

Hampton in the Park Questions/Concerns/Comments

1. Has this project been presented and approved by all government agencies?

CB: No – a public hearing has not been scheduled before the Planning and Zoning Commission. However, Village Staff expects it to be scheduled soon. The P&Z will hold a public hearing and make a recommendation to the Village Board. The Village Board would then take final action. DuPage County will not review the plans until final engineering, which won't occur until after Village Board approval. However, staff & developer are keeping the County in the loop regarding the wetlands & stormwater.

2. If approved, when is it projected to break ground?

LEXINGTON: It is expected that development activity will begin sometime in the Fall of '21 with most of the infrastructure being completed by Spring '22.

3. Projected completion date?

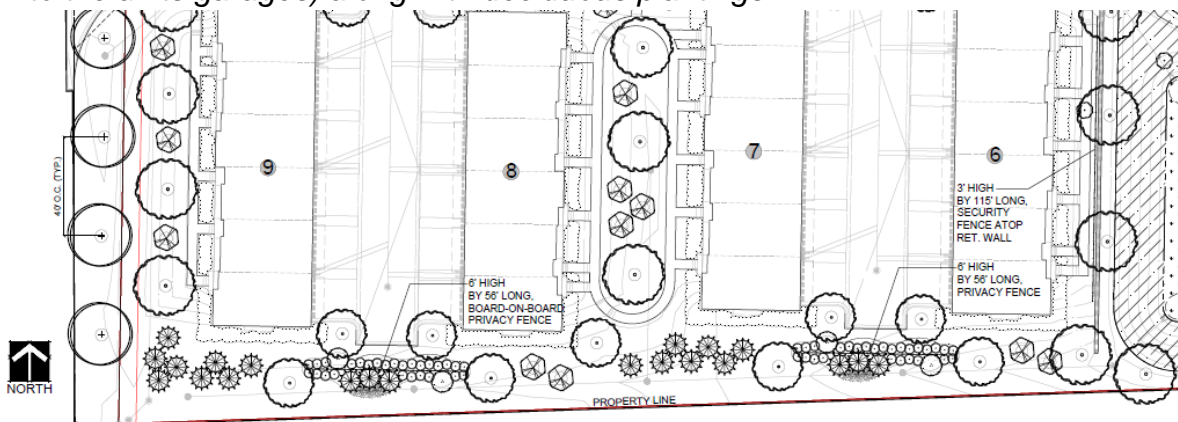
LEXINGTON: Most land development work, except for some paving, will be completed by Spring/Summer '22. Construction of the homes is anticipated to be completed by the end of '23.

4. Will they annex to the existing asphalt walking trail on Rodenburg?

CB: Yes – the developer will pay the Village for the cost of the bike trail along the townhomes, the Village will install the full length to the tracks during the reconstruction of Rodenburg Road.

5. Will they provide a privacy fence for all homes the development backs up to?

CB: Right now, a 6' privacy fence is proposed along each alley (driveway access to the units garages) along with deciduous plantings.



PROPOSED LANDSCAPE PLAN - DETAIL

SCALE: 1" = 30'-0"

6. Drainage system and projected water flow

KM: The Village has required the developer to complete the design of the development to improve the existing drainage conditions. There is now significant compensatory storage provided on the site and the rate at which water is

released from the site and these storage areas will be controlled. The overall release rate off the development site will be reduced from existing conditions.

7. Plans to minimize disturbance of wildlife

LEXINGTON: *During land development operations the perimeter of the development site will be protected by fencing, including erosion-control fabric fencing. This will restrict any construction activity from occurring beyond the development areas. In addition, a 50' buffer from the wetlands is required around the area of the future townhomes and detention areas to further protect the natural habitat during construction and in perpetuity after completion of the project.*

8. Location of retention pond

CB: *Outlot A & B will be detention for the townhome properties.*

9. Land at the SEC of the property

KM: *The existing natural area in Outlot D is proposed to remain as it exists today. Minor grading work will be done for the compensatory storage; however, the area will remain a natural habitat.*

10. Water pressure

KM: *There are no impacts to the water pressure or water flow in the Hampton in the Park subdivision. The new development will be served via an extension of the watermain on Rodenburg Road.*