

May 13, 2009

Dear Village Board, Plan Commission, and Village Staff,

After attending the public hearing for PC09-08 331 West Madison St. (CPSA) I felt there still were a number of concerns were not addressed or misunderstood, for that further clarification is needed.

Traffic Concerns that relate to the increase number of students and hours of operation. It was brought up at the public hearing that the hours would be normal school hours. However the facility is used for additional activities everyday. CPSA has a list on there web-site (www.cpsa/lombard.il.com) of hours the building is in use. With these increase hours there would be an increase in traffic. With the current plan this increase in traffic is brought closer to the surrounding neighbors. I don't believe the total impact of traffic was addressed during the traffic study.

There are number of privacy and noise concerns that for the most part were not clarified. First the location of the loading dock and refuse enclosure which were moved to surrounding neighbors, with no set hours of use. Second, roof top HVAC would be now be closer to surrounding neighbors. With increase building use this would mean constant noise concerns. Third, placement of a second floor atrium which would overlook surrounding neighbors backyards. Forth, there was no mention of building and parking lot lights that would affect surrounding neighbors.

The impact of the size and height of the building would have on the surrounding homes. i.e.: lost of sun light and line of sight concerns.

There was no mention of the amount of time allowed for construction. i.e.: phasing of constructions and the affects it would have on the neighborhood.

The accountability as it relates to the number of students. Who will be verifying the set number is not exceeded?

There was input from the neighbors on the size and type of screening to be used.

In summary I hope you would take my concerns along with my neighbors into consideration before this proposal moves forward. It is my hope that the neighbors, CPSA, and the Village of Lombard can work together to achieve a final goal.

Thank you for your time and consideration.

Yours truly,



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