Via E-Mail Delivery – tdudley@decaturil.gov

December 4, 2017

Mr. Tim Dudley
Development & Revitalization Specialist
City of Decatur
One Gary K. Anderson Plaza
Decatur, IL 62523-1196

Re: ***Recap of Neighborhood Meeting for Proposed Commercial Redevelopment at Southwest Corner of Ash Avenue & N. Waters Street in Decatur, IL***

Dear Tim:

Our project team voluntarily met with the residents of the surrounding neighborhood at the Decatur Public Library on Monday, November 27th, 2017 at 6:00 pm to hear their concerns regarding the subject proposed redevelopment site. We continue to strive to be "a good development neighbor" which permeates our company's culture and is brought to all of our proposed development projects.

The general concerns as expressed by the residents are noted below (in no particular order) along with suggested solutions regarding how our project team can address said concerns:

1. Parking lot lighting "pollution" – lighting and fixtures to be positioned with 90 degree down lighting without light spillover on to neighboring properties and with additional mature landscape buffers surrounding the proposed parking field;

2. Garbage "pollution" – garbage will be self-contained in an architecturally-compatible trash corral surrounded by landscaping on three sides that will house wet and dry trash containers and will be serviced on average two to three times per week;

3. Noise "pollution" - residents voiced concerns about the noise from drive-thru traffic which we are proposing to mitigate through placement of mature landscape buffers behind the proposed center and ambient noise level controls on any proposed order menu boards;

4. Truck deliveries and routing – truck deliveries will not be made by semi-trailer trucks (+/- 65 feet long), but will be made by box trucks (+/- 30 feet long) to occur on the east side of the bldg. along N. Waters Street (away from the neighborhood and not in the drive-through lane);

5. Building appearance and aesthetics – neighbors seemed neutral regarding the architecturally-attractive appearance of the proposed buildings, including brick, EIFS and stone accents as well as plentiful mature landscaping to surround the proposed center;

6. Sidewalk connection along Oak Lane – the proposed redevelopment site will include a sidewalk along the north side of Oak Lane in the right-of-way from the corner to the proposed entry drive that will promote connectivity to the surrounding neighborhood;

7. Removal of street parking along Ash Avenue – the proposed redevelopment includes removal of ten to twelve street parking stalls along Ash Avenue, which assists traffic flow into and out of the center at the subject site's main curb cut and can mitigate traffic conflicts as well as accidents along a busy intersection;

8. Neighborhood traffic along Oak Lane – the proposed redevelopment will include restricted right-in and left-in movements directing traffic away from the neighborhood that will be further enhanced by restrictive identification signage, directed acceptable turn movements and/or barrier identifications at the proposed Oak Lane curb cut;

9. Drive-through vehicular traffic and stacking – the proposed drive-through lane on the west side of the proposed buildings will be designed to handle stacking for approximately ten customer vehicles and will provide adequate stacking away from pedestrian customers who will enter storefronts on the opposite east side of those buildings;

10. Stormwater detention and off-site drainage – the proposed redevelopment site will have to meet city codes and ordinances, which may include a combination of surface and/or underground stormwater detention that will meet the required drainage rate of release requirements;

11. Local construction jobs – the development team is willing to make a commitment to provide local subcontractors with gainful employment opportunities during the construction phase of the redevelopment project;

12. Traffic speeding along Ash Avenue – several residents commented that vehicular traffic often travels at speeds of up to 65 miles per hour which is well-above the posted 35 miles per hour speed limit, which is probably best addressed by the local police with jurisdiction over Ash Avenue and can be mitigated, in part, by vehicular customers using the subject proposed center;

13. Proposed tenant mix – neighbors were concerned with the proposed tenant mix indicating that "lesser quality" tenants would not be desirable within the neighborhood; however, the proposed redevelopment would include a family-friendly mix of national and regional restaurant, retail and service-related users typically found in "first-class" shopping centers. Chipotle Mexican Grill, who directed us to the Decatur market and the subject location, has already corporately approved the subject proposed redevelopment site and would be our anchor for the project;

14. Proposed parking count and traffic circulation – the proposed site plan includes adequate parking that will either meet or exceed city parking codes and has already been vetted out by some of our proposed restaurant occupants along with industry-standard drive aisle widths and adequate vehicular turning radii;

15. Landscaping materials – neighborhood concerns included maturity of landscaping materials, which will be addressed with more mature tree calipers and a variety of species than those typically found in neighborhood shopping center developments; and,

16. Vehicular movements and stacking at the main intersection – traffic study results include proportionate traffic directional movements that can be accommodated by our proposed redevelopment.

If you have any questions, please call me at (847) 680-8600 ext 302. Alternatively, please feel free to contact me at my e-mail address at asg@gmxre.com.

Sincerely,

GMX REAL ESTATE GROUP, LLC

Andrew S. Goodman, its Co-Manager

cc: Luay Aboona, KLOA, Inc.
Mike Colombo, JTS Architects
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Kevin Mottlowitz, GMXRE
Tod Stanton, Design Perspectives
Paul Takacs, GMXRE