the R-2 10 District, which would allow a maximum of five 11 dwelling units on this property compared to the 70 12 that's being proposed. By proposing the 70 13 dwelling units, the developer is proposing only 14 2,875 square feet of land area per dwelling unit. 15 Bonus dwelling units, that's 16 also permitted, or as within a planned unit 17 development. It talks about within a residential 18 planned development, the number of dwelling units 19 permitted for the 30 percent of the total land 20 area -- sorry, I said that wrong. Within a 21 residential planned development, the number of 22 dwelling units permitted for the 30 percent of the 23 total land area of the zoning lot described in 24 Section B.1.A of this section shall be gross</p>	<p style="text-align: right;">Page 60</p> <p>1 the underlying zoning, this is single-family, 2 including the bonus units. So the developer is 3 requesting a variation for this requirement to 4 increase the maximum floor area ratio from 0.25 -- 5 in the petition it says 0.64, but we've heard 6 tonight down to 0.55. 7 And then perimeter and 8 setbacks: Buildings and structures located on the 9 perimeter of any planning development shall comply 10 with the minimum front, side or rear yard 11 requirements and landscape yard requirements. So 12 the zoning district in which the development is 13 located, again, zoned R-2, perimeter setback yards 14 may be included as open space. So the developer's 15 requesting a variation from this requirement to 16 18-foot yards where a minimum 30 is required. And 17 that, I believe, is it. 18 I think the petitioner's 19 attorney answered my other questions with regard 20 to the fire sprinkler system. We talked about if 21 the septic fails, how Addison's not going to be 22 inclined to connect. It would need IDPH approval 23 to install this private sanitary system, because I 24 believe the County code does not allow a septic</p>
<p style="text-align: right;">Page 59</p> <p>1 density permitted on the zoning lot and increased 2 by a maximum of 20 percent. 3 So, I'll try to run through 4 this quickly, but bear with me here. The total 5 area of the subject property is 201,247 square 6 feet. Adding a 20 percent density bonus of 30 7 percent of the lot area would result in 5.33 8 allowable dwelling units, as opposed to the 70 9 that's being proposed. Thirty percent of the lot 10 subject to the 20 percent density bonus is 60,374 11 square feet, divide that by the 40,000 square foot 12 per unit, that equals 1.51 allowable units times 13 20 percent, the 20 percent bonus, is 1.81 units. 14 Plus, 70 percent of the lot not subject to density 15 bonuses, which is 140,873 square feet divided by 16 the 40,000 square feet per unit -- I'm almost done 17 -- equals 3.52 allowable units. 5.33 maximum 18 total dwelling units, that's 1.51 plus the 3.52. 19 So, please take that into consideration when 20 you're reviewing this request. 21 Item No. 4, the total floor 22 area of the planned development shall not exceed 23 the floor area ratio FAR established for the 24 individual uses on the zoning lot, providing that</p>	<p style="text-align: right;">Page 61</p> <p>1 system for multi-family properties. 2 And just going back to Nicola 3 Court, which is the residential development in 4 Addison that was approved in Addison to the north, 5 Nicola Court has five buildings with 19 units in 6 it, and it's a 2.38 acre property for 103,659 7 square feet. The proposed development, as I 8 mentioned before, has a land area of 201,237 9 square feet where they're proposing 70 units. 10 CHAIRMAN KARTHOLL: Sir, could you just 11 educate a little bit if you know the nearest 12 public sewer and water distance? 13 MR. CRANDALL: The distance I don't know, 14 but it's immediately to the east. The problem is 15 it's not necessarily that accessible, as I 16 mentioned earlier on. It may be very difficult to 17 connect to it with the easements that need to be 18 granted and equipment that the village would have 19 to -- we wouldn't be able to provide equipment out 20 to it, so for us it's a big problem. 21 CHAIRMAN KARTHOLL: Thank you, sir. 22 Well, thank you. 23 Mr. Luetkehans, we clearly will 24 have another hearing because I'm not going to ask</p>

<p style="text-align: right;">Page 62</p> <p>1 you to respond to the detailed information at this 2 hearing, but -- 3 MR. LUETKEHANS: We will do that. 4 CHAIRMAN KARTHOLL: And we'll need some 5 guidance from staff and the state's attorney as to 6 the distinctions made concerning the County 7 ordinance. 8 Mr. Bloomingdale? 9 MR. SCALERA: Good evening, my name is 10 Peter Scalera, S-c-a-l-e-r-a, I'm the Village 11 Manager for the Village of Bloomingdale. I wanted 12 to come before you this evening. We did submit a 13 letter objecting to the project, and I just wanted 14 to confirm that the mayor and village board do not 15 support this project. I won't repeat a number of 16 the items from my colleague in Addison, because I 17 do want to abide by the rules so that others have 18 an opportunity to speak this evening. 19 The village does have concerns 20 in regards to, similar to Addison, with the 21 density. We disagree that the units are not 22 compatible with the adjacent neighborhoods. We 23 have strong concerns in regards to the impact to 24 traffic with the additional vehicles that would be</p>	<p style="text-align: right;">Page 64</p> <p>1 January available except for the first Thursday of 2 the month, that would be recommendation meeting. 3 CHAIRMAN KARTHOLL: So, January 11 or 18th, 4 either of those make sense? 5 MR. LUETKEHANS: I would prefer the 11th 6 because I have a Water Commission meeting on the 7 18th. 8 CHAIRMAN KARTHOLL: Okay. So we're going 9 to hold our next public hearing on January 11th at 10 6:00 in this room. Now I say that at this point 11 rather than at the end of the hearing, because any 12 of you who wish to speak will only be permitted 13 one opportunity to speak. If you speak tonight, 14 you cannot speak again on January 11th, and we 15 have some significant detailed information to be 16 presented by the petitioner in response to the 17 remarks from the gentleman from Addison Township 18 -- I'm sorry, Village of Addison. 19 If you want to speak, that's 20 fine with me, but as I said, you won't be able to 21 address the give-and-take on these important 22 issues that were raised by Addison. 23 So you had a question, sir? 24 MR. FORTUNATO: I have a question regarding</p>
<p style="text-align: right;">Page 63</p> <p>1 part of this project, as well as hesitation in 2 regards to the explanation provided in regards to 3 the drainage. The Village of Bloomingdale sums 4 the water that drains from this site does 5 currently come into the Village of Bloomingdale 6 golf course pond, and we are -- we haven't been 7 able to review the engineering plans, and we do 8 not agree that we will still not -- that this 9 project will eliminate that drainage to our 10 community. As well as we have strong concerns in 11 regards to the septic field that's being proposed 12 as part of this project. 13 And other than that, I mean 14 it's a project that -- the village supports 15 development; however, we only support sensible 16 development, and this is not a project that fits 17 within that area of the community, and we ask that 18 you please deny the application for this project. 19 Thank you. 20 CHAIRMAN KARTHOLL: Okay, thank you. 21 Before I go forward, could we select our next 22 hearing date? Give us some guidance, if you 23 would. It would probably be January; right? 24 MS. INFELISE: We have all Thursdays in</p>	<p style="text-align: right;">Page 65</p> <p>1 the submittals. 2 CHAIRMAN KARTHOLL: Who are you? 3 MR. FORTUNATO: My name is Joseph 4 Fortunato, I'm the attorney for Mrs. Stec and Mr. 5 Benz who live at 5N041 Medinah Road. The question 6 is -- 7 CHAIRMAN KARTHOLL: Could you step up to 8 the microphone? If you're an attorney 9 representing -- you're going to speak in their 10 behalf? 11 MR. FORTUNATO: Well, I had a question 12 because there's going to be some submittal of 13 information prior to the next meeting, and I was 14 wondering if that information could be made 15 available to the public so that we can examine it 16 and come up with appropriate questions. 17 CHAIRMAN KARTHOLL: That's an outstanding 18 idea. 19 MR. LUETKEHANS: We will submit that 20 through the portal so it will be available on the 21 public portal. 22 MR. FORTUNATO: Rather than make a 23 statement right now, I just wanted to clarify that 24 issue.</p>

<p style="text-align: right;">Page 66</p> <p>1 CHAIRMAN KARTHOLL: Yeah, fine. Okay, very 2 good point. 3 And what's your timing on being 4 able to respond in writing? I mean, you may 5 amplify your written response at the hearing, but 6 can you resolve this concern a week in advance? 7 MR. LUETKEHANS: Which concern? 8 CHAIRMAN KARTHOLL: The written response, 9 the written response to these items. 10 MR. LUETKEHANS: Okay, I guess I'm just 11 trying to be real clear, because we're going to 12 provide the things I promised in the hearing such 13 as site plans and all that. 14 CHAIRMAN KARTHOLL: Right. 15 MR. LUETKEHANS: That's no problem, and the 16 traffic numbers. Are you asking me for a written 17 response to Addison's comments? 18 CHAIRMAN KARTHOLL: Well, I think that was 19 the thrust of your point was; correct? 20 MR. FORTUNATO: Yeah, exactly. 21 CHAIRMAN KARTHOLL: Can you do that? 22 MR. LUETKEHANS: I'm sure we will if you 23 want a week in advance. The bigger question, I 24 think, is we have to sit down with the County.</p>	<p style="text-align: right;">Page 68</p> <p>1 Bloomingdale directly behind. 2 CHAIRMAN KARTHOLL: I can't hear you, maybe 3 you need to step up. I got Mina Patel. 4 MS. PATEL: Most people know me here. Mina 5 Patel, I live in Bloomingdale, I have a home right 6 directly behind the new subdivision that's being 7 -- the question I have is what wasn't discussed 8 was the snow removal portion of the conversation, 9 so nobody's actually talked about it. When you 10 have a major snowfall, where does all that snow 11 go? They have no place to put that snow. 12 CHAIRMAN KARTHOLL: We'll get that 13 presentation at the next hearing. 14 MS. PATEL: Yeah, so that's a question that 15 was missing. Also, on the water, the study that 16 was done on where rain go will go, the level of 17 rainfall we've had five inches, six inches, all of 18 our homes on the back have all flooded. So for 19 you to say there is no issue, I would say it's 20 probably wrong because we all have super -- 21 CHAIRMAN KARTHOLL: Please, I was really 22 inviting your procedural -- 23 MS. PATEL: Yeah, so those are the two that 24 I wanted them to address when they come back to</p>
<p style="text-align: right;">Page 67</p> <p>1 Understand it's their zoning ordinance. 2 CHAIRMAN KARTHOLL: Well, you've got a 3 month. 4 MR. LUETKEHANS: Correct, yeah, we'll be 5 able to do it. 6 CHAIRMAN KARTHOLL: So let's accommodate 7 this attorney by asking you to submit whatever 8 you're going to submit in response to these 9 ordinance items, alleged conflicts, a week in 10 advance of the hearing on the 11th. Make that 11 available through our online system, and then you 12 can have access to it online, sir. 13 Okay, so now having said that, 14 are there any other procedural questions that I 15 can answer tonight? And then I'll go to whether 16 or not there are those present here that want to 17 make their comment tonight rather than after the 18 hearing on the 11th. Procedural question? Yeah, 19 you're first. 20 MS. PATEL: Can I just ask a question? 21 CHAIRMAN KARTHOLL: Yeah, if it's a simple 22 question, maybe you can just tell us your name and 23 ask it from there. 24 MS. PATEL: I'm Mina Patel, I live in</p>	<p style="text-align: right;">Page 69</p> <p>1 us. 2 CHAIRMAN KARTHOLL: Okay, fine, understood. 3 MS. PATEL: Thank you. 4 CHAIRMAN KARTHOLL: Thank you. And then 5 you have a procedural question, sir? 6 MR. VAN ZANT: I do. 7 CHAIRMAN KARTHOLL: Yeah, I know you do. 8 The Calvin Klein guy over there? 9 UNIDENTIFIED SPEAKER: I think you should 10 allow -- if I speak today, you should allow me to 11 speak again if there is more information. I got 12 up and have an objection. I was thinking if I 13 speak today, I cannot speak again, you're limiting 14 our options. 15 CHAIRMAN KARTHOLL: You know, I want to be 16 very careful to follow our ordinary rules, and 17 those ordinary rules are that any member of the 18 audience is permitted to speak once. I'm advising 19 you -- I don't want to -- this is not a dialogue, 20 this is your public comment. You can make that 21 now based on the record that has gone before us 22 this evening, or later. 23 Sir, do you have a question? 24 MR. TIERNEY: Yes, my name is James</p>

<p style="text-align: right;">Page 70</p> <p>1 Tierney, I live off of Nicola Court in Villa 2 Torino Townhomes. The question about comments 3 that may have been submitted by the public using 4 the public comment form, I see many people here 5 tonight that probably have submitted comments, and 6 many who are not here that have probably submitted 7 comments. Will those comments be preserved for 8 any subsequent meeting of this Board? 9 MR. MC CARTHY: They go to the minutes, not 10 the record, because they're not under oath. 11 CHAIRMAN KARTHOLL: That's what I tried to 12 suggest earlier. They have not been submitted 13 under oath; therefore, they are not part of the 14 record. 15 MR. TIERNEY: May I ask what they are a 16 part of? 17 CHAIRMAN KARTHOLL: Public comments. 18 MR. TIERNEY: Do you see them? 19 CHAIRMAN KARTHOLL: Yeah, they're right 20 here. 21 MR. TIERNEY: Okay, so you preserve them in 22 some shape or form? My question is should they be 23 resubmitted for the next meeting? 24 CHAIRMAN KARTHOLL: I'm going to ask that</p>	<p style="text-align: right;">Page 72</p> <p>1 being represented here with what's being asked of 2 the Board? 3 CHAIRMAN KARTHOLL: I'm not sure I 4 understand that. Would you speak to the petitioner 5 about that clarification after the hearing? 6 MS. STEC: Sure, I can give them copies. 7 CHAIRMAN KARTHOLL: I have that as well. 8 I've seen it. Maybe it's part of this, I forgot, 9 but -- so, I'm advised that the comments, the 155 10 comments, will be placed at the end of the minutes 11 for this evening's hearing. 12 Now, you had a procedural 13 question, sir? 14 MR. VAN ZANT: Yes, I do, along the lines 15 of what that guy said. 16 CHAIRMAN KARTHOLL: Who are you? 17 MR. VAN ZANT: My name's Rob Van Zant, vice 18 president of Medinah Lake Estates Homeowners 19 Association. Can you hear me? 20 THE COURT REPORTER: Yes, I can. 21 MR. VAN ZANT: You said it's your rule that 22 we can only speak once. Was that rule ever 23 published anywhere? Was it published on your 24 DuPage County website?</p>
<p style="text-align: right;">Page 71</p> <p>1 you confer with the staff as to whether they can 2 be put in the form of a petition or somehow be 3 made part of the record, so we'll ask you to 4 confer with our staff about that after the 5 hearing. I don't mean immediately tonight, but in 6 the next short period. 7 Anyone else? 8 MS. STEC: I have a question. My name is 9 Natalie Stec, I reside at 5N041 Medinah Road -- 10 THE COURT REPORTER: Can you go up to the 11 microphone, I can't hear you. 12 CHAIRMAN KARTHOLL: Is that your client? 13 MR. FORTUNATO: She is. 14 MS. STEC: I'm asking a question. I can 15 ask a question, right? 16 CHAIRMAN KARTHOLL: Apparently. 17 MS. STEC: My name is Natalie Stec, 18 S-t-e-c, I reside at 5N041 Medinah Road. I guess 19 for the next meeting, if the currently all six 20 lots are listed for sale with Lamb Partners, LLC, 21 we would just like to understand how a pending 22 potential listing for sale and the current owners, 23 with this being advertised as a high-density 24 investment opportunity, that they can address</p>	<p style="text-align: right;">Page 73</p> <p>1 CHAIRMAN KARTHOLL: It's published every 2 time I have a public hearing. 3 MR. VAN ZANT: Every -- pardon me? 4 CHAIRMAN KARTHOLL: Every time we have a 5 public hearing, we publish it by announcing it at 6 every public hearing. 7 MR. VAN ZANT: You publish it by announcing 8 it, but meanwhile people are turned down -- 9 CHAIRMAN KARTHOLL: I know you -- you 10 apparently don't like it, so I will note your 11 exception for the record. 12 Okay, anybody else have a 13 procedural question? 14 UNIDENTIFIED SPEAKER: Can I just ask are 15 we going to get updated traffic information 16 because of the timings and the dates that they 17 have are not current? 18 CHAIRMAN KARTHOLL: I don't think so. I 19 don't think that's the petitioner's intention, but 20 I don't know. 21 UNIDENTIFIED SPEAKER: Can we ask that? 22 CHAIRMAN KARTHOLL: You may question the 23 petitioner at your -- I mean right now if you want 24 to take your time right now you can ask questions</p>

<p style="text-align: right;">Page 74</p> <p>1 about the traffic study.</p> <p>2 UNIDENTIFIED SPEAKER: Well, I don't have</p> <p>3 details, but I would like to ask if they could do</p> <p>4 a new study based on better timings. Peak hours</p> <p>5 are not until 5:15 in that area.</p> <p>6 CHAIRMAN KARTHOLL: I can't compel -- you</p> <p>7 know, the record they make is the record that they</p> <p>8 make. If you have objections to the traffic</p> <p>9 study, you can point those out in your comment.</p> <p>10 You can have access to that traffic study by going</p> <p>11 online and reviewing that item which is part of</p> <p>12 the record, which is the same with any of the</p> <p>13 other information that they presented as exhibits.</p> <p>14 The particular one that I think</p> <p>15 you should pay attention -- that everyone should</p> <p>16 pay attention to, because I'm going to, is the</p> <p>17 work force study information, which -- work force</p> <p>18 housing information, which is their Exhibit 7.</p> <p>19 Okay, any other procedural</p> <p>20 questions?</p> <p>21 MS. CANNELLA: I'm Joanne Cannella, I'm</p> <p>22 just making not a formal comment, but just a</p> <p>23 procedural comment. I'm actually right off the</p> <p>24 proposed main entrance on the south side, on the</p>	<p style="text-align: right;">Page 76</p> <p>1 CHAIRMAN KARTHOLL: I hear you. But, you</p> <p>2 know, we -- somehow it doesn't seem like people</p> <p>3 were disadvantaged because there's a fairly large</p> <p>4 group here, and I think there's probably a few</p> <p>5 more that are aware.</p> <p>6 Okay, I don't think there's any</p> <p>7 more procedural questions, so unless somebody</p> <p>8 wants to sort of take their shot this evening, I'm</p> <p>9 going to close the hearing.</p> <p>10 MR. VAN ZANT: I want to take my shot.</p> <p>11 CHAIRMAN KARTHOLL: Okay. You want to make</p> <p>12 your comments tonight? Well, stand up and I'll --</p> <p>13 if you'd all queue -- anybody that wants to make</p> <p>14 their statement tonight, please queue up and I'll</p> <p>15 have you all sworn in at the same time.</p> <p>16 If you want to go, sir, stand</p> <p>17 up and get in line and be sworn in.</p> <p>18 MR. VAN ZANT: I thought we were already</p> <p>19 sworn in.</p> <p>20 CHAIRMAN KARTHOLL: Okay, we're not going</p> <p>21 to cut you off in mid-sentence, but remember that</p> <p>22 there's a three-minute limit. I told everyone to</p> <p>23 stand up and we're going to swear them all in at</p> <p>24 the same time. Just two people tonight?</p>
<p style="text-align: right;">Page 75</p> <p>1 south part of Erie. I'm at 349 Erie. I'm</p> <p>2 technically five, maybe four houses away from the</p> <p>3 development, yet unless somebody from another</p> <p>4 subdivision gave me a flyer, I wouldn't know a</p> <p>5 meeting was going on, that this plan was proposed.</p> <p>6 There's nothing published --</p> <p>7 CHAIRMAN KARTHOLL: I understand your</p> <p>8 question. I understand your question. We follow</p> <p>9 the County Ordinance as to publication of every</p> <p>10 public hearing that we have. And property owners</p> <p>11 -- I think is it 300 feet -- within 300 feet of</p> <p>12 the parcel in question receive notice. Unlike</p> <p>13 some villages, we don't put a sign up.</p> <p>14 MS. CANNELLA: But we should. I'm five</p> <p>15 houses away.</p> <p>16 CHAIRMAN KARTHOLL: Take that up with the</p> <p>17 County Board, that's not my job. I agree with you</p> <p>18 because it's often --</p> <p>19 MS. CANNELLA: I thought I was talking to</p> <p>20 the County Board.</p> <p>21 CHAIRMAN KARTHOLL: -- complaints when I</p> <p>22 have 100 people in the room.</p> <p>23 MS. CANNELLA: I thought Zoning should post</p> <p>24 something.</p>	<p style="text-align: right;">Page 77</p> <p>1 Okay, well line up.</p> <p>2 So, that's it, I have four</p> <p>3 people who are going to -- five people that are</p> <p>4 going to make their comments tonight. Going once,</p> <p>5 going twice? Five people. Raise your hands and</p> <p>6 be sworn in. If you're not sworn in and standing</p> <p>7 in that line, you're not speaking tonight.</p> <p>8 Go right ahead.</p> <p>9 THE COURT REPORTER: Would you raise your</p> <p>10 right hands, please.</p> <p>11 (Whereupon, the oath was duly</p> <p>12 administered by the Notary.)</p> <p>13 MR. VAN ZANT: I can't hear you.</p> <p>14 CHAIRMAN KARTHOLL: Are you generally</p> <p>15 familiar with the concept of an oath?</p> <p>16 MR. VAN ZANT: Yes.</p> <p>17 CHAIRMAN KARTHOLL: Are you being</p> <p>18 facetious?</p> <p>19 MR. VAN ZANT: No, I can't hear her.</p> <p>20 CHAIRMAN KARTHOLL: Okay.</p> <p>21 MR. VAN ZANT: Everybody else had to use</p> <p>22 the microphone.</p> <p>23 COMMISSIONER KETTER: Could you stand next</p> <p>24 to the court reporter, we'll have you sworn in</p>

<p style="text-align: right;">Page 78</p> <p>1 specially, sir.</p> <p>2 For the rest of you that have</p> <p>3 heard the court reporter administer the oath,</p> <p>4 would you indicate your affirmance by saying aye.</p> <p>5 (Whereupon, four people</p> <p>6 responded aye.)</p> <p>7 CHAIRMAN KARTHOLL: Now we have special</p> <p>8 rules for this gentleman. Would you be sworn in</p> <p>9 again, sir.</p> <p>10 (Whereupon, a special oath was</p> <p>11 administered by the Notary.)</p> <p>12 CHAIRMAN KARTHOLL: Okay, would you be</p> <p>13 first with your name and address and tell us where</p> <p>14 you live in relation to this property.</p> <p>15 MS. LATHAM: My name is Karen Latham, I</p> <p>16 live at 149 Annalisa Court in Bloomingdale.</p> <p>17 THE COURT REPORTER: Can you spell your</p> <p>18 last name, please.</p> <p>19 MS. LATHAM: L-a-t-h-a-m, as in mother. I</p> <p>20 am on the board of the Casa Bella Homeowners</p> <p>21 Association, but I'm speaking tonight in my</p> <p>22 individual capacity, not as a board member.</p> <p>23 CHAIRMAN KARTHOLL: Thank you.</p> <p>24 MS. LATHAM: I live right here. We moved</p>	<p style="text-align: right;">Page 80</p> <p>1 Bloomingdale. So, we back up to Villa Torino, and</p> <p>2 I would say it's a quiet community, it's largely</p> <p>3 adults and seniors, I think there may be only two</p> <p>4 children that reside in that community.</p> <p>5 The industrial development that</p> <p>6 is here, its traffic is directed east because if</p> <p>7 you're pulling out of that development onto Lake</p> <p>8 Street, you can only go east. You cannot go west.</p> <p>9 The developments both in Villa</p> <p>10 Torino and with Casa Bella, we have very few cars</p> <p>11 that park in front of our townhomes, and none that</p> <p>12 park on the streets. So I'm concerned about this</p> <p>13 development with the sheer number of cars that</p> <p>14 they're going to have and where they're going to</p> <p>15 park.</p> <p>16 I'm old enough to have had</p> <p>17 enough experiences that when the comment is made</p> <p>18 it's the responsibility of the owner to fix it, if</p> <p>19 this is rental, absentee responsible party, famous</p> <p>20 last words, because they don't live there.</p> <p>21 We're trying to figure out what</p> <p>22 to do with the industrial fence that's on this</p> <p>23 property because it looks awful and it needs work</p> <p>24 and we can't get anybody's attention.</p>
<p style="text-align: right;">Page 79</p> <p>1 there in 2018 from River Forest, have been there</p> <p>2 for five years, and we've learned that we are a</p> <p>3 low point in the community between Villa Torino</p> <p>4 and the Casa Bella Homeowners Association. The</p> <p>5 wetland area, which is this area, that's a wetland</p> <p>6 area, and it is the financial responsibility of</p> <p>7 the Casa Bella Homeowners Association, so I'm</p> <p>8 concerned with what water flow that could cause a</p> <p>9 financial burden to us in Casa Bella Homeowners,</p> <p>10 as well as personally with all the comments that</p> <p>11 have been made about water flow to the north.</p> <p>12 I would also point out that in</p> <p>13 terms of traffic, anyone who wants to access 355</p> <p>14 from this new property or anywhere along Medinah</p> <p>15 Road has to go north on Medinah Road to Lake</p> <p>16 Street and then east, because if you go south to</p> <p>17 Army Trail, you can only go west. You cannot make</p> <p>18 a left turn off of what is there, Walter, onto</p> <p>19 Army Trail. So, the burden of traffic flow to get</p> <p>20 to 355 is going to be north to Lake Street.</p> <p>21 Villa Torino is referenced as a</p> <p>22 dense community. I would say that as an immediate</p> <p>23 neighbor of theirs -- and right here, this is</p> <p>24 basically the boundary between Addison and</p>	<p style="text-align: right;">Page 81</p> <p>1 Thank you very much.</p> <p>2 CHAIRMAN KARTHOLL: Thank you. Let me</p> <p>3 indicate you made some substantive remarks. It's</p> <p>4 the job of the petitioner to reevaluate those</p> <p>5 remarks and take them into consideration. It's</p> <p>6 the job of the petitioner at the point of his</p> <p>7 conclusion to respond to that information, which</p> <p>8 I'm sure you understood.</p> <p>9 All right, the next person?</p> <p>10 MR. VAN ZANT: Yeah, hi everybody, my name</p> <p>11 is Rob Van Zant, vice president of Medinah Lakes</p> <p>12 Estates Homeowners Association. We're the old</p> <p>13 homeowners association on Medinah Road, it's been</p> <p>14 there a long time, single-family. I'd like to say</p> <p>15 that, speaking on -- for myself and also for the</p> <p>16 homeowners, and I'd like to say that, you know, I</p> <p>17 agree with people that have spoken before me. The</p> <p>18 comments by Addison and Bloomingdale were</p> <p>19 brilliant, they were very educated comments, I'll</p> <p>20 have to go along with that. I came up here to</p> <p>21 speak just as a regular person, I don't know all</p> <p>22 kinds of fancy words, so I'm just going to tell</p> <p>23 you that, you know, this project stinks. Not only</p> <p>24 stinks just as general purposes --</p>

<p style="text-align: right;">Page 82</p> <p>1 CHAIRMAN KARTHOLL: That's not helpful.</p> <p>2 MR. VAN ZANT: -- but it stinks because</p> <p>3 it's going to be proposed to be on septic, and</p> <p>4 septic stinks, especially if it's used in a, you</p> <p>5 know, high-density type of an area. I'd like to</p> <p>6 point out that nowadays everybody is germ crazy,</p> <p>7 afraid of germs, they're going to be using Lysol</p> <p>8 on their floors, they're going to be using</p> <p>9 disinfectant soap, they're going to be using</p> <p>10 bacterial-free this and that, and all that kills</p> <p>11 the bacteria, which is what a septic system runs</p> <p>12 on. So that whole property is going to smell like</p> <p>13 a sewer, and then the water from that property is</p> <p>14 going to run off into every other village in the</p> <p>15 neighborhood, and also, you know, in other places</p> <p>16 and make the whole community smell like a sewer.</p> <p>17 So when I say it stinks, I mean it, literally and</p> <p>18 in many other ways.</p> <p>19 There's going to be traffic</p> <p>20 problems associated with this subdivision.</p> <p>21 Bloomingdale and Addison have already turned it</p> <p>22 down. There's been hundreds of emails and</p> <p>23 comments about people that have turned it down.</p> <p>24 You can get, you know, the minutes from Addison</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. VAN ZANT: Yeah, I guess I could.</p> <p>2 We're all against the project. And one last thing</p> <p>3 about the water: Our wells are starting to go</p> <p>4 dry. The golf courses and some of the other</p> <p>5 places are pumping out the water sometimes in the</p> <p>6 heat of the summer for water sprinkling purposes.</p> <p>7 The water is very hard, I have a water</p> <p>8 purification system, and they want to use a</p> <p>9 sprinkling system for their fire protection</p> <p>10 system, which is going to get clogged up by all</p> <p>11 the iron in the water.</p> <p>12 CHAIRMAN KARTHOLL: Okay, thank you very</p> <p>13 much.</p> <p>14 My earlier remarks indicating</p> <p>15 that's not helpful were intended to suggest we</p> <p>16 disfavor disruptions of our hearings for applause</p> <p>17 or hoots and hollers, or whatever. It just delays</p> <p>18 things, it's not instructive, and it doesn't</p> <p>19 advance the cause. And I know -- never mind.</p> <p>20 MS. CANNELLA: The reason why I'm up here</p> <p>21 --</p> <p>22 THE COURT REPORTER: Can you use the</p> <p>23 microphone, please.</p> <p>24 CHAIRMAN KARTHOLL: Tell us who you are.</p>
<p style="text-align: right;">Page 83</p> <p>1 and hear all the, you know, the complaints and the</p> <p>2 people that said they disagreed with it.</p> <p>3 But, also, I'd like to just say</p> <p>4 Medinah Road is basically still a residential</p> <p>5 road; the speed limit is 30 miles an hour, there's</p> <p>6 no parking on Medinah Road, there's two 90-degree</p> <p>7 turns on Medinah Road. Medinah Road goes to</p> <p>8 Walter which then goes -- which goes to Byron,</p> <p>9 which then goes to Walter. You know, they claim</p> <p>10 it as a county road and it was turned over to the</p> <p>11 county for snow plowing purposes, but it's really</p> <p>12 a residential road, you know, by the way it, you</p> <p>13 know, how wide it is and things like that.</p> <p>14 They've admitted in their</p> <p>15 presentation that they've actually cut back on</p> <p>16 parking spaces to permit emergency vehicles or</p> <p>17 what have you to get in there. One lady in the</p> <p>18 meeting in Addison commented that, you know, she</p> <p>19 lived in a subdivision at one time where the</p> <p>20 school buses couldn't get inside the subdivision</p> <p>21 because of the 90-degree turns. And so where are</p> <p>22 the school buses going to pick up the kids, on</p> <p>23 Medinah Road?</p> <p>24 CHAIRMAN KARTHOLL: Could you wrap up, sir.</p>	<p style="text-align: right;">Page 85</p> <p>1 THE COURT REPORTER: Microphone, please.</p> <p>2 UNIDENTIFIED SPEAKER: We can't hear you.</p> <p>3 CHAIRMAN KARTHOLL: Can you go to the</p> <p>4 microphone.</p> <p>5 MS. CANNELLA: I usually talk pretty loud.</p> <p>6 CHAIRMAN KARTHOLL: I wasn't finished with</p> <p>7 my comments for this gentleman.</p> <p>8 Sir, you indicated that you</p> <p>9 represented the homeowners association. I have a</p> <p>10 couple of comments from various homeowners</p> <p>11 associations. We would request a letter from your</p> <p>12 homeowners association on letterhead confirming</p> <p>13 that your remarks were made on behalf of the</p> <p>14 association. That is another standard procedure,</p> <p>15 so you can submit that.</p> <p>16 MR. VAN ZANT: What I said was on behalf of</p> <p>17 myself and the homeowners association, so take it</p> <p>18 as you will.</p> <p>19 CHAIRMAN KARTHOLL: I'm not sure that I was</p> <p>20 clear about that. To the extent that you are</p> <p>21 representing the homeowners association -- I don't</p> <p>22 need a letter from you indicating that you</p> <p>23 represent yourself, just the homeowners</p> <p>24 association.</p>

<p style="text-align: right;">Page 86</p> <p>1 All right, ma'am, your turn.</p> <p>2 MS. CANNELLA: Hi, I'm Joanne Cannella, I'm</p> <p>3 the owner of 349 Erie Circle, and just to give you</p> <p>4 some graphic, my house is right here.</p> <p>5 When you're talking about</p> <p>6 density, you have to look at the schematics here.</p> <p>7 We're looking at this compared to this. And when</p> <p>8 they state, you know, we're having a -- they won't</p> <p>9 have a density issue when you're putting 70</p> <p>10 families potentially with 2.5 kids on the average</p> <p>11 in an area that only houses about ten houses,</p> <p>12 there's going to be an issue with density.</p> <p>13 There's going to be an issue with the way it looks</p> <p>14 compared to the houses, not just to the north of</p> <p>15 it, but also to the west of it and to the south of</p> <p>16 it. Medinah is a residential road. It ends in</p> <p>17 about half a mile. And all that, as was said</p> <p>18 before, is 30 miles an hour. It's all</p> <p>19 residential, small children running around.</p> <p>20 You're putting in -- I</p> <p>21 apologize, I don't know all the information, but I</p> <p>22 don't know how many of the units would be rental.</p> <p>23 Is it 100 percent, or 20 percent?</p> <p>24 UNIDENTIFIED SPEAKER: 100 percent.</p>	<p style="text-align: right;">Page 88</p> <p>1 peaks when people get home between 5:30 and 6:30.</p> <p>2 So, I apologize, I don't know</p> <p>3 everything that is involved with this, but just</p> <p>4 from viewing what I've seen, I don't know whether</p> <p>5 there's an actual blueprint or what the buildings</p> <p>6 will look like, but what I've seen earlier, their</p> <p>7 plan does not fit into this area, it's not a</p> <p>8 commercial area.</p> <p>9 CHAIRMAN KARTHOLL: All right, thank you</p> <p>10 very much.</p> <p>11 Mr. Luetkehans, the audience</p> <p>12 answered her question as to the percentage of</p> <p>13 these units that are rental. Is it, indeed, 100</p> <p>14 percent of the units will be rental units?</p> <p>15 MR. LUETKEHANS: Most likely.</p> <p>16 CHAIRMAN KARTHOLL: Most likely, not yet</p> <p>17 determined? Okay, thank you.</p> <p>18 Next?</p> <p>19 MR. KSHATRIYA: My name is Parag Kshatriya,</p> <p>20 I live at -- last name K-s-h-a-t-r-i-y-a, I live</p> <p>21 at 364 Dublin, which is right here. I just want</p> <p>22 to go on record that I am opposed to this project.</p> <p>23 I am very scared of the density of the population</p> <p>24 that this project will bring to the community.</p>
<p style="text-align: right;">Page 87</p> <p>1 MS. CANNELLA: So you're looking at more of</p> <p>2 a transient, you know, population in the area.</p> <p>3 Most people will sign a one-year lease, they do</p> <p>4 not own property. I've dealt with leasing, and</p> <p>5 I've spent half of the time renting the property,</p> <p>6 and the other half trying to get them out for</p> <p>7 failure to pay. So we're not dealing with the</p> <p>8 same type of population that resides in the area</p> <p>9 with single-family homes with more high-end homes.</p> <p>10 Our home -- my home is 5,000 square feet. Now</p> <p>11 they're proposing to put in how many, seven, eight</p> <p>12 people in that space? So it's not going to be the</p> <p>13 same, you know. And when you're talking about the</p> <p>14 density, just look at the schematics. Don't look</p> <p>15 to the north, these are beautiful townhomes,</p> <p>16 they're 2500 square feet, they're single-family</p> <p>17 homes. When you look to the west, these are</p> <p>18 single-family homes, they're averaging 39 to 4,000</p> <p>19 square feet, they're single-family homes.</p> <p>20 The traffic, yes, the lady who</p> <p>21 preceded me was right, they will go north because</p> <p>22 we cannot go south. And in spite of what the</p> <p>23 traffic reports give you, traffic is not at peak</p> <p>24 at 3:00. You get school buses there, but traffic</p>	<p style="text-align: right;">Page 89</p> <p>1 I'm assuming that most of -- if I heard correctly,</p> <p>2 that they're estimating about 22 to 49 kids will</p> <p>3 be part of this project. I believe the</p> <p>4 Bloomingdale schools, Dujardin and Westfield, are</p> <p>5 probably not set up to take on another 22 to 49</p> <p>6 kids. I know in the next year or two we're going</p> <p>7 to full-day kindergarten, and we're already</p> <p>8 strapped for space. Right now we have half-day</p> <p>9 kindergarten, and they're going to full-day</p> <p>10 kindergarten. So, that's something to think</p> <p>11 about for the Bloomingdale school districts.</p> <p>12 As far as some other points</p> <p>13 that I wanted to discuss was just I'm a little</p> <p>14 confused because this looks like a townhome</p> <p>15 subdivision, but your packaging in 70 units into</p> <p>16 this subdivision, which kind of scares me for the</p> <p>17 number of people, the number of cars. If I look</p> <p>18 at the diagram, I count 44 townhomes at the face</p> <p>19 level, which is 88 parking spots. As far as I</p> <p>20 understand, two per unit. I'm not quite sure</p> <p>21 where 70 units -- I'm not quite sure how many</p> <p>22 number of cars we're expecting to be in this</p> <p>23 neighborhood, where they're going to park. I</p> <p>24 understand there's only eight additional spots --</p>

<p style="text-align: right;">Page 90</p> <p>1 is it eight additional spots are being planned in 2 the community for guests, contractors to come and 3 visit? Again, I live right here. This is the 4 entrance into the community, I know this area is 5 going to be a parking lot for this community. 6 I do not want people to park on that Erie Court or 7 Dublin, or anywhere else in the community across 8 Medinah Road right there. That is definitely a 9 concern of mine.</p> <p>10 Also, with the number of people 11 coming into the community, the density of the 12 number of people, I'm not quite sure, somebody 13 mentioned like 180-some people will probably be 14 living here throughout all those units. Rental 15 units, safety is an issue. If these are transient 16 people, I have a beautiful park, the whole 17 community has a beautiful park that we've been 18 sharing, all of a sudden you have 100, 200 people 19 coming, 200 new people the following year, you 20 know, all of a sudden you don't feel safe at the 21 park that you've grown up with, grown up across.</p> <p>22 And, again, I just wanted to go 23 on record, I don't want to spend too much time, 24 but well and septic just seems outrageous. I'm</p>	<p style="text-align: right;">Page 92</p> <p>1 development under consideration. There are 19 2 townhomes combined with the 24 units at Casa 3 Bella, our neighbor to the north, combines for 43 4 townhomes in an area almost twice the size as this 5 proposed development.</p> <p>6 Now, the development, as you've 7 heard, would have 70 housing units. Based on U.S. 8 Census data, the average household size in DuPage 9 County is 2.65 persons. This means that an 10 estimated 185 residents will be added to our 11 neighborhood. It would also add 140 vehicles to 12 local traffic. That's based on the average of two 13 vehicles per household for family on data which is 14 available in Data USA, if you're interested.</p> <p>15 I've heard the arguments about 16 population density but, you know, increased 17 population density may have a place in urban and 18 suburban planning, provided that the increased 19 density is appropriate to the intended location 20 and does not pose a detriment to the surrounding 21 neighborhood. Our view is that this development 22 increases density far beyond that acceptable 23 threshold and poses a significant detriment to our 24 neighborhood for some of the following reasons:</p>
<p style="text-align: right;">Page 91</p> <p>1 not quite sure how that -- I'm not an expert, I'm 2 not quite sure how that creates pressure for fire 3 suppression and stuff like that, I won't claim to 4 be.</p> <p>5 But one other thing I just 6 wanted to reiterate, I think somebody mentioned 7 the snow removal process. I don't really see 8 where in this diagram the snow will be pushed, all 9 I see are driveways. So where is that snow going 10 to be pushed? It's going to get pushed to the 11 other side of Medinah. That's the only place I 12 see it going. So that's another concern of mine.</p> <p>13 CHAIRMAN KARTHOLL: All right, thank you, 14 sir.</p> <p>15 Your name and address, sir.</p> <p>16 MR. TIERNEY: Thank you, members of the 17 Board, my name is James Tierney, T-i-e-r-n-e-y, 18 I'm the resident homeowner at 246 Nicola Court in 19 Addison. My home is in the Villa Torino Townhome 20 complex where I'm on the homeowners association 21 board, and on whose behalf I speak to you this 22 evening.</p> <p>23 Villa Torino, as you've heard 24 before, is adjacent to the north of the</p>	<p style="text-align: right;">Page 93</p> <p>1 I've heard -- I've not seen traffic studies, but 2 adding 140 vehicles to local traffic on Medinah 3 Road it seems to me raises safety issues. Realize 4 that starting from Lake Street and heading south 5 for the entire mile-long stretch of Medinah Road, 6 it has no stop signs, no crosswalks or dedicated 7 turn lanes. It seems to me that Medinah Road is 8 just not suited for this additional traffic.</p> <p>9 I know that talking to 10 neighbors along Medinah Road that there is 11 flooding, and I've heard the petitioner's 12 statement about drainage and those types of 13 things, and I won't pretend to understand all 14 those things fully, I'll have to rely on experts. 15 It seems to me this could increase the frequency 16 and severity of flooding.</p> <p>17 So, given the increased 18 density, traffic, noise and possible flooding, we 19 believe this development will diminish the value 20 of all the surrounding properties. We believe the 21 development will have a negative impact on the 22 safety, health and comfort of our neighborhood. 23 For these reasons, we urge the Zoning Board of 24 Appeals to find the petitioner's request is not in</p>

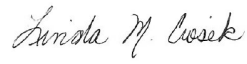
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1 the best interests of the affected neighborhoods
2 and DuPage County, and further, that the Zoning
3 Board of Appeals recommend to the DuPage County
4 Development Committee and the DuPage County Board
5 that the zoning petition be denied, and that any
6 construction of Medinah Road Residences be
7 prohibited. Thank you.
8 CHAIRMAN KARTHOLL: Thank you. What's your
9 homeowners association, sir?
10 MR. TIERNEY: Villa Torino Homeowners
11 Association.
12 CHAIRMAN KARTHOLL: Okay, I already have a
13 letter on that homeowners association letterhead,
14 so you don't need to do what I asked the last
15 gentleman to do.
16 MR. TIERNEY: Thank you.
17 CHAIRMAN KARTHOLL: Thank you.
18 So I'll close the hearing for
19 this evening and we'll reconvene at 6:00 on
20 January 11th in this room.
21 We'll begin that with a
22 follow-up presentation from the petitioner, and
23 any questions from the Board, and then back to
24 public comment, and likely we'll close the record

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1 at that time.
2 (Which were all the proceedings
3 had and testimony taken in the
4 above-entitled cause.)
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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
3 I, LINDA M. CIOSEK, C.S.R. No.
4 084-2892, duly qualified and commissioned for the
5 State of Illinois, County of DuPage, do hereby
6 certify that at the request of the DU PAGE COUNTY
7 ZONING BOARD OF APPEALS, subject to the usual
8 terms and conditions of Veritext, reported in
9 shorthand the proceedings had and testimony taken
10 at the public hearing of the above-entitled cause,
11 and that the foregoing transcript is a true,
12 correct and complete report of the testimony so
13 taken at the time and place hereinabove set forth.
14
15
16 
17
18 CERTIFIED SHORTHAND REPORTER
19
20 My Commission Expires:
21 July 26, 2026.
22
23
24

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Blakely, Heidi

From: noreply@formstack.com
Sent: Friday, December 1, 2023 12:11 PM
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Formstack Submission For: **PublicComment**

Submitted at 12/01/23 12:10 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

James Tierney

Organization:

Villa Torino Homwowners Association

Address:

2406 Nicola Court
Addison, IL 60101

**Daytime
Phone:**

(312) 480-3171

Subject:

Medinah Road Residence Proposal

Comment:

I am strongly opposed to the Medinah Road Development Company proposal to construct a 70 unit housing complex on Medinah Road. Based on Du Page County averages, this proposal will add 185 residents and 140 vehicles to our neighborhood. This development is simply way too large.

Population density is a fundamental consideration when purchasing property and locating a home. The absence of noise and traffic under the current zoning status of

Blakely, Heidi

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Sent: Monday, December 4, 2023 8:20 AM
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Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 8:19 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Hiren Shah

Organization: Near by reside t

Address: 169 Michigan dr.
Bloomington, IL 60108-8823

Daytime Phone: (630) 788-5062

Subject: 70 unit complex on Medinha road

Comment: USA.
I stro gly oppse bulding this large size (70 unit) Complex on Medina road. Reason is that it will destroy the quality, safety,traffic and tranquility of the area. Increase pollution and density of this quit area.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 8:06 AM
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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 8:06 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

vladimir Georgiev

Organization:

Address:

181 annalisa ct
bloomington, IL 60108

**Daytime
Phone:**

(224) 628-1403

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. Please do not let this happen. A 70 Unit apartment building running on well and septic is a potential environmental nightmare. Poorly constructed/maintained systems can contaminate surface waters and ground waters with disease causing pathogens. The other concerns also remain -- flooding, traffic congestion, noise, public safety, and negative impact on property values are on the same page too. Please do not let this happen

Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:54 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

MICHAEL MOORMAN

Organization:

MEDINA H GROVE HOMEOWNERS ASSOCIATION

Address:

346 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:**

(224) 251-9033

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

The infrastructure was not intended to manage this size apartment development, not just one aspect, but many: traffic, noise, water, waste, and environmental protection.

Please do not approve this development until all aspects to support a high density

housing complex have been resolved. Allowing this apartment complex now will not only lower quality of living and property values, but will also make it more difficult to develop the area in the best way for the future.

Thanks for respecting our views to reject this harmful apartment development.

Sincerely,
Michael A Moorman

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:15 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Kris Moorman

Organization:

Medinah Grove Homeowner

Address:

346 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:**

(614) 561-8421

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. I firmly believe the proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomington and Du Page County.

Blakely, Heidi

From: noreply@formstack.com
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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 6:54 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Roger Wittersheim

Organization:

Address: 353 Donna Lane
Bloomington, IL 60108

Daytime Phone: (630) 310-6903

Subject: Medinah road residential development

Comment: We are strongly opposed to the approval of the Medinah Residential development

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 10:10 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Habib Hussain

Organization:

Address:

165 Michigan Dr
Bloomington, IL 60108

**Daytime
Phone:**

(847) 372-9322

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem. The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomington and Du Page County.

Regards,
Habib

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 9:57 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Viral Katwala

Organization:

Address:

338 Erie Cir
Bloomington, IL 60108

**Daytime
Phone:**

(847) 530-1098

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and DuPage County.

Therefore, I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 9:16 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Danny Patel

Organization:

Address:

156 Michigan Druve
Bloomington , IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residences

Comment:

We are strongly against the proposed community. It pissed too much disruption to the harmony we have. Density, traffic, ecological impact, quality of life, property value in addition to all the issues a project with this density brings like flooding and many other. Please do not approve

Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 8:23 PM

**Meeting
Date:**

08/07/23

Meeting:

Zoning Board of Appeals

Name:

Rizwan Sultanally

Organization:

Smart Plan Investment, Inc.

Address:

349 Donna Ln
Bloomington, IL 60108

**Daytime
Phone:**

(630) 479-8351

Subject:

Medinah Road Residences

Comment:

I am resident of Medinah road community. I strongly oppose multifamily resident in such a small neat single-family neighborhood which is right across the street. Multifamily housing will diminish the value of the current single-family house. This will increase the number of students. Current school is already low on resources, and this will add around 140 students potentially. I am also very concerned about the security and safety of my family. Medinah road is a single lane road and cannot handle additional traffic.

Multifamily development will definitely decrease the value of our houses. No one will want to buy a half a million-dollar house when there are apartment buildings right across the street. Crime rate will increase the crime rate in the area and especially in the neighborhood. Our property taxes are already very high, and this will potentially increase it more. I have talked to some of my neighbors, and everyone express the fact that they will move from this beautiful neighborhood to somewhere safer. I reject this plan and I hope you do the same. Thank you.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 6:10 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 6:09 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Steve Georgis

Organization:

Address:

Bloomington, IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residences

Comment:

The Medinah Road Development Company is seeking approval to construct a 70-unit housing complex on property immediately south of Nicola Court/Villa Torino extending approximately 525 feet further south. The property will extend east 400 feet off Medinah Road.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the

neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 6:07 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 6:07 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Wendy Buege

Organization:

Address:

357 Galway Ct
Bloomington, IL 60108

**Daytime
Phone:**

(773) 960-4806

Subject:

Medinah Road Residences

Comment:

I'm strongly opposed to the approval of the Medinah Road Residences development. My family and I moved to the suburbs to escape common issues with city living such as overpopulation, heavy traffic, noise, etc. Burdened with very high taxes as residents of Medinah Grove, we expect, and deserve, a quality of living that will be significantly impacted by a development of this magnitude. Not to mention the impact to property values for all home owners in the subdivision.

We respectfully ask that this development not come to fruition to preserve the quality of living that we sought and paid a considerable price for.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 6:00 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 5:59 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Mohammed Kashmoula

Organization:

Address: 2442 Nicola Ct
Addison, IL 60101

Daytime Phone: (832) 405-4046

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 5:56 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 5:56 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Amanda Poreda

Organization:

Address:

4N331 Walter Road
Addison, IL 60101

**Daytime
Phone:**

(708) 220-7975

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. The huge increase in vehicles and traffic in this small area is a huge cause for concern. And the plan to have the development operate on well and septic is laughable. This will highly negatively impact the surrounding neighbors and add to the flooding issues already in this area.

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 5:54 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 5:54 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Pratik Patel

Organization:

Address: 355 Superior Dr.
Bloomington, IL 60108

Daytime Phone: (847) 340-0241

Subject: Medina Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. The development will increase traffic, diminish wildlife, and diminish the value of nearby homes.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 5:01 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 5:01 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Harmil Patel

Organization:

Address:

356 Carey court
Bloomington, IL 60108

**Daytime
Phone:**

(630) 452-4889

Subject:

Medinah road Resident

Comment:

I am resident of Medinah road community. I strongly oppose multifamily resident in such a small neat single family neighborhood. It will be a disaster for our subdivision if this project ever gets approved from DuPage county.

Traffic and Infrastructure: It will create more traffic on a single track road. There is no more space to add more utilities like sewer, rain water drain, if multifamily

developments are introduced.

Property Values: Adding multifamily housing will lead to a decrease in property values for existing single-family homeowners due to concerns about the impact on neighborhood desirability.

Density and Space: Multifamily developments will result in overcrowding and a loss of green space or open areas that are often associated with single-family communities.

Noise and Privacy: Noise levels and a potential loss of privacy as a result of increased population density and shared living spaces.

School Quality: If you count 2 children per house hold, it will add 140 student to near by Schools which already are overloaded. We are concerns about the quality of local schools might arise, as an influx of new residents from multifamily housing could strain educational resources.

Security and Safety: There will be safety issues, multifamily housing will attract a more transient population, potentially leading to increased crime rates.

Infrastructure Costs: We are also concern about the costs associated with upgrading or expanding infrastructure to accommodate the needs of a larger population.

Community Cohesion: Single-family communities foster a greater sense of community and neighborly bonds compared to multifamily residences, which could lead to a more transient population.

Zoning and Character: Adding multifamily residences would change the character of the neighborhood, potentially leading to higher population density and altered aesthetics.

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 4:33 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 4:33 PM

**Meeting
Date:** 12/03/23

Meeting: Zoning Board of Appeals

Name: Nehal Patel

Organization:

Address: 320 Erie circle
Bloomington , IL 60108

**Daytime
Phone:**

Subject: Medinah road residencies

Comment:

Hello

I am strongly opposed to approval of Medinah road residencies.

I believe that this will diminish the value of my property and the affluent neighborhood across the street from this proposal.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

While I welcome the capitalistic opportunity for the developer, the development of 70 unit housing complex is not congruent to the surrounding area.

I respectfully request that the consideration is not approved due to the points listed above

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 3:59 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 3:59 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Wendy Buege

Organization:

Address:

357 Galway Ct
Bloomington, IL 60108

**Daytime
Phone:**

(773) 960-4806

Subject:

Medinah Road Residences

Comment:

I'm strongly opposed to the approval of the Medinah Road Residences development. My family and I moved to the suburbs to escape common issues with city living such as overpopulation, heavy traffic, noise, etc. Burdened with very high taxes as residents of Medinah Grove, we expect, and deserve, a quality of living that will be significantly impacted by a development of this magnitude. Not to mention the impact to property values for all home owners in the subdivision.

We respectfully ask that this development not come to fruition to preserve the quality of living that we sought and paid a considerable price for.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 3:47 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 3:47 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Sajjad Naqvi

Organization: individual

Address: 316 Juliana Lane
Bloomington, IL 60108

**Daytime
Phone:** (630) 785-8305

Subject: Medina Road Residences

Comment: I'm strongly opposed to the approval of the Medina Road apartment complex. This is a peaceful and secluded neighborhood, it will reduce safety for my children and my parents and my dog

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 3:26 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 3:25 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Joseph Tamburello

Organization:

Address:

351 Mayo Ln.
Bloomington, IL 60108

**Daytime
Phone:**

(847) 374-3340

Subject:

Medinah Road Residences

Comment:

Hello. I am a homeowner within the Medinah Grove subdivision that is located directly across from the proposed development on Medinah Rd. I am also the President of the Medinah Grove Homeowner's Association. Unfortunately, I will be out of town on the date of the hearing and, therefore, cannot attend it in person. Nevertheless, as both an affected homeowner and as President on behalf of the Medinah Grove Homeowner's Association, please accept this writing as a strong opposition to the contemplated 70-unit Medinah Grove residential housing

development due to many reasons, including but not limited to, the adverse impact such a development would have on current residences (i.e. substantially increased traffic; increased burdens on resources, both natural and societal that would be beyond the structural limits currently in place; diminished property values, etc.). This developer previously sought approval of this project through the Village of Addison and, after much deliberation and consideration, was denied. Now, the developer is sneakily trying to circumvent all of those efforts and go against the wishes of the impacted community by going through your office. Please don't let him win. Thank you for your time and consideration.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 2:50 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 2:50 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Yogesh Patel

Organization:

Address: 348 DONNA LN
BLOOMINGDALE, IL 60108

Daytime Phone: (847) 404-5659

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 2:45 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 2:45 PM

Meeting Date: 12/06/23

Meeting: Zoning Board of Appeals

Name: Deborah Freeman

Organization:

Address: 360 Mayo Ln
Bloomington, IL 60108

Daytime Phone: (630) 295-9355

Subject: Medinah Rd 70 apartment zoning

Comment:

My husband and I are strongly oppose to this project. There are several reasons. The developer has quite a questionable past, too many complaints, etc.

To have a complex with 70 apartments, minimum 70 vehicles, adults? Children? No one can predict the numbers. There is too much traffic that uses Medinah Road as a thru fare to and from Army Trail and Lake St.

We are a single family residential area, and want to keep it that way.

It's relatively quiet here, with nature fields across the street. We need to preserve more open land.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 2:39 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 2:38 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Natalie Stec

Organization:

Address:

5N041 Medinah Road
Addison , IL 60101

**Daytime
Phone:**

(630) 305-0222

Subject:

Medinah Road Residences - (Zoning - 23-000069)

Comment:

I am strongly opposed to the approval of the Medinah Road Residences Development. The variations being sought are NOT necessary for development and are likely to cause and/or contribute to the following:

1. Further deterioration of Medinah, Walter, and Byron Roads. All three roads are in disrepair and cannot handle the amount of traffic now - these streets are also a pass through for vehicles from Lake Street to Army Trail Road at high rates of speed

with no regard for public safety, school buses stopped in the a.m., residents pulling into/out of driveways.

2. Flooding: I previously sent Paul Hoss, Michael Childress, Cindy Cronin, and Sam Tornatore videos of our lot and surrounding lots (including the lots of the proposed development) after a recent rain event. Flooding is common with water overflowing from the drainage ditches, across the driveways and onto Medinah Road. After heavier rain, it is not uncommon to have running water between the houses south of the proposed development and significant water pooling.

3. Value of homes: A four (4) story - 70 Unit complex looking into the backyards and windows of the single family homes on Medinah Road will DESTROY our home values. The lots that are being considered for this project are currently listed for sale with Land Partners. Summer of 2023, I spoke with Chris Tiedman (listing agent) and James Gray at an informal meeting in courtyard of Nicola Court. I asked, why not consider having the two lots next to the existing single family homes developed as single family homes and build a smaller townhome development on remaining lots ... the answer ... "No one will buy a single family home immediately next to a townhome development." On that point, the Medinah Road home owners that were present, agreed.

Thank you for your time and consideration. Natalie Stec

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 1:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 1:42 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Grishma Patel

Organization:

Address:

326 Clare Drice
Bloomington , IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residences

Comment:

We are against this development for many different reasons. First it does not support that many homes and it will be disruptive to our current community like weather related issues with drainage. Well and septic for get about it. The other community adjacent has many issues like snow and is less dense. Please do not approve

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 12:15 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 12:14 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Karen Johns

Organization:

Address:

344 Tuttle Drive
Bloomington, IL 60108

**Daytime
Phone:**

(630) 962-9054

Subject:

Medinah Road Residences

Comment:

We are strongly opposed to the approval of the Medinah Road residences development. The area can not support a 70 unit housing complex. There is already significant drainage issues along Medinah road and this addition would make the severity of this problem much worse. The significant addition of traffic will also be a huge problem. This complex is way too large for our neighborhood. Please do not approve this proposal.

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 10:41 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 10:41 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Vito Surdo

Organization:

Address: Medinah Rd.
Addison, IL 60101

Daytime Phone: (630) 893-1701

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residence development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 10:31 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 10:30 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Tanya Surdo

Organization:

Address: 317 Felicia Ct.
Bloomington, IL 60108

Daytime Phone: (630) 893-1701

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residence development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 10:19 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 10:19 AM

**Meeting
Date:**

12/03/23

Meeting:

Zoning Board of Appeals

Name:

Anthony Crudele

Organization:

Address:

2436 Nicola Ct
Addison, IL 60101

**Daytime
Phone:**

(630) 688-6675

Subject:

Mecinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residence development.

Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply wat to large for our neighborhood!

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

Sincerely,

Anthony Crudele
2436 Nicola Ct
Addison, IL 60101

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 8:57 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 8:57 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Noreen Salvino

Organization: MEDINAH Road Area Homeowners Opposed To Construction of 70 unit housing complex on Medinah Rd

Address: 2412 Nicola Ct
Addison, IL 60101

Daytime Phone: (708) 655-5709

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 8:52 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 8:52 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Noreen Salvino

Organization: MEDINAH Road Area Homeowners Opposed To Construction of 70 unit housing complex on Medinah Rd

Address: 2412 Nicola Ct
Addison

**Daytime
Phone:**

Subject:

Comment:

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Sunday, December 3, 2023 7:38 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/03/23 7:37 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Ashish Desai

Organization:

Address:

326 Clare Drive
Bloomington, IL 60108

**Daytime
Phone:**

(630) 688-2886

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. This complex is was to disruptive to the local community. It is way to many houses in the small space and will cause environmental issues. We already have issues with the communities north of them will less density. Please reconsider as this will serverly and negatively impact our quality if life

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 8:17 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 8:16 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Aileen Baier

Organization:

Home Owner

Address:

186 Annalisa Court
Bloomington, IL 60108

**Daytime
Phone:**

(312) 615-6653

Subject:

Medinah Road Residences

Comment:

As a home owner, I vehemently oppose the approval of the Medinah Road residences development. It would cause unnecessary traffic and decrease home values in what is now a nice and quiet neighborhood. Rentals are lower income housing and I am also concerned that there could also be an uptick of crime as well.

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 6:53 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 6:53 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	Villa Tornio Lewis
Organization:	Villa Tornio
Address:	Nicola ct addison, IL 60101
Daytime Phone:	(847) 401-4000
Subject:	Medinah Road Residences

Comment: The Villa Tornio HOA opposed to the approval of the Medinah Road residences development.”

We as board member's do not want this project to go happen.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 6:49 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 6:49 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	jeanine mirski
Organization:	Villa Tornio HOA
Address:	2400 NICOLA CT ADDISON, IL 60101-1040
Daytime Phone:	(847) 401-4000
Subject:	Medinah Road Residences
Comment:	"I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 5:33 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 5:33 PM

**Meeting
Date:**

12/02/23

Meeting:

Zoning Board of Appeals

Name:

Sunil Jain

Organization:

Medinah Meadows Home Owners Association

Address:

354 Donna Ln
Bloomington, IL 60108

**Daytime
Phone:**

(630) 202-4558

Subject:

Medinah Road Residences Development

Comment:

Hello,
This is regarding the proposed 70 apartment/townhome complex on Medinah Road located in Addison/Bloomington.

I am current board member and secretary of Medinah Meadows Homeowners Association and past board member and past president of Eastgate of Bloomington Homeowners Association both located on Medinah road and feet away from the

proposed development. I have lived in this area (Medinah Street) since 2011.

I would like to express my strong opposition to the approval of Medinah Road Residences Development. The single lane Medinah road cannot support the traffic arising from adding another 70+ townhomes/apartments/condos. We already face traffic issues/delays with entry and exit at Lake Street from Medinah road. People parking on Medinah road will create traffic nightmares and safety issues. Childrens, Elderly and other residents extensively use the sidewalk on Medinah Road, and we cannot put their life in danger.

Residents of this neighborhood invested a very large amount (close to a Million dollars) in buying their dream home. The homes located in the subdivisions in this neighborhood are very desirable currently and most sought in Bloomingdale. Building a large number of units will bring the property values significantly down and this area will become less desirable.

I am dismayed by the thought that 4-5 single family homes are getting replaced with 70 units. How can anyone think of the existence of such an idea.? When 70 units become rentals, imagine the transient flow of people who will never care about this neighborhood.

I have firsthand experience of living in close proximity to large apartment buildings, when I lived in Addison for 10+ years in Tamarac Townhome community located on Swift Road next to Indian Trail Apartments. As a HOA board member, we had to regularly deal with nuisance, crime, drug dealings, break-in etc. from neighbors/renters living in the apartments nearby. We ended up spending a large sum of money to install a fence to minimize the flow of people into our community.

I do support affordable housing but not at the cost of disrupting other residents. The developer may make some quick bucks and go away but we all neighbors will end up losing our investments and peace we enjoyed for many years.

The only option city and county government should support in this parcel of land is to replace similar kind single family homes. For decades, Bloomingdale Village and DuPage County had done a marvelous job in creating and maintaining neighborhoods, there is no reason to disrupt that now. I am sure there is plenty of other land available in our County which can fit the purpose this developer is trying to achieve.

I had a discussion about this proposed development with my neighbors. I personally express my strong opposition to this development and also on behalf of residents represented by Medinah Meadows Homeowners Association.

I plan to attend the meeting on December 7th to personally express my opposition to this development but wanted to write to you in case I do not get the opportunity to express due to meeting time constraints.

Together, let's build and maintain neighborhoods. Disrupting existing neighborhoods is not what DuPage does.

I trust our leaders at the County and Zoning board will not rush into hasty decisions without seeking input of ALL NEIGHBORS.

Thank you for listening.

Sunil Jain
354 Donna Ln, Bloomingdale, IL 60108
Suniljain99@gmail.com
630-202-4558

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 5:26 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 5:25 PM

**Meeting
Date:**

12/07/23

Meeting:

Community Development Commission

Name:

Annita Zver

Organization:

Casa Bella Estates

Address:

188 Annalisa Court
Bloomington, IL 60108

**Daytime
Phone:**

(630) 782-5749

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development. It brings too many residences and too much traffic to our area. I didn't move to my area to support this. Many other problems also that have been stated for our neighborhood. Please...NO, NO, NO!

Mrs Annita Zver

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 4:47 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 4:46 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Denise Echols

Organization: Medinah Meadows Homeowner

Address: 348 Carey Court
Bloomington, IL 60108

Daytime Phone: (312) 813-0485

Subject: Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. I have concerns with personal safety with the large increase of residents in a confined space.

There is grave concern for the impact to the environment and health of residents, especially children, those with compromised health and senior citizens, with the proposed addition of a septic system.

The current flooding issues along Medinah Road could result in waste from the septic system impacting other properties, as well as reducing property values.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 4:02 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 4:01 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Robert Canick

Organization:

Address:

309 Juliana Lane
Bloomington, IL 60108

**Daytime
Phone:**

(630) 774-1494

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on DuPage County averages, it is expected that the development will add 185 residents to our neighborhood and 140 vehicles to local traffic. This complex is way too large for our neighborhood and would significantly increase noise and traffic. Furthermore, this development is expected to operate on

a well and septic system posing serious drainage issues. Flooding is already a problem along Medinah Road. The addition of this large development will add to this severe problem. Please preserve our neighborhood!

Sincerely,

Robert Canick

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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 3:23 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 3:22 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	Douglas & Lori Harmon
Organization:	Homeowners
Address:	182 ANNALISA CT Bloomingtondale, IL 60108
Daytime Phone:	(847) 693-0359
Subject:	Zoning Petition 23-000069

I sent a letter previously to express our family's concerns and have pasted it herein for reference:

Comment: I write as a resident of Bloomingtondale and homeowner in Casa Bella Estates, a 24 unit townhome community just off Medinah Road. My family has lived in our residence since 2011 having moved from Glen Ellyn and we love this community. I currently serve with my neighbors on our association board as President. We work

together to assure that we experience a safe, well maintained neighborhood. My letter today is not sent on behalf of my neighbors, but rather as an individual homeowner.

Our thoughtful and careful selection of our townhome represented a major investment as we approached our retirement years. Now enjoying that status, residing in a safe and tranquil community remains an important goal. We are therefore quite dismayed and frankly frustrated, to hear the latest news about a petition filed by Medinah Road Development, Co. LLC agent Cornice & Rose International, LLC with the DuPage County Building, Zoning and Planning and Environmental Divisions. This appears to be a blatant work around to previous applications to build townhomes given the Village of Addison's denials of plans. I have personally followed the Medinah Road development efforts for some time now. While I understand the need for the developer to work toward a return on investment and profit goals, I would strongly encourage the County in its responsibility to all residents, to carefully consider why this project has been so delayed over time and why there has been so much opposition. I am hopeful there is a good turnout for the meeting on the matter so the committee can hear from residents. I have little doubt there will be strong opinions on this latest proposal.

As a point of reference, our family did not personally oppose the townhome community proposal when it was downsized and in fact the informal meeting held this summer with a potential builder who brought forth reasonable plans, seemed like a viable alternative although there were area residents still opposed. There are problems with the fact that Addison is on septic and well which I understand was a major barrier. Now we are faced with another proposal which is less attractive by far. I understand it to be a 4 story 70 unit apartment rental project. Clearly there is a disconnect here that needs to be very carefully evaluated.

Here are some of my family's concerns:

1. The properties around the proposed development are those that range from \$400,000 - over \$1M. These properties are single family dwellings with the owners having invested a great deal of time and money in their properties. An apartment complex is not in alignment with the current dwellings and poses a threat to property values. Affordable housing is important to be sure, but where it is constructed is important as well - and is this plan really in alignment with "affordable" housing? Plopping a non-ownership complex down next to homes in these price ranges shows a disregard for taxpayers who are entitled to responsible development oversight.
2. It is my understanding that the developers propose septic and wells to service these 70 apartments. There are wetlands on our townhome property which our community is responsible for maintaining, wetlands on Lake street east of the Bloomingdale golf course and housing development on Erie, and wetlands to the South of the proposed properties that I understand to be a designated nature preserve. These wetlands and natural habitats are the homes of varied and

important populations of wildlife - deer, coyotes, water fowl, raccoons, possums, etc. Development of this magnitude using non-city water and sewer infrastructures, calls into question the opportunity for contaminated ground water. Therefore, the approval of a housing development versus single family homes has long been a concern for wildlife health and safety. Additionally and no small matter, there is flooding when land is paved over and there is nowhere for water to go. I presume an adequate study of the environmental impact including flooding threat related to roads is under investigation. The residents in our area are seeking a thorough public evaluation and reporting of the findings.

3. The Village of Addison has opposed the plans of the Medinah Road Development Co. as has the Village of Bloomingdale. Many hearings have been held over time which I am sure the County is aware of. At no time, and I attended most of the meetings, did I understand either municipality to be in favor of dense housing on the land in question.

4. Finally and importantly, I listened to the recording of the October 24th committee meeting and was shocked to hear members of the committee stating that they have been empowered to do anything they want with the allocation of \$5M for affordable housing. I listened to that twice to be sure I heard it correctly. Is this the case? As a taxpayer this is very concerning. My expectation would be that a well thought out plan with goals would be developed and publicly vetted prior to any approvals of funding expense. Anything short of that would be a misuse of public funds.

Thank you for your time in reading this communication and hearing my concerns.

Respectfully,

Lori Harmon
182 Annalisa Ct.
Bloomingdale, IL 60108

Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 1:27 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 1:27 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Jaldip Patel

Organization: Medinah Grove Subdivision

Address: 347 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:** (847) 971-0589

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Saturday, December 2, 2023 12:21 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/02/23 12:21 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Frank Zorrilla

Organization:

Address:

2471 Nicola court
Addison, IL 60101

**Daytime
Phone:**

(630) 294-0007

Subject:

Medinah Road Residences

Comment:

I am Strongly OPPOSED to the approval of the Medinah road residences development ! This 70 apartment complex will significantly increase residential density. I live at the intersection of Medinah and Nicola court . Presently there is a lot of traffic and noise with cars racing/cutting through to get lake street going north and going south to get to Army trail as a short cut. This development will only make traffic and noise worse...which can affect home value depreciation.

Blakely, Heidi

From: noreply@formstack.com
Sent: Friday, December 1, 2023 5:46 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/01/23 5:46 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Scott Voytek

Organization:

Home Owner

Address:

2424 Nicola Ct
Addison, IL 60101

**Daytime
Phone:**

(312) 933-0402

Subject:

Medinah Road Residences Development

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

Allowing the development of a 70 apartment/town home complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on DuPage County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to

local traffic. This complex is simply way too large for our neighborhood. The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem. The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 1:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 1:42 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: JAMES GRUBB

Organization:

Address: 4N355 WALTER RD
ADDISON, IL 60101

Daytime Phone: (773) 636-6539

Subject: MEDINAH ROAD RESIDENCES

Comment: I AM STRONGLY OPPOSED TO THE APPROVAL OF THE MEDINAH ROAD
RESIDENCES DEVELOPMENT

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 1:05 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 1:05 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Suzanne Teixeira

Organization:

Address:

350 Donna Ln
Bloomington, IL 60108

**Daytime
Phone:**

(331) 642-3916

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences. The project is too dense for the area. Not ~nearly~ enough open space for the 70 units to have a septic field instead of being connected to the sewers. There will be too much increased traffic for the 2 lane road.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 12:16 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 12:16 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Kris Moorman

Organization:

Medinah Grove Homeowner

Address:

346 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:**

(614) 561-8421

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. I firmly believe the proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomington and Du Page County.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 11:34 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 11:33 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Daniel Goray

Organization:

Address:

342 Clare Dr
Bloomington, IL 60108

**Daytime
Phone:**

(630) 306-4466

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development along Medinah road. I believe that it will bring an excessive amount of daily and construction traffic. I have 3 young kids that like to play in the neighborhood and I don't need more traffic in the area for me to worry about with them. The housing complex will also bring down the value of the area. This area is seen as the higher end area in Bloomington and a complex like that would tarnish that view. Lastly, water management in this area is not good at all and the addition

of non-permeable surfaces will drastically make this worse. I see flooding every year in this area due to poor water management. With all of these items listed, I am strongly against this development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 11:00 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 11:00 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Syed Naqvi

Organization:

Address: 316 Juliana Lane
Bloomington, IL 60108

Daytime Phone: (630) 699-3974

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. The safety of current residents and commuters will be seriously impacted.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:41 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:40 AM

Meeting Date: 10/07/23

Meeting: Zoning Board of Appeals

Name: Bharat Patel

Organization:

Address: 330 CLARE DR
BLOOMINGDALE, IL 60108-8828

Daytime Phone: (847) 275-5190

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:39 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:38 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Ed Capua

Organization:

Address:

354 Carey Ct.
Bloomington, IL 60108

**Daytime
Phone:**

(630) 240-9684

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development. A project of this magnitude will strain an already busy Medinah Road where accidents are a common occurrence. We chose to live in this subdivision because we wanted a family atmosphere with quality schools. Adding this amount of new housing will strain the school district and bring in an element of temporary residents we were trying to avoid by moving to this area.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:14 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:14 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Alan & Fran Wojtowicz

Organization:

Address: 319 Felicia Ct
Bloomington, IL 60108

Daytime Phone: (630) 894-6132

Subject: Medinah Road Residences

Comment:

This will be so bad for traffic and will add another 185 new residents and 140 vehicles to this area. We have a safe and quiet neighborhood with many children and senior citizen. Well and septic will just add to flooding issues, also we want to keep the value of our homes adding a complex of that size will only decrease it Bloomington Police are always here when we need them and to increase the

force will raise our taxes and
not increasing police force is dangerous for everyone.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:08 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:07 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

william belmonte

Organization:

Marquardt & Belmonte P.C.

Address:

311 S County Farm Rd Suite I
wheaton, IL 60187

**Daytime
Phone:**

(630) 871-1100

Subject:

Medinah Road Development 70 unit housing complex

Comment:

I would like to express my strong opposition to this development. We, the residents of the Medinah Road properties have been dealing with Mr. Gray and his unacceptable plan for several years. he has presented to Addison at least two times with unanimous denial by their zoning board based on their design, density and the product did not fit into the area. Several useful recommendations were made to the developer by the homeowners and Villages of Addison and this developer disregarded. We have density, water and traffic issues that are not resolved with

this plan as presented.

As a resident who lives across the street from the properties and a Trustee for the Village of Bloomingdale, i have heard nothing but opposition to this project. We have two beautiful developments to the north, which fit into area esthetically, do not create further water issues. The Villages of Addison and Bloomingdale have expressed their opposition to the plan sand the neighborhood also opposes this. Lastly, as septic field for such s large development bordering the Addison property is fraught with peril. The builder is looking to build an inferior product and leave the future problems to the owners and neighbors of the community. Please do not let this project move forward.

William Belmonte Village Trustee and resident 173 Michigan Ct Bloomingdale.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:05 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:04 AM

Meeting Date: 12/06/23

Meeting: Zoning Board of Appeals

Name: Sathya Sri Achanta

Organization:

Address: 178 Michigan Ct.
BLOOMINGDALE, IL 60108

Daytime Phone: (630) 890-0637

Subject: MEDINAH ROAD AREA HOMEOWNERS OPPOSED TO CONSTRUCTION OF 70 UNIT HOUSING COMPLEX ON MEDINAH ROAD

Comment: MEDINAH ROAD AREA HOMEOWNERS OPPOSED
TO CONSTRUCTION OF 70 UNIT HOUSING COMPLEX ON MEDINAH ROAD

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:04 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:04 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Jim Burke

Organization:

Address:

154 Annalisa Ct.
Bloomindale, IL 60108

**Daytime
Phone:**

(847) 252-7285

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Rd. residences developments. Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 9:43 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 9:43 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Vince Saviano

Organization:

Vittoria Brooke Estates Homeowners Association

Address:

310 Juliana Lane
Bloomington, IL 60108

**Daytime
Phone:**

(630) 707-8765

Subject:

Medinah Road Residences

Comment:

As President of The Vittoria Brooke Estates Homeowners Association, we are STRONGLY opposed to the proposed Medinah Road development. It will create excess traffic, noise, and diminish the value of our properties. The area that our homes are located was vacant land just 20 years ago. Since then we have invested to build a beautiful community and provide an extremely large increase in property tax revenue for the County. A structure like the proposal would severely diminish our values. We are not opposed to Single family homes being built as it would

compliment the area.

Thank you.

Vince Saviano, President.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 3:08 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 3:07 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Asim Qureshi

Organization:

Address: 330 Tuttle Dr
Bloomington, IL 60108

Daytime Phone: (312) 718-6557

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of Medinah Road residences development

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these properties provides current residents with a safe and enjoyable quality of life.

The proposed development will lower our property values and diminish the quality of life we currently enjoy in Du Page County.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:29 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:28 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Joe Caticchio

Organization:

Address: 353 Galway Ct
Bloomington, IL 60108

Daytime Phone: (312) 282-5802

Subject: Medinah Road Residences

Comment: I strongly appose to this project. Please dont approve this.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:22 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:22 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Alice Ptak

Organization:

Address: 22w040 Byron Ave
Addison , IL 60101

Daytime Phone: (630) 918-6739

Subject: Medinah Road Residences

Comment: STRONGLY OPPOSED to the approval of Medinah Road residence development!!!

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:22 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:22 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Joel Buege

Organization:

Address: 357 Galway Ct
Bloomington, IL 60108

Daytime Phone: (773) 791-2597

Subject: Medinah Road Residences

Comment: This is a very bad move, I strongly appose to this project and will make a huge dent in our housing values.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:18 PM
To: Web Master; County Board Public Comment
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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:18 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Mohammad Mohsin

Organization: Resident of Medinah Grove Sub Divsion

Address: 355 Galway Ct
355 Galway Ct, IL 60108

**Daytime
Phone:** (312) 809-2159

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. Please dont allow this project My Childers's future is at steak

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:07 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:07 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Muhammad Nazeer

Organization:

Resident of Medinah Grove

Address:

355 Galway Ct
Bloomington, IL 60108

**Daytime
Phone:**

(773) 807-0802

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. Please dont allow this project because we are paying high dollar in taxes to DuPage county and we dont want our property value to go down and also our Childers's safety is very important.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 2:22 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 2:22 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Marjorie Kelly

Organization:

Address:

310 Erie Circle
BLOOMINGDALE, IL 60108-8818

**Daytime
Phone:**

(847) 899-1198

Subject:

Medinah Road Residences

Comment:

I oppose the approval of the Medinah Road residences development. The area is mostly individual houses, and the density of the proposed development is too high. This will lower my, and other, home values. It will also diminish the quality of life that I have safely enjoyed. The extra traffic and noise will also be an issue in this quiet neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 1:53 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 1:53 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Christina Georgis

Organization:

Address:

174 Michigan Court
Bloomington, IL 60108

**Daytime
Phone:**

(630) 915-2684

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development.

The Medinah Road Development Company is seeking approval to construct a 70-unit housing complex on property immediately south of Nicola Court/Villa Torino extending approximately 525 feet further south. The property will extend east 400 feet off Medinah Road.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 1:39 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 1:38 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Lisa Testolin

Organization:

Address: 327 Erie Circ
Bloomington, IL 60108

Daytime Phone: (630) 550-0429

Subject: Medinah Road Residences

Comment: I stronglu oppose the approval of Medianh Road Residences Development secondary to congestion and safety issue.

Thank you for your consideration.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 1:36 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 1:35 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Rasheed Abdul

Organization:

Address: 156 Huron Drive
Bloomington, IL 60108

Daytime Phone: (312) 799-0990

Subject: MEDINAH ROAD RESIDENCES

Comment: I STRONGLY OPPOSE TO THE APPROVAL OF THE MEDINAH ROAD RESIDENCES DEVELOPMENT. THIS DEVELOPMENT WILL BRING HIGH TRAFFIC IN A QUIET AND SMALL NEIGHBORHOOD.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 12:00 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 11:59 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Martha Renteria

Organization: Select One

Address: 179 Annalisa Ct
Bloomington, IL 60108

Daytime Phone: (312) 898-9973

Subject: Medinah Road Residents

Comment: I am strongly opposed to the approval of the Medinah Road Residences development. It will bring flooding and a lot of trauma to the residents around the area.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 11:55 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 11:55 AM

**Meeting
Date:**

12/05/23

Meeting:

Zoning Board of Appeals

Name:

Jairo Mejia

Organization:

Address:

179 Annalisa Ct
Bloomington, IL 60108

**Daytime
Phone:**

(312) 550-9368

Subject:

Medinah Road Residences

Comment:

We oppose the Medinah Road Development Company's plan to construct a 70-unit housing complex south of Nicola Court/Villa Torino, extending 525 feet south and 400 feet east off Medinah Road. This large development will significantly increase residential density, adding 185 new residents and 140 vehicles, negatively impacting our neighborhood. The proposed well and septic system raise environmental and drainage concerns, worsening existing flooding issues along

Medinah Road. This development threatens property values and our current quality of life in Addison, Bloomingdale, and Du Page County

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 11:04 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 11:03 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Tom Baker

Organization:

Address:

358 , Carey Ct
Bloomingtondale 60108

**Daytime
Phone:**

(630) 539-3618

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development."

My wife and I have lived at this address for the last 28 years. Our property backs up to Medinah Road. When we selected our lot and custom built our house the area consisted of a mix o farms and single family homes. Over the years many homes have been added and motorists have figured out that Medinah Road is a short cut

from Lake St. to Army Trail Rd. It is so noisy that we can't even sit in our back yard. People litter like crazy. We certainly don't need 150 more vehicles up and down Medinah Road.

This apartment complex would certainly disrupt the area and drive down property values.

PLEASE DO NOT ALLOW THIS PROJECT

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 10:51 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 10:50 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Suryakant Patel

Organization:

Address: 328 Tuttle Dr.
Bloomington, IL 60108

Daytime Phone: (847) 903-8063

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 9:54 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:53 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Jack Militello

Organization:

Address:

169 Annalisa Ct
Bloomington, IL 60108

**Daytime
Phone:**

(708) 372-3110

Subject:

Medinah Road residences

Comment:

The Medinah Road Development Company is seeking approval to construct a 70 unit housing complex on property immediately south of Nicola Court/Villa Torino extending approximately 525 feet further south. The property will extend east 400 feet off Medinah Road.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the

neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 9:09 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:09 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Rick Palandri

Organization:

Address:

345 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:**

(630) 816-9843

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. This complex is way too large for our neighborhood. It would affect the quality of life for all area residents. The Development is expected to operate on well and septic posing serious environmental and drainage concerns. Flooding is already a serious problem along Medinah Road.

Population density and traffic are also a huge concern.

Please deny this request.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:49 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:49 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Alex Ingardona

Organization:

Address:

314 Felicia Court
Bloomington, IL 60108

**Daytime
Phone:**

(630) 561-4549

Subject:

Medinah Road Residence

Comment:

I am strongly opposed to the approval of the Medinah Road residence development. A 70 apartment complex in the limited area under consideration will significantly increase residential density in the neighborhood. The two lane Medinah road is already used as a cut through from Lake Street to Army Trail Road and very busy for a small residential neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 5:09 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 5:09 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Parinda Choksi

Organization:

Address: 164 Huron Drive
BLOOMINGDALE, IL 60108

Daytime Phone: (630) 433-6728

Subject: Medinah Road Residences

Comment:

I very strongly oppose the approval of the Medinah Road Residences development. This development will reduce the value of our homes as well as the quality of life known to the area.

This complex is way too large and dense for this area. Medinah Road will not be able accommodate the traffic that this development will create.

Thank you.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 4:25 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 4:25 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Teresa Belmonte

Organization:

Villa Torino HOA

Address:

2466 Nicola Court
Addison, IL 60101

**Daytime
Phone:**

(630) 640-9597

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. I agree with my neighbors who will state that Mr. Gray continues to pedal a subpar proposal. There is no question about the concerns we have related to population density, septic, declining property values and what can only be described as an eyesore to our neighborhood.

My biggest concern is the increased traffic it will bring on Medinah road related to

safety. Adding another 140+ cars passing through this neighborhood, flying down Medinah Road poses not only a noise pollution concern, it a safety concern. As it stands today, Medinah Road is like a drag strip for cars racing through our neighborhood between Army Trail Road and Lake Street. Taking my two young children on a walk can be a challenge trying to cross over to the other side of Medinah from our cul de sac because there is no traffic light or designated crossing area. Cars speed up and down all day and night. As I write this in the early morning hours, I can hear the banging of truck wheels and whistling of engines coming through the baby monitor in my daughters room that is nearest Medinah Road. Minus that noise, we have a quiet neighborhood that is home to multi generations who enjoy taking a walk outdoors and should not have to fear for their safety because the traffic is annoyed by their very existence trying to cross the street as they walk in the sidewalks down Medinah.

Adding an additional 185 new residences and 140 cars as estimated, is not in the best interests of this quiet, safe and enjoyable neighborhood. We live here because we value the green space we have, great environment provided by Addison and Bloomingdale and the thoughtful set up of our neighborhood that as a townhome owner, allows for privacy while fostering a sense of community. Forcing this development into our neighborhood will disturb all of that, not to mention the wildlife and nature that we get to enjoy.

The last time Mr. Gray appeared before our neighborhood this past summer, he was promoting townhome complexes. Now it is apartments. He brought the builder of the recent Stratford development to discuss the potential design of the development. He let him take the heat from the residents in many concerns and could not explain how he would safely manage the septic issues that is an environmental threat. He is trying to force a square peg into a round hole at the expense of our quiet and thriving neighborhood and we remain strongly opposed to this development. We trust that our representatives and the leaders of DuPage County support our rights and will not advance this development and support the threat that it poses to our safety, quality of life and environment. Thank you.

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 12:58 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 12:58 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Parinda Choksi

Organization:

Address: 164 Huron Drive
BLOOMINGDALE, IL 60108

Daytime Phone: (630) 433-6728

Subject: Medinah Road Residences

Comment:

I very strongly oppose the approval of the Medinah Road Residences development. This development will reduce the value of our homes as well as the quality of life known to the area.

This complex is way too large and dense for this area. Medinah Road will not be able accommodate the traffic that this development will create.

Thank you.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 11:49 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 11:49 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Haseeb Ilias Basha

Organization:

Address:

306 Juliana Ln
Bloomington, IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residencies

Comment:

I am a resident of Medinah road community. I strongly oppose multifamily resident in such a small neat single family neighborhood. It will be a disaster for our subdivision if this project ever gets approved from DuPage county due to following reasons:

1. Overcrowding and traffic congestion
2. Increase in crime rates and security concerns due to a transient population
3. Environmental hazard from water, land and noise pollution due to location which

is already in vicinity of Flooding hazard zone
4. Negative impact of valuation of homes in the current neighborhood

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:12 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:11 PM

**Meeting
Date:**

12/04/23

Meeting:

Zoning Board of Appeals

Name:

Mohammed Hussain

Organization:

Address:

314 Juliana Ln
Bloomington, IL 60108

**Daytime
Phone:**

(312) 404-9371

Subject:

Medinah Road Residences

Comment:

I strongly oppose Medinah Road Residences development. Medinah road is a single lane road and already busy connecting Lake st and Army trail. I don't think this road and our communities will be able to handle multi house colonies with that much traffic. The reason we build / bought houses at these prices is for privacy and seclusion. Multi house developments also will attract new families with kids, which will be very close to and cause congestion on medinah. It will be disaster in waiting during

the winter months.

So please do not approve this project without the community approval. All the community member who I spoke to are against this project and we vehemently oppose this project.

Thanks

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:08 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:08 PM

**Meeting
Date:**

12/06/23

Meeting:

Zoning Board of Appeals

Name:

Dawn LaVeau Orr

Organization:

Address:

4N440 Medinah Rd
Addison, IL 60101

**Daytime
Phone:**

(630) 841-4113

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development for the following reasons:

1) I feel that the estimated 140 additional vehicles to local traffic is severely underestimated. That number would be based on only 2 vehicles per apartment/townhome. Any residence with children 16 + yrs of age which are old enough to drive would most likely have extra vehicles beyond just two. And, the

plans that were shown at the last meeting also indicated multiple guest parking spots thus bringing in even more vehicles. This would negatively impact traffic in this area. Also, the development would bring cause additional heavy buses, plus trucks for landscaping, refuse removal, and removing snow/salt trucks in winter which will further damage Medinah Rd. consequently raising taxes for the rest of us to repair/repave Medinah, Byron & Walter.

2) The added population would increase noise from traffic, loud music, maintenance crews mowing, leaf blowing and trimming of landscaped areas, and construction projects. Emissions from all of the extra vehicles would increase pollutants. There is already too much traffic on Medinah Rd., Lake St., and Army Trail Rd.

3) The numerous lights from the buildings, streets, and parking areas would worsen the amount of light pollution which is already bad due to all of the tollway lighting on Rt. 53/355 as well as the industrial park buildings on Swift Rd.

4) Flooding is already a severe problem and burden for any residences south of the proposed development site. Water runs downhill and the problem will only get much worse with the addition of a large scale development. This negatively affects the safety and health of those impacted by flooding issues from concerns like structural damage and other water damage to property as well as dangerous mold and sewage overflow from septic fields.

5) Statistical research has consistently proven that the additon of apartments and townhomes bring property values down in single-family home neighborhoods.

6) The wildlife and natural undisturbed areas were a big factor for many of the longtime existing residents when deciding to move to this neighborhood many years ago. Increased population, vehicles, and pollutants of all kinds are a major deterrent to the wildlife and the preservation of natural landscapes.

7) Statistical research consistently proves that densely populated neighborhoods experience higher rates of crime to persons and property, higher incidences of claims filed, higher insurance policy rates for property and vehicles, and significantly decreased personal safety.

I strongly oppose the approval of the proposed large and disastrous project in our small neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 10:03 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 10:03 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Anthony Carpino

Organization:

Address:

332 Clare Dr
Bloomington, IL 60108

**Daytime
Phone:**

(630) 918-9078

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development, as the proposed project does not conform to the surrounding area which consists of market rate, for sale, single family homes and high end townhomes. The renderings of the proposed project demonstrate that this project is NOT of the same standards and quality of construction as the adjacent Nitti Development townhomes on Nicola Ct and Anastasia Ct and other subdivision developments in the direct vicinity (such as, Dartmoor Homes East Gate, Medinah

Meadows, Medinah Grove, and Vittoria Woods Estates). The renderings of this project look like an apartment complex or tenements and does NOT conform to the surrounding area. Further, the proposed density will most definitely negatively impact the traffic on Medinah Rd, the utilities, the school district, etc. as well as lower the value of single-family homes in the surrounding neighborhood. Please let this email serve as my notice that I strongly oppose the re-zoning and proposed use of this property.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 9:47 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 9:47 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Wajihuddin Syed

Organization:

355 Erie circle

Address:

Bloomington, IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residences

Comment:

I am writing this to voice my opposition in the strongest terms to the Medinah Road residences development. This development will add to significant safety issues including worsening traffic in an area without adequate road access, increasing flooding risk, pollution of ground water and health hazards from the proposed septic system.

Kindly block this development from taking place and worsening an already at risk neighborhood.

Thank you for your consideration

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 8:52 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 8:51 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Ted Karas

Organization:

Address: 349 GALWAY CT
BLOOMINGDALE, IL 60108-8808

Daytime Phone: (630) 235-2116

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences due to the increased noise and traffic that will be created. This is way too large of a development for a one way traffic lane road.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 8:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 8:42 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Barbara Karas

Organization:

Address:

349 GALWAY CT
BLOOMINGDALE, IL 60108-8808

**Daytime
Phone:**

(630) 215-3943

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development due to the significantly increased residential density it would cause in the neighborhood. This complex is simply way too large for our neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 7:59 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:59 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: george kladis

Organization:

Address: 356 DONNA LANE
BLOOMINGDALE, IL 60108

**Daytime
Phone:** (773) 895-8752

Subject: medinah road residences

Comment:

i am strongly opposed to the approval of the medinah road residence development . There will be to much traffic on Medinah road. Flooding is already a problem on Medinah Road so that is also a consideration.
Also it will diminish the value of everyone properties.
Thank You

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 7:46 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:46 PM

**Meeting
Date:**

12/04/23

Meeting:

Zoning Board of Appeals

Name:

Yolanda Perez

Organization:

Address:

307 Juliana Lance
Bloomington, IL 60108

**Daytime
Phone:**

(630) 607-2703

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road development. The building complex will add too much traffic to the neighborhood and cause congestion and increase the noise level which will decrease our quality of life and negate one of the many reasons we bought a home in this neighborhood.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 7:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:41 PM

**Meeting
Date:**

12/04/23

Meeting:

Zoning Board of Appeals

Name:

Jesse Perez

Organization:

Address:

307 Juliana Lane
Bloomington, IL 60108

**Daytime
Phone:**

(630) 235-1385

Subject:

Medinah Road Residences

Comment:

I just want to make my strong opposition to this new development know. This building will be too large for our neighborhood and will cause more congestion and increase the noise level of our neighborhood. Flooding is already an issue on Medinah Road and this development will only increase that problem. This development should not be allowed.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 7:06 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:05 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Eugenia Grubb

Organization:

Address: 4n355 Walter Rd
Addison, IL 60101

Daytime Phone: (773) 726-2445

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 7:04 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 7:04 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: James Grubb

Organization:

Address: 4n355 Walter Rd
Addison, IL 60101

Daytime Phone: (773) 726-2445

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 6:23 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 6:23 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Irshad Ahmed

Organization:

Address:

357 Donna Ln
Bloomington, IL 60108

**Daytime
Phone:**

(872) 222-3662

Subject:

Medinah Road Residences

Comment:

I strongly oppose the construction of the 70 residences along Medinah Road. I am a resident of the neighborhood and this would be highly detrimental to our property values, and also make the low-speed single lane road highly congested and unsafe for our children who regularly use the sidewalk along Medinah road.

Additionally, this is a predominantly single family home neighborhood, the high density homes would increase temporary residents and thereby risk increasing

crime rates.

I am not opposed to higher quality, single family homes being built on said property, but the townhouses or apartments would destroy the peace and quality of life for all those currently owning more expensive properties and paying correspondingly higher taxes in the area for that benefit.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 5:54 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 5:53 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Eugenia Grubb

Organization:

Address: 4n355 Walter Rd
Addison, IL 60101

**Daytime
Phone:** (773) 726-2445

Subject: CONSTRUCTION OF 70 UNIT HOUSING

Comment: I oppose to the construction of the 70 unit housing, that means more traffic
The traffic we have now doesn't respect our kids busses my children have come
close to being hit getting of the bus.

I say NO to 70 housing units

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 5:27 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 5:26 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Tom Hassenplug

Organization:

Address:

338 Clare Dr
Bloomington, IL 60108

**Daytime
Phone:**

(630) 721-0261

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Rd. residences development. This development will significantly increase the residential density adding 185 plus new residents and 140 new vehicles to local traffic. This complex is way too large for our neighborhood This development will add to the already flooding issues along Medinah Rd. as well as pose serious environmental concerns and increase traffic considerably.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 5:23 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 5:23 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: John Cofrin

Organization:

Address: 337 Erie Ct.
Bloomington, IL 60108

**Daytime
Phone:** (630) 207-6431

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 4:55 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 4:54 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Karen Johns

Organization:

Address:

344 Tuttle Drive
Bloomington, IL 60108

**Daytime
Phone:**

(630) 962-9054

Subject:

Medinah Road Residences

Comment:

We are strongly opposed to the approval of the Medinah Road residences development. The area can not support a 70 unit housing complex. There is already significant drainage issues along Medinah road and this addition would make the severity of this problem much worse. The significant addition of traffic will also be a huge problem. This complex is way too large for our neighborhood. Please do not approve this proposal.

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 4:55 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 4:54 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Joseph Czarnik

Organization:

Address: 4n350 Walter rd
Addison , IL 60101

Daytime Phone: (847) 366-6737

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of Medinah Road development

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Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 4:55 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 4:54 PM

**Meeting
Date:**

12/06/23

Meeting:

Zoning Board of Appeals

Name:

John Ehrhardt

Organization:

Homeowner

Address:

4N450 Medinah Rd
Addision, IL 60101

**Daytime
Phone:**

(630) 439-6866

Subject:

Medinah road Residences

Comment:

Hello,

The purpose of this letter is to state my opposition to the proposed changes on Medinah Road.

My name is John Ehrhardt and I live at 4N450 Medinah road just south of the proposed project. I have lived at this address since May of 1978 and have seen the

neighborhood change from a rural sub-farming community to a densely populated subdivision that now includes single family homes and townhomes. I vehemently object to the rezoning of the property and to the project involving densely packed living spaces for the following reasons:

More Traffic...Medinah road was originally designed to handle neighborhood traffic for the Medinah Lake Estates alone. South Medinah road did not directly connect with north Medinah road until the mid 80's when Lake street was renovated. This change brought more traffic through our community as it served as a direct link to Army Trail Road.

Upkeep and road wear...Although there are very few homes left in this sub-farming community, property layout has significantly increased with the Bloomingdale subdivisions which can only be accessed via Medinah road. From this traffic perspective alone, Medinah road is in horrific shape with severe cracks, spalling, dips, and defective gutters. What will even more traffic do to this undersigned road?

Rush hour racetrack...The road has become a thorofare for rush hour speed demons cutting between Lake street and Army Trail Road. The addition of this densely packed project can only increase the odds of more speeders.

Police presence...I have never seen any Addison Police patrol this section of road even though the north west end is incorporated Addison. The only police presence I have seen is either Bloomingdale or DuPage Sherriff. But even with those two departments, very seldom any of the speeders are caught and I see the same ones every day. Will Addison Police patrol the road?

Snow pileups along the road...During winter months, snow removal mostly consists of Bloomingdale township trucks plowing the snow to the sides of the road. On the north end, where the townhomes are situated, the snow is plowed across Medinah road onto the opposite side causing vision issues with folks egressing the Bloomingdale subdivision. With a densely packs townhouse/apartment complex, the same will happen with that, but even worse due to the physical amount of pavement to be cleared.

Safety and Recreational hazard...There are many runners, joggers, walkers, and bikers that enjoy the roadway. When two vehicles pass going opposite directions, where is one to go? I cannot tell you how many times I have almost been hit by these drivers when shoveling the end of my driveway or simply retrieving the mail. All of the additional traffic that this project will bring will only increase the likelihood of someone getting killed.

Litter and trash...The more traffic, the more litter. What else can be said.

Noise...It is bad enough that I now have to deal with traffic noise, party noise,

barking dogs, and overhead jet noise. With the addition of 70 more units, even more noise.

Fit and property values...The townhomes built on the north end of the road at least fit in with the single family homes on the opposite side. The proposed project does not fit. The space allocated for 70 units is just too small. The addition of rental units always causes property values to diminish and for this I vociferously object.

Lastly, the proposal of a septic field for a parcel that small is unsustainable. A concentration of an estimated 185 residents using an undersized parcel will result in flooding, percolation boil-over, and a constant toxic smell.

I appreciate the opportunity to express my views to the Zoning board members and hope that decisions are made respecting those who object to this project. I would not object to single family homes in that area, but I vehemently oppose the current proposal.

John Ehrhardt
4N450 Medinah Road
Addison, IL 60101

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 4:40 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 4:40 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Alan Robertson

Organization:

Address:

4n340 Walter Rd.
Addison , IL 60101

**Daytime
Phone:**

(630) 345-0642

Subject:

Medina Road Residences

Comment:

I do not approve and am strongly opposed to the approval of the Medina Road Residences. The 70 unit complex is too large for our community and will diminish our property values and quality of life. I am a homeowner and ask that this project be rejected.

Thank you,
Mr. Alan Robertson

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 3:50 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 3:49 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Kashif Butt

Organization:

Address: 350 Erie circle
Bloomington, IL 60108

Daytime Phone: (630) 632-5436

Subject: Medina road residence

Comment: I'm strongly opposed to the approval of Medina road residence development

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 3:41 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 3:41 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Penelope Brcich

Organization:

Address:

22W002 Byron Av
Addison, IL 60101

**Daytime
Phone:**

(708) 767-0161

Subject:

Medinah Road Residences

Comment:

The proposal for a 70 unit housing complex is out of the question. This is a semi-rural residential area of single family homes, as well as a handful of small upscale townhomes. Medinah Road already has too much traffic. Adding a high density complex of this nature is too much for a semi-rural 2 lane blacktop road to adequately support; and too much to ask of the families that live there and the surrounding area.

In addition, our understanding is the complex will be utilizing well water and septic fields. To even give this any serious consideration is ludicrous. The potential for an impact to existing residences on well and septic could be catastrophic.

While I can appreciate the of goal local government seeking to increase tax revenues, to negatively impact existing home owners not an acceptable answer.

A better option, more in keeping with the existing residential area, is to restrict construction to something more akin to the townhome units to the north of the proposed site.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Monday, December 4, 2023 3:37 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/04/23 3:36 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Lawrence Brcich

Organization:

Address:

22W002 Byron Av
Addison, IL 60101

**Daytime
Phone:**

(630) 776-2567

Subject:

Medinah Road Residences

Comment:

The proposal for a 70 unit housing complex is out of the question. This is a semi-rural residential area of single family homes, as well as a handful of small upscale townhomes. Medinah Road already has too much traffic. Adding a high density complex of this nature is too much for a semi-rural 2 lane blacktop road to adequately support; and too much to ask of the families that live there and the surrounding area.

In addition, our understanding is the complex will be utilizing well water and septic fields. To even give this any serious consideration is ludicrous. The potential for an impact to existing residences on well and septic could be catastrophic.

While I can appreciate the of goal local government seeking to increase tax revenues, to negatively impact existing home owners not an acceptable answer.

A better option, more in keeping with the existing residential area, is to restrict construction to something more akin to the townhome units to the north of the proposed site.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 3:59 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 3:58 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	Mohammed Wasif
Organization:	Select your Organization
Address:	339 Erie Ct Bloomington, IL 60108
Daytime Phone:	(312) 525-1190
Subject:	Medina Road Residences
Comment:	I strongly oppose the Medina h Road Residences Development.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:58 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:58 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Grishma Patel

Organization: affiliated

Address: 326 Clare dr
Bloomington , IL 60108

Daytime Phone: (847) 800-4492

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of Medinah Rd Residences development.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:49 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

[Caution: This email originated outside Dupageco.org. Do not click links or open attachments unless you recognize the sender and know the content is safe.]



Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:48 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Scott Benz

Organization:

Adjacent Single family Homeowner

Address:

5N041 Medinah Road
Addison , IL 60101

**Daytime
Phone:**

(312) 980-8201

Subject:

Medinah Road Residences

Comment:

I want to go on record strongly opposing Medinah Road Developments planned development on Medinah Road and all of the variations associated with it for a number of Crucial Reasons.

1. Negative Environmental Impact because of the intended loss of green space that currently exists along with the loss of a large number of mature trees currently on the properties in question. Possible disturbance of the current local eco system considering your only 500 feet from DuPage Swift Parire Preserve.

2. The increased traffic that it will be brought on from multiple fronts: Average ownership of 2 cars per house hold, commercial and possible industrial traffic that will be associated with the development during and after construction.
3. Further deterioration of Medinah Road, Walter and Bryon roads to the south. These roads are currently over used because they provide a convenient pass-through from Lake Street on the north and Army Trail to the south. Public Safety will even suffer more since the pass-through seems to be treated like the Indy 500 speed way a large part of the time.
4. Preservation of the community Character, the current mix of single-family homes and existing town-houses to the North visible architecture flows. The current renderings from Jim Gray and Medinah Road Dev. will be an eye sore, currently does not fit at all, they take on the appearance of a Penitentiary, that view is shared by the vast majority of the local residence that will have to drive past daily. Well documented in the Addison meetings and comments from the past.
5. Density and Overcrowding, from the start of this project in many of the different phases over the last few year MRDC has only ever worried about one thing, how to best enhance their ROI of this Development and Jam in as many units as possibly allowed by any means afforded to them, total disregard for the existing residence. This development will diminish the privacy that currently exists for the local residents and the spacious feel of the neighborhood.
6. It is publicly documented that James Gray has had multiple legal issues associated with projects he's been involved with in the past. A major concern is that there might be the potential for Mismanagement of this development to occur also. This also leads then to the possibility of in completed projects and or financial issues. <https://dockets.justia.com/docket/iowa/iandce/6:2020cv02016/56769>
7. A 70 Unit Apartment complex, 4 story (40 Feet) 200 feet from our property line, along with other property owners in close proximity has the potential to destroy our current property values. This project will definitely be detrimental to the local community's quality of life.
8. The request for exceptions on the Planned Development are issues that are self-inflicted by the petitioner of his own doing.
9. A septic system of this size on limited space should be issue enough to deny any request from the start, especially since sewer facilities are available but the petitioner refuses to following necessary zoning guidelines to be permitted to hook up to local services. I fear of flooding and waste run off potential from severity of storms that seem to be the norm these days and not the exception. This area is susceptible to flooding and excessive run off.

Thanks for you attention to all concerns that will be presented

Scott Benz

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:52 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:51 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Kamlesh Amin

Organization:

Address: 323 Clare Dr
Bloomingdale , IL 60108

Daytime Phone: (630) 661-0597

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. There will be too much traffic and congestion on medinah roads.

K Amin

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:49 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:49 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Gayle Dominicis

Organization:

Address: 2421 Nicola Court
Addison, IL 60101

Daytime Phone: (847) 624-7703

Subject: Medinah road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road development. Our property is directly next to the proposed area. I am concerned with the the noise, traffic, water drainage and erosion to our property.
I am concerned I would not be able to enjoy my home and I would not feel safe. It will also affect the value of my property.

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:39 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:39 PM

**Meeting
Date:**

12/06/23

Meeting:

Zoning Board of Appeals

Name:

Shefali Patel

Organization:

Address:

177 Michigan Ct
Bloomington, IL 60108-8820

**Daytime
Phone:**

(847) 452-2827

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

The addition of the very large number of apartment/townhome complex will significantly impact our neighboring community in a negative manner. The proposed plan will vastly increase noise and traffic in such a compact area creating an unsafe and less enjoyable quality of life. Property values will also suffer greatly.

Please consider the current communities and protect the quality of life and property values by opposing the current proposed plan.

Thank you!

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:13 PM
To: Web Master; County Board Public Comment
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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:12 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Carlos Touza

Organization:

Medinah Meadows Bloomingdale

Address:

342 Tuttle dr
Bloomingdale, IL 60108

**Daytime
Phone:**

(630) 965-7014

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of Medinah Road Residence development

The current configuration of Medinah Road is a two-lane rural cross section with poor drainage (undersized ditches). Especially at the South end and along Walter Drive the flooding occurs several times a year. Even 5-year storm event causes major flooding at that end. The road has a 90-degree bend at Byron causing dangerous driving conditions.

The proposed complex will increase significant traffic requiring widening of Medinah Road to at least a 3-lane urban cross section with curb and sidewalks on each side. This will have to be a closed drainage system with storm sewers along Medinah road all the way to the Army trail outfall. As is at the South end by Army trail acres of land gets flooded every year. A closed system will require substantially large storm sewers at that end.

The additional traffic generated by the complex will increase the noise level above acceptable limits, especially for the homes backing to Medinah Road. Anybody heading South likes to take Medinah Road to Army Trail Road. In the current situation there is no signal at the corner of Walter and Army trail road. For South bound traffic it is right in right out with a stop sign, however, a lot of people make an illegal left turn at that location. By adding more traffic, that intersection will require a signal. In addition, the intersection of Byron and Walter has a four way stop sign. With additional traffic a signal warrant analysis needs to be done for that location.

In summary, if this project gets approved to move forward a major improvement to Medinah Road will be required, that could cost millions of dollars. A large piece of property along Medinah Road belongs to Forest Preserve District. Any widening of Medinah Road will require land acquisition from Forest preserve as well from other property owners, that could be contentious and costly. On top of that it will compromise the environment, serenity and safety of the area.

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 2:11 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 2:11 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Chante Danza

Organization:

Address: 22w054 Byron ave
Addison , IL 60101

Daytime Phone: (630) 240-8744

Subject: Medinah Road residence

Comment: I am strongly opposed to the approval of Medinah Road residence development

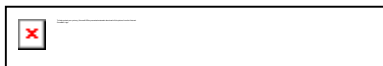
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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 1:47 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 1:46 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Rajni Patel

Organization:

Address: 352 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (630) 532-4540

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. My main concerns is flooding, additional noise and traffic which will degrade the quality of life in the neighborhood.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 1:15 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 1:15 PM

**Meeting
Date:**

12/06/23

Meeting:

Zoning Board of Appeals

Name:

Dhara Patel

Organization:

Address:

163 Michigan Drive
Bloomington, IL 60108

**Daytime
Phone:**

(847) 644-4329

Subject:

Medinah Road Residences

Comment:

Dear Sir or Madam:

I am strongly opposed to the approval of the Medinah Road residences development. The development will lead to the following: significantly increase the residential density in our neighborhood, which will lead to an increase in noise and traffic which will effect the quality of life of current residents and an increased risk of flooding, as the development is expected to operate on a well and septic system

posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road and the addition of this large development will add to the severity of this problem.

Thank you for taking the above into consideration.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 1:07 PM
To: Web Master; County Board Public Comment
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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 1:06 PM

**Meeting
Date:**

12/06/23

Meeting:

Zoning Board of Appeals

Name:

Bhavesh Patel

Organization:

Address:

163 Michigan Drive
Bloomington, IL 60108

**Daytime
Phone:**

(847) 708-8562

Subject:

Medinah Road Residences

Comment:

Dear Sir or Madam:

I am strongly opposed to the approval of the Medinah Road residences development. The development will lead to the following: significantly increase the residential density in our neighborhood, which will lead to an increase in noise and traffic which will effect the quality of life of current residents and an increased risk of flooding, as the development is expected to operate on a well and septic system

posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

Thank you for taking the above into consideration.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 1:05 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 1:04 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Lisa Palandri

Organization:

Address: 345 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (847) 610-0855

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residence development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:55 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:55 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Mark Casazza

Organization:

Address: 161 Annalisa Court
Bloomington , IL 60108

Daytime Phone: (630) 205-5550

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:48 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:48 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Qamar Rizvi

Organization:

Address: 347 Superior Dr
Bloomington, IL 60108

Daytime Phone: (312) 287-0671

Subject: Medinah Road Residences

Comment: I strongly oppose to the approval of the Medinah Road Residences development if approved this will make that area very congested. Traffic will be a nightmare. That's why I am requesting not to approve the development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:48 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:47 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Martha Schulkins

Organization:

Address:

359 Donna Ln
Bloomington, IL 60108-8801

**Daytime
Phone:**

(773) 882-9060

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development. Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. The roadway cannot handle this increased number of residents on an already congested street. Not to mention the speeders that use the roadway as a raceway jeopardizing our area children! Flooding along the road is already an issue and this will only make matters worse. I also believe that this will impact our

property valuations! I cannot tell you how opposed I am to this. The noise, safety, congestion, flooding, and so on will impact our living here. Again, please preserve our neighborhood!

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:38 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:38 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Penelope Brcich

Organization:

Address:

22W002 Byron Av
Addison, IL 60101

**Daytime
Phone:**

(708) 767-0161

Subject:

Medinah Road Residences

Comment:

The proposal for a 70 unit housing complex is out of the question. This is a semi-rural residential area of single family homes, as well as a handful of small upscale townhomes. Medinah Road already has too much traffic. Adding a high density complex of this nature is too much for a semi-rural 2 lane blacktop road to adequately support; and too much to ask of the families that live there and the surrounding area.

In addition, our understanding is the complex will be utilizing well water and septic fields. To even give this any serious consideration is ludicrous. The potential for an impact to existing residences on well and septic could be catastrophic.

While I can appreciate the of goal local government seeking to increase tax revenues, to negatively impact existing home owners not an acceptable answer.

A better option, more in keeping with the existing residential area, is to restrict construction to something more akin to the townhome units to the north of the proposed site.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:15 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:14 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

SANDEEP MEHTA

Organization:

Address:

175 MICHIGAN COURT
BLOOMINGDALE, IL 60108

**Daytime
Phone:**

(312) 925-0362

Subject:

Medinah Road Residences

Comment:

MY WIFE AND I ARE 1000% OPPOSED TO THE APPROVAL OF THE MEDINAH ROAD RESIDENCES DEVELOPMENT. The fact is this developer has been provided very detailed feedback in multiple hearings at the Villages of Addison and Bloomingdale over a two and a half year period as to what's wrong with his proposed development from lack of space in his published plan for the snowploughs to pile up snow, the gradient of the land that will cause and exacerbate flooding in the neighboring town homes during the rains and spring snow melt with flooding

already being a problem s, lack of space in his published plan to turn a garbage truck around necessitating 70 town homes to wheel out their garbage bins to the road, the issues with traffic that is already out of control on this little road, the water and sewer problem that he proposes to create after Addison and Bloomingdale turned him down for a water or sewer connection, necessitating a well and septic tank system that will further damage the environment, the density of the proposed development, the increase in structure height, reduction in setback from the road and practical elimination of open space in the development will make it look like a SLUM. This will cause a flight of homeowners from the nice developments along Medinah Road causing declining home values and a loss of tax revenue to the county. WHY does this developer not reduce the number of town homes to 30 and price them at \$600,000 each? He will face a lot less opposition and he will be able to obtain approval for water and sewer from Addison and Bloomingdale plus he will turn a profit.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 11:24 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 11:24 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Gregg Straley

Organization:

Address:

348 Galway Ct.
Bloomington, IL 60108

**Daytime
Phone:**

(847) 702-2620

Subject:

Medinah Road Residence

Comment:

I am strongly opposed to the proposed Medinah Rd. Residences. I believe that it is too many units for the neighborhood and would cause traffic congestion on the single lane (each way) Medinah Rd. I also disagree with bringing the buildings closer to Medinah Rd as proposed.

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 11:18 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 11:18 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Gopesh Patel

Organization:

Address: 345 Tuttle Drive
Bloomington, IL 60108

Daytime Phone: (630) 546-0390

Subject: Medinah road Residences

Comment: I am strongly opposed to the approval of the Medinah road residences development

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 10:06 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 10:06 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Zafar Iqbal

Organization:

Address: 322 clare dr
Bloomington , IL 60108

Daytime Phone: (847) 942-3038

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 10:03 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 10:03 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Raymond Beacom

Organization:

Address:

22W016 BYRON AVENUE
IL 60101

**Daytime
Phone:**

(224) 422-8215

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences Development. The small amount of land this seventy plus units, will not work. If the development scaled back the units and made each unit "High End" like their neighbors to the North I would be for it. However, Medinah Road is listed as a 4 ton (8 thousand pound). Medinah Road is already unmonitored by police and is currently used as a short cut for semi-truck-tractor/trailer combinations, all kinds of Illinois H Plated Vehicles (H plate is a 12 Ton plate or 26,000 pounds). Seventy plus

units will bring a HIGH amount of traffic to the over congested area. Again, I am strongly opposed to the approval of the Medinah Road Residences Development in its current proposal.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 8:57 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 8:57 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: R Bick

Organization:

Address: 304 Erie Circle
Bloomington, IL 60108

**Daytime
Phone:**

Subject: Construction of 70 unit housing complex Medinah Rd

Comment: Such a complex would increase traffic and negatively impact the quality of area residential life.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 7:22 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 7:21 AM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Tom Baker

Organization:

Address:

358 , Carey Ct
Bloomingtondale 60108

**Daytime
Phone:**

(630) 539-3618

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development."

My wife and I have lived at this address for the last 28 years. Our property backs up to Medinah Road. When we selected our lot and custom built our house the area consisted of a mix o farms and single family homes. Over the years many homes have been added and motorists have figured out that Medinah Road is a short cut

from Lake St. to Army Trail Rd. It is so noisy that we can't even sit in our back yard. People litter like crazy. We certainly don't need 150 more vehicles up and down Medinah Road.

This apartment complex would certainly disrupt the area and drive down property values.

PLEASE DO NOT ALLOW THIS PROJECT

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Wednesday, December 6, 2023 12:01 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/06/23 12:00 AM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Nilesh Patel

Organization:

Address: 323 Erie circle
Bloomington, IL 60108

Daytime Phone: (847) 971-9488

Subject: Medinah road residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. Don't want my property value to go down

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 10:33 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 10:33 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Viralben Patel

Organization:

Address: 334 Clare Dr
Bloomington, IL 60108

Daytime Phone: (847) 312-9896

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 10:32 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 10:32 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Dhruvesh Patel

Organization:

Address: 334 Clare Dr
Bloomington, IL 60108

Daytime Phone: (224) 280-0059

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 10:01 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 10:01 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Daxaben Patel

Organization: Medinah Grove Subdivision

Address: 347 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (847) 971-0589

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 10:00 PM
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Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:59 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Dashrathbhai Patel

Organization:

Address: 347 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (630) 956-6358

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 9:31 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:31 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Mayuri Shah

Organization:

Address: 329 Erie Circle
Bloomington , IL 60108

Daytime Phone: (630) 670-8687

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development."

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 9:30 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:29 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Atul Shah

Organization:

Address: 329 Erie Circle
IL 60108

Daytime Phone: (630) 400-6062

Subject: Mediah road residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development."

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Blakely, Heidi

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Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:24 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Jignesh Patel

Organization:

Address: 354 Superior Dr
Bloomington , IL 60108

Daytime Phone:

Subject: Medinah Road Residences

Comment: I strongly oppose this residence development on Medinah Rd.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 9:06 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 9:05 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Ripa Katwala

Organization:

Address:

338 Erie Circle
Bloomington, IL 60108

**Daytime
Phone:**

(847) 924-6549

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on DuPage County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to

local traffic. This complex is simply way too large for our neighborhood!

Therefore, I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

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Sent: Tuesday, December 5, 2023 8:56 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:55 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Kavita Maharaj

Organization:

Address: 341 erie ct
bloomington, IL 60108

Daytime Phone: (773) 991-3938

Subject: oppose development on Medinah between lake and byron

Comment:

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:56 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:55 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Megha Shah

Organization:

Address: 312 Erie Circle
Bloomington, IL 60108

Daytime Phone: (630) 728-4260

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:53 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:53 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Ketan Mody

Organization:

Address: 341 erie ct
bloomington, IL 60108

Daytime Phone: (773) 991-3938

Subject: oppose the development on Medinah between lake and byron

Comment: I strongly recommend against allowing development with apps or town houses in this area

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Blakely, Heidi

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Sent: Tuesday, December 5, 2023 8:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:42 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Payal Bhatt

Organization:

Address: 325 Clare dr
Bloomington, IL 60108

**Daytime
Phone:**

Subject: Medinah Road Residence

Comment: I strongly oppose the development of the Medinah Road residences. Impacts will be to My property value will go down, too much traffic, quiet neighborhood.

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Blakely, Heidi

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Sent: Tuesday, December 5, 2023 8:41 PM
To: Web Master; County Board Public Comment
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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:40 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Nilesh Patel

Organization:

Address: 323 Erie circle
Bloomington, IL 60108

Daytime Phone: (847) 971-9488

Subject: Medinah road residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. Don't want my property value to go down

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:38 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:37 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Sima Patel

Organization:

Address: 323 Erie circle
Bloomington, IL 60108

Daytime Phone: (847) 971-9445

Subject: Medinah road residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development and I don't want my property value to go down

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Blakely, Heidi

From: noreply@formstack.com
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To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:30 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Pranav Patel

Organization:

Address: 362 Dublin rd
Bloomington, IL 60108

Daytime Phone: (630) 532-9577

Subject: Medinah road resident

Comment: I oppose this development in our neighborhood due to safety concerns. Medinah road can barely handle the current traffic it has now. This road is falling apart. The property value will also diminish. We pay enough taxes to not have to worry about this happening in our backyard.

Thank you

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:23 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:23 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Pranav Patel

Organization:

Address: 362 Dublin rd
Bloomington , IL 60108

Daytime Phone: (630) 532-9577

Subject: Medinah road resident

Comment: I oppse this development in our neighborhood due to safety concerns in the neighborhood. Medhin

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:18 PM

Meeting Date: 12/05/23

Meeting: Zoning Board of Appeals

Name: Dipti Shah

Organization:

Address: 334 Erie circle
IL 60108

**Daytime
Phone:**

Subject: Medinah road residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:10 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:10 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Amar Shah

Organization:

Address:

312 Erie Cir
Bloomington, IL 60108

**Daytime
Phone:**

(708) 261-7054

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development. This development will bring traffic that Medinah Road is not equipped to handle. In addition the proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Bloomington and Du Page County.

The development is expected to operate on a well and septic system posing serious

environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

Please do not approve!

Best,
Amar Shah

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:08 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:07 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Vishal Shah

Organization:

Address: 316 Erie Circle
Bloomington , IL 60108

Daytime Phone: (630) 930-4021

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:08 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:07 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Pathik Patel

Organization:

Address:

319 Erie Cir
Bloomington, IL 60108

**Daytime
Phone:**

(630) 926-3734

Subject:

Medinah Road Residences

Comment:

Hello

I am strongly opposed to approval of Medinah road residencies.

I believe that this will diminish the value of my property and the affluent neighborhood across the street from this proposal.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

While I welcome the capitalistic opportunity for the developer, the development of 70 unit housing complex is not congruent to the surrounding area.

I respectfully request that the consideration is not approved due to the points listed above

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:06 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:06 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Priti Patel

Organization:

Address:

319 Erie Cir
Bloomington, IL 60108

**Daytime
Phone:**

(847) 224-9964

Subject:

Medinah Road Residences

Comment:

Hello

I am strongly opposed to approval of Medinah road residencies.

I believe that this will diminish the value of my property and the affluent neighborhood across the street from this proposal.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to local traffic. This complex is simply way too large for our neighborhood!

While I welcome the capitalistic opportunity for the developer, the development of 70 unit housing complex is not congruent to the surrounding area.

I respectfully request that the consideration is not approved due to the points listed above

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:06 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Antonio Costa

Organization:

Address:

357 Mayo Lane
Bloomington, IL 60108

**Daytime
Phone:**

(630) 361-2409

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road Residences development. A community of 70 apartment style homes does not fit the current base of homes already in the area. In addition, there's already a major issue with traffic on Medinah Road and with possible addition of 185 new residents to the area and approximately 140 vehicles, safety will definitely be compromised. Our home is two doors West of Medinah Road and we can definitely vouch for the traffic issues that are currently in play without any additional development. There

also are instances of crime at the Fuel station at Lake St and Medinah Rd which do not coincide with the type of homes already built in the area. Please consider this opposition as serious.
Thank you, concerned homeowner

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 8:01 PM
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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 8:01 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Malisa Patel

Organization:

Eastgate

Address:

320 Erie Circle
Bloomington, IL 60108

**Daytime
Phone:**

Subject:

Medinah Road Residences

Comment:

To whom this may concern, I am strongly opposed to the approval of the proposed 70 unit apartment building development on Medinah Road.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to

local traffic. Medinah Road is only one lane each direction. This complex is simply way too large for our neighborhood!

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem. This could also be a potential environmental nightmare.

While I welcome an opportunity for the developer, this proposed development is not congruent to the surrounding area and subdivisions/properties. The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

I respectfully request that the proposal is not approved due to the points listed above. Thank you.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 7:50 PM
To: Web Master; County Board Public Comment
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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:50 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Rashmika Kshatriya

Organization:

Address:

171 Annalisa Ct
Bloomington, IL 60108

**Daytime
Phone:**

(847) 707-2131

Subject:

Medinah Road Residences

Comment:

Dear County Zoning Board,

Thank you for allowing me to voice my concern in regard to this proposal. I am strongly opposed to the development which is being proposed.

There are several concerns which I'd like to point out...

1) Well/Septic Issues

2) Snow/ Flooding - flooding is already an issue in the area. An increased density of concrete, the density of building, lack of green space, and proper flood controls will only lead to add'l flooding. Loss of natural absorption will lead to flooding to the neighbors downhill from the proposed site. Flooding and standing water will also lead increased mosquitos in the area. I am very concerned about where snow will be pushed/piled. Will the snow remain on the property? Snow pile will melt in warmed weather and cause add'l flooding in the area w/ the lack of proper flood control.

3) Parks/Recreation: I am very concerned about the lack of a plan for add'l parks/recreation.

4) Pets: I'm very concerned about the increased number of pets which will potentially relief themselves outside of the proposed community I'm very concerned about 1) people not cleaning up after pets 2) smell of urine and poop 3) stray pets 4) Safety 5) Loose Pets

5) Density: I've very concerned about the density of apartments/townhomes being planned. The estimated sqft of the property is roughly the same size as the Casa Bella Townhomes on Annalisa Ct. This subdivision has 24 townhome units, ample green space, natural habitat (marshland) and pond to absorb rainfalls and snow. 70 Units is a similar space is too significant for the neighborhood. 185 new residents and potential of 140 new cars will change the complexity of the neighborhood for the worse

6) Traffic - Very concerned about the number of add'l cars (140 estimated in 70 units).

7) Safety – Very concerned about the number of add'l residents (185 estimated in 70 units). The number residents are too dense for the Medinah Rd. This type of apartment development will attract a very different client than the neighborhood has been established with. Increased Traffic, Unknown Cars, Constant change Due to Renters, Unknown Cars Parked West of Medinah, Unfamiliar Faces

8) Schools. - Which schools will the children attend? Dujardin (Bloomindale) and Westfield Middle (Bloomingdale) schools will not be able to handle the increase # of students along w/ the upcoming addition of Full Day Kindergarten

9) Sidewalks – The property should be built with a side walk which connects to the Villa Torina Sidewalk. The building should be built in a manner to allow for a proper sidewalk/utility/drainage easement on the Medinah Rd Side of the property. This will ensure residents can walk and walk their pets on the East side of Medinah and will benefit the surrounding neighbors.

10) Rental Units - I've very concerned about the safety of the neighborhood, streets, park, and stress on local services the high level of rental units bring to the neighborhood. Concerned that rental tenants/owners will not tend to property needs. Concerned about constant turnover of residents and affects to the established neighborhoods.

Thank you again

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 7:44 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:43 PM

**Meeting
Date:**

12/05/23

Meeting:

Zoning Board of Appeals

Name:

Avinash/Ashish Desai

Organization:

Address:

177 Michigan Ct.
Bloomington, IL 60108

**Daytime
Phone:**

(773) 793-3157

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomington and Du Page County. We cannot afford for reduced home values and the diminished peaceful community lifestyle we currently enjoy and expected upon purchase of our home.

The high volume of homes proposed will also in turn spill into our neighborhood and parks while increasing the noise and traffic of Medinah

In terms of the well and septic system proposed, there are significant posing environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

Please do not allow this development to take place. Many factors suggest a negative impact on our community.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 7:42 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:42 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	Rashmika Kshatriya
Organization:	Kshatriya
Address:	
Daytime Phone:	
Subject:	
Comment:	

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Blakely, Heidi

From: noreply@formstack.com
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To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:41 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Parag Kshatriya

Organization:

Address:

364 Dublin Rd
Bloomington, IL 60108

**Daytime
Phone:**

(630) 635-2081

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the development which is being proposed by:

- Medinah Road Development Co., LLC
- AGENT: CORNICE & ROSE INTERNATIONAL, LLC., C/O JAMES GRAY
- GENERAL LOCATION: 5N141 MEDINAH ROAD, ADDISON, IL 6010; 5N109 MEDINAH ROAD, ADDISON, IL 60101; 5N085 MEDINAH ROAD, ADDISON, IL 60101; 5N061 MEDINAH ROAD, ADDISON, IL 60101; 1281 MEDINAH ROAD, ADDISON, IL 60101.

Dear County Zoning Board,

Thank you for allowing me to voice my concern in regard to this proposal.

There are several concerns which I'd like to point out...

1) Well/Septic – concerned about this type of system in such a dense area with such a heavy population (185 estimated in 70 units). How will the ground be able to support this population. How will the ground water for the neighbors be affected?

2) Flooding - flooding is already an issue in the area. An increased density of concrete, the density of building, lack of green space, and proper flood controls will only lead to add'l flooding. Loss of natural absorption will lead to flooding to the neighbors downhill from the proposed site. Flooding and standing water will also lead increased mosquitos in the area

3) Parking - I am very concerned about where add'l cars and visitors will park their cars. What number of add'l parking spots will be available. Will residents be assigned spots? Do they pay for spots? What prevents residents and guest from parking in the Neighborhoods & Streets west of Medinah (Nicola Rd, Erie Cir, Dublin Rd, Michigan Court, Michigan Dr, Superior Dr). My personal home backs up to Medinah. My house is on Dublin Rd. I enter my neighborhood off Erie Cir. I'm very concerned about my neighborhood becoming a parking lot and suffocating my neighborhood streets.

4) Snow Removal - I am very concerned about where snow will be pushed/piled. Will the snow remain on the property? Or will it be pushed to the area across Medinah Rd. (West Side) and burden the neighbors. Snow pileup will cost neighboring associations \$\$ to clean up debris in the Spring. Snow pile will melt in warmed weather and cause add'l flooding in the area w/ the lack of proper flood control. Where will add'l cars, contractors, guest park during the snow storms?

5) Parks/Recreation: I am very concerned about the lack of a plan for add'l parks/recreation. My personal home faces Eastgate Park. We have a 20-30 yr old neighborhood which has been very quiet. Eastgate Park has served the neighborhood well as a neighborhood park. Our neighborhood is very concerned about increased probability of "Public" usage of this space within the community.

6) Pets: I'm very concerned about the increased number of pets which will potentially relief themselves outside of the proposed community as well as the the area across Medinah Rd. (West Side) and Eastgate Park. My personal home backs up to Medinah. My house also faces Eastgate Park. I'm very concerned about 1) people not cleaning up after pets 2) smell of urine and poop 3) stray pets 4) Safety 5) Loose Pets

7) Density: I've very concerned about the density of apartments/townhomes being planned. The estimated sqft of the property is roughly the same size as the Casa Bella Townhomes on Annalisa Ct. This subdivision has 24 townhome units, ample green space, natural habitat (marshland) and pond to absorb rainfalls and snow. 70 Units is a similar space is too significant for the neighborhood. 185 new residents and potential of 140 new cars will change the complexity of the neighborhood for the worse

8) Traffic - Very concerned about the number of add'l cars (140 estimated in 70 units). The number cars are too many for the proposed development. 140 potential cars will block the roads, sidewalks, emergency/non-emergency vehicles from passing. Guest will have no where to park

9) Safety – Very concerned about the number of add'l residents (185 estimated in 70 units). The number residents are too dense for the Medinah Rd. This type of apartment development will attract a very different client than the neighborhood has been established with. Increased Traffic, Unknown Cars, Constant change Due to Renters, Unknown Cars Parked West of Medinah, Unfamiliar Faces at Eastgate Park

10) Width of Internal Roads - Proposed Internal Roads are too narrow and make it difficult for Local Delivery Trucks, Emergency Vehicles, Moving Trucks, Garbage Trucks to make tight turns safely

11) Ownership of Internal Roads - Who will own the Roads? HOA? Owners? DuPage County, Bloomingdale, Addison? What happens if HOA default?

12) Natural Habitat - The increased density & population will scare aware the natural wildlife which used to be abundant in the area and commonly seen in the area (i.e. Deer).

13) Schools. - Which schools will the children attend? Dujardin (Bloomindale) and Westfield Middle (Bloomingdale) schools will not be able to handle the increase # of students along w/ the upcoming addition of Full Day Kindergarten

14) Height of Buildings – The building should not be constructed in a way in which it will tower over or cast a shadow over neighboring buildings. The buildings should not be taller than the single-family homes which have already been established in the area. The building should not be built where the primary residence living level looks into the bedrooms of surrounding neighbors. The maximum height request of 40' should be denied.

15) Sidewalks – The property should be built with a side walk which connects to the Villa Torina Sidewalk. The building should be built in a manner to allow for a proper sidewalk/utility/drainage easement on the Medinah Rd Side of the property. This will ensure residents can walk and walk their pets on the East side of Medinah and

will benefit the surrounding neighbors.

16) Rental Units - I've very concerned about the safety of the neighborhood, streets, park, and stress on local services the high level of rental units bring to the neighborhood. Concerned that rental tenants/owners will not tend to property needs. Concerned about constant turnover of residents and affects to the established neighborhoods.

17) Construction – Don't want to see construction/contractor vehicles parked on the West Side of Medinah Rd

Thank you again for allowing me to voice my concern in regard to this proposal.

I do support the development of these properties which have been in limbo for some time, however, the community deserves a development which is a better fit and contributes to the surrounding neighborhood, townships, and villages.

The development deserves a developer which listens to the surrounding neighborhood, townships, and villages.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 7:28 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:27 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Pina Patel

Organization:

Address:

302 Juliana Ln
Bloomington, IL 60108

**Daytime
Phone:**

(678) 595-1489

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to

local traffic. This complex is simply way too large for our neighborhood.

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

Thank you for your consideration to my concern.

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:26 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Savan Patel

Organization:

Address:

302 Juliana Ln
Bloomington, IL 60108

**Daytime
Phone:**

(847) 738-3663

Subject:

Medinah Road Residences

Comment:

I am strongly opposed to the approval of the Medinah Road residences development.

Allowing the development of a 70 apartment/townhome complex in the limited area under consideration will significantly increase residential density in the neighborhood. Based on Du Page County averages, it is expected that this development will add 185 new residents to our neighborhood and 140 vehicles to

local traffic. This complex is simply way too large for our neighborhood.

Population density is a fundamental consideration when purchasing property and locating a home for occupancy. The absence of noise and traffic under the current zoning status of these properties provides the current residents with a safe and enjoyable quality of life.

The development is expected to operate on a well and septic system posing serious environmental and other drainage concerns. Flooding is already a problem along Medinah Road. The addition of this large development will add to the severity of this problem.

The proposed development will diminish the value of our properties as well as the quality of life we currently enjoy in Addison, Bloomingdale and Du Page County.

Thank you for your consideration to my concern.

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 7:26 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Mohammad Shabbir Hassan

Organization:

None at this time

Address:

351 Carey Court
Bloomington, IL 60108

**Daytime
Phone:**

(630) 523-2399

Subject:

70 unit housing complex on Medinah Road, Addison

Comment:

The proposed 70-unit housing complex on Medinah Road is not a feasible option for the neighborhood. Here are few points to note.
The current configuration of Medinah Road is a two-lane rural cross section with poor drainage (undersized ditches). Especially at the South end and along Walter Drive the flooding occurs several times a year. Even 5-year storm event causes major flooding at that end. The road has a 90-degree bend at Byron causing dangerous driving conditions.

The proposed complex will increase significant traffic requiring widening of Medinah Road to at least a 3-lane urban cross section with curb and sidewalks on each side. This will have to be a closed drainage system with storm sewers along Medinah road all the way to the Army trail outfall. As is at the South end by Army trail acres of land gets flooded every year. A closed system will require substantially large storm sewers at that end.

The additional traffic generated by the complex will increase the noise level above acceptable limits, especially for the homes backing to Medinah Road. Anybody heading South likes to take Medinah Road to Army Trail Road. In the current situation there is no signal at the corner of Walter and Army trail road. For South bound traffic it is right in right out with a stop sign, however, a lot of people make an illegal left turn at that location. By adding more traffic, that intersection will require a signal. In addition, the intersection of Byron and Walter has a four way stop sign. With additional traffic a signal warrant analysis needs to be done for that location.

In summary, if this project gets approved to move forward a major improvement to Medinah Road will be required, that could cost millions of dollars. A large piece of property along Medinah Road belongs to Forest Preserve District. Any widening of Medinah Road will require land acquisition from Forest preserve as well from other property owners, that could be contentious and costly. On top of that it will compromise the environment, serenity and safety of the area.

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 6:57 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 6:57 PM

Meeting Date:	12/07/23
Meeting:	Zoning Board of Appeals
Name:	Mohammad Shabbir Hassan
Organization:	None at this time
Address:	351 Carey Court Bloomington, IL 60108
Daytime Phone:	(630) 523-2399
Subject:	70 unit apartment complex on Medinah Road,
Comment:	

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Blakely, Heidi

From: noreply@formstack.com
Sent: Tuesday, December 5, 2023 6:52 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 6:52 PM

Meeting Date: 12/07/23

Meeting: Zoning Board of Appeals

Name: Rushina Patel

Organization: Medinah Grove Subdivision

Address: 347 Mayo Lane
Bloomington, IL 60108

Daytime Phone: (630) 532-9098

Subject: Medinah Road Residences

Comment: I am strongly opposed to the approval of the Medinah Road residences development. I am concerned about the population density in the area plus increase of noise and traffic in the area.

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Blakely, Heidi

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 5:26 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Jesse Hammond

Organization:

Address:

22w054 Byron Ave
Addison, IL 60101

**Daytime
Phone:**

(847) 207-5000

Subject:

Medinah Road Residences

Comment:

I am STRONGLY OPPOSED to the Medinah Road residences development. This will negatively impact the communities and my families way of life. From the increased traffic on a narrow (rural type), county road (Medinah Rd/ Byron Ave), that to many people already use to cut through and avoid other roads. To the added litter that will be tossed from vehicles and end up in everyone's yards. To the negative impact on already poor well water quality and possibly quantity. To drainage from a very large complex releasing massive amounts of black water into the soil of an area that

already gets over saturated. TO the decrease in property value from all of these negative concerns along with others not even mentioned by me.

There is really nothing good that could come from the Medinah Road residences development for the current residents of Medinah Rd. and Byron Ave in both unincorporated and incorporated sections of Addison or Bloomingdale.

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Blakely, Heidi

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Sent: Tuesday, December 5, 2023 4:22 PM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 12/05/23 4:22 PM

**Meeting
Date:**

12/07/23

Meeting:

Zoning Board of Appeals

Name:

Sonali Kshatriya

Organization:

Address:

364 Dublin Rd
IL 60108

**Daytime
Phone:**

(630) 635-2081

Subject:

Medinah Road Residencies

Comment:

I am strongly opposed to the approval of the Medina road residencies development. there are strong concerns regarding neighborhood safety, lack of resources including well and septic. and parking . In addition comma these are rental properties comma steven homes to own, which attracts a very different type of. client which will change the dynamic of the quality and integrity of this area are of grave concern. This seems like a last ditch desperate effort after strong opposition and denial of Proposals with far less units. The residents of this

community have chosen this area for many reasons, including the peaceful and safe neighborhood this has remained for almost 2 decades- this would drastically change that. Please do not consider this proposal.

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