

June 28, 2012

Resident of Mill Creek

Re: Mill Creek Commerce Center and Mill Creek Vistas
Major Change to the Planned Unit Development

Dear Resident:

I am writing to provide you with information relative to the proposed adjustment to the Mill Creek Commerce Center zoning. I also want to extend an invitation to you to a presentation and informational open house on this project. A question and answer session will be part of the presentation.

The Mill Creek Commerce Center is located along Keslinger Road at Friendship Way in Mill Creek and I have enclosed for your reference drawing number 1 of 4 titled "Proposed Site Plan with LaFox Train Station." The site is abutting the two ponds shown in blue on the plan.

When and where is the public meeting?

We have scheduled the presentation and information session for Monday, July 9, 2012 at 7:00 P.M. in the Mill Creek Clubhouse Banquet room located at 39W525 Herrington Boulevard, Geneva, Illinois. We look forward to seeing you and listening to everyone's comments and concerns. Representatives from Kane County will be present.

What is currently approved for the Mill Creek Commerce Center site?

The Mill Creek Commerce Center was approved in 2005 as part of the Tanna Farms holes 9 - 18, Mill Creek neighborhood Y, also known as, the Tanna Neighborhood and Greenfields of Mill Creek.

The currently approved zoning allows for:

- 210,000 square feet of commercial space including such uses as; clubs, lodges, dance halls, schools, care centers, kennels, veterinarian, banks, restaurants, bakeries, delicatessens, taverns, bars, nightclubs, medical services, shoe repair, drugstores, dry cleaning, dental, offices, car service centers, car wash, gas station, drive up and drive thru facilities, and light manufacturing.
- 70 Live work units (residential units above the commercial space)
- 700 parking spaces
- Up to three level buildings plus the walkout elevation, thus some elevations are four levels.

See the enclosed site plan drawing marked sheet 3 of 4, top illustration titled: "Mill Creek Commerce Center Approved Plan."

What is proposed at the site?

- 39,900 square feet of Mixed Use Commercial Space consisting of the same uses as already approved
- 390 Residential Units
- Reduced Impervious Surface
- Additional open space

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17 North First Street
Geneva, Illinois 60134

phone 630.232.8570
facsimile 630.232.7895

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What will this residential product look like?

The proposed plan consists of three different building types. The buildings could be owner occupied or rental buildings. If they are rentals, they will be luxury rentals.

The first of the three building types already exists within Mill Creek. These buildings will be generally located at the southerly edge of the proposed property and are identified as buildings D, E, F, G, H, and I on the enclosed sheet 3 of 4. Again this type of building will be similar to the Mill Creek Residences currently located within the Village Center and consist of three levels and underground parking.

The second building type adds some height differential and has a more residential architecture. It is referred to as a 2-3-2, as it is two stories on the ends of the building and 3 stories in the middle. These buildings are noted as the numbered buildings as shown on sheet 3 of 4. Photographs of these buildings are attached, as well.

The final building type is similar to the Village Center Building, where the Mill Creek Market is located. It has first floor retail and the upper floors are residential. These buildings are located along Keslinger Road and identified as buildings A, B and C on the attached plan.

What is the status of the apartments at the Mill Creek Residences and Village Center Buildings?

These buildings currently exceed 90% occupancy. We have received comments that people believe they are vacant, however they are not. The current rental rates range from \$1,200 to \$1,600 per month. The rental rates at the proposed development will be in the same range.

Will the rentals be "Section 8 Housing", "Government subsidized" or restricted to "Affordable housing units:"

No. The cost associated with constructing high quality buildings demands a higher rental rate. Therefore, the units do not meet the financial model for any of this type of housing.

Will there be more traffic with this proposal than with the approved plan?

No. In fact, less traffic will be generated by this new proposal. A Traffic Study was completed by a licensed Traffic Engineer and was submitted and reviewed by the County Traffic Engineers. The County Engineers agree that the traffic in the proposed plan will be less than the traffic in the already approved plan. Sho-Deen has agreed with Kane County to pay for a traffic signal at the intersection of Keslinger Road and Friendship Way if and when the traffic warrants are met regardless of there being less traffic with this proposal.

Is there an open space benefit with the new plan?

Yes. The new plan has more open space and less impervious surface. This plan will also reduce the storm water runoff to a storm water system that is already installed. Thus, the storm detention and retention system is oversized. The County Storm Water Engineers concur with this.

What about our Schools?

We presented this project to the Geneva Public Schools approximately one year ago in August of 2011. The School District does not have any objection to this project. One of the main reasons is that these types of buildings, within the Geneva School District do not generate the number of school children that most people believe. Generally, statistic show that people with school age children live in single family homes. To support this information, in September of 2011, the Geneva School District checked the number of school age children in similar products developed by Sho-Deen, located along River Lane in Geneva and found that out of 110 residential units that no children live in them. These units generate approximately \$300,000 in annual revenue for the School District. Another analysis found a total of 4 public school children lived within the Mill Creek Residence buildings within the Village Center while the buildings exceeded 90% occupancy. These buildings generate \$109,000 in annual revenue for the

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school district. In conclusion, the tax revenue generated by these building types exceeds the cost to educate the children that live within them.

What has been the timeline for this development?

This project has been going through the process for over one year. Our discussions with the Kane County Development Department began over one year ago in May of 2011. Since that time, the following is a list of some dates and documents of items completed:

- June 27, 2011 Kane County Technical Staff review of the plan
- August 8, 2011 Traffic Study submitted to Kane County Division of Transportation
- August 16, 2011 Sho-Deen and School District meet to discuss the proposal
- August 22, 2011 Village of Campton Hills Plan Commission has a public meeting and reviews the plan
- October 18, 2011 Village of Campton Hills Village Board has a public meeting to review the plan.
- December 20, 2011 Division of Transportation issues a review memorandum on traffic analysis
- February 22, 2012 Zoning Map Amendment application is submitted
- May 1, 2012 Village of Campton Hills Village Board meeting formally votes to have no objection to the plan and issue a letter stating so.
- May 18, 2012 Kane County Water Resources issues approval letter
- May 23, 2012 Geneva Park District issues a letter of no objection to the plan
- May 25th and 26th, 2012 legal notice appears in the Kane County Chronicle
- June 12, 2012 Kane County Zoning Board of Appeals has public hearing and approves
- June 18, 2012 City of Geneva issues a notice of no objections to the plan
- June 19, 2012 Kane County Development Committee discusses and approves the plan

I hope that the above, may assist to clarify some of the issues that have been expressed by some of the residents of Mill Creek. Again, we hope that you take the opportunity to attend the presentation and we welcome any comments or concerns that you may have.

Sincerely,



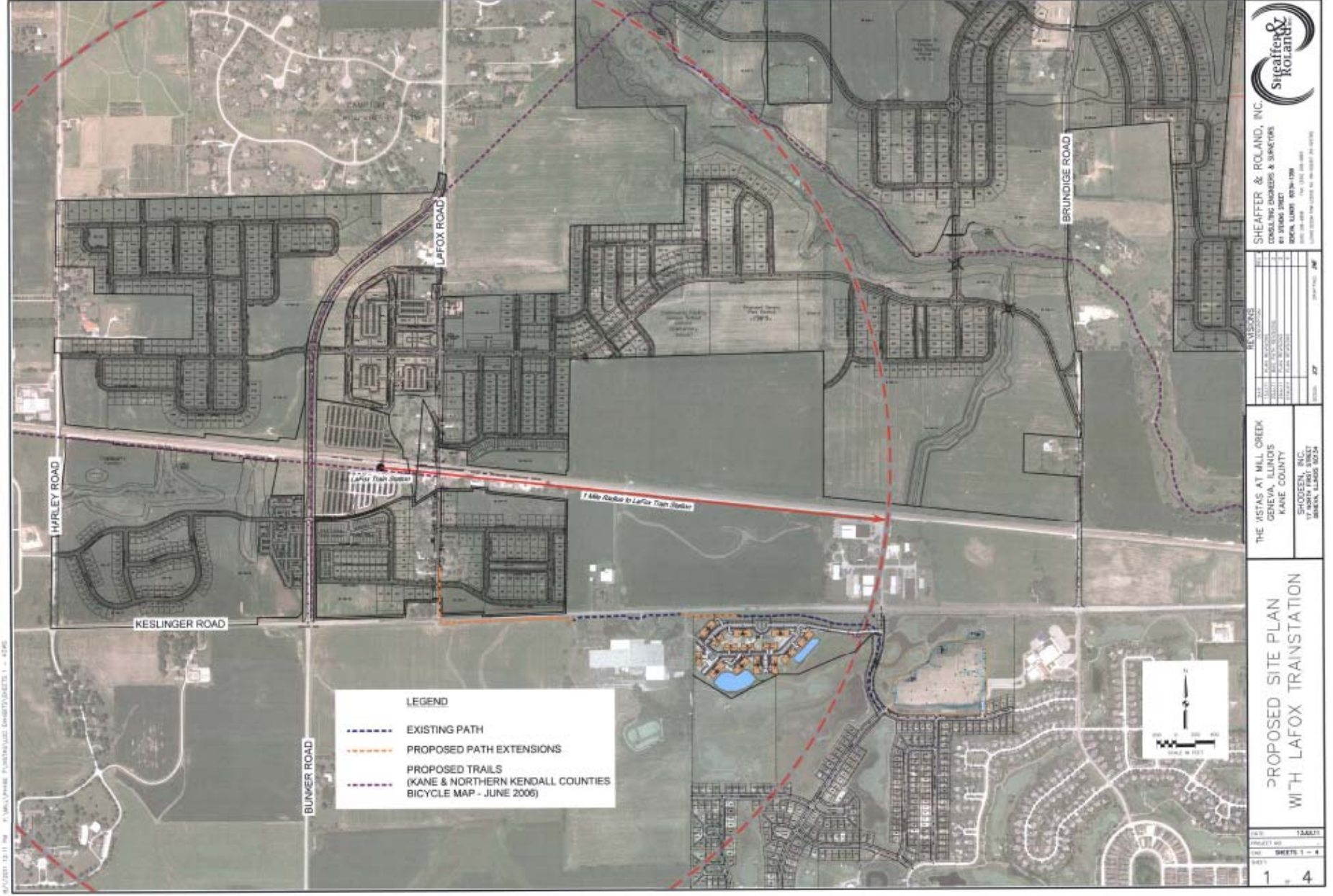
David A. Patzelt
President

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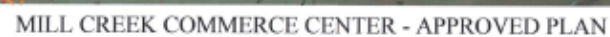
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Site Data Comparison

Description	APPROVED SITE PLAN			PROPOSED SITE PLAN		
	General SH	Units	Impervious Surface	General SH	Units	Impervious Surface
Commercial Area	210,000		150,689	39,930		
Parking (3/1,000 sf)			201,124			
Commercial Area (Live Work Units)		70				
Residential Parking Req. (1/Unit)						
Residential Units				360	161,297	
Residential Parking Req. (1/Unit)					217,023	
Total	210,000	70	411,813	39,930	378,320	

SITE PLAN,
COMPARISON EXHIBIT

DATE: 13AUL11
PROJECT NO.:
CAD: SHEETS 1 - 4
SHEET:
3 of 4