



Text ADD to 24587 for updates regarding this project.

## DID YOU KNOW?

- The historic Campana building is the site for a proposed 80 unit multifamily housing development.
- The City of Batavia has not formally approved this project, **THEREFORE PUBLIC INVOLVEMENT WILL HAVE A CRITICAL IMPACT.**
- Campana property is cross-jurisdictional and is **WITHIN:**

**BATAVIA CITY LIMITS  
BATAVIA FIRE & POLICE DISTRICT  
GENEVA SCHOOL DISTRICT 304  
GENEVA LIBRARY DISTRICT  
GENEVA PARK DISTRICT  
GENEVA TOWNSHIP**

- Only 7.8% of the total tax revenue in 2016 went to the City of Batavia.
- The intersection at Batavia Avenue (Route 31) and Fabyan Parkway has a crash rate **300% HIGHER** than the normal rate for comparable intersections.
- There have been over 70 accidents at that intersection since the start of 2014.
- Approximately **40,000 CARS** already pass through Fabyan Parkway at Batavia Avenue (Route 31) **DAILY**.
- Evergreen's traffic analysis claims the redevelopment of 80 units will not adversely impact the intersection at 31 and Fabyan. Therefore, no improvements to the entrance or exit points are proposed.



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## WHY SHOULD YOU CARE?

- This development has the potential to add over 1,000 additional vehicle trips per day.
- For those that drive or use the bike path through this intersection, this will only exacerbate an already **DANGEROUS INTERSECTION**.
- Turning onto Fabyan from Campana and adjacent properties involves an already dangerous left or right turn.
- This will permanently increase traffic for all of Batavia and Geneva residents passing through the Fabyan and 31 intersection.
- Traffic will naturally turn into adjacent neighborhoods off of Van Nortwick and Allen Drive.
- Batavia residents in Western-Crestview, Memorial Field, Highlands, Randall Northeast and the Holmstad community along with Geneva residents in Allendale, Eaglebrook, and Fargo Blvd will be considerably impacted by increased traffic.
- Evergreen Real Estate Group is requesting to be exempt from numerous Batavia ordinances to allow room for more people to live and park in Campana.
- Evergreen Real Estate Group is requesting a significant relief from parking code. The current parking accommodations for the existing businesses on the west side of the building are already insufficient. These businesses will be staying if the proposed 80 units are built.
- Many businesses operating as tenants in the Campana building will be affected. Currently, that list includes: 123 Mattress LLC, 610 Home, All Dressed Up, AT&T, Club Fusion, Inc., Design Essentials, Du-Call Miller Plastics, Hemming & Sylvester, Hooper Corporation, Innovative Sports Medicine, Mainframe Software Management, Inc., Proforce Training LLC, St Charles Rowing Club, Studio 59 GOLF (David Impastato) & Rich Flores GOLF swing shop, T-Mobile, & Jennifer Valenti.
- Evergreen Real Estate Group is in the **FINAL** planning stages of this project, and has:  
*Received approval for Allocation of 2016 LIHTC Round II funds.*

*Kane County has completed an Environmental Assessment (EA) for the project and issued a "Notice of Conditional Finding of No Significant Impact and Notice of Intent to Request Release of Funds."  
The release of these funds could occur as early as June 2017.*

**AGAIN**, The City of Batavia has not formally approved this project, therefore public involvement will have a critical impact.

**NOW IS THE TIME TO GET INVOLVED.**



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## HOW TO GET INVOLVED

- **IMMEDIATELY** contact your Geneva and Batavia aldermen and city officials to voice concerns and questions. See contact information on the following pages.
- **ATTEND** a city meeting for power in numbers.
- **EMAIL** [admin@NoToCampana.com](mailto:admin@NoToCampana.com) to request a yard sign (a \$5 donation is appreciated).
- **TEXT ADD** to **24587** to receive text alerts about upcoming city meetings.

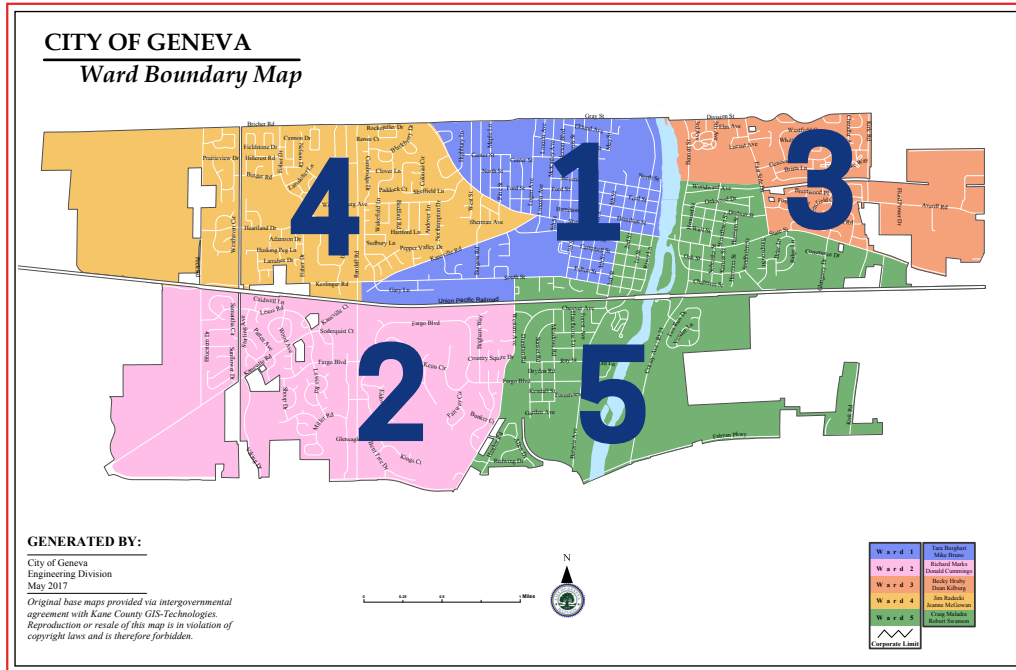
## GET A YARD SIGN





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# CITY OF GENEVA WARD MAP



## MAYOR

**Kevin Burns** 630-742-8916  
kburns@geneva.il.us

## WARD 1

**Tara Burghart** 630-232-0000 ext. 4001  
tburghart@geneva.il.us

**Mike Bruno** 630-791-0586  
mbruno@geneva.il.us

## WARD 2

**Richard Marks** 630-232-0000 ext. 4003  
rmarks@geneva.il.us

**Donald Cummings** 630-232-0000 ext. 4004  
dcummings@geneva.il.us

## WARD 3

**Becky Hruby** 630-232-0000 ext. 4005  
bhruby@geneva.il.us

**Dean Kilburg** 630-232-0000 ext. 4006  
dkilburg@geneva.il.us

## WARD 4

**Jim Radecki** 630-232-0000 ext. 4007  
jradecki@geneva.il.us

**Jeanne McGowan** 630-232-0000 ext. 4008  
jmcgowan@geneva.il.us

## WARD 5

**Craig Maladra** 630-232-0000 ext. 4009  
cmaladra@geneva.il.us

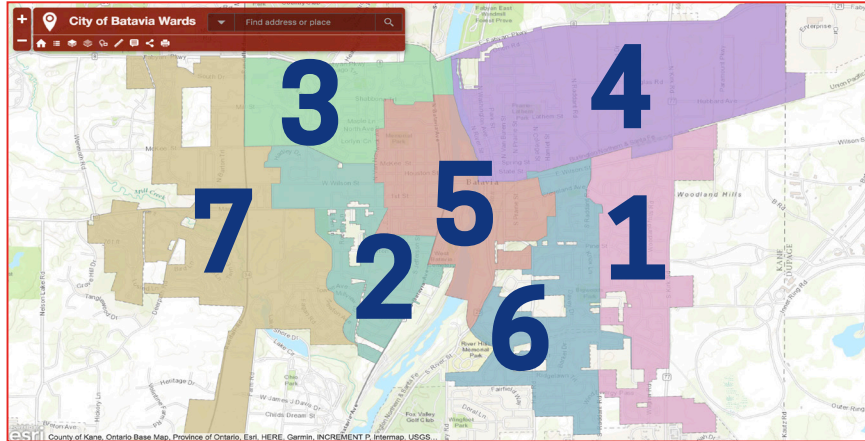
**Robert Swanson** 630-232-0000 ext. 4010  
rswanson@geneva.il.us

Please visit <http://www.geneva.il.us/index.aspx?NID=124>  
for more details on how to contact your aldermen.



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## CITY OF BATAVIA WARD MAP



### MAYOR

**Jeffery Schielke** 630-454-2000  
mayor@cityofbatavia.net

### WARD 1

**Scott Salvati** 630-360-2244  
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**Michael F. O'Brien** 630-406-8138  
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### WARD 2

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**Martin J. Callahan** 630-624-8058  
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### WARD 3

**Dan Chanzit** 630-803-9525  
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**Elliot Meitzler** 773-458-3044  
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### WARD 4

**Susan Stark** 630-301-1993  
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**Paula Mueller** 630-802-6888  
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### WARD 5

**Lucy Thelin Atac** 630-677-5827  
lthelina@cityofbatavia.net

**Mark Uher** 630-303-6087  
muher@cityofbatavia.net

### WARD 6

**Michael Russotto** 630-406-1422  
mrussotto@cityofbatavia.net

**Nicholas P. Cerone** 630-890-4515  
ncerone@cityofbatavia.net

### WARD 7

**David J. Brown** 630-879-9289  
dbrown@cityofbatavia.net

**Drew McFadden** 630-533-3739  
dmcfadde@cityofbatavia.net

Please visit <http://www.cityofbatavia.net/233/City-Council-Committee-of-the-Whole> for more details on how to contact your Batavia aldermen.



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## GET THE FACTS

### VISIT

<http://www.cityofbatavia.net/695/Proposed-Campana-Redevelopment-Updates> to view the City of Batavia's web page dedicated to Campana Project updates.

The website (last updated June 1) provides links to important documents such as:

- Initial Land Use Proposal submitted by Evergreen Real Estate Group
- A video link to Evergreen Real Estate Group's video presentation to Batavia's Committee of the Whole on May 2
- Kane County and Aurora Housing Authority's Notice of Conditional Finding of No Significant Impact and Notice of Intent to Request Release of Funds
- Kane County's Environmental Assessment Findings
- Evergreen Real Estate Group's Architecture and Landscape plans for the Campana site
- Campana site engineering plans from Eriksson Engineering Associates

**CONTACT** Anthony Isom, Jr. and ask to be added to the City of Batavia's email list to receive updates about the project to your inbox:

**Anthony Isom, Jr.**

**Administrative Assistant  
City of Batavia**

630-454-2052

aisom@cityofbatavia.net

**VISIT** <http://mybatv.com/news/> to view Batavia Access Television videos of Batavia Committee of the Whole and City Council meetings.



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## GET THE FACTS

**READ** about the Campana redevelopment project in the news:

<http://www.kcchronicle.com/2017/06/23/campana-apartment-proposal-in-batavia-short-on-parking/aezikjq/>

<https://patch.com/illinois/batavia/low-income-housing-considered-campana-building>

<http://www.chicagotribune.com/suburbs/aurora-beacon-news/news/ct-abn-campana-building-st-0613-20170612-story.html>

<http://www.kcchronicle.com/2017/04/28/developer-proposes-apartment-complex-for-campana-building-in-batavia/antm1io/>

<http://www.dailyherald.com/news/20170424/apartments-proposed-for-batavia-ax2019s-historic-campana-building>

<http://www.chicagobusiness.com/realestate/20170516/CRED0701/170519897/landmark-factory-in-batavia-may-go-residential>

## BE IN THE KNOW

Please email [admin@NoToCampana.com](mailto:admin@NoToCampana.com) if you would like to stay updated with the latest information regarding EREG'S Campana Proposal or to get a yard sign.

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