



2796 NOW HAS 5 LANES BEHIND IT

Title: 95th Street Extension

Action:

For the city of Naperville to continue past practices of equity and equality on a city-wide basis.

Background:

95th Street is a major arterial roadway in the City of Naperville. Due to high cost of the project, federal funding was pursued. Although federal funding covers Naperville/Plainfield Road – Boughton Road, Naperville's responsibility extends beyond those limits to transition from improvements.

Federal Funding:

Federal Funding of the project required a phase 1 study of improvements which includes impact of the project on the surrounding area. A noise study was conducted, and it showed that the sound wall requirements were met. Even if the requirements of the sound wall are met, the wall does not have to be constructed. At this point, Will county deferred decisions on the construction of a sound wall to the City of Naperville. Naperville agreed to the installation of the wall in our section for Naperville residents.

In accordance with the Federal Highway Administration, once you accept the wall it must be offered to all residents within the area affected by the project to protect equity and equality on a project wide basis.

Attachments:

Will County Department of Highways Letter – Mailing list of all Naperville residents who are a part of the 95th Street Extension Project

Breckenridge Home Owners Association - Board of Directors Letter

"The trees and greenery [taken down during the road construction project] provided aesthetic value and screening that will significantly harm the property as a whole, as there will no longer be screening for the pool and tennis area from the busy Plainfield-Naperville and 95th Street roadways."

~~_____~~
Federal Funds do not change the scope or limits of Will County/City of Naperville's responsibility throughout the entirety of the 95th street extension project.

We are no more or less important than the Naperville residents receiving Federal Funds.

If Naperville was not financially prepared to extend this offer to all Naperville residents within the project, then they should have declined the sound wall.

Option 1:

Erect the sound wall for all Naperville residents within the 95th Street Extension Project. (\$21,650.0 is considered economically reasonable on a project-wide basis [$\$21,650.00 \times 6 = \$129,900.00$])

Option 2:

Erect a 9 foot high cedar privacy fence 501 feet in length (\$52,260.00 [saving 77,640.00])

Option 3:

Erect a 9 foot high cedar privacy fence 501 feet in length, will county deferred the wall to Naperville. 50/50 split of cost between Will County and the City of Naperville. (\$26,130 each [saving the City of Naperville 103,770])

95th Street Extension Public Hearing Mailing List

PIN	NAME	STREET	CITY/STATE	ZIP
07-01-02-411-048-0000	ISLEY, BRIAN J	2816 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-411-049-0000	LEWANSKI, DAVID E CYN	2812 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-411-050-0000	GRAY, ROGER M CHRISTINE	2808 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-411-051-0000	SLOAN, SONJA E	2804 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-411-052-0000	O'CONNOR, ROBERT J	2800 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-411-053-0000	SWINDALL, CRAIG L DOREEN	2796 ROLLING MEADOWS DR	NAPERVILLE IL	60564
07-01-02-404-001-0000	NAPERVILLE PARK DIST	320 W JACKSON AVE	NAPERVILLE IL	60540
07-01-11-210-007-0000	ASHBURY HOMEOWNER ASSN	800 NORTHWEST HWY, SUITE 80	PALATINE IL	60067
07-01-11-210-008-0000	HOWARD MATTHEW A TRUST	2435 RIDGEWOOD CT	AURORA IL	60504
07-01-11-210-009-0000	SANIAT ALYSON J TRUST	1135 THACKERY LN	NAPERVILLE IL	60564
07-01-11-210-010-0000	CANNAVINO, RICHARD J	1131 THACKERY LN	NAPERVILLE IL	60564
07-01-11-210-019-0000	NAPERVILLE PARK DIST	320 W JACKSON AVE	NAPERVILLE IL	60540
07-01-01-313-001-0000	KELLER F 60150	27 W 233 95TH ST	NAPERVILLE IL	60565
07-01-11-210-035-0000	ABN-AMRO CCC PRVT EQU INV INC	138 S LA SALLE ST, SUITE 560	CHICAGO IL	60603
07-01-12-101-011-0000	REDDY RAVINDER M VANDANA	3023 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-001-0000	WHITE, BENJAMIN KIMBERLY	3027 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-002-0000	MANZO, MARK	3031 FOREST CREEK	NAPERVILLE IL	60565
07-01-01-313-017-0000	PAPA MARK V CHRISTINA R	836 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-018-0000	GAO FENG	832 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-019-0000	KURISUMMOOTIL, MATHEW R	828 PUEBLO CT	NAPERVILLE IL	60565
07-01-12-101-011-0000	REDDY RAVINDER M VANDANA	3023 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-012-0000	MOHAMED, FAIZ	3019 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-013-0000	KHUNTIA MADHUSUDAN BHARATA	3015 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-014-0000	VILCHIS, PABLO	3011 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-015-0000	CHELLIAH GOWRISHANKAR	3007 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-016-0000	MERCHANT MUHAMMED J	3003 FOREST CREEK CT	NAPERVILLE IL	60565
07-01-12-101-017-0000	LEITNER MICHAEL J MARIA	2959 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-018-0000	KALOCZI, CHARLES J	2955 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-01-313-020-0000	TARDELLA MICHAEL KELLY	824 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-021-0000	WALKER, TERRY	820 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-022-0000	WASEEM MOHAMMAD AZIMA	816 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-023-0000	DIRILTEN MUSTAFA	3308 TALL GRASS DR	NAPERVILLE IL	60564
07-01-01-313-024-0000	JOHNSON PHILLIP JOANNE M	808 PUEBLO CT	NAPERVILLE IL	60565
07-01-01-313-028-0000	SAYEF NAZNEEN AKHTER	2811 CHEYENNE DR	NAPERVILLE IL	60565
07-01-12-101-019-0000	TOLENTINO DIOSCORO P	2951 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-020-0000	JOSHI D N B D	2947 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-021-0000	BINDLISH NITIN RUCHI	2943 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-022-0000	ANJUM MOHAMMED N	2939 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-023-0000	SHIN DAEHWAN	2935 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-024-0000	MENDOZA, ROMEO S MARIA CECILIA	2931 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-025-0000	ALI ASAAD	2927 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-026-0000	MANIKONDA, SRINIVAS S	2923 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-106-001-0000	EETTICKAL, VARGHESE T SHEEBA V	724 MAYFIELD CT	NAPERVILLE IL	60565
07-01-12-106-002-0000	KOWDLE ASHOK V	720 MAYFIELD CT	NAPERVILLE IL	60565
07-01-12-106-003-0000	LYNCH, GREGORY R ARWEN	716 MAYFIELD CT	NAPERVILLE IL	60565
07-01-12-101-026-0000	MANIKONDA, SRINIVAS S	2923 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-027-0000	SAXENA, ANIL	2919 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-028-0000	DHINGRA DEEPAK SHILPY	2915 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-101-029-0000	HINDERLITER, DAVID DONNA	2911 FOREST CREEK LN	NAPERVILLE IL	60195
07-01-12-101-030-0000	LALLY JOHN THOMAS	2907 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-106-004-0000	EVERLING, TODD J AMY E	712 MAYFIELD CT	NAPERVILLE IL	60565
07-01-12-101-031-0000	DAMIDI VENKAT RANI	2903 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-001-0000	FAKHURDIN, KASHIF	2859 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-006-0000	MARKETTI, LEO J KELLY A	2839 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-007-0000	RASHEED ADNAN SARAH	2835 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-008-0000	ANDERSON, RYAN D	2831 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-009-0000	MOHIDEEN ASIF IQBAL	2827 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-010-0000	GURSOY IHSAN ENGIN	2823 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-011-0000	ODUSANYA OLAWUNMI O MODUPE T	2819 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-207-001-0000	OLIVER HOFFMANN CORP	75251 OLESEN LN	NAPERVILLE IL	60540
07-01-12-207-014-0000	PEDERSEN, TOD TAMMY	3131 SEILER CT	NAPERVILLE IL	60565
07-01-12-107-003-0000	JARACZEWSKI, FAYE J JAMES J	3019 BLUESTEM CT	NAPERVILLE IL	60565
07-01-12-107-008-0000	SHETH SAURABH V NEHA S	3020 BLUESTEM CT	NAPERVILLE IL	60565
07-01-12-108-001-0000	FAKHURDIN, KASHIF	2859 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-002-0000	PEDAMALLU SRINIVASA MALLESWARI	2855 FOREST CREEK LN	NAPERVILLE IL	60565
07-01-12-108-003-0000	JAYASUNDAR KRISHNAMURTHY	2851 FOREST CREEK LN	NAPERVILLE IL	60565



Will County Department of Highways

SHELDON C. LATZ, PE PLS
COUNTY ENGINEER

16841 W. LARAWAY ROAD
JOLIET, IL 60433
(815) 727-8476
FAX (815) 727-9806

BRUCE D. GOULD, PE
ASSISTANT COUNTY ENGINEER

May 29, 2008

Re: 95th Street Extension
Will County
Section No. 01-00181-00-FP

Dear Resident:

The Will County Department of Highways, as the lead agency for the Phase I Engineering and Environmental studies for the proposed improvement of the 95th Street Extension in the Village of Bolingbrook and the City of Naperville, has scheduled a Public Hearing for the following date/time:

Thursday, June 12, 2008
4:00 P.M. to 8:00 P.M.
95th Street Public Library
Meeting Room A/B
3015 Cedar Glade Drive
Naperville, IL 60564-8557

The Public Hearing will be an open house format. The purpose of the meeting is to present information on the proposed improvement including a new river crossing, access to adjacent recreational areas, potential noise walls, the construction schedule, construction traffic patterns, and right-of-way that will be required. Exhibits will be on display with staff from the Will County Department of Highways and the project's engineering consultant, Christopher B. Burke Engineering, Ltd., to answer questions about the project.

If you have any questions regarding this project, please contact the Department of Highways at (815)727-8476.

Sincerely,

Sheldon Latz, P.E.PLS
County Engineer

Update for the BEHA land acquisition, a statement from the Breckenridge Board of Directors

Update April 2016: Breckenridge BOD has reached a settlement with Will County and the case is now closed.

Breckenridge Board of Directors

"It is my understanding that a few of the homeowners have expressed displeasure in the amount of time the case has taken to progress from filing to where we are now. I assure you that this case is running on about the same timeframe that other cases of the same type and size typically progress. It is normal that cases take two to three years to go from filing to trial as there are often various obstacles that require the work of numerous different entities to overcome, often at a slower pace than if there were only one plaintiff, one defendant, and an attorney for each. The county appraisals, engineering reports, and government process often result in delays that cannot be helped from our end. We are now coming to a point where all information has been entered in the case and we can move forward with depositions and setting of a pre-trial and trial schedule, so there will be more developments in the coming months.

As for the case itself, the first issue to be addressed is the appraiser, which forms the basis of any eminent domain case to be made for additional funds for the land to be taken by the County. We had originally hired an appraiser who, for various personal reasons, was unable to complete any work on the project. Due to that unforeseen scenario, we decided it was best to cut ties with that appraiser and move forward with a new appraiser.

Soon after she was hired, our new appraiser toured the subject property, expressing a particular interest in the value of the trees and shrubbery surrounding the water retention area, as much of it would be affected by the eminent domain taking. In order to properly evaluate the cost and impact of the project on the greenery, it was necessary to hire a professional Landscape Appraiser to appraise the property and give our general appraiser an estimate on replacement cost for similar improvements. This has all been completed within the past two months.

The Landscape Appraiser wrote what we believe to be a favorable opinion within the framework of the eminent domain case. The trees and greenery provided aesthetic value and screening that will significantly harm the property as a whole, as there will no longer be screening for the pool and tennis area from the busy Plainfield-Naperville and 95th Street roadways. Without such an appraisal, those damages would be unaccounted for and Breckenridge would not be properly compensated for the sustained losses.

Currently, we are awaiting a final report from our general appraiser, now that she has been given the landscape appraisal. She has provided a timeline of having the appraisal report completed in mid-November. Once she has completed that report and we are able to turn it over to Will County, we will proceed with depositions in the case. This is the last large step prior to setting a trial date and coming to a final resolution of the case.

I will continue to update the Breckenridge Board of Directors as events take place. Any questions for our firm should be directed to the Board, who can pass them on to us for answers."

