

Dimucci property shopping center lifestyle impacts

Concerns to be addressed for immediately-impacted neighborhoods:

1) The 10 acres in northwest corner of property remain open space.

The Dimucci property resides within the Timberlake watershed (A.K.A. Tower Lake drain). It contains approximately 10 acres located in the Northwest corner of the property. During both the RPC and ZBA hearings the applicant stated that the area would remain open space. We request that it be completely preserved in perpetuity as open space, and free from any development and/or water retention systems. Timberlake is statused by the Illinois Environmental Protection Agency as an impaired lake. Salt runoff from the property would adversely impact water quality of the lake.

2) The owners of the property pay for quality monitoring measures of both Timberlake and Lake Sheree (A.K.A. Dogbone Lake), including predevelopment monitoring for baseline data.

The remainder of the property is within the Flint Creek watershed. The majority of runoff from the Dimucci property will flow into this very sensitive area. Downstream contains a very unique and environmentally sensitive Fen (Wetland). Parking lot pollution from salting and car fluids will adversely impact water quality and wetland plant and animal diversity. The pollution runoff into the second watershed (Timberlake) is from the impervious road surfaces on Old McHenry and Route 12. There is little to no buffering of the storm water runoff as it flows into Timberlake. Additional traffic will increase car fluid pollution and additional impervious road surfaces from road improvements will generate more salt runoff with no buffering. Monitoring of the lakes will help identify pollution sources and, in turn, mitigate water quality negative impact

3) Require enforcement of lighting standards

It is common practice for a mall to change out the light bulbs to higher wattage after the shopping center is established. They usually claim security reasons. We ask that there be annual unannounced inspections and fines associated with violations.

4) Impose a light pole maximum height of 16 feet

The pattern book does not address parking lot and walkway light pole height restrictions. The higher the light pole, more orange glow will reflect into the sky.

5) Impose a lighting curfew

Turn lights off automatically after a certain hour when businesses close or traffic is minimal has a double benefit of energy conservation and help preserving the dark sky.

6) Sound restrictions for outdoor speakers with enforcement

There has been much testimony from local residence that this mall will impact their lifestyle. Everyone agrees that the surrounding area is a rural setting. People would like to be able to sit on their decks in the summer and not hear music blaring from a restaurant or store. Depending on the direction of the wind, on any given day, trucks can be heard traveling down the highway over a half mile way. The pattern book does not address noise pollution at all.

7) Traffic deflection measures for horses along Milton road

There are 6 horse stables located on the 1.6 mile stretch of Milton road which is along the southern border of Lakewood forest preserve. Throughout this process public commenter's indicated a fear of increased cut through traffic endangering horseback riders. We ask that appropriate measure be taken to insure horse and rider safety.

8) Pay for cul-de-sac and berming on Timberlake road

Residents along Timberlake are very concerned about traffic along Timberlake Dr. Residents have been requesting that Timberlake be permanently closed.

Here's a listing of local homeowners groups for further input if needed

Timberlake Estates Valentine Manor Timbercreek (North Barrington) Wynstone (North Barrington) August Lane	Milton Road Fox Hunt Trail(Hawthorn Woods) Lakewood Estates (Hawthorn Woods) Walnut Creek(Hawthorn Woods)
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Roadway Improvements will also involve New Tall Light-Poles for Intersection and All-along Route 12 and possibly Old McHenry causing further night-sky glow.