



Forest Preserve District of DuPage County

35580 Naperville Road
Wheaton, IL 60189

630.933.7200
TTY 800.526.0857
dupageforest.org

Sent via email: planning@naperville.il.us

January 28, 2025

Oriana L Van Someren, Chair
Naperville Planning and Zoning Commission
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Public Hearing Case # 24-1-130, M/I Homes / Northwoods of Naperville
1151 E. Warrenville Road, Naperville
PIN: 08-05-100-028

Dear Chairperson Van Someren,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding M/I Homes of Chicago, LLC's Petition for re-zoning, a Conditional Use, a Variance, and other necessary variances as it relates to a proposed residential development at the aforementioned address. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

The proposed development is adjacent to Herrick Lake Forest Preserve (see aerial photo below). Immediately adjacent to the proposed development the Preserve has an ecological classification of 3 (second highest ecological classification) and is an old growth Oak forest (many 20 + inch diameter Oak trees). The developer's plans provide a 15 foot native planting buffer zone adjacent to the Preserve. There are many large Oak trees on the developer's property within the 15 foot native planting buffer zone, and the Forest Preserve District requests 1) no grading or tree removal be allowed in the 15 foot native planting buffer zone to help protect the roots of the Oak trees on the developer's property and within the Preserve, 2) root pruning be done at the 15 foot native planting buffer zone line, 3) construction fencing and silt fencing be installed at the 15 foot native planting buffer zone line, 4) additional Oak trees be planted within the 15 foot native planting buffer zone where no trees currently exist, and 5) the 15 foot native planting buffer zone be off limits to mowing.

FYI – At the Forest Preserve District's request, Pulte Homes at their Naper Commons development (1,600 feet to the North of the proposed development) agreed to 25 foot buffer outlots (w/ native plantings) adjacent to Herrick Lake Forest Preserve and Danada Forest Preserve.



The Forest Preserve District has reviewed the Preliminary Landscape Plans dated January 2, 2025. A few invasive plant species are listed on the plans that may negatively affect the adjacent Preserve: *Euonymus fortunei* var. 'Coloratus', Purple Wintercreeper; *Pennisetum alopecuroides* 'Hameln', Dwarf Fountain Grass; *Miscanthus sinensis* 'purpurascens', Purple Maiden Grass; and *Vinca minor*, Dart's Blue Periwinkle. The use of plant species that are non-native to the Chicago Region have a direct negative impact to natural areas and are considered both exotic and invasive. We request the following replacement plants in place of the aforementioned species:

Euonymus fortunei var. 'Coloratus', Purpleleaf Wintercreeper:

- Recommended alternatives: *Asarum canadense*, Canada Wild Ginger; *Carex pensylvanica*, Oak Sedge, *Iris cristata*, Dwarf Crested Iris

Pennisetum alopecuroides 'Hameln', Dwarf Fountain Grass:

- Recommended alternatives: *Sporobolus heterolepis*, Prairie Dropseed, *Bouteloua curtipendula*, Side Oats grama, *Schizachrium scoparium*, Little Bluestem

Miscanthus sinensis 'purpurascens', Purple Maiden Grass:

- Recommended alternatives: Panicum virgatum 'Northwind' or 'Shenandoah', Schizachrium scoparium, Little Bluestem

Vinca minor, Dart's Blue Periwinkle:

Recommended alternative: Echinacea (no cultivars) or Pussy Toes
(Antennaria plantaginifolia)

The Forest Preserve District has not been provided a Photometric Plan for the proposed development and requests the opportunity to review and comment on it when it becomes available. Numerous studies have documented that light pollution and artificial light at night has negative and deadly effects on amphibians, birds, mammals, insects and plants. Newer installations of streetlights in nearby communities have adopted recommendations as set forth by the International Dark Sky Association and Dark Sky Society. We ask the Planning and Zoning Commission to heed these recommendations and require full cutoff shields on streetlights and 0.1 foot-candle limits at property lines to protect our plant and animal neighbors.

Keeping roads and sidewalks free of snow and ice is essential, however, the principal ingredient in road salt is chloride, which is negatively impacting our wetlands, streams, and the plants and animals that live there. Non-chlorine deicers are less impactful and increasingly more available. We ask the developer to include language in any HOA Agreement to avoid traditional salt and require alternative forms of deicing.

We also ask the developer/HOA to also refrain from using asphalt sealants that contain coal tar products. There has been substantial research examining the environmental impact of these products on natural ecosystems. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the February 5, 2025, Planning and Zoning Commission meeting. If you have any questions, please call me at (630) 933-7235.

Sincerely,



Kevin Stough
Land Preservation Manager

cc: Daniel Hebreard, President
Forest Preserve District Commissioners
Karie Friling, Executive Director
Jessica Ortega, Strategic Plan & Initiatives Manager