

Exhibit No. 2020-05-27-TC1



Beth Hernandez <bethhernandez.clerk@gmail.com>

Mill Creek Community - Mill Creek Rd Initiative

2 messages

Jim Ford <j-l-ford@sbcglobal.net>

Sun, May 24, 2020 at 12:18 PM

To: "admin.pd@stjohnin.com" <admin.pd@stjohnin.com>, admin.fd@stjohnin.com

Cc: "bhernandez@stjohnin.com" <bhernandez@stjohnin.com>, "gswets@stjohnin.com" <gswets@stjohnin.com>

Hello Chief Flores and Chief Willman,

I am writing to advise the Mill Creek Community has written a petition in support of completing Mill Creek Rd. I will attach a letter with our justification that was sent to Ms. Hernandez, the St. John Clerk for entering this information into the May meeting minutes. If by chance there is a physical June meeting, a representative of Mill Creek will be present to speak regarding this proposal.

This information has also been provided to the Lake County Commissioner based on recommendations by Mr. Gerald Swet; St. John Town Council. This is the first petition in place as there may be an additional petition depending on the disposition and decisions for Mill Creek Rd. That petition not started will deal with a trip stop light at Park Place Drive and US 231 and engage Mill Creek, the Gates, Crown Point Christian School, and Providence Sr. Homes.

Please read the attached presentation and letter to the commissioner. Mill Creek is requesting the road be extended to Parrish Ave for safety and support of our police and fire departments and the ability to service our community. We would like your support and response to this email for completing Mill Creek Road granting access in and out of the community in a safer fashion. This will also reduce significant construction traffic that progresses through the completed part of the community where families and children reside. It will significantly reduce turning left onto US 231.

Thank you for your assistance and participation. I have also included a link to the petition if your organizations would like to endorse.

Thank you for all your departments do in this time of need and we appreciate your service. Have a safe a great Memorial Day. Should you need to contact me, please do so as I can be reached at 312-731-6843.

MILL CREEK ROAD PETITION<https://www.change.org/p/olthof-builders-mill-creek-road-completion-st-john>

Sincerely,

Mr. Jim Ford
11134 Daisy Ln
Cedar Lake, IN 46303
j-l-ford@sbcglobal.net

2 attachments **Mill Creek - Letter to Commissioner Tippy.pdf**
175K **MillCreek Community - Road Initiative.pptx**
1013K

Beth Hernandez <bethhernandez.clerk@gmail.com>

Wed, May 27, 2020 at 5:07 PM

To: Margaret Abernathy <mabernathy@stjohnin.com>, Craig Phillips <cphillips@stjohnin.com>

[Quoted text hidden]

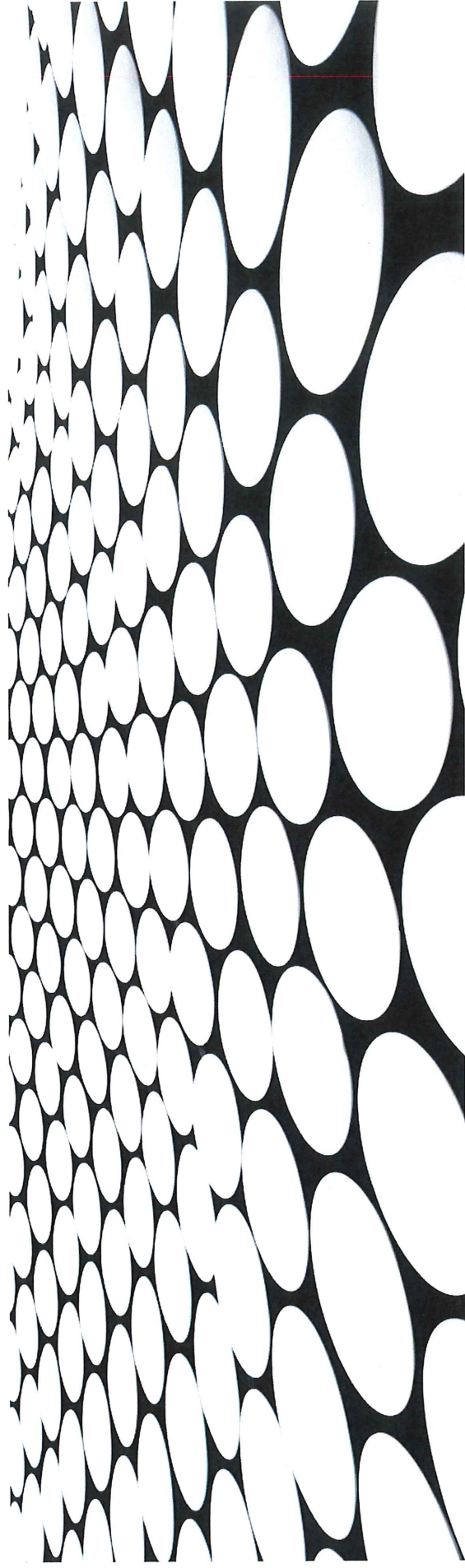
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Beth R. Hernandez, IAMC



MILL CREEK ROAD INITIATIVE

BY THE MILL CREEK COMMUNITY



MILL CREEK ROAD

PROBLEM STATEMENT SUMMARY

- Mill Creek Road *has not been* completed by Olthof Builders extending and connecting to Parrish Ave in St. John
- Contacted / Discussed with Olthof Land Management on May 20, 2020:
 - No schedule is proposed
 - No future commitments for completion of this project
 - Due to economic uncertainty and COVID no work is planned
 - Builder had all of 2019 to complete work.
 - Builder continues to work on homes in process.
 - Other developments infrastructure started without completing current developments.
 - See Birchwood Farms - US 41
- Increased Construction Traffic through residential neighborhoods without additional road access
 - Increased Laborers observed speeding through the neighborhood
 - Example of Vendors by Trade - (Excavating, Cement, Carpentry, Electrical, Plumbing, Drywall, Painting, Insulation, Roofing)
 - Pollution and Noise Control from Traffic
- Police, Fire and Medical inability to ingress the property via additional routes
- Construction traffic wear on current streets adding future additional tax burden for repairs



MILL CREEK ROAD SAFETY ISSUES

- Safety Concerns and Issues
 - Children present in the community mixed with construction traffic
 - Pedestrians and Bikers in the community mixed with construction traffic
 - One ingress for Police and Fire Safety including Medical
 - Hazardous turning onto US 231 - No stop light is present
 - Inhibits left hand turns especially in morning hours and afternoon hours limiting driver sightlines - School and Rush Hour
 - School buses making left hand turns onto US 231 during school days
 - Traffic can back up from Cline Ave. on US 231 in the afternoon hours limiting sightlines for turns
 - Further construction if any on US 231, Parrish or Cline will inhibit egress
 - Additional factors:
 - Crown Point Christian Schools - Over 600 in enrollment with no bus service affect traffic at intersection
 - Providence Park Place - Senior residences - Population Unknown Residents that Drive - Unknown

MILL CREEK ROAD SUBDIVISION METRICS AND ASSUMPTIONS

- Metrics
 - Approximately 81 Single Family Homes Occupied completed with just over 100 plots
 - Approximately 64 Townhomes Occupied
 - Approximately 10 properties in some stage of construction
 - Approximately 6 – 8 bus services per day during school - Cedar Lake School District
 - Linear feet to complete Mill Creek Initiative - Approx. 300 Yards
- Assumptions
 - Two Adults per Household - 290 Adults / Autos
 - Estimated 40 - 50 children of various ages
 - Population
 - Townhomes 2 x 64 Townhomes = 128
 - Single Family using 3 as a factor - $81 \times 3 = 243$
 - Total estimated population = 371
 - Additional Townhomes on plot - $29 \times 2 = 58$ eventual occupants
- Petition Statistics
 - Households will be provided petition via Internet and Flyers

MILL CREEK





MILL CREEK SUBDIVISION

CONTACT

Mr. Jim Ford
11134 Daisy Ln
Cedar Lake, IN 46303
j-l-ford@sbcglobal.net
312 731 6843
C/O Mill Creek Community

COMMISSIONER TIPPY

COMMISSIONER JERRY TIPPY
2ND DISTRICT
CROWN POINT, IN

Dear Commissioner Tippy

I briefly spoke with Councilman Mr. Gerald Swets of St. John. He recommended during our conversation to reach out to you on behalf of the Mill Creek community and our concerns.

I will soon be submitting information to the St. John Council for entering the May meeting minutes. This will request Olthof Builders to complete the Mill Creek Road out to Parrish Avenue in St. John. The homeowners will soon file a petition for the Mill Creek Road initiative. Based on current events, we will look to present our findings at the June meeting in St. John.

Currently, Mill Creek has only one ability to egress the property as it continues to build out. This concerns homeowners based on safety and construction traffic issues. I have attached a map of the community for your review. To date, there are slightly over 100 single-family home sites with 81 completed or nearing completion. Many of these homes include children. It is time and necessary to limit construction traffic, but also provide support for police, fire and medical in having the ability to enter the community via alternative routes. As the plot indicates, most remaining single-family homes could be serviced from Mill Creek Road as the remaining ones will reside in only two remaining cul-de-sacs. In the townhome section, several two-family units are complete with many seniors living in the area. Completing Mill Creek Road will also help to alleviate turning left out of Mill Creek onto US 231 which creates a safety issue. I have spoken to Land Management of Olthof Builders and they have stated there are no current plans or any schedule to complete this road at this time due to economics/COVID. I realize this is an expense to the builder however they continue to build in Mill Creek without an additional street to exit the community and had all of 2019 to complete this road. Economies of scale for a

project come to mind. The remaining portion of Mill Creek Road is approximately 300 yards from the current pavement to Parrish and is marked **RED** on the plot to signify the road. A picture is included for your review. I might add Olthof continues to build out infrastructure elsewhere such as Birchwood Farms in Cedar Lake on US 41 without one home built: starting another initiative without completing a prior development.

We are also creating a second initiative that will include the Gates community on a separate petition to install a trip stop light at Park Place Drive and US 231. This is denoted as **RED** on the plot as to the location. Based on observations, there is a similar stop light already installed at 109th and Olcott.

In our opinion, the 109th/Olcott intersection does not conform to traffic statistics based on IDOT guidelines but is installed and in use. Previous IDOT engineering studies have stated there is not enough traffic coming from the Gates and Mill Creek to support a stop light at US 231 and Park Place Drive. To the west and east of us on US 231 there are lights at Parrish and Cline Avenue. This second petition will demonstrate the community disagrees with IDOT. Perhaps these studies were done a while back before the communities were built out. The Gates community sits directly north of Mill Creek and is mixed use with single family homes, townhouses, and a Christian School with approximately 600 students and no bus service. The Gates also has Providence Park Place Senior Living where many residents still utilize their own transportation. A new church has been built with a second church on the way. There are also connecting walk and bike paths from the Gates to Mill Creek that cross US 231. No available light presents several issues accessing US 231 going west from Mill Creek since this is our only option to exit Mill Creek. During school drop-off and pick-up as well as rush hours this is a major safety concern with the amount of traffic that traverses US 231 and driver sightlines. Although a trip light at this intersection is important for safety reasons, I realize the Gates has many egress avenues out to Parrish and Cline. For Mill Creek, this is a different story.

Perhaps there is a win-win situation in the near term for the state and county from an expenditure point of view. Since the Gates can traverse and egress many ways, the focus and priority would be to complete Mill Creek Road which would virtually eliminate all left-hand traffic from Mill Creek onto US 231. The completed road would support police, fire, and medical personnel as well as reduced construction traffic out of the main residential areas already developed. Please be aware Cedar Lake provides school bus service for all schools in Mill Creek turning out onto US 231.

How can you assist us in this endeavor in moving this forward? We are again looking to engage the St. John Council for support as well as reaching out to Police and Fire for their support.

Have a wonderful Memorial Day weekend and good luck in the election.

Thank You!
Sincerely,
Mill Creek Subdivision

Contact: Mr. Jim Ford

See Photos Next Two Pages

MILL CREEK





5/27/2020

Gmail - Springhill Dr resurfacing (TC meeting question)

Exhibit No. 2020-05-27-TC2



Beth Hernandez <bethhernandez.clerk@gmail.com>

Springhill Dr resurfacing (TC meeting question)

1 message

Jeffrey Slaven <jslaven2003@yahoo.com>

Wed, May 27, 2020 at 4:41 PM

To: Beth Hernandez <bethhernandez.clerk@gmail.com>

Since the entire Springhill Dr street got removed from the posted list of the spring 2020 road improvements... Is it a reasonable expectation/assumption that we will be one of the first streets to be resurfaced next when funds come available?

Jeff Slaven