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Formstack Submission For: [PublicComment](#)

Submitted at 08/04/25 12:06 PM

Meeting Date: 08/04/25

Meeting: Environmental Committee

Name: Greg Stoumbelis

Organization: Resident

Address: 23w714 Wayewood Lane
Naperville, IL 60523

Daytime Phone: (630) 416-3640

Subject: DuPage Water Comissions Property Sale (75th street parcel)

Comment:

We've lived here for almost 6 years and plan to be here for another 30 more... so I have concerns...

- 1) The lack of inter commission disclosure when this transaction was originally proposed is of substantial concern. DuPage County Forest Preserve Land Preservation Manager Kevin Stough had said they were not contacted about the sale of the land. Why not? Why the secrecy?
- 2) There are wetlands that are part of the ecosystem that need to be protected and wildlife that will be displaced if this goes through. It's easy to say that the wildlife will eventually relocate to the forest preserve (which could create overcrowding) but there will initially be an inevitable migration through existing neighborhoods. And some of these animals might settle in the woods on our property which represents a safety issue.

3) There is also the obvious concern of noise from 75th street as trees are taken down (noise levels have already increased dramatically since the tornado in the Summer of 2022).

4) Finally there is SUBSTANTIAL concern what development will do to the water table and the well water quality / safety for anyone with adjacent property that are on their own well systems like us.

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*Formstack Submission For: [PublicComment](#)
Submitted at 08/04/25 12:18 PM*

**Meeting
Date:** 08/05/25

Meeting: Environmental Committee

Name: Eleni Stoumbelis

Organization:

Address: 23W714 Wayewood Ln
Naperville , IL 60565

**Daytime
Phone:** (630) 416-3640

Subject: Development of Water Comission land on 75th St

Comment:

We've lived here for almost 6 years and plan to be here for another 30 more... so I have concerns...

- 1) The lack of inter commission disclosure when this transaction was originally proposed is of substantial concern. DuPage County Forest Preserve Land Preservation Manager Kevin Stough had said they were not contacted about the sale of the land. Why not? Why the secrecy?
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*Formstack Submission For: [PublicComment](#)
Submitted at 08/04/25 2:47 PM*

**Meeting
Date:** 08/05/25

Meeting: Environmental Committee

Name: Otto Guedelhofer

Organization: Adjacent land owner

Address: 23w638 wayewood ln
Naperville, IL 60565

**Daytime
Phone:** (708) 373-3584

Subject: Sale of public land by DuPage Water Commission adjacent to
75th street west of Green Road

Comment: I fully endorse comments by my neighbors pointing out the negative impact this potential land sale would have on a variety of elements not the least of which is the Environment. My family has occupied and owned our property adjacent to the south border of the DWC forest for nearly 40 years. During that time we have enjoyed the old growth woods, pond and wet lands before the DWC purchased the entire tract to grab 2 acres for two

million gallon water tanks. At the time we were told that the unused balance of the property could not be sold for a profit and would be governed by other regulations attempting to protect the public's land from nefarious uses.

The property is unique from an environmental perspective because of the virtually untouched state it is in. As a parent it has been my joy to inform our 4 kids about nature and enjoying the natural world by not harming the woods. There are many very large oaks of several varieties, hickory, walnut and many other species of very old 200 year plus trees. The pond in the woods attracts a variety of wildlife including great horned owls, red tail and Cooper's hawks, several species of woodpeckers including Pileated, Redhead, Red Bellied, Flicker, Downey and Harris. All of which nest annually in the woods. As I write this I hear the newly fledged Hawks being pestered by the blue jays.

Song birds, fly catchers and many others are also in residence in the woods. Ducks including wood ducks and many more common varieties are seen on the pond. The more common animals like raccoon, skunk, deer are plentiful. The soil is a rich forest floor combination of healthy ingredients. The property is ideally suited to preservation, not Affordable Housing which will by design encourage overcrowding and destruction of the forest environment.

In spite of the Tornado damage a few years ago which topped many Centennial Oaks, the forest has rebounded and has become dense with under canopy growth that has benefitted from more direct sun light as the previous dense canopy was partially removed by the tornado. So the forest is not a tornado waste land. It is a vibrant home to much wildlife and would be a valuable addition to the DuPage Forest Preserve, especially since there is a wide undeveloped strip of forested woods connecting the DWC woods to the Green Vally FP at the South East corner of the DWC woods.

Environmentally the land slopes to the north and east draining

runoff from Wayewood to the South and the Development to the West. This has created several wetlands across the woods. Some of which hold standing water in most years. This year the lowlands are moist inspite of the recent heavy rains however the lowland behind our house along the DWC woods that usually contain standing water, this year are without standing water. Water and runoff management across and through the DWC woods would be problematic for multifamily development.

Environmental congestion along 75th street would no doubt be severely Impacted by a significant increase in population caused by a housing development as there are no other ways to gain entrance or exit from the woods than on to 75th street. It seems clear to those of us who have lived in the area for decades and watched the County influence land use that once again the County is provided another opportunity to help maintain the natural environment or further plunder its resources. I hope this time the County steps up to protect our precious resource, our environment.

It would be nice if the County Zoning persons that I have called many, many times would call me back. And the President of the Forest Preserve would also answer my repeated calls. It to me is strange that our elected officials can complain that the DWC never communicated with them, but how come these same people can't find time to return a call to omen of their constituents? No DWC person has ever reached out to let us know what is going on, on the property with whom we share a property line. We find out by hearing trees being cut down and ground up, like Avatar on Saturday morning before 8am or by finding surveyors trespassing on our property. This whole situation going back to when the County had the chance to buy the Thornberry property adjacent to the East of the DWC woods and to the south by GVFP along the power lines was available. Here we go again!