

January 22, 2019

Diane D. Homan, M.D.  
503 Fairlee Court  
Sugar Grove, IL 60554

Dear Chairman Ochsenschlager:

I am writing to express my concerns as a voting resident and homeowner of Sugar Grove as the Planning Commission/Zoning Board of Appeals entertains the rezoning request submitted by Crown Community Development for the property at IL 47 and I-88 from E-1 Estate Residential to Planned Development District. I have reviewed the Advisory Report submitted by Walter Madgziarz and Renee Hanlon on January 4, 2019, and have concerns about the document.

Changes for the use of the approximate 760 acres was anticipated with residential growth in accordance with the market demands. Despite Crown purchasing the property from over a period of years through 2006, the property continues to be actively farmed. Village zoning regulations do not adequately address the physical and operational needs and requirements of contemporary high cubic volume manufacturing and warehouse space, because it was not anticipated to be an appropriate use.

My concerns after reading the Advisory Report include:

1. Astoria of Sugar Grove: A change in the approval process for building permits without additional review. The density of single family lots is reported as 2.5 units per acre, or 0.4 acres per lot, whereas the minimum lot size in Exhibit C is 10,000 square feet, or 4.4 units per acre.
2. Crossroads Corporate Center of Sugar Grove: The multi-family development shall not exceed 300 dwelling units, while the Land Development Application describes a maximum of 350 units.
3. Open Space and Tree Preservation: Open space and tree conservation are both important to current residents. The Advisory Report clearly acknowledges environmental sensitive areas including the creek and floodplain. The stormwater and greenspace including required landscape setbacks are being counted as greenspace. This is inadequate. For a multi-family development, a 2 acre park will not be sufficient for the children and dogs who would live the development. Chapter 16 of Sugar Grove, IL Village Code states a Planned Development District will include not less than 40% of the land reserved and designated as open space, green belt and/or recreational facilities. This should be enforced.
4. Traffic impact: Located on a major north-south corridor which allows access to Sugar Grove students to school is a major concern. The roads in Sugar Grove are already in need of resurfacing, and the additional of truck traffic will only cause additional deterioration. Anticipated noise pollution is also a concern.

In addition to meeting the current Village Comprehensive Plan, it may not align with the Kane County Community Health Implementation Plan or a methodology to address the 2018 Annual Report of Health Ratings in Illinois.

1. Employment opportunities: Will these jobs further widen the divide among wage earners?
2. Educational opportunities: With access to Waubensee Community College, will you partner with Waubensee to ensure programing will meet the needs of your employees as opposed to building a competitor?

Exhibit L

3. Leisure time physical activity: With this important commitment county-wide, additional open space in the form of parks seems necessary. Bike paths through manufacturing and commercial property will not attract bikers from the forest preserve trails that currently exist.
4. Village tax base: The infrastructure of law enforcement and fire/first responders would need to be augmented to meet the needs of the proposed Planned Development District. How long will it take to have the village tax to cover these additional expenses? A review of the taxes currently paid on the 41 parcels owned by Sugar Grove LLC does not equal what I pay.
5. High prevalence of excessive drinking among adults: The inclusion of a bar and a liquor store within the Planned Development District may further contribute to drinking and/or drinking and driving which is a form of substance abuse and needs addressed county wide.
6. Air pollution ranks Illinois as 47/50 state: How will you address additional air pollution resulting from Manufacturing waste and transportation waste from trucks?
7. Disparity in health status ranks Illinois as 46/50 state: How will you reduce inequities caused by economic determinants of health?

Sugar Grove was incorporated in 1957 as predominantly a farming community and has continued to grow with several residential developments on both sides of Route 47. As a western suburb of Chicago, the access to the forest preserves and more rural living attracted many to Sugar Grove, including professionals who do not mind the commute to the city. Building a planned development district in Sugar Grove would change in atmosphere and environment. I respectfully request careful consideration before changing the topography of Sugar Grove prairies, timber and farmland to accommodate the needs of e-commerce by developing warehouses and distribution centers in the heart of Sugar Grove.

Based on my observations and experience, I oppose the proposal to rezone the property at IL 47 and I-88 from E-1 Estate Residential to Planned Development District. As elected public officials, you should make an informed decision after input from other experts to preserve Sugar Grove as a community committed to conservation and environmental safety.

Respectfully submitted,

*Diane D. Homan, MD*

Diane D. Homan, M.D.

State of Illinois

County of Will

The undersigned, a notary public in and for the above county and state, certifies that Diane D. Homan, known to me to be the same person named as Trustee to the Dunn Living Trust, appeared before me in person and signed, delivering the complete Written Statement of Accounts, and certified to the correctness and accuracy of the Statement.

Dated: January 23, 2019

My commission expires 3/9/19

*Peggy A. Draper*  
Notary Public

