

**VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant

**DATE:** June 19, 2001

**RECOMMENDATION FROM:** Plan Commission

**FILE REF:** 1058

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

RESOLUTION

Motion to adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR DUNHAM POINTE SUBDIVISION", as presented.

**SUMMARY OF ITEM:**

*23*

At their meeting of May 1, 2001 the Plan Commission unanimously recommended approval of the final plat of subdivision for Dunham Pointe Subdivision.

**RECORD OF ACTION TAKEN:**

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**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT OF  
SUBDIVISION FOR DUNHAM POINTE SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for final plat approval for the property commonly known Dunham Pointe Subdivision located at 6859 Dunham Road, Downers Grove Illinois; and,

WHEREAS, notice has been given and a hearing held regarding this plat application pursuant to the requirement of the Downers Grove Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of subdivision of Dunham Pointe Subdivision, be and is hereby approved subject to the following conditions:

1. The subdivision shall be in accordance with the Plat entitled "Final Plat of Subdivision Dunham Pointe Subdivision" dated April 2, 2001, reduced copy attached.
2. Except as provided herein, the Dunham Pointe Subdivision shall be subject to the conditions and recommendations of the Plan Commission as set forth in their findings dated May 23, 2001 (Copy attached as Exhibit 2); as set forth in the minutes of the meeting of the Plan Commission on May 1, 2001 and as set forth in the Staff Report (Copy Attached as Exhibit 3). This includes, but is not limited to, completion of all required public improvements as set forth in the letter of David Conley dated March 16, 2001 (Copy attached as Exhibit 4).

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

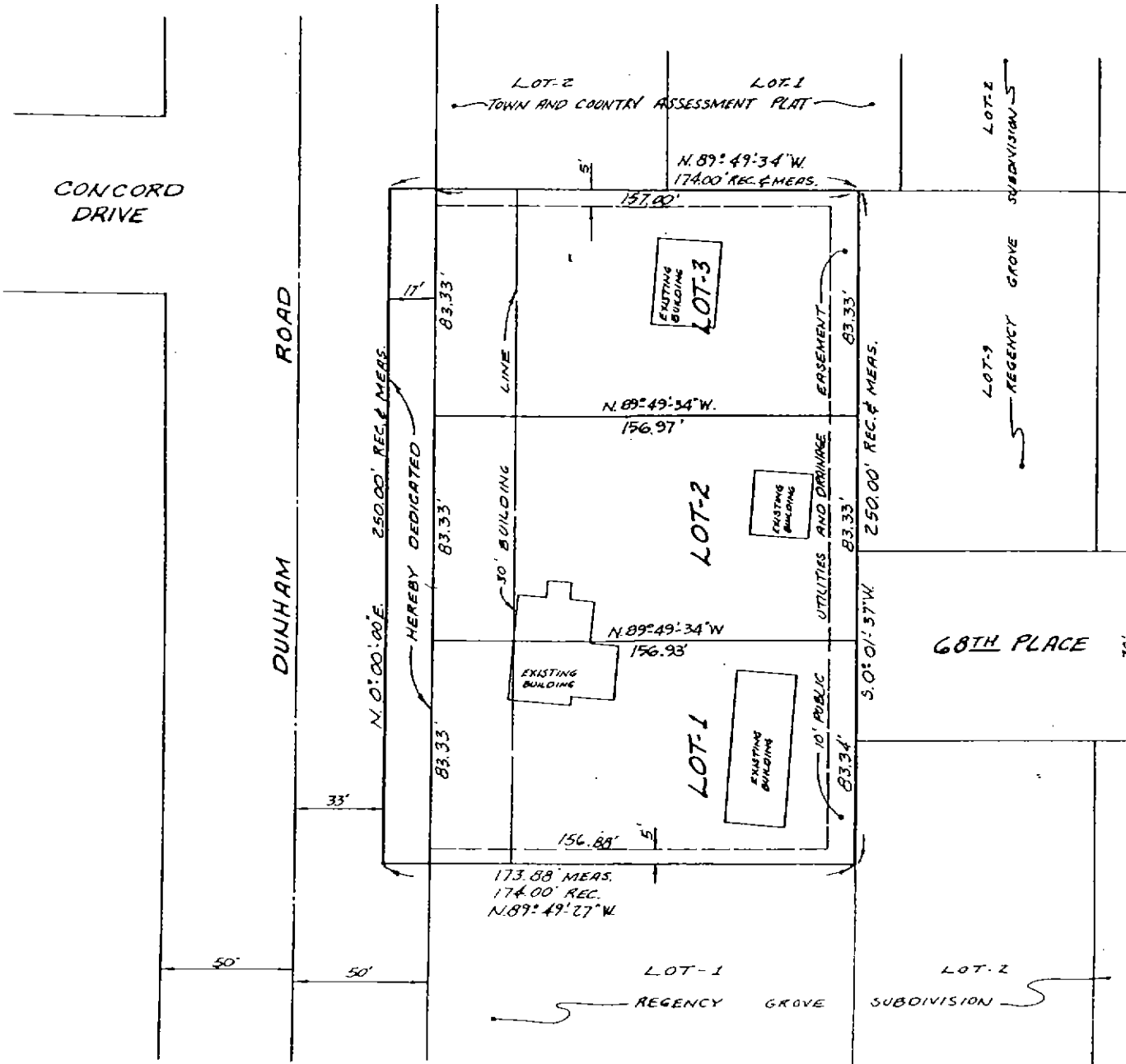
\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_  
Village Clerk

**FINAL SUBDIVISION PLAT  
DUNHAM POINTE  
DOWNERS GROVE, ILLINOIS**

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DUPAGE COUNTY, ILLINOIS.



**AREA SUMMARY**

GROSS	43,485 SQ. FT./0.9983 ACRES
LOTS	39,235 SQ. FT.
R.O.W	4250 SQ. FT.

**LOT AREAS**

LOT 1	13076 SQ. FT.
LOT 2	13078 SQ. FT.
LOT 3	13081 SQ. FT.

**LEGEND**

- SUBDIVISION BOUNDARY
- PROPERTY LINES
- - - EASEMENT LINES



May 23, 2001

Village of  
DOWNERS GROVE  
ILLINOIS

Mayor Brian Krajewski & Village Council  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

*Civic Center*  
801 Burlington Avenue  
Downers Grove  
Illinois 60515-4776  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5511

*CBD Redevelopment Office*  
1015 Curtiss Street  
Downers Grove  
Illinois 60515  
630.434.5940  
FAX 630.968.6346

*Fire Department  
Administration*  
3900 Highland Avenue  
Downers Grove  
Illinois 60515-1506  
630.434.5980  
FAX 630.434.5988

*Police Department*  
825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

*Public Works Department*  
5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4074  
630.434.5460  
FAX 630.434.5465

*Department of  
Social & Health Services*  
842 Curtiss Street  
Downers Grove  
Illinois 60515-4074  
630.434.5599  
FAX 630.434.5599

Village of  
Downers Grove Web site  
http: [www.vil.downers-grove.il.us](http://www.vil.downers-grove.il.us)

Info Line  
630.434.6800

**FILE NO. 1058 FINAL PLAT APPROVAL – DUNHAM  
POINTE SUBDIVISION;** Property is located on  
the east side of Dunham Road, approximately 130  
feet south of 68th Street, commonly known as 6859  
Dunham Road, Downers Grove, Illinois (PIN 09-  
19-405-007); Downers Grove National Bank Trust  
#00-053, Owner; Joel Andersen, Petitioner

Dear Mayor Krajewski & Village Council Members:

The following motion was adopted by the Plan Commission at their  
meeting on May 1, 2001:

**MOTION: MRS. REYNOLDS MOVED WITH RESPECT TO  
FILE NO. 1058 FINAL PLAT APPROVAL FOR  
DUNHAM POINTE SUBDIVISION, THAT THE  
PLAN COMMISSION FORWARD A POSITIVE  
RECOMMENDATION TO THE VILLAGE  
COUNCIL. THIS RECOMMENDATION IS BEING  
MADE CONDITIONED UPON THE REZONING OF  
THE SUBJECT PROPERTY TO R-3, SINGLE  
FAMILY RESIDENTIAL. THIS  
RECOMMENDATION IS ALSO BEING MADE AS  
THE PETITIONER HAS SUBMITTED A PETITION  
FOR FINAL SUBDIVISION PLAT APPROVAL  
THAT IS CONSISTENT WITH THE  
REQUIREMENTS OF THE SUBDIVISION  
CONTROL ORDINANCE AND IS CONSISTENT  
WITH THE REQUIREMENTS OF THE PROPOSED  
R-3, SINGLE FAMILY RESIDENTIAL ZONING  
DISTRICT. THIS RECOMMENDATION IS  
FURTHER CONDITIONED UPON THE  
PETITIONER COMPLETING THE PUBLIC  
IMPROVEMENT OBLIGATIONS THAT HAVE  
BEEN OUTLINED IN MR. CONLEY'S MARCH 16,**

**2001 MEMORANDUM. THESE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF THE APPROPRIATE MARKER AND/OR BARRIERS AT THE DEAD-END OF 68TH PLACE, THE CONSTRUCTION OF SIDEWALKS ALONG THE DUNHAM ROAD FRONTAGE OF THE SUBJECT PROPERTY AND THE INSTALLATION OF WATER AND SANITARY SEWER SERVICE FOR THE FUTURE RESIDENCES. FINALLY, THIS RECOMMENDATION IS CONTINGENT UPON PAYMENT OF THE APPLICABLE SCHOOL AND PARK DISTRICT DONATIONS BEING PAID. MR. WAECHTLER SECONDED THE MOTION.**

**ROLL:AYE: Mrs. Reynolds, Mr. Waechtler, Mr. Matejczyk, Mr. McCormick, Chairman Jirik**

**Nay: None**

**The motion passed unanimously.**

This recommendation is being forwarded to the Village Council as the Plan Commission was able to determine that the resulting parcels meet the requirements of both the Subdivision Control Ordinance and the Zoning Ordinance.

Sincerely,

VILLAGE OF DOWNERS GROVE

Handwritten signature of Alan Jirik in black ink, with a stylized 'AJR' monogram at the end.

Alan Jirik, Chairman  
Plan Commission

AJ:amd

**FILE NO. 1058**      **FINAL PLAT APPROVAL – DUNHAM POINTE SUBDIVISION;** Property is located on the east side of Dunham Road, approximately 130 feet south of 68th Street, commonly known as 6859 Dunham Road, Downers Grove, Illinois (PIN 09-19-405-007); Downers Grove National Bank Trust #00-053, Owner; Joel Andersen, Petitioner

Chairman Jirik asked if there was a representative of the petitioner present. Joel Andersen, 6212 Washington Street, Downers Grove, Illinois stated he is the owner of the proposed development and has lived in Downers Grove for 30 years. Mr. Andersen explained that he brought along his engineer in case there are any questions to be answered. Mr. Andersen stated currently there are three old garages and an existing farm house on the property. There are no sewer and water connections to the existing buildings.

Mr. Andersen indicated the proposed development would consist of three lots fronting on of Dunham Road. Each lot would be approximately 83 feet by 175 feet. Mr. Andersen indicated there should be little or no impact to Dunham Road as utilities for one lot will be accessed on the west side of Dunham Road by coring under the street. The remaining two lots will be connected at the back of the property. Lot area on each lot is over 13,000 square feet. Mr. Andersen explained he is planning to construct traditional two story, four bedroom homes. Mr. Andersen pointed out that the impact on the neighbors should be minimal. The installation of utilities should be of no inconvenience to the adjacent neighbors. Seventeen feet of right of way will be dedicated to the Village along the east side of Dunham Road, and six new parkway trees will be planted.

Mr. Andersen concluded by stating he was anxious to proceed with this project as it was becoming more difficult to keep the existing buildings secure. Mr. Andersen noted that he would be happy to answer any questions from the Plan Commission members.

At Staff's presentation, Mr. Rathje advised the petitioner is seeking final subdivision approval of a three lot, single family residential subdivision of a parcel of land located on the east side of Dunham Road, approximately 130 feet south of the south line of 68th Street. This subdivision is going directly to final subdivision plat approval. There has been no preliminary subdivision approval requested or approved. The Subdivision Control Ordinance provides that a petitioner may directly seek a final subdivision plat approval under the provisions of Section 20-504 (a).

Mr. Rathje pointed out the subject property has a width as measured north to south of 250.00 feet, and a depth that ranges from 173.88 feet as measured on the south to 174.00 feet as measured on the north. The area of the property is 43,485 square feet or 0.9983 acres. The subject property is currently improved with a farmhouse and three outbuildings. Mr. Rathje noted from a search of records, that the building was probably the original farmhouse for some of the land located to the east that was sold off some time in the past as part of the neighboring subdivision. The farmer who owned the

property probably wanted to retain one acre, and the existing property is just a few square feet short of that one acre.

Mr. Rathje recalled that the petitioner appeared before the Zoning Board of Appeals requesting the subject property be rezoned from R-1, single family residential to R-3, single family residential. Mr. Rathje explained this property was brought into the Village with the property owner not following through with any type of a rezoning petition. Consequently, the zoning defaulted to the Village's most restrictive zoning designation of R-1, single family residential. The surrounding property to the northeast and southeast is zoned R-3, and the property to the west is zoned R-4. The property to the west is really a modified R-4 zoning under an annexation agreement

Mr. Rathje explained the terms of the Zoning Ordinance requires that lots in the R-3 zoning district have a minimum width of 75 feet, a minimum depth requirement of 140 feet, and each new lot is to have an area of 10,500 square feet.

Mr. Rathje noted this subdivision is being pursued on the contingency that the R-3, single family residential zoning will be approved as requested.

Mr. Rathje referred to the final plat of subdivision displayed on the overhead screen. The petitioner's plat depicts that the subject property is to be divided into three lots. Each lot would measure 83.33 feet in width, the depth would range between 156.88 feet as measured at the south line of the southerly-most lot to 157 feet at the north line of the northerly-most lot. Lot areas will range from 13,074 square feet to 13,081 square feet.

Mr. Rathje recalled his earlier explanation that this piece of property most likely was created as an exception from the surrounding subdivisions, and the easterly half of the right of way width of Dunham Road reflects the old common law 66 foot wide dedication. The west half of the roadway was dedicated to a 50 foot half street standard for a minor arterial roadway; however, the east half of the right of way of Dunham Road adjacent to the subject property is currently only 33 feet wide. The majority of the right of way along this section of Dunham Road has been widened to 100 feet, the minor arterial roadway right of way standard, and the petitioner has agreed to meet the requirements of the Subdivision Control Ordinance and will be dedicating an additional 17 feet of right of way which will bring the cross section of this portion of Dunham Road up to the standard of the area.

With respect to public improvements, Mr. Rathje stated the only element missing is the sidewalks that the petitioner will be installing as part of the public improvement requirements. Mr. Rathje referred to the displayed final plat that shows where 68th Place stubs into the east line of the subject property. Mr. Rathje advised that Mr. Andersen has had conversations with the surrounding area residents, and the Planning Staff has consulted with the Public Works Department on this issue. Given the established nature of 68th Place, the decision was made for 68th Place to terminate without a cul-de-sac. David Conley, the Director of Engineering, indicated there was no need to extend 68th Place; however, he has advised that if the petitioner removes the fence which runs along the easterly line of the subject property, that an appropriate termination be provided in a

form of barriers, markers, berms or other such device. The developer will be expected to finalize this design decision as part of the site improvements permit.

Mr. Rathje advised that Mr. Jungwirth, Village Engineer has noted in his memorandum dated April 18, 2001 that this subdivision is less than one acre and falls well below the three acre threshold that would require for the provision of on-site stormwater detention. The only public improvements other than sidewalks that need to be dealt with are the individual water and sanitary sewer services. Because everything else has been completed in the area, Mr. Jungwirth suggested the petitioner not be required to post the traditional two-year letter of credit that is normally provided in order to guarantee that the roadway improvements withstand the test of time. This roadway has been in for many, many years and was the subject of bonding when it was first constructed. Mr. Jungwirth suggested that the Village permit the developer to simply deal with covering the cost of the water line and sanitary sewer extensions with a bond as each home comes in for construction. He also noted that there will be certain minor engineering fees (\$325), and the petitioner has agreed to provide payment for tree planting in lieu of undertaking the tree planting himself. Mr. Rathje explained this is an option that the Village quite often offers to subdividers. The Village is able to purchase the trees at a better price, supervise the planting and the Village is also able to garner the benefits of the guarantee from the contractor if the trees fail. The parkway trees would be planted at such time as this subdivision is substantially completed.

With respect to the school and park district donations, Mr. Rathje indicated the provisions of Section 20-300 of the Subdivision Control Ordinance require that a developer of a subdivision make certain payments to the Village of Downers Grove in the name of the school districts and the park district. As there is a residence on the property, the provisions of Section 20-300(e)(2) come into play, and the developer would receive credit for one house because it has been in existence for a number of years.

Mr. Rathje advised that the petitioner has indicated his intentions are to build all four-bedroom houses in the subdivision. According to the formula contained under Section 20-5.3 of the Subdivision Control Ordinance, for two new four-bedroom residences the petitioner will be required to make payments to the Village of \$2,319.72 in the name of School District 58, \$1,396.80 in the name of School District 99 and \$4,543.88 in the name of the Downers Grove Park District. A total payment of \$8,260.40 must be submitted to the Village in order to satisfy the donation requirements prior to the Village Council granting final plat approval.

In conclusion, the Planning Staff would recommend that the Plan Commission forward a positive recommendation for the proposed three lot, single family subdivision to the Village Council. This recommendation is being made contingent upon the property being rezoned to R-3, single family residential as the lots are being proposed in a manner consistent with that zoning district standard.

The Staff is further recommending that the petitioner be responsible for constructing sidewalks, that payment in lieu of tree planting be accepted, that the petitioner make

payments for engineering review fees as well as school and park district donation fees prior to any final action by the Village Council, and that the petitioner be permitted to proceed with respect to bonding in lieu of providing a letter of credit consistent with Mr. Jungwirth's memorandum and finally that some form of barrier, fencing or berming be constructed at the termination of 68th Place on the east side of the subject property consistent with Mr. Conley's March 16, 2001 memorandum.

Mr. Rathje advised that he would be pleased to answer any questions from the Plan Commission members.

Chairman Jirik announced that the Commission would now move on to public participation and asked if anyone in the audience wished to speak regarding File No. 1058. There was no response, and Chairman Jirik closed the public participation portion of the hearing.

Chairman Jirik next asked if there were any questions or comments from the Plan Commission members. Mr. McCormick asked Mr. Andersen if he had reached a decision as to what he is going to do at the end of 68th Place. Mr. Andersen responded at a minimum they would be installing a barricade and signs, but he would also like to have some type of berm. He is still trying to determine how he can work a berm in on two neighboring lots because two property owners would virtually own the berm. Mr. Andersen expressed the opinion that a berm was good idea as it would prevent headlights from cars shining into windows if cars were driven up to the dead-end.

There were no further comments or questions. Chairman Jirik called for a motion.

**MOTION      MRS. REYNOLDS MOVED WITH RESPECT TO FILE NO. 1058, FINAL PLAT APPROVAL FOR DUNHAM POINTE SUBDIVISION, THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL. THIS RECOMMENDATION IS BEING MADE CONDITIONED UPON THE REZONING OF THE SUBJECT PROPERTY TO R-3, SINGLE FAMILY RESIDENTIAL. THIS RECOMMENDATION IS ALSO BEING MADE AS THE PETITIONER HAS SUBMITTED A PETITION FOR FINAL SUBDIVISION PLAT APPROVAL THAT IS CONSISTENT WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE AND IS CONSISTENT WITH THE REQUIREMENTS OF THE PROPOSED R-3, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THIS RECOMMENDATION IS FURTHER CONDITIONED UPON THE PETITIONER COMPLETING THE PUBLIC IMPROVEMENT OBLIGATIONS THAT HAVE BEEN OUTLINED IN MR. CONLEY'S MARCH 16, 2001 MEMORANDUM AND IN MR. JUNGWIRTH'S APRIL 18, 2001 MEMORANDUM. THESE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF APPROPRIATE MARKERS AND/OR**

**BARRIERS AT THE DEAD-END OF 68TH PLACE, THE CONSTRUCTION OF SIDEWALKS ALONG THE DUNHAM ROAD FRONTAGE OF THE SUBJECT PROPERTY AND THE INSTALLATION OF WATER AND SANITARY SEWER SERVICES FOR THE FUTURE RESIDENCES. FINALLY, THIS RECOMMENDATION IS CONTINGENT UPON PAYMENT OF THE APPLICABLE SCHOOL AND PARK DISTRICT DONATIONS BEING PAID. MR.WAECHTLER SECONDED THE MOTION.**

Chairman Jirik asked if there were any questions or discussion on the motion. Mr. Waechtler commented that a lot of work and detail has gone into putting this subdivision together and expressed his opinion that it is a very good package.

As there were no further comments or questions, Chairman Jirik called for the vote.

**ROLL CALL: AYE: Mrs. Reynolds, Mr. Waechtler, Mr. Matejczyk, Mr. McCormick, Chairman Jirik**

**NAY: None**

**The motion passed unanimously.**

Chairman Jirik advised those present that the Plan Commission's recommendation to the Village Council will be scheduled sometime in early June. Those wishing to follow this petition as it moves through additional consideration at the Council level should contact Staff for updates.

**FILE NO. 1059 TENTATIVE PLAT APPROVAL – BOUNDARY HILL SUBDIVISION;** Property is located southeast of the intersection of Lee Avenue and Boundary Road, commonly known as 6103 Lee Avenue (PIN 09-18-308-004) and 1699 Boundary Road (PIN 09-18-308-003), Downers Grove, Il; Cassandra, William L. and Raymond J. Ponstein, Owners; William L. Ponstein, Petitioner

Chairman Jirik asked if there was a representative of the petitioner present.

William L. Ponstein, 6012 Hillcrest Road, Downers Grove, Illinois explained he has an irregularly shaped piece of property that he would like to subdivide into eight parcels. Mr. Ponstein noted currently there are two residential units on this site. Mr. Ponstein said the design of the cul-de-sac was done in order to maintain the privacy of the area as opposed to possibly running Boundary Road through and connecting with 62nd Street and creating a throughway. Mr. Ponstein indicated he is proposing to make full improvements on Boundary Court. Mr. Ponstein noted all the cul-de-sac lots require a depth variation; however, every lot exceeds the required lot area for R-3, single family residential zoning.

**FILE NO. 1058**      **FINAL PLAT APPROVAL – DUNHAM POINTE SUBDIVISION;**  
Property is located on the east side of Dunham Road, approximately 130 feet south of 68th Street, commonly known as 6859 Dunham Road, Downers Grove, Illinois (PIN 09-19-405-007); Downers Grove National Bank Trust #00-053, Owner; Joel Andersen, Petitioner

**FINDINGS:**

1.     The petitioner is seeking final subdivision approval of a three lot, single family residential subdivision of a parcel of land located on the east side of Dunham Road, approximately 130 feet south of the south line of 68th Street. This petition is being sought as a final plat approval for a subdivision which has not been granted nor has it previously sought a preliminary subdivision approval. The Subdivision Control Ordinance provides that a petitioner may directly seek a final subdivision plat approval under the provisions of Section 20-504 (a).
2.     The subject property has a width of 250.00 feet, a depth that ranges from 173.88 feet as measured on the south to 174.00 feet as measured on the north, and the parcel has an area of 43,485 square feet which is equal to 0.9983 acres. The subject property is currently improved with a 2-story frame residence and three 1-story frame garages. It is the petitioner's plans to raze all of the buildings and redevelop the subject property provided the proposed subdivision is granted.
3.     The subject property is also the subject of a petition that has appeared before the Zoning Board of Appeals requesting the subject property be rezoned from R-1, single family residential to R-3, single family residential. The Zoning Board of Appeals found the proposed rezoning to be appropriate and forwarded its unanimous recommendation to the Village Council for its consideration.

Based on the fact that a rezoning petition is pending, the review of the proposed subdivision is to be conditioned upon the subject property being rezoned to R-3, single family residential. The terms of the Zoning Ordinance requires that lots in the R-3 zoning district have a minimum width of 75 feet and a minimum lot area of 10,500 square feet. In addition, the provisions of Section 20-301(b) of the Subdivision Control Ordinance require a minimum lot width of 75 feet and a minimum lot area of 10,500 square feet, and the provisions of Subsection (e) (2) requires a minimum lot depth of 140 feet.

4.     The petitioner's plat depicts that the subject property is to be divided into three lots that are to measure as follows: Lot #1 is to have a width of 83.33 feet, a depth which ranges between 156.88 feet at the south and 156.93 feet at the north and is to have an area of

13,074.9 square feet, Lot #2 is to have a width of 83.33 feet, a depth which ranges between 156.93 feet at the south and 156.97 feet at the north and is to have an area of 13,078.6 square feet and Lot #3 is to have a width of 83.33 feet, a depth which ranges between 156.97 feet at the south and 157.00 feet at the north and is to have an area of 13,081.6 square feet.

5. As the subject property has not been involved in a previous statutory subdivision, the east half of the right of way of Dunham Road adjacent to the subject property is only 33 feet wide. In general, Dunham Road in the proximity of the subject property has a right of way that ranges between 83 feet and 100 feet. The right of way immediately to the north and immediately to the south of the subject property has a width of 100 feet. The petitioner has agreed to dedicate 17 additional feet of right of way adjacent to the subject property in order to have a 100 foot wide right of way adjacent to the subject property. This additional right of way will permit the construction of sidewalk on line with the sections of sidewalk that currently terminates at the subject property's north and south lot lines.
6. With respect to public improvements, consideration has been given both along the Dunham Road side of the property and along the east side of the property where 68th Place stubs into the east line of the property. With respect to 68th Place, David Conley, the Director of Engineering, met with the petitioner's engineer and determined that there was no need to extend the roadway, however, he has advised that if the petitioner removes the fence at the dead-end of the street that the Village would hold him responsible to install a barrier, markers, berm or some other sort of device to mark the dead end.

With respect to Dunham Road, all public improvements including storm sewers, water mains, pavement, curbs and gutters and lighting are all existing. The only improvements that have to be constructed as part of the construction of the new houses are the individual water and sanitary sewer services and the sidewalk along the Dunham Road frontage.

Mr. Jungwirth has reviewed the petitioner's plans as well as the conditions in the area and has offered his recommendations with respect to the petitioner's responsibility of completing the remaining improvements in his memorandum dated April 18, 2001.

7. With respect to the school and park district donations, the petitioner is responsible to satisfy the requirements of Section 20-300 of the Subdivision Control Ordinance. The provisions of Section 20-300(e)(2) provides that a credit be given to each residential dwelling unit that is in existence or was in existence within one year prior to a petition for final plat approval. This credit is applicable as there is currently an existing house located on the property.

The petitioner has indicated that they anticipate building all four-bedroom houses in the subdivision. According to the formula contained under Section 20-5.3 of the Subdivision Control Ordinance, for two new four-bedroom residences the petitioner will be required

to make payments to the Village of \$2,319.72 in the name of School District 58, \$1,396.80 in the name of School District 99 and \$4,543.88 in the name of the Downers Grove Park District. A total payment of \$8,260.40 must be submitted to the Village in order to satisfy the donation requirements prior to the Village Council granting final plat approval.

RECOMMENDATION:

The Planning Staff would recommend that the Plan Commission forward a positive recommendation for final subdivision plat approval for the Dunham Pointe Subdivision to the Village Council. This recommendation is being made conditioned upon the rezoning of the subject property to R-3, single family residential.

The Staff is forwarding a positive recommendation as the petitioner has submitted a petition for final subdivision plat approval that is consistent with the requirements of the Subdivision Control Ordinance and is consistent with the requirements of the proposed R-3, single family residential zoning district. This recommendation is further conditioned upon the petitioner completing the public improvement obligations that have been outlined in Mr. Conley's March 16, 2001 memorandum and in Mr. Jungwirth's April 18, 2001 memorandum. These improvements include but are not limited to the installation of appropriate markers and/or barriers at the dead end of 68th Place, the construction of sidewalks along the Dunham Road frontage of the subject property and the installation of the water and sanitary services to the future residences.

KJR:amd  
Attachments  
04/27/01

# VILLAGE OF DOWNERS GROVE

## DEPARTMENT OF CODE SERVICES STORMWATER MANAGEMENT DIVISION INTERDEPARTMENTAL CORRESPONDENCE

**DATE:** April 18, 2001  
**TO:** Ken Rathje, Director, Planning Services Department  
**FROM:** Robert Jungwirth, Village Engineer  
**SUBJECT:** **Final Plat Review: Dunham Pointe Subdivision**

The Public Works and Code Services Departments have completed their review of the engineering documents for the above referenced development located on the east side of Dunham Road south of 68<sup>th</sup> Street. These documents were found to be in substantial compliance with the requirements of the Village's Subdivision Ordinance.

The following documents were considered:

- 1) Final Subdivision Plat dated 2 April 2001 prepared by Intech Consultants; and
- 2) Site Development Plan dated 4 April 2001 prepared by Intech Consultants.

The Plat shows a dedication of seventeen feet along the Dunham Road frontage. This additional right-of-way along with the thirty-three feet already dedicated satisfies the Village's standard of one hundred foot wide right-of-ways on arterial streets.

Virtually all public improvements were previously constructed by either developers of adjacent property or the Village. The only items absent are water and sanitary services and public sidewalk. Since these utilities are generally installed on a lot by lot basis, we recommend that the traditional two year letter of credit guaranteeing the completion of the public improvements not be required. This work will be bonded when permits are issued for the construction of each home.

Since the total development is not even one acre in size, onsite stormwater detention would be more of a nuisance than a public benefit. Payment in lieu of construction is preferred. Therefore when the stormwater management permit is issued for each of the three lots, the site runoff storage fee will be calculated and assessed.

Although a subdivision letter of credit is being waived, the developer is still required to pay the engineering review fee of \$325.00. This money should be collected when the plat fee is paid.

Finally, the developer has agreed to pay the Village \$1,138.80 for the planting of six parkway trees by the Village Forester.

Cc: Jack Bajor, Director of Public Works  
Dave Conley, Assistant Director of Public Works  
Don Rosenthal, Director of Code Services

## Interoffice Memorandum

To: Ken Rathje, Director of Planning Services  
From: David Conley, Director of Engineering  
Subject: Dunham Point Subdivision  
Date: March 16, 2001

On Wednesday, March 14, 2001, I met with Ken Schroth from Intech Consultants to review the above subject subdivision. From a Public Work's perspective, all the public improvements including storm sewers, water mains, pavement, curb & gutter, and lighting are existing. The only improvements yet to be constructed are the individual water and sanitary services and the frontage sidewalk along Dunham Rd. As 68<sup>th</sup> Pl. already has complete improvements and there is no proposed extension of the road, no further improvements are necessary. I further informed Mr. Schroth that if the fence was to be removed at the dead end of 68<sup>th</sup> Pl., the development would be responsible to install a barrier, markers, berm, or other sort of device to mark the dead end. Mr. Schroth stated that he had discussed storm drainage requirements with Chrys Rymas previously and that storm water storage was not required. I recommended that Mr. Schroth obtain a letter from Bob Jungwirth addressing and verifying this item.

Although this is a new subdivision, it would seem more reasonable to include the sidewalk and services as part of the bonding on each individual building application rather than a subdivision letter of credit. I recommended to Mr. Schroth that he review this option with you and Bob Jungwirth for applicability.

If further information is necessary, please let me know.

  
\_\_\_\_\_  
David C. Conley

## Interoffice Memorandum

To: Ken Rathje, Director of Planning Services  
From: David Conley, Director of Engineering  
Subject: Dunham Point Subdivision  
Date: March 16, 2001

On Wednesday, March 14, 2001, I met with Ken Schroth from Intech Consultants to review the above subject subdivision. From a Public Work's perspective, all the public improvements including storm sewers, water mains, pavement, curb & gutter, and lighting are existing. The only improvements yet to be constructed are the individual water and sanitary services and the frontage sidewalk along Dunham Rd. As 68<sup>th</sup> Pl. already has complete improvements and there is no proposed extension of the road, no further improvements are necessary. I further informed Mr. Schroth that if the fence was to be removed at the dead end of 68<sup>th</sup> Pl., the development would be responsible to install a barrier, markers, berm, or other sort of device to mark the dead end. Mr. Schroth stated that he had discussed storm drainage requirements with Chrys Rymas previously and that storm water storage was not required. I recommended that Mr. Schroth obtain a letter from Bob Jungwirth addressing and verifying this item.

Although this is a new subdivision, it would seem more reasonable to include the sidewalk and services as part of the bonding on each individual building application rather than a subdivision letter of credit. I recommended to Mr. Schroth that he review this option with you and Bob Jungwirth for applicability.

If further information is necessary, please let me know.

  
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David C. Conley