

COUNCIL WORKSHOP ITEM

ITEM: PLAN COMMISSION FILE NO. 01-04 – Request for approval of a proposed Special Use to authorize an 8,976 SF Public Park in a R-4 Residential zoning district.

DATE: April 7, 2004

PREPARED BY: Joseph Skach, AIA, AICP, NCARB
Director, Department of Planning and Community Development

PURPOSE: Consideration of the Plan Commission's recommendation to approve the subject petition with certain conditions

DISCUSSION:

The petitioner Downers Grove Park district) is requesting approval of a Special Use for a neighborhood public park located in a R-4, Single Family residential area. The proposed use is identified as permitted use but subject to meeting Special Use criteria. The proposed park would be located at 5130 Cumnor Rd. (Southwest corner of 2nd Street and Cumnor Road).

At their February 16, 2004 meeting, the Plan Commission considered the Petitioner's request and recommended approval subject to certain conditions, including the provision of certain traffic directional/cautionary signs, as delineated in the attached Staff Report, and Draft Ordinance.

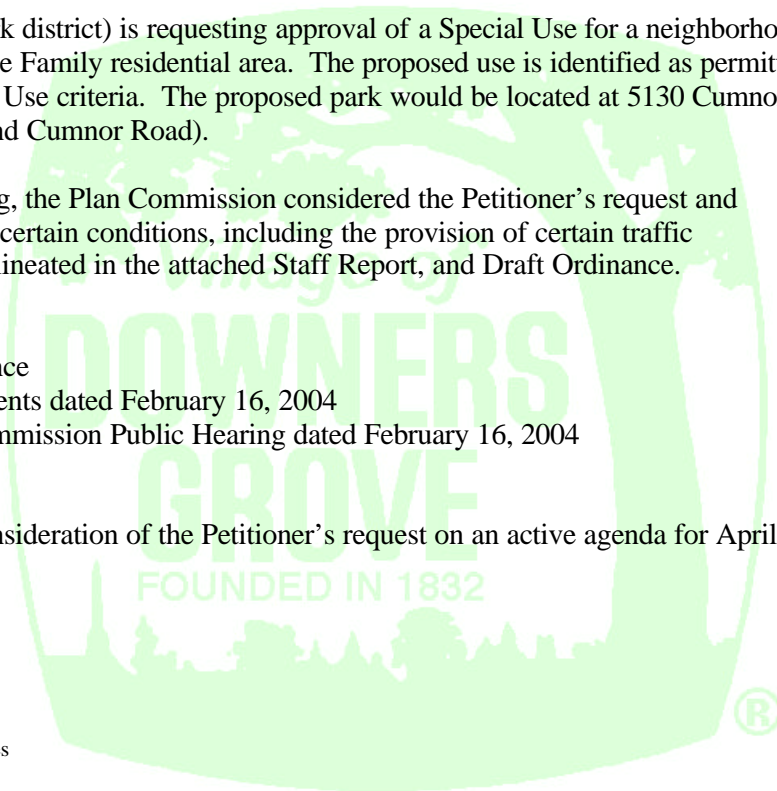
ATTACHMENTS:

1. Draft Special Use Ordinance
2. Staff Report with attachments dated February 16, 2004
3. Draft Minutes of Plan Commission Public Hearing dated February 16, 2004

RECOMMENDATION:

That the Village Council place consideration of the Petitioner's request on an active agenda for April 27, 2004

C: Riccardo Ginex, Village Manager
David Barber, Director, Public Works
Donald Rosenthal, Director Code Services



ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE AT 5130 CUMNOR ROAD TO PERMIT
A PUBLIC PARK IN AN R-4 RESIDENTIAL ZONING DISTRICT**

WHEREAS, the following described property, to wit:

Lots 1 and 2 in Block 4 in Resubdivision of Blocks 2 to 16 inclusive in Victor Fredenhagen Jr.'s Subdivision at East Grove, being a subdivision in the West Half of Section 9, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said resubdivision recorded September 8, 1886, as Document 36375, in DuPage County, Illinois (Commonly known as 5130 Cumnor Road, Downers Grove, IL)

(hereinafter referred to as the "Property") is presently zoned in the "R-4, Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a special use be granted for the Property to allow an 8,976 sq. ft. public park; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Plan Commission has recommended approval of the special use; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a public park.

SECTION 2. This approval is granted subject to the following conditions:

1. Substantial compliance with the site plans under Special Use/Plan Commission File #01-04 dated October 24, 2003, Revised April 5, 2004, reduced copy attached and incorporated herein by reference as Exhibit A.
2. Substantial compliance with the Staff report dated February 9, 2004, a copy of which is attached hereto and incorporated herein by reference as Exhibit B.
3. Compliance with all Public Works/Engineering requirements/conditions outlined in their memorandum dated January 21, 2004, including provisions for sidewalk installation/repair with the Village's Engineering Consultant analysis dated December 19, 2003, to address LPDA issues. Such requirements are incorporated within Exhibit B.
4. The conditions and recommendations as outlined by Plan Commission in their February 16, 2004 meeting minutes, a copy of which is attached hereto and incorporated herein by reference as Exhibit C.
5. Compliance with all applicable Federal, State and Village laws, ordinances, regulations and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law

Mayor

Passed:

Published:

Attest: _____

Village Clerk

PLANNING & COMMUNITY DEVELOPMENT REPORT/ STAFF DEVELOPMENT TEAM REPORT

To: Plan Commission
Prepared By: Lori Sommers, AICP, Strategic Planner
Meeting Date: February 16, 2004
Date Prepared: February 9, 2004
Project Title: New Public Park
Address: 5130 Cumnor Rd. (Southwest corner of 2nd Street and Cumnor Road)
PIN: 09-09-309-020 / 09-09-309-021

BACKGROUND INFORMATION:

Petitioner: Downers Grove Park District
c/o Gene Cromwell, Director of Parks
Address: 2455 Warrenville Road, IL 60515-1726
Existing Zoning: R-4, Single Family Residence District

Requested Action: 1. Approval of a proposed Special Use to authorize an 8,976 SF Public Park in a R-4 Residential zoning district.

BACKGROUND

On September 19, 2002, the Park District Board was presented with a petition, signed by 96 residents, that supported the creation of a public park on the subject site. The Park District purchased the project site on December 4, 2002. On July 2, 2003, the Park District held a public meeting with neighbors within 250 feet of the site to review plans for the proposed park that resulted in concurrence to move forward with the creation of a public park.

The Park District is proposing, what the Park District terms, a new "mini" neighborhood park as it is expected to serve a more compact geographic area than larger Park District Facilities. The Park District considers the neighborhood to be served by the proposed park to be bounded by the Burlington Northern Santa Fe train tracks, 55th Street, Williams Street and Fairview Avenue, and to the north, south, east, and west respectively.

The new 8,976 SF neighborhood park includes an area for public playground equipment. The playground will be maintained weekly by the Park District and will consist of swings, benches and a multi-unit play piece with various events. The petitioner has also indicated that the local community will have direct input into the selection of the multi-unit final selection of play pieces from the proposals submitted from manufacturers meeting the required criteria. The proposed project will serve the ages 5-12 and will meet the Americans with Disabilities Act (ADA) and U.S. Consumer Product Safety Commission Guidelines. The proposed park will have the operating hours of dawn to dusk, weekdays and weekends consistent with other public parks in the Village. It is the Petitioners intent to complete the work by June 1, 2004.

ANALYSIS**Requested Action**Special Use

The Petitioner is requesting a Special Use for a neighborhood public park located in a R-4, Single Family residential area. The proposed use is identified as permitted use but subject to meeting Special Use criteria. Chapter 28, Section 28-1902 outlines the Standards for Approval of a Special Use. The petitioner has responded to the standards in the attached letter dated January 19, 2004, and will address these issues to the Plan Commission for consideration as well as an overview of the project and proposed operations at the Plan Commission hearing.

Future Land Use Plan and Zoning

Future Land Use Plan

The Future Land Use Plan designates the subject property as Residential 0-6 DU/acre (yellow). It is located at the northern edge of the residential land use designation in an established single-family residential neighborhood with a Manufacturing component directly to the north.

Zoning

The site is zoned R-4, *Single Family Residential* which is consistent with the Future Land Use Plan. The proposed neighborhood park is listed as a Special Use within the R-4 zoning district.

Direction	Existing Zoning	Existing Use	Future Land Use Plan
North	M-1; Light Manufacturing	Manufacturing (Pepperidge Farm)	Office, Research & Manufacturing (ORM)
South	R-4, Single Family Residential	SF Residential	Residential 0-6 du/acre
East	R-3; Single Family Residential	SF Residential	Residential 0-6 du/acre
West	R-4, Single Family Residential	SF Residential	Residential 0-6 du/acre

Site

Site Characteristics

The existing site is comprised of two (2) currently vacant residential lots located at the southwest corner of 2nd Street and Cumnor Road. It is surrounded on three sides by single-family residential homes. The Pepperidge Farm bakery plant is located directly north across 2nd Street with driveways to the plant's parking areas, northeast and northwest of the park site.

The site is currently flat but will provide a well-defined play equipment play area approximately 2 feet below the existing level of adjacent sidewalks on public property. The play area will be further visually enhanced and enclosed by a variety of trees and screening/landscaping including double rows of Viburnum plantings and a screened fence to the south and west adjacent to existing homes. The Petitioner has indicated that a 5'-0" solid wood screening fence will be installed along the south and west property lines up to the 25' setback line and will continue as a 3'-0" split wood rail fence to the entry. Both the solid fence and open design fence have been submitted under the required code of 4 feet and 6 feet respectively.

Pedestrian access only to the park will be afforded from the existing, adjacent public sidewalks. Given that 2nd Street tends to have elevated traffic volumes during morning and late afternoon periods, consideration should be given in the finalized design that may further inhibit mobile toys such as a kick or soccer ball, brought to the park, from entering 2nd Street which may prompt a child to pursue it unexpectedly. Additional or taller plantings on the north side of the park might be considered.

Yards and Setbacks

The site is considered a corner lot with two required front yards, of 25 foot setback from the north and east property lines. The rear and side yard setbacks required are 20 feet and 5 feet respectively. The Petitioner has located the playground equipment outside of the required setback areas. The proposed lot, since it is located in and surrounded by an R-4 Residential District does not require transitional yards.

Public Works/Engineering

Engineering/Stormwater Management

Public Works Staff and Village's Engineering Consultant have reviewed the proposed plans and detail their conclusions in the attached memorandum dated January 21, 2004. The site does not contain floodplains or wetlands. The proposed project is located within a Localized Poor Drainage Area. To address this the Petitioner will be regrading the site. Their report on June 10, 2003, stated that there are no wetland buffer, or riparian environment special management areas on site that would constrain the playground facilities. Subsequently, the

Village's Engineering Consultant has determined that the plans are in conformance with the Village's Stormwater and Flood Plain Ordinance (Ord. #4271). Prior to construction the Petitioner must submit a stormwater permit application and applicable fees/performance security. Upon completion of the proposed project the Petitioner must submit a final topographic survey and associated compensatory excavation volume calculations.

Engineering has reviewed the proposed plans and notes that a sidewalk replacement has not been identified after the installation of a new 10" culvert. Engineering is requesting that the replacement walk be 5" thick PCC on 2" of compacted CA-6 base. At this time Engineering feels that this condition can be required as part of the future right-of-way permit process.

Parking and Traffic

The proposed park is designed as a mini neighborhood park and many of its patrons will live within walking distance. As this park is to serve residents in the immediate neighborhood, the Park District expects the substantial majority of its users to walk to the park. Consequently, existing on street parking of five (5) on-street parking spaces are located along the north property line on 2nd Street and two spaces on Cumnor Street is expected to be adequate.

Consequently, traffic impacts are expected to be minimal or negligible from the proposed park. However, it should be noted that 2nd Street is likely to have higher traffic volumes during morning and afternoon rush hours from the employees of Pepperidge Farms entering and exiting their parking lot. Reasonable precautions should be considered to inhibit children from easily entering the street.

Landscaping

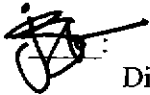
The Park district is adding/enhancing the site significantly with planting and landscape architectural materials. The design employs native plant materials, preservation of existing trees, as well as a visually appealing and functional enclosure. The proposed landscape plan has been reviewed by the Village forester and has indicated that the proposed layout and plant selection are appropriate for the site. The petitioner is indicating two rows of deciduous shrubs along the south and west property lines. In addition, there will be an entryway planter that will contain native prairie grasses.

The Park District has not proposed any site lighting but it should be noted that should any lighting be proposed in the future that the lighting should be shielded such that it is minimized from the adjacent residential properties.

RECOMMENDATION

The Staff Development Team has reviewed the Petitioner's request and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council in response to the Petitioner's request subject to the following conditions:

1. Compliance with all Public Works/Engineering requirements/conditions outlined in their memorandum dated January 21, 2004, including provisions for sidewalk installation/repair and the Village's Engineering Consultant analysis dated December 18, 2003, to address LPDA issues.
2. Compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.



Joseph Skach, AIA, AICP, NCARB
Director, Planning and Community Development

c: Rick Ginex, Village Manager
David Barber, Director Public Works
Don Rosenthal, Director, Code Services
Michael Millette, Assistant Director, Public Works, Engineering
Jonathan Hall, Development Engineering Manager
Dorin Fera, Traffic Engineering Manager
Howard Hoffman, Chief, Fire Prevention Bureau
File

JAN 22 2004

Planning and Community
Development



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

TO: Joseph P. Skach, AIA, AICP, Director of Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering: *ADM*
 Jonathan C. Hall, P.E., Development Engineering Manager II: *JH*
DATE: January 21, 2004
RE: Planning / Zoning Petition for Preliminary Plat
 Proposed Park - 2nd Street and Cumnor Road (Southwest Corner)
 Public Works Department Review

Documents Reviewed:

- Existing Conditions & Site Preparation Plan revised 12/8/03.
- Layout Plan revised 12/8/03.
- Grading & Drainage Plan revised 12/8/03.
- Planting Plan revised 12/8/03.
- Various Details Plan revised 12/8/03.

Attachments:

- Review memo from Village Forester dated 11/4/03
- Christopher B. Burke Engineering, Ltd. review memorandum dated 12/18/03.

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	11/5/03	Place on PC Agenda	X
Stormwater	J. Hall	12/22/03	Place on PC Agenda	X
Water	D. Bird		No Comments	
Traffic	D. Fera		No Comments	
Forestry	K. von der Heide	11/4/03	Place on PC Agenda	X
Pavement	R. Ebel		No Comments	

Findings:

The Public Works Department finds that the subject petition **substantially complies** with Village standards for Special Use and **concurs** with placement on the Plan Commission Agenda at this time.

Public Works Department Review:

Engineering Review Comments:

- Sidewalk replacement over new 10" culvert is not indicated. Replacement walk shall be 5" thick PCC on 2" of compacted CA-6 base. This requirement may be addressed as part of the future right-of-way permit process.

Stormwater Review Comments:

- This project is located within a Localized Poor Drainage Area. The grading plan has demonstrated that compensatory excavation requirements will be met, and the plans are acceptable for approval. Prior to construction, the applicant must submit a stormwater permit application and applicable fees / performance security.
- A final topographic survey and associated compensatory excavation volume calculations will be required upon completion of the project.

See also attached Christopher B. Burke Engineering, Ltd. review memorandum dated 12/18/03.

Traffic Review Comments:

No comments.

Forestry Review Comments:

See attached memo dated 11/4/03.

Pavement Review Comments:

No comments.

Water Review Comments:

No comments.

c: PW Division Managers
Director of Code Services
Stormwater Management Engineer
C. Chalberg, Administrative Technician

BROADCAST FACSIMILE TRANSMISSION

To: Jon Hall	Fax: 630-434-5495
Alicia Hightower	630-434-5495
Joe Skach	630-434-5572
Mitch Fox	630-963-1543
June Gornik	630-434-6873
From: Lara Sup	Pages: 3, including this cover sheet
Re: 2 nd and Cumnor Park	Date: 12-18-03
CBBEL Project Number: 01-528B218	Hard Copy to be Sent: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Notes:

IMPORTANT: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE UNITED STATES POSTAL SERVICE. THANK YOU!

IF YOU DO NOT RECEIVE THE SPECIFIED NUMBER OF PAGES,
PLEASE CONTACT US IMMEDIATELY.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Rd, Ste 600 Rosemont, IL 60018-4920 Tel (847) 823-0500 Main Fax (847) 823-0520
Construction/Surveying/Municipal Fax (847) 823-1029 Wellands Fax (847) 318-9793
Water Resources/Mechanical Fax (847) 518-2214



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

December 18, 2003

Village of Downers Grove
Public Works Department – Engineering
5101 Walnut Ave.
Downers Grove, IL 60515

Attention: Jon Hall, PE

Subject: 2nd Stormwater Management Review for 2nd Street and Cumnor Road
Park
(CBBEL Project No. 01-528B218)

Dear Mr. Hall:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following documents:

1. Stormwater submittal for 2nd Street and Cumnor Road Park prepared by the Village of Downers Grove Park District, undated.
2. Fill and Cut Calculations for 2nd Street and Cumnor Road Park prepared by the Village of Downers Grove Park District, undated.
3. Site plans for 2nd Street and Cumnor Road Park prepared by Patrick Engineering Inc., dated April 11, 2003, revised December 8, 2003.

Project Description

The subject site disturbs approximately 0.21 acres. The site will be developed into a park.

CBBEL has reviewed the plans and finds the stormwater permit application in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271). This review did not include the review of utility installations or connections. The site does not contain floodplain or wetlands. The site does contain localized poor drainage area (LPDA). All fill placed in the LPDA has been compensated for at a ratio of 1.5:1.

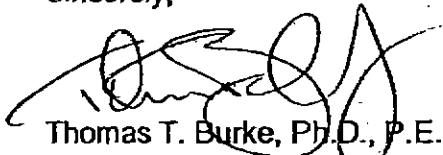
CBBEL recommends stormwater management approval for the park at 2nd and Cumnor to the Village of Downers Grove, based on the updated plans.

An advance copy of this letter may be provided to a permit applicant as a Village service to expedite the review and response process, but it does not include a comprehensive review from the Village of Downers Grove.

The applicant should be reminded that certain issues are reviewed only by the Village, and that the final responsibility for interpretation of the Village Code rests with the Village. The applicant should expect to receive additional review comments from the Public Works Department, Code Services Department, and the Planning and Community Development Department as applicable.

If you have any questions, please call.

Sincerely,



Thomas T. Burke, Ph.D., P.E.
Head, Water Resources Section III

- Cc: Mitch Fox – Village of Downers Grove Park District
Joe Skach – Village of Downers Grove, Development
Alicia Hightower – Village of Downers Grove, Public Works
June Gornik - Village of Downers Grove, Code Services

**VILLAGE OF DOWNERS GROVE
INTEROFFICE MEMORANDUM**

DATE: February 9, 2004
TO: Plan Review Team
FROM: Kerstin G. von der Heide, Village Forester
SUBJECT: 2nd Street and Cumnor

I have reviewed the subdivision plans and have 2 comments.

1. The plants selected for the landscape are all suitable to the area. The Park District always does an excellent job on plant selections for all of their facilities.

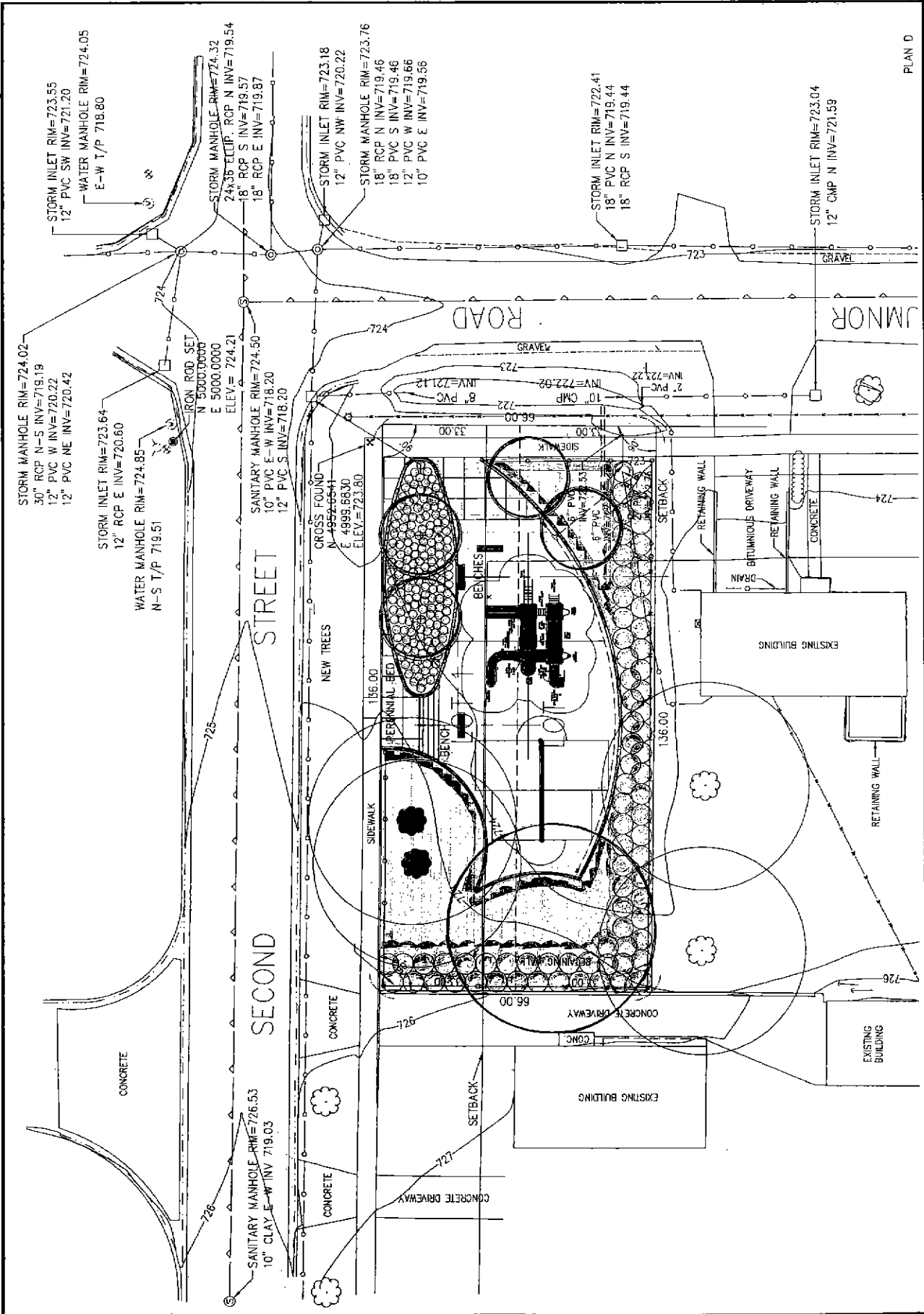
2. There are no existing parkway trees on the site, and this project does not require new parkway trees to be planted. At some point in the future, depending on budget and available parkway space, Forestry staff may add some parkway trees to both 2nd and Cumnor.

DOWNERS GROVE PARK DISTRICT
 2455 WARRENVILLE ROAD
 DOWNERS GROVE, ILLINOIS 60515
 TELEPHONE NUMBER: (630) 953-1304

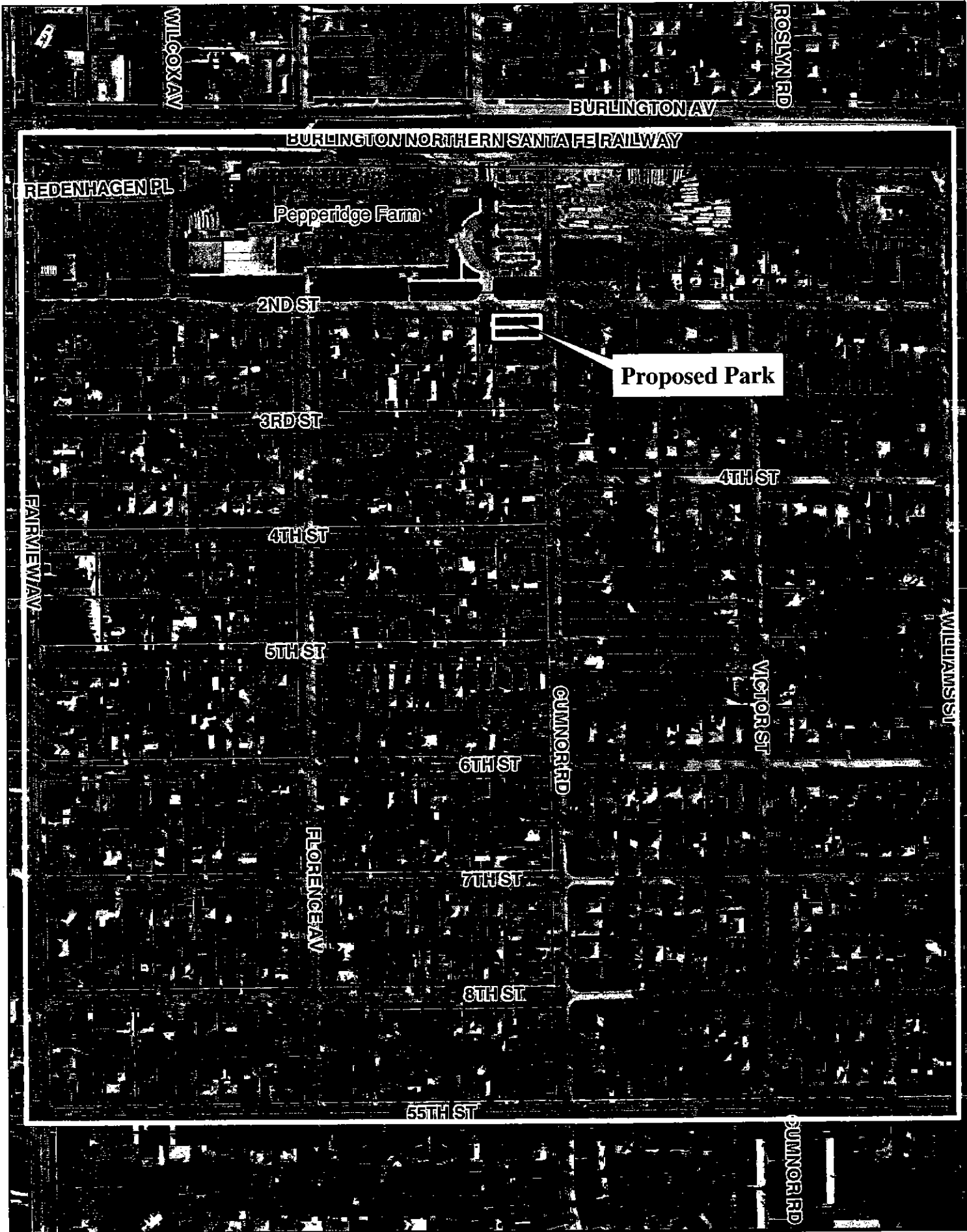
NEW PLAYGROUND
 SECOND STREET & CUMNOR ROAD

LAYOUT PLAN
 OF SITE

NORTH
 SCALE: 1" = 10'-0" DRAWN BY: J.M. FOX
 SHEET 1 OF 5 SHEETS
 DATE: 4/14/03



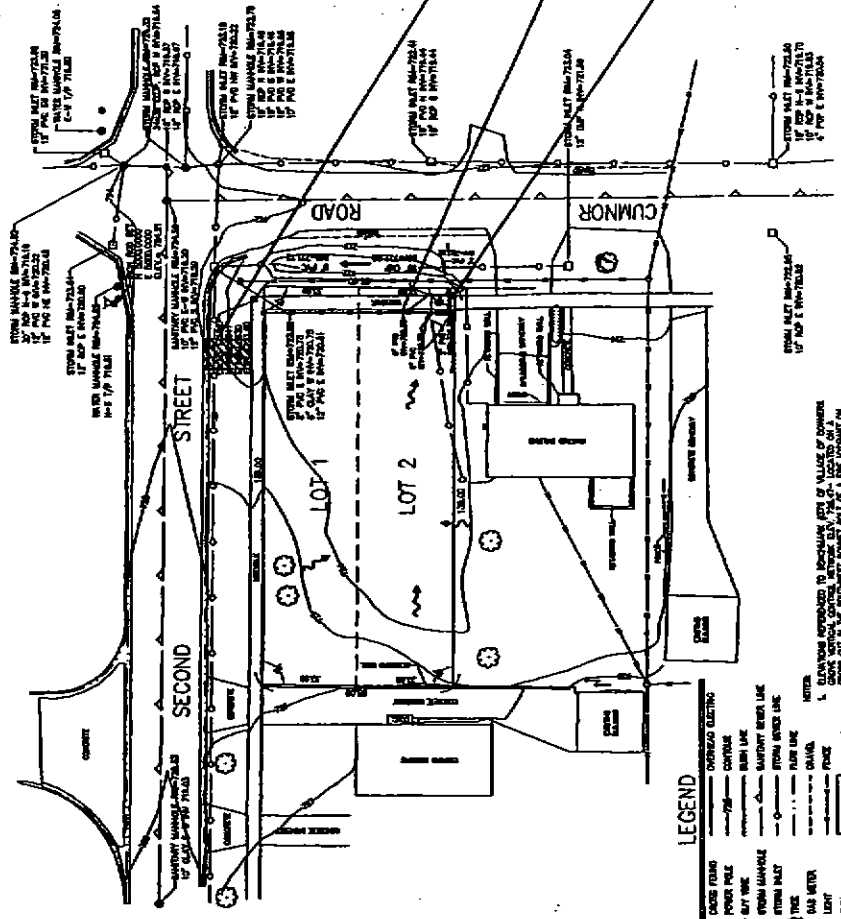
PLAN D



**PC -01-04 New Public Park
Planning & Community Development**

 Area Served by Park





LEGEND

- 1. OVERHEAD ELECTING
- 2. CONCRETE
- 3. ASPHALT
- 4. WATER WALK
- 5. SANITARY WALK
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DATE: AT TIME, UNDER THE DAY OF APRIL, 2003 I.A.

UNLESS OTHERWISE NOTED OTHERWISE, ASSUMED NORTH

MAP OF EXISTING SITE CONDITIONS

DATE: 4/8/2003
 PROJ. NO.: 254910
 SHEET NO.: 1
 1 OF 1 SHEETS

SCALE:	1"=20'
CREATED BY:	MAV
CHECKED BY:	MLC
APPROVED BY:	EWK



PATRICK ENGINEERING INC.
 1100 W. 110th St.
 Downers Grove, IL 60130
 Tel: 630-580-1100
 Fax: 630-580-1101

DOWNERS GROVE PARK DIST.
 DOWNERS GROVE, ILLINOIS

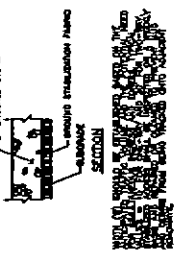
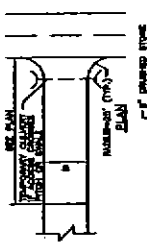
STANDARD NOTES:

- A. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- B. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
- C. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILED IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.
- D. PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- E. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OF FILTER CONTROL DEVICES DURING CONSTRUCTION.
- F. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DRAINAGE SHALL BE FILTERED.
- G. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- H. ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF VILLAGE ORDINANCE 4271 SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- I. STABILIZED CONSTRUCTION ACCESS (10' WIDE) - PLACE FILTER FABRIC BETWEEN WALK & CURB WITHIN PARKWAY WITH A SIX (6") LAYER OF 1" TO 3" STONE ON TOP. PROTECT WALK & CURB WITH 2" X 12" X 10'-0" WOOD BOARDS (SEE DETAIL BELOW).

SILT FENCE SHALL BE INSTALLED ALONG THE EAST PROPERTY LINE, ON THE WEST SIDE OF THE PUBLIC WALK & A 20'-0" LONG SECTION ALONG THE SOUTH PROPERTY LINE AS PER DETAIL 5G (TOTAL 86 LINEAR FT.)

OVERLAND FLOW PATHS WILL REMAIN UNCHANGED FROM EXISTING TO PROPOSED CONDITIONS

STABILIZED CONSTRUCTION ACCESS



REVISION 12/8/03 M.FOX

DOWNERS GROVE PARK DISTRICT
 2465 WARDENHOLE ROAD
 DOWNERS GROVE, ILLINOIS 60515
 TELEPHONE NUMBER (630) 943-1241

NEW PLAYGROUND
 SECOND STREET & CUMNOR ROAD

EXISTING CONDITIONS &
 SITE PREPARATION PLAN

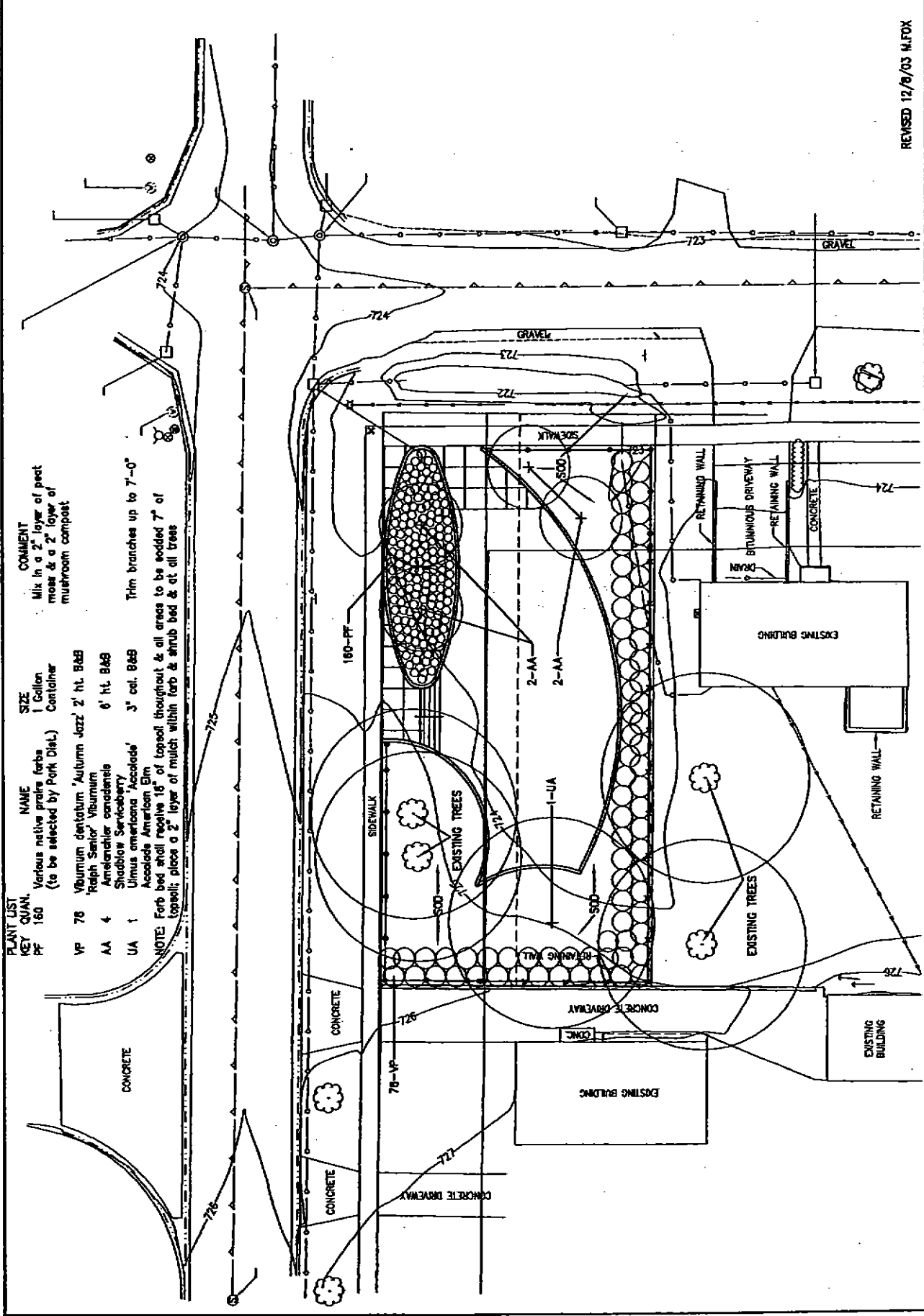
DATE: 10/24/03
 SCALE: 1"=20'
 SHEET 1 OF 5 SHEETS

DOWNERS GROVE PARK DISTRICT
 2458 WARDVILLE ROAD
 DOWNERS GROVE, ILLINOIS 60515
 TELEPHONE NUMBER (630) 953-1304

NEW PLAYGROUND
 SECOND STREET & CUMNOR ROAD

PLANTING PLAN

NORTH
 SCALE: 1" = 10'-0" DRAWN BY: M.FOX
 SHEET 4 OF 5 SHEETS
 DATE: 10/24/03
 REVISED 12/09/03 M.FOX



PLANT LIST

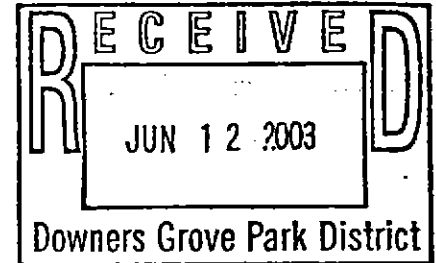
KEY QUAN.	NAME	SIZE	COMMENT
PF 160	Various native prairie forbs (to be selected by Park Dist.)	1 Collon Container	Mix in a 2" layer of peat moss & a 2" layer of mushroom compost
VP 78	<i>Viburnum dentatum</i> 'Autumn Jazz'	2' ht. BAB	Trim branches up to 7'-0"
AA 4	Rough Senior <i>Viburnum acerifolium canadense</i>	6' ht. BAB	
UA 1	Shadblow <i>Sarcobatus</i> <i>Ulmus americana</i> 'Accolade' <i>Accolade American Elm</i>	3' cal. BAB	

NOTE: Forb bed shall receive 18" of topsoil throughout & all areas to be sodded 7" of topsoil; place a 2" layer of mulch within top & strip bed & at all trees

10 June 2003

P203036-00

Mr. Gene Cromwell
Downers Grove Park District
2455 Warrenville Rd.
Downers Grove, Illinois 60515-1726



Re: Wetland Determination
2nd & Cumnor
Downers Grove, Illinois

Dear Mr. Cromwell:

Per your request, Planning Resources visited the above-referenced site on 5 June 2003 to evaluate the site for the presence of wetlands and other areas that would be regulated under Section 26 of the Village of Downers Municipal Code (March 2002).

The site is located at the southwest corner of the intersection of Cumnor Road and 2nd Street in Downers Grove, Illinois. The legal location is in the southwest quarter of Section 9, Township 38 North, Range 11 East of the Third Principal Meridian. The site is bounded by 2nd Street to the north, Cumnor Road to the east, and single-family residential properties to the west and south. The area investigated was a vacant lot in which the Downers Grove Park District proposes to construct a new playground facility.

A site investigation resulted in the conclusion that no wetland was present on the property. *The absence of site-specific riparian environment and wetland buffer should be verified with the Village of Downers Grove.* The following information supports this conclusion.

Methodology

Under the Village Code, the presence and boundaries for wetlands are determined in accordance with the current on-site delineation methodologies established by the U.S. Army Corps of Engineers (COE). In 1987, the COE approved a three-parameter methodology for identifying and delineating boundaries of wetlands. In most cases, all three parameters (i.e., wetland vegetation, hydric soils, and wetland hydrology) must be present before an area is classified as wetland.

Prior to the site visit, in-house documentation was compiled and reviewed (i.e., the National Wetlands Inventory map, County wetland map, soil survey, FEMA map, hydrologic atlas, aerial photographs, etc.). Following this review, a cursory field investigation was performed; the main purpose was to evaluate the site for the presence or absence of wetlands and other regulated areas.

The field investigation also included observations of adjacent properties to determine if the site contained wetland buffers associated with off-site wetlands. Representative photographs were taken to document site conditions.

Existing Information

The Natural Resources Conservation Service's mapped soil series at the study area is Urban land-Markham-Ashkum complex (MU 923B). The Ashkum component is considered a hydric (i.e., wetland) soil series. Aerial photography suggests a faint wetland signature in a ditch to the east of the site, between the sidewalk and Cumnor Road. Neither the National Wetland Inventory (NWI), the hydrologic atlas, nor the DuPage County wetland map indicates the potential for wetlands on the site.

Field Conditions

Currently, the site consists of a mowed turfgrass lot with two mature double-trunk American elm (*Ulmus americana*) trees in the northwest corner. There were also three smaller elms and one small green ash (*Fraxinus pennsylvanica*). The primary species in the groundcover were Kentucky bluegrass (*Poa pratensis*) and creeping Charlie (*Glechoma hederacea*). Therefore, the property contained a dominance of upland plants.

Between the lot and the west side of Cumnor Road was a ditch excavated to provide stormwater conveyance. The bottom of the ditch was uneven, which would detain runoff being conveyed northward. Corrugated metal pipes occur at the north and south ends of the ditch. A 2-inch PVC pipe was observed discharging water at the southern extent of the ditch. The northern portion and the slopes of the ditch were vegetated with Kentucky bluegrass. The bottom of the central part of the ditch had saturated soils and a dominance of hydrophytic vegetation, primarily reedtop (*Agrostis alba*) and chufa (*Cyperus esculentus*).

Wetland Buffer Areas and Riparian Environments

Under the Village Code, all wetlands have a 50-foot-wide protected buffer zone extending from the boundary of the wetland. Site conditions indicate the potential presence of an off-site wetland east of the lot. However, it is our opinion that this ditched area was excavated into upland soil for stormwater conveyance.

As currently defined, riparian environments are those vegetated areas along waterways within the 100-year floodplain (i.e., Zone A on the Federal Emergency Management Area maps). The FEMA map (Community-Panel No. 170204 0006 C) does not indicate the presence of Zone A flood hazard area. Therefore, the property is unlikely to contain floodplain or riparian environments.

Conclusion

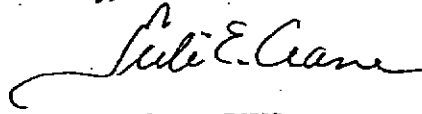
It is Planning Resources' opinion that the ditch to the east of the proposed playground lot has been excavated into upland soil and therefore would not be regulated as wetland. Based on the site assessment, there are no wetland, buffer, or riparian environment special management areas on the site that would constrain development of playground facilities as proposed in the 14 April 2003 site layout plan.

The Village Engineer should be contacted to verify the absence of a site-specific riparian environment. Also, please note that the Village of Downers Grove and the U.S. Army Corps of

Engineers make the final determination regarding the status of wetlands under their jurisdiction and the conclusions in this memorandum should be verified with them.

Should you have any questions, please call me.

Sincerely,



Juli Elayne Crane, PWS
Director of Environmental Studies

attachment

xc: Mitch Fox, DGPD



Dear Neighbor:

On January 9, 2004 the Park District will receive proposals, from play equipment manufacturers, in regards to the installation of new play equipment at 2nd & Cumnor and at Washington Center.

On Saturday, January 10, 2004, staff will be available from 9:00 A.M. to 10:00 A.M. for neighbors of 2nd & Cumnor and from 10:30 A.M. to 11:30 A.M. for neighbors of Washington Center. We will review the park plans, go over the proposals from the manufacturers and with your assistance select the equipment to be installed in the park. We hope you will be able to make the meeting. The meeting will be held at the Park District Administrative Office located at 2455 Warrenville Road, directly south of Aramark (formerly ServiceMaster).

Directions: Prairie Avenue West to Belmont, Belmont North to Ogden, Ogden West to Cross (first light) Cross North (1/2 block) to Warrenville. The Park District office is on the SE corner of Cross and Warrenville. Depending on the number of attendees parking is available in the Aramark parking lot. If you park there please be careful crossing Warrenville Road. We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Gene Cromwell".

Gene Cromwell, Director of Parks

A handwritten signature in cursive script that reads "Mitch Fox".

Mitch Fox, Landscape Architect



VISITORS SIGN-IN SHEET



January 10, 2004
Second and Cumnor Playground Equipment

Name Larisa Calvanese

Address 214 4th St.

Phone # 663-0730

DG 60515

Name JEFF MCGNATH

Address 5145 CUMNOR RD

Phone # 030241 3126

Name AMY BOONE

Address 117 2nd St

Phone # 434-0999

Name Cherie Travis

Address 211 Second St.

Phone # 969-6060

Name Janice McCrimmon

Address 5132 Cumnor Rd

Phone # 630-964-0629

Name Pat McCrimmon

Address 5132 Cumnor Rd

Phone # 630 964 0629



Box 2121
 LaGrange, IL 60525
 708-579-9055
 1-800-526-6197
 708-579-0109 (fax)
 play@nutoys4fun.com
 www.nutoys4fun.com

JANUARY 8, 2004

2ND AND CUMNOR PARK
 DOWNERS GROVE PARK DISTRICT
 OPTION 1
 ALUMINUM PLAYBOOSTER W/TENDERDECKS

<u>QTY</u>	<u>NO.</u>	<u>DESCRIPTION</u>
5	111404B	140 ALUM. POST
5	111404C	132 ALUM. POST
2	111404D	124 ALUM. POST
2	111404E	116 ALUM. POST
1	111404F	108 ALUM. POST
1	111404G	100 ALUM. POST
1	111404I	84 ALUM. POST
4	111403A	182 ALUM. POST FOR ROOF
1	111408A	PEAK ROOF
1	121948A	KICK PLATE FOR 8 RISE
5	111228A	SQUARE TENDERDECK
2	122197A	TRIANGULAR TENDERDECK 90 DEG
1	119646A	TRIANGULAR TENDERDECK EXTENSION
1	115236A	BALL MAZE [ABOVE DECK]
1	115228A	DRIVER PANEL ABOVE DECK
1	127439A	NAVIGATOR PANEL [GROUND LEVEL]
1	123483A	SPACE PANEL [ABOVE DECK]
1	124863E	SLIDEWINDER2 64 DECK
1	122033A	SPYROSLIDE 72 DECK
1	128986A	CATWALK CLIMBER 24 DIFF
1	143644A	CHIMNEY ACROSS 24DK DIFF DB ONLY
1	135345D	DISC CLIMBERS 40 DECK
1	128252A	LOOP LADDER D.B.
1	139778B	THUNDERHEAD CLIMBER
1	126203A	RING A LING HORIZ.LADDER
1	122589A	30DIA CRAWL TUNNEL 16 OFFSET DECK
1	111357A	CHINNING BAR
1	115375A	DECK TO DECK STEPS (2 STEPS)
SWING SET:		
1	122837B	4 PLACE SGL POST SWING W/COATED CHAIN
1	122838B	W/2 BELT SEATS & W/2 FULL BUCKET SEATS
ALL OF THE ABOVE FOR A TOTAL DELIVERED PRICE OF \$25,000		



Box 2121
LaGrange, IL 60525
708-579-9055
1-800-526-6197
708-579-0109 (fax)
play@nutoys4fun.com
www.nutoys4fun.com

Americans with Disabilities Act (ADA) Conformance

Project: 2nd and Cumnor, Option 1
Downers Grove, IL

Plan code: DOW3PLA1

Date: 01/08/04

It is our opinion that the proposed plan meets all current ADA guidelines. The site has been designed to comply with the *Americans with Disabilities Act Accessibility Guidelines: Play Areas* (ADAAG) published by the Access Board. The following is a count summary of accessible events:

5 - 12 Year Olds Structure

Playstructure (with less than 20 elevated events)

Total number Elevated Events = 12

Accessible via Transfer: 11 (6 Required)

Number Ground Level Events: 7 (4 Required)

Number of Types of Ground Level Events: 4 (3 Required)



LETTER SENT TO THE IMMEDIATE NEIGHBORS (250') CONCERNING THE DEVELOPMENT OF 2ND & CUMNOR. ATTACHED IS THE LIST OF NEIGHBORS.

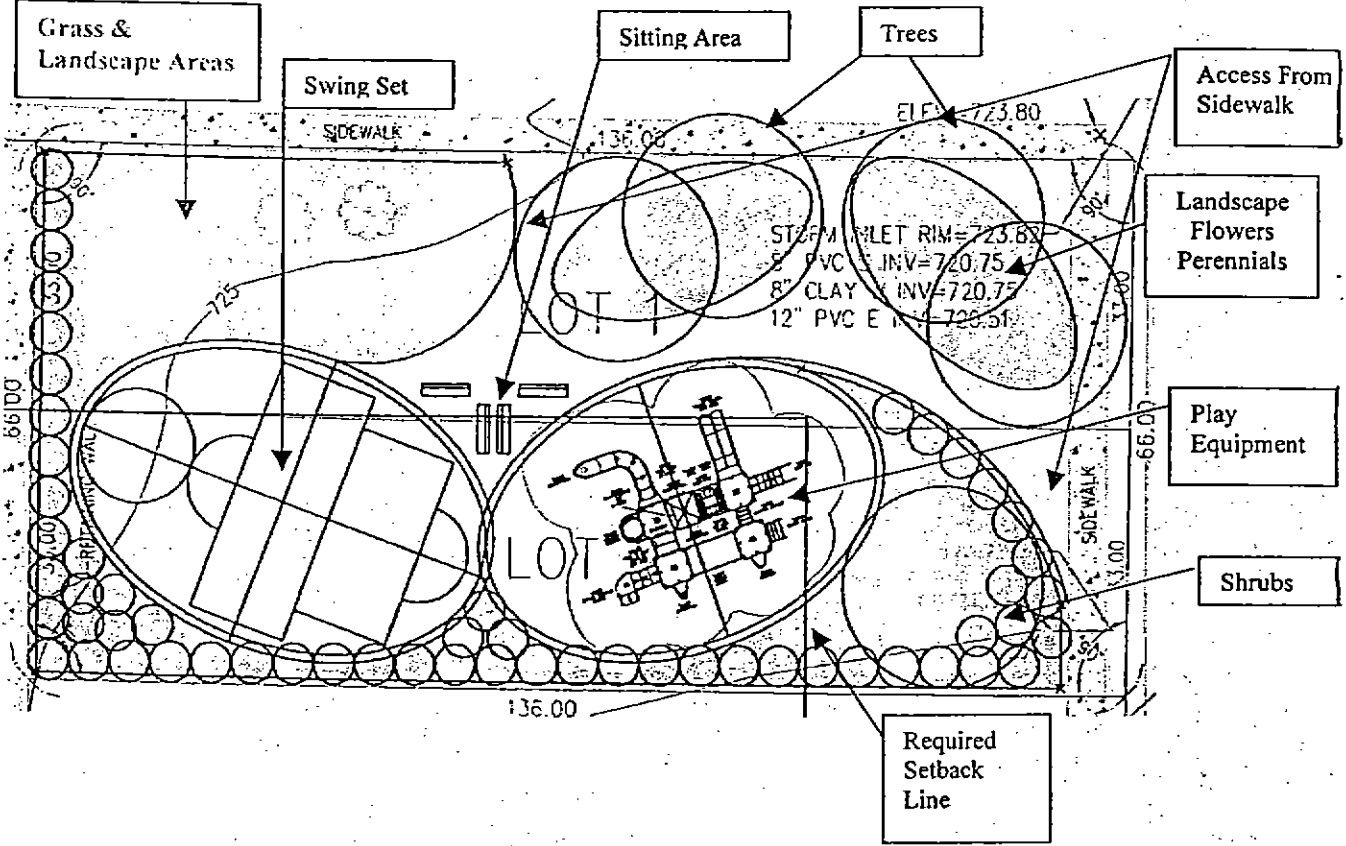
JULY 20, 2003

ORIGINAL CONCEPT

Dear Neighbor:

You are invited to review plans for the development of the Park District property located at the SW corner of 2nd & Cumnor. A meeting has been scheduled for 7:00 P.M., Wednesday, July 2, 2003, at the Lincoln Center, 935 Maple Avenue.

The attached preliminary plan reflects what staff believes could be developed at the site.



Site work - grading, curb installation, drainage installation, walks, benches and fencing; Play equipment installation and soft surface installation to meet ADA requirements; Landscaping - seeding, installation of trees, shrubs, annuals and perennials.

We hope you will be able to attend the meeting and provide staff with your input and feedback. If you cannot attend the meeting or you have any questions please do not hesitate to phone me at (630) 963-1304 x204 or email me at gcromwell@dgparks.org.

Thank you in advance for taking an interest in your neighborhood park and the Downers Grove Park District.

Sincerely,

[Handwritten signature]

Gene Cromwell Director of Parks



PEPPERIDGE FARM INC
CAMPBELL PLACE
CAMDENNJ08103

PEPPERIDGE FARM INC
CAMPBELL PLACE
CAMDENNJ08103

COMM HOUSING ASSN DU
PAGE
35CST CHARLES RD
VILLA PARKIL60181

COMMUNITY HOUSING ASSN
35 ST CHARLES RD
VILLA PARKIL60181

Resident
117 2ND ST
DOWNERS GROVE, IL 60515

Resident
125 2ND ST
DOWNERS GROVE, IL 60515

Resident
5129 CUMNOR RD
DOWNERS GROVE, IL 60515

SNS CONSTRUCTION INC
5820 MIDDGAUGH AVE
DOWNERS GROVE, IL 60516

Resident
211 2ND ST
DOWNERS GROVE, IL 60515

Resident
215 2ND ST
DOWNERS GROVE, IL 60515

Resident
219 2ND ST
DOWNERS GROVE, IL 60515

Resident
227 2ND ST
DOWNERS GROVE, IL 60515

Resident
227 2ND ST
DOWNERS GROVE, IL 60515

SNS CONSTRUCTION INC
5820 MIDDGAUGH
DOWNERS GROVE, IL 60516

Resident
5132 CUMNOR RD
DOWNERS GROVE, IL 60515

Resident
5132 CUMNOR RD
DOWNERS GROVE, IL 60515

Resident
5135 CUMNOR RD
DOWNERS GROVE, IL 60515

Resident
5136 CUMNOR RD
DOWNERS GROVE, IL 60515

Resident
210 3RD ST
DOWNERS GROVE, IL 60515

Resident
214 3RD ST
DOWNERS GROVE, IL 60515

Resident
218 3RD ST
DOWNERS GROVE, IL 60515

Resident
220 3RD ST
DOWNERS GROVE, IL 60515

Resident
222 3RD ST
DOWNERS GROVE, IL 60515

Resident
5140 CUMNOR RD
DOWNERS GROVE, IL 60515

Resident
5145 CUMNOR RD
DOWNERS GROVE, IL 60515

PIN_1	BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT
0909308002	PEPPERIDGE FARM INC			CAMPBELL PLACE	
0909316030	PEPPERIDGE FARM INC			CAMPBELL PLACE	
0909316002	COMM HOUSING ASSN DU PAGE	35C	W	ST CHARLES RD	
0909316012	COMMUNITY HOUSING ASSN	35		ST CHARLES RD	C
0909317003	BOONE, MILES & AMY RYAN	117		2ND ST	
0909317002	KENDALL, D S	125		2ND ST	
0909317018	STUDENNY, HOWARD & JANET	5129		CUMNOR RD	
0909309020	SNS CONSTRUCTION INC	5820		MIDDAUGH AVE	
0909309012	MASON, JUDITH E	211	E	2ND ST	
0909309011	SAMUELS, KAREN L	215		2ND ST	
0909309010	OESTERREICH, WILLIAM & L	219		2ND ST	
0909309009	CARLSON 3327, HUBERT F	227		2ND ST	
0909309008	CARLSON 3327, HUBERT F	227		2ND ST	
0909309021	SNS CONSTRUCTION INC	5820		MIDDAUGH	
0909309022	BUCHKO, ROBERT & J	5132		CUMNOR RD	
0909309023	BUCHKO, ROBERT & J	5132		CUMNOR RD	
0909317019	KEACH, KELVIN & DAWN	5135		CUMNOR RD	
0909309024	PURCELL, P & A LYSKANOWSKI	5136		CUMNOR RD	
0909309019	CONDON, STEVEN & KRISTIN	210	E	3RD ST	
0909309018	MAH, SALLY & MENG	214	E	3RD ST	
0909309017	MANNING, DENNIS G & CAREN	218		3RD ST	
0909309016	FLYNN, MICHAEL & MARY	220	E	3RD ST	
0909309015	HAMILTON, DEBRA & L LOWERY	222		3RD ST	
0909309025	BUZECKY, LEONARD G	5140		CUMNOR RD	
0909317020	RICHARDS, TIMOTHY &	5145		CUMNOR RD	

PETITION TO PURCHASE & DEVELOPE LAND & COMMUN

1/5

I support the creation of a park in the neighborhood bounded by Fairview Ave, the Burlington Northern Santa Fe train tracks to the north, Williams Street and 55th Street.

SIGNATURE	PRINTED NAME	ADDRESS
1 John G Miller	JOHN MILLER	231 2 nd ST
2 Rebecca W Truscht	Rebecca Truscht	5141 Florence Ave.
3 Heather Prince	Heather Prince	5129 Florence
4 Tom Prince	Tom Prince	5129 Florence
5 Brendan J. Ouealy	Brendan J. Ouealy	5125 Florence
6 Elise Ouealy	Elise Ouealy	5125 Florence
7 Celeste Mathews	Celeste Mathews	5330 Florence Ave.
8 Jennifer Strach	Jennifer Strach	5325 Florence Ave
9 Margaret Barrett	Margaret Barrett	5329 Florence Ave
10 Christine M. Yeo	Christine M. Yeo	5324 Florence Ave
11 Eric Wolff	ERIC WOLFF	5330 FLORENCE AV.
12 Mary Wolff	MARY WOLFF	5330 Florence Av.
13 Mike Montefinese	Mike Montefinese	5400 Florence AV.
14 John Drorak	John Drorak	325 7 th ST.
15 Dr. Howard	Dr. Howard	334 7 th ST
16 Kelly Grissom	KELLY GRISSOM	215 7 th ST.
17 Ray Kates	Ray Kates	5137 Florence Ave
18 Janet Roell	Janet Roell	5137 Florence Ave.
19 Jan Studenny	Jan Studenny	5129 Cumnor Rd DG
20 Jill Biscupski	Jill Biscupski	5301 Cumnor Rd D.G.
21 Brian Stylczynski	Brian Stylczynski	221 8 th St. DG.
22 John L. Lewis	John L. Lewis	233 8 th ST D.G.
23 Pat Janica	PAT JANICA	233 8 th ST D.G.
24 Annemarie Brown	Annemarie Brown	319 8 th St.
25 Debbie Sarin	Debbie SARIN	316 8 th ST
26 Jeannette Slos	Jeannette SLOS	310-8 th ST. D.G.
27 Ethel Hebbeler	ETHEL HEBBELER	300-8 th ST. D.G.
28 James Hebbeler	JAMES	" " " "
29 Natalie Hemstreet	Natalie Hemstreet	222 8 th St
30 Peg Farley	PEG FARLEY	218 8 th St

I support the creation of a park in the neighborhood bounded by Fairview Ave, the Burlington Northern Santa Fe train tracks to the north, Williams Street and 55th Street.

	<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
1	<i>Kevin J Burke</i>	KEVIN J BURKE	5230 CUMMOR RD Downers
2	<i>James R. Hoelscher</i>	James R. Hoelscher	5222 Cuman Rd Downers
3	<i>ANNY BOONE</i> <small>A. Boone</small>	ANNY BOONE	117 2nd St Downers
4	<i>Miles Boone</i>	Miles Boone	117 2 nd St. D.G.
5	<i>Joseph Hanzlik</i>	JOSEPH HANZLIK	5305 FLORENCE AVE R.G.
6	<i>Michelle Miller</i>	Michelle Miller	231 2nd Street
7	<i>Linda Graziano</i>	Linda Graziano	5
8	<i>Melanie Phillipot</i>	Melanie Phillipot	29 2nd St. Downers DG
9	<i>Jim Gasper</i>	Jim Gasper	311 8th St. D.G.
10	<i>Gail Gasper</i>	Gail Gasper	311 8th St. DG.
11	<i>Lynette Walke</i>	Lynette Walke	321 4th St. DG
12	<i>Donald Walke</i>	Donald Walke	321 4th St., DG.
13	<i>Susan Hoelscher</i>	SUSAN HOELSCHER	5222 Cuman Rd. Downers
14	<i>Karen Skutas</i>	KAREN SKUTAS	215 SECOND ST DG
15	<i>Karen Skutas</i>	Karen Skutas	215 Second St. D/G.
16	<i>Kelvin H. Keach</i>	KELVIN KEACH	5135 CUMMOR RD DG.
17	<i>Dawn H. Keach</i>	DAWN KEACH	5135 CUMMOR/DG.
18	<i>Peter Konneker</i>	PETER KONNEKER	115 2nd Street
19	<i>Cheri Manzke</i>	CHERI MANZKE	109 2nd St.
20	<i>Nancy Borrino</i>	Nancy Borrino	21 Second St.
21	<i>Frank Ruveto</i>	FRANK RUVETO	34 2nd St.
22	<i>Tom Clark</i>	TOM CLARK	105 4th St
23	<i>Carol Clark</i>	CAROL CLARK	105 4th St.
24	<i>Joanne Mutsel</i>	Joanne Mutsel	5308 Florence Rd
25	<i>Don Tapineau</i>	DON TAPINEAU	203 5TH D.G.
26	<i>Pauline Kay Tapineau</i>	PAULINE KAY TAPINEAU	203 5th D.G.
27	<i>Ernie Manak</i>	ERNIE MANAK	5209 FLORENCE AVE
28	<i>Cheryl Schmelebeck</i>	CHERYL SCHMELEBECK	5209 FLORENCE AVE.
29	<i>Kay Porsche</i>	KAY PORSCHE	5201 FLORENCE AVE.
30	<i>John Trausch</i>	JOHN TRAUSCHT	5141 FLORENCE AVE

I support the creation of a park in the neighborhood bounded by Fairview Ave, the Burlington Northern Santa Fe train tracks to the north, Williams Street and 55th Street.

	<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
1	<i>Lawrence T. Farley</i>	LAWRENCE T. FARLEY	218 8th St. D.G.
2	<i>Linda ELLING</i>	Linda ELLING	232-55th St. D.G.
3	<i>Beverly Polaster</i>	BEVERLY POLASTER	227 2nd St D.G.
4	<i>Heidi Polaster</i>	Heidi Polaster	227 2nd St. D.G.
5	<i>Mark Prineator</i>	Mark Prineator	313 2nd St DG
6	<i>Randy Tack</i>	Randy Tack	311 2nd St D.G.
7	<i>Beverly Eisenhut</i>	Beverly Eisenhut	230 3rd St D.G.
8	<i>David Schneeweis</i>	David Schneeweis	501 Cumnor Rd D.G.
9	<i>Michael J. Atwater</i>	Michael J. Atwater	5200 Cumnor Rd P.G.
10	<i>Mary Hennehan</i>	Mary Hennehan	5225 Cumnor Rd DG
11	<i>Judith Jolicoeur</i>	Judith Jolicoeur	234 7th St.
12	<i>Bill Peter</i>	Bill Peter	5330 Cumnor Rd
13	<i>Carol Fazioli</i>	Carol Fazioli	5400 Cumnor Rd
14	<i>Martin Fazioli</i>	Martin Fazioli	5400 Cumnor Rd
15	<i>Sarah Bales</i>	Sarah Bales	129 7th St.
16	<i>Chuck Bales</i>	Chuck Bales	129 7th St.
17	<i>Bob Laue</i>	BOB LAUE	122 7th St
18	<i>M. Ward</i>	M. Ward	5324 Victor St DG
19	<i>C. Ward</i>	C. Ward	5324 Victor St DG
20	<i>Cathy Zelman</i>	Cathy Zelman	111 6th St + D.G.
21	<i>Chris Grant</i>	CHRIS GRANT	127 6th St D.G.
22	<i>Maggie Bueke</i>	MAGGIE BUEKE	5230 Cumnor Rd D.G.
23	<i>Len Buzeky</i>	LEN BUZECKY	5140 cumnor
24	<i>Adam Buzeky</i>	Adam Buzeky	5140 cumnor Rd
25	<i>Cherie Travis</i>	Cherie Travis	211 Second Street
26	<i>Nadine Murphy</i>	Nadine Murphy	5 Second Street
27	<i>Anna DeLazzer</i>	ANNA DELAZZER	40 - second street
28	<i>Michael Bigelow</i>	Michael Bigelow	101 2nd St
29	<i>Heidi M. Bigelow</i>	Heidi M. Bigelow	101 2nd St
30	<i>Tom Masgarello</i>	Tom Masgarello	5240 Victor Street

I support the creation of a park in the neighborhood bounded by Fairview Ave, the Burlington Northern Santa Fe train tracks to the north, Williams Street and 55th Street.

SIGNATURE	PRINTED NAME	ADDRESS
1 <i>Michelle Massarello</i>	Michelle Massarello	5240 Victor St.
2 <i>James J. Dudas</i>	JAMES J DUDAS.	115 6TH ST.
3 <i>Anthony Lyskanowski</i>	ANTHONY LYSKANOWSKI	5136 CUMNOR
4 <i>Pat Lyskanowski</i>	PAT LYSKANOWSKI	5136 CUMNOR
5 <i>Lawrence A. Foss</i>	LAWRENCE A FOSSI	333 SECOND STREET
6 <i>Joanne L. Foley</i>	Joanne L. Foley	325 2nd STREET
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I SUPPORT THE CREATION OF A PARK IN THE
 NEIGHBORHOOD BORDERED BY FAIRVIEW
 AVENUE, THE BURLINGTON NORTHERN SANTA
 FE TRAIN TRACKS TO THE NORTH, WILLIAMS
 STREET AND 55TH STREET.
 PLEASE SIGN BELOW...

#	PRINTED NAME	SIGNATURE	ADDRESS
1	Jennifer Ostrum	Jennifer Ostrum	240 4th St. D.G.
2	Bill Ostrum	Bill Ostrum	240 4th St D.G.
3	MARIE CICHY	Marie Cichy	228-4th St. D.G.
4	DINA WOOL	Dina Wool	220 4th St D.G.
5	LARISA CALVANESE	Larisa Calvanese	214 4th St D.G.
6	JIM KENDRICK	Jim Kendrick	221 4TH.
7	Jennifer MacArthur	Jennifer MacArthur	214 5th
8	SUZAN STALLINGS	Suzan Stallings	220 5th
9	ANTONIO J. CANAN	Antonio J. Canan	236. 5th St
10	Rita Raden	R. Raden	310 5th St.
11	Naz Hassan	Naz Hassan	5231 Florence Ave
12	Pete Wittington	Pete Wittington	218 7th St.
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respect to both petitions, the Plan Commission would be forwarding a recommendation to the Village Council for its consideration. Chairman Jirik explained the recommendations could take one of three forms; recommend approval as presented, recommend approval with specified changes or recommend denial.

Chairman Jirik stated the Plan Commission's recommendation along with the minutes of this meeting and all the information presented this evening goes to the Mayor and Village Council for further deliberation.

PUBLIC HEARING: FILE NO. PC-01-04 A petition seeking a special use for a park. The property is located on the southwest corner of Second Street and Cumnor Road, Downers Grove, Illinois (PIN 09-09-309-020,-021); Downers Grove Park District, Owner; Gene Cromwell, Director of Parks, Petitioner

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

Gene Cromwell, Director of Parks, Downers Grove Park District, 2455 Warrenville Road, Downers Grove, advised that Mitch Fox, Landscape Architect for the Park District and Dan Cermak, Park District Administrator, were also present this evening to answer any questions.

Mr. Cromwell presented a brief history of the Park District. Since its incorporation as an Illinois Municipal Corporation, the Park District has provided recreation parks and various leisure and social services to the residents of Downers Grove. The Park District boundaries are nearly coterminous with the Village of Downers Grove. Five elected commissioners govern the District, which currently owns approximately 600 acres of parkland with 49 park and recreational facility sites, which include Lincoln Community Center, the Recreation Center on Belmont Road, the Historical Museum, the Golf Course and other community, regional, neighborhood and smaller parks. Mr. Cromwell explained the District has Park-School Agreements with Community High School District 99 and Grade School District 58 where exchanges of services minimizes residents' use of each agency's facilities, both indoor and outdoor.

Mr. Cromwell stated the Park District's mission statement declares that its Mission is to provide a wide variety of year-round recreation programs, facilities and park areas, which respond to the articulated needs and desires of all residents of the Downers Grove Park District. The programs and services requested by residents, in part, dictate the direction and level of resources allocated by the District. Mr. Cromwell noted the District has experienced steady growth throughout its 57-year history. Currently, the District offers over 2,300 recreation programs annually used by nearly 60,000 participants. Mr. Cromwell noted the Park District also works closely with volunteer groups such as Downers Grove Youth Baseball, Roadrunners, Dolls, Panther Football, Downers Grove Historical Society, Wolf Pack, Nomads Basketball, SEASPAR and many others to provide park and recreation services.

Mr. Cromwell commented the Park Commissioners Board authorized a comprehensive needs assessment study as part of the planning process to meet current and future resident leisure desires. Management Learning Laboratories, University of Illinois, performed the work. The process included twelve focus group meetings with nearly 100 community participants. The focus group comments were used to prepare a survey that was mailed to a random sample of District residents. The results were tabulated, and in 1998 a recommendation was made to the Board. The District also commissioned an open space master plan as a guideline for the next 10-15 years. The planning firm of Thompson Dyke & Associates addressed the District's current and future needs with respect to parks, recreation facilities and leisure opportunities. The planning firm utilized survey results, population projections, community growth, demographics and natural park and recreation standards as well as evaluating both existing facilities and land inventory. Mr. Cromwell advised that the Master Plan was approved in its final form on October 5, 2000, and it recommended increasing the current level of District-wide parkland to meet minimum standards of 10 acres per 1,000 people. The proposed site is in Planning Sub-Area 3 where there are 8.8 non-golf park acres per 1,000 people. The Master Plan also recommended to provide additional playgrounds and mini parks as the District grows in Planning Sub-Area 3 which is bounded by the Burlington Northern to the north, Fairview Avenue to the west, the District's Village boundary to the east and 55th Street to the south. This is the area where the proposed park is located.

Mr. Cromwell recalled at a Board meeting on September 19, 2002, Mr. John Miller of 231 Second Street presented a petition signed by 96 residents in support of the creation of a park in the neighborhood bounded by Fairview Avenue, the Burlington Northern-Santa Fe train tracks to the north, Williams Street and 55th Street. In response to the petition, the Park District purchased a .2-acre site at Second Street and Cumnor Road on December 4, 2002. A boundary survey was included, and thereafter a topographic survey performed. Later upon meeting with the Village Stormwater Engineering Department, the District was informed that although the property was not in a flood plain, it was in an area of localized poor drainage, and wetland investigations should be performed.

Mr. Cromwell advised the Park District held a public meeting to review plans for the new park on July 2, 2003, and the neighbors within 250 feet of the site were notified of the meeting. Those attending selected the plans that are being presented here this evening.

Mr. Fox, Landscape Architect for the Downers Grove Park District, presented a display board depicting a survey of the area. The display consisted of aerial photographs of the neighborhood and a panoramic photograph of the actual site. The property is located at the southwest corner of Second Street and Cumnor Road and is 66 feet wide by 136 feet deep. Mr. Fox noted there are public sidewalks along the north and east property lines with parkways between the walks and the street. Mr. Fox explained there are no manmade improvements on the site. The natural features include two large trees at the northwest corner of the site, which will be protected and saved. The ground plane is turf sloping from the west to the east where stormwater runs off into a drainage swale along Cumnor Road. Single-family homes are located to the south and west of the property.

Mr. Fox next displayed a board depicting the proposed playground equipment providing for children's physical, social and cognitive needs in the ages five to twelve categories. It will include a combination tot and belts swing (two of each). It will also include a composite play structure, which includes slides, climbers, etc. Mr. Fox advised the equipment would meet the Americans with Disability Act and U.S. Consumer Product Safety Commission guidelines and would be primarily made of metal and plastic. Mr. Fox pointed out where these play pieces will be located. There will be a loose engineering wood fiber base contained by a border for protection from falls. Under the fiber a drainage layer will collect stormwater and conduct it to a culvert pipe leading to the existing drainage swale.

Mr. Fox pointed out the entry to the site is from the public sidewalks. One of the entrances is a ramp type for those with disabilities, and the other entrance has steps with a rail to take up the difference in elevation change.

With respect to the social and environmental impacts, Mr. Fox stated the orientation of the development is to the north with the entries along the north side and the northeast corner. This is away from the adjacent homes, and the placement of the playground equipment is as far as possible from the homes to the 25-foot setback from the north and east property line. Mr. Fox indicated a solid wood fence would be placed along the south and west property lines to the 25-foot setback. From the setback there will be a three-foot post and rail fence to the entrance. A double row of deciduous shrubs will be placed along the south and west property lines. The two existing trees will be kept and protected, and the disturbance will be limited to the drip line. The grading will not change the current overland stormwater runoff but will create a more positive flow by providing more cut than fill on the site.

Mr. Fox stated there would be a planter at the entrance to the playground using native forbs and grasses, which will enrich the neighborhood environment. Four, new ornamental trees and one shade tree will be added, and the remainder of the landscaped areas will be sodded. Mr. Fox commented the intent is to provide an aesthetically pleasing environment to the neighborhood and an interesting play experience for the children.

With respect to parking and traffic control, Mr. Fox stated the development would serve the immediate neighborhood with the furthest actual walking distance being five-eighths of a mile as you walk from 55th Street and Fairview Avenue. Mr. Fox expressed the belief that most of the park patrons will walk to the site; however, there is on-street parking along Second Street, which could accommodate five vehicles. According to the manufacturer of the playground equipment, the equipment can accommodate a maximum of 34 children. Mr. Fox advised that the Park District did a census, and the total population in the area bounded by Williams on the east, which is the limit of the District, Fairview on the west, the railroad on the north and 55th Street on the south is 1,323 people. There are 219 in the age group 5-17, and the Park District is gearing this park to 5-12 year olds.

With respect to the hours of operation, Mr. Fox indicated they would be the same as most of their other facilities, from dawn to dusk, weekdays and weekends.

Mr. Fox explained construction plans were submitted to Christopher Burke, the Village's stormwater consultants who approved the stormwater issues of this development on December 18, 2003.

Mr. Fox stated the Park District held a second public meeting on January 9, 2004 to select playground equipment. Mr. Fox explained the Park District requests manufacturers to submit equipment based on certain criteria such as dollar amounts and footprint. The neighbors at that meeting selected the equipment shown here this evening from a variety of equipment. Mr. Fox stated the Park District would be advertising for bids for construction of the new park on February 27, 2004 with bids due on March 9, 2004 and if approved by the Board of Commissioners, construction would take place in April and May.

Mr. Fox concluded his presentation by stating he would be glad to answer any questions from the Plan Commission members.

Chairman Jirik asked for the Staff presentation.

Mrs. Lori Sommers, Strategic Planner, stated the petitioner is requesting a special use for a 8,976 square foot public park located in a R-4, single-family residential district. This proposed use is a Permitted Use but is required to meet the Special Use criteria. The park is classified as a mini-park and is expected to serve the area between the railroad tracks to the north, Williams Street to the east, 55th Street to the south and Fairview Avenue to the west.

Mrs. Sommers advised that the Future Land Use Plan designates this property as Residential @0-6 dwelling units per acre (shown in yellow on the Land Use Map). There is a Manufacturing component directly to the north. The R-4, single-family residential zoning is consistent with the Future Land Use Plan.

With respect to site characteristics, Mrs. Sommers explained the site is comprised of two currently vacant residential lots located at the southwest corner of Second Street and Cumnor Road.

With respect to landscaping, Mrs. Sommers stated the petitioner has proposed a variety of trees and screening/landscaping to include a double row of plantings. The Village Forester has reviewed and approved the Petitioner's landscape plan. A five-foot solid wood screening fence will be installed along the south and west property lines up to the 25-foot setback line and continue as a three-foot split wood rail fence to the entry. Both of the proposed fences meet the four foot and six foot Code requirements.

Mrs. Sommers noted, as Second Street tends to have an elevated traffic volume during morning and late afternoon periods, consideration should be given in the final design to possibly planting a low hedge along the north property line.

With respect to yards and setbacks, Mrs. Sommers explained the site is considered a corner lot with two required front yards with a 25 foot setback from the north and east property lines. The rear yard setback is 20 feet, and the side yard setback is 5 feet. Mrs. Sommers noted the petitioner has located the playground equipment outside of the required setback areas.

Mrs. Sommers advised that the Public Works Staff and the Village's Engineering Consultant have reviewed the engineering/stormwater requirements. The site does not contain floodplains or wetlands but is located within a Localized Poor Drainage Area. She noted the Park District would be re-grading the site, which would enhance the area. The Village's Engineering Consultant has determined that the plans are in conformance with the Village's Stormwater and Flood Plain Ordinance.

The Village's Engineering Department reviewed the plans and noted that a sidewalk replacement has not been identified after the installation of a new ten-inch culvert. Engineering is requesting a replacement walk be at least five inches thick PCC on two inches of compacted CA-6 base.

With respect to Parking and Traffic, Mrs. Sommers advised traffic impact from the proposed park is expected to be minimal. Most of the users of this park live in the area and will be walking to the park. Mrs. Sommers stressed that reasonable precautions should be considered to inhibit children from easily entering the street.

With respect to site lighting, Mrs. Sommers stated the Park District has not proposed any site lighting, but it should be noted that any lighting being proposed in the future should be shielded so as to minimize light spilling over to the adjacent properties.

In conclusion, Mrs. Sommers stated the Staff Development Team has reviewed the petitioner's request and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council subject to the following conditions:

1. Compliance with all Public Works/Engineering requirements/conditions outlined in their memorandum dated January 21, 2004, including provisions for sidewalk installation/repair and the Village's Engineering Consultant analysis dated December 18, 2003, to address LPDA issues.
2. Compliance with all applicable Federal, State and Village laws, ordinances, regulations and policies.

Chairman Jirik explained the next portion of the hearing is public participation. He asked if there were any members of the public who wished to speak tonight.

John Miller, 231 Second Street, Downers Grove, stated the proposed park is the best thing that could be approved for this site. The neighbors on all sides want this park. Mr. Miller acknowledged that the Park District has been fantastic about working with the neighbors. Mr. Miller stated the neighbors brought this site to the Park District. The neighborhood needs a playground or mini-park, as the current neighborhood has nothing in the way of a park. Mr. Miller stated the neighborhood deserves this park for what the Village Council has approved across Second Street. The Pepperidge Farm plant shines its lights in everybody's yard and nobody seems to care. Mr. Miller acknowledged that this comment may not be appropriate for this meeting, but the Village Council needs to know that the neighborhood deserves this mini-park.

Len Bateman, 6116 Lane Place, Downers Grove, recalled that Otto Hummer who at the time lived by Prince Pond created the Park District in 1947. Mr. Bateman stated he was Park District Secretary at the time Hummer Park was created. Mr. Bateman further recalled when the Park District wanted to construct something, they would keep the Village of Downers Grove appraised of their plans, and the Village would issue a construction permit at no charge. Mr. Bateman expressed appreciation to the Park District for continuing to keep the Village informed of their plans.

Gordon Goodman, 5823 Middaugh Avenue, Downers Grove, stated he supported the Park District's petition for a special use for a park at this site. Dr. Goodman indicated his understanding that the Village does have authority over stormwater management in the area. The Park District has properly addressed that issue in making application through the Village for a stormwater permit. Dr. Goodman expressed the opinion that the proposed park is a very good use for this property. It is good for the community that the Park District is able to offer many parks from time to time where it is impossible to provide the more traditional, large park areas. This neighborhood certainly needs such a park. Dr. Goodman congratulated the residents and the Park District on having found a solution for that neighborhood. Dr. Goodman encouraged the Plan Commission members to forward a favorable recommendation.

Chairman Jirik asked if there was anyone else who wished to speak respecting this petition. Hearing no further response, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik next asked if there were any questions from the Plan Commission members.

Mr. Nicholaou asked if there was any consideration given to the possibility of posting signs saying "Caution Children's Park" as Second Street can be a busy street. He also asked about getting cooperation from Pepperidge Farm to place a similar sign on their exit gates. Mr. Cromwell indicated if there would be such a recommendation from the Plan Commission the Park District would go to the Village for the posting of such signs.

Mr. Matejczyk commended the Park District for a very good project and recalled back in the 1960's he was involved in some city planning when the whole move toward

decentralized or pocket parks first started to take hold. He also commended the Park District for involving the neighborhood in the plans for this park.

Mr. Cromwell responded that the Park District had to thank the neighbors because they came to the Park District with a proposal for a park at this location.

Mr. Griesbaum also commended the neighbors and the Park District. Mr. Griesbaum asked for clarification or explanation of the solid fencing going up to the 25-foot setback line. He asked if there would be any consideration to extend that fencing. He expressed a concern respecting traffic, and children running out into the street after balls. Mr. Cromwell responded that there would also be split rail fencing. Children would have to climb between the two rails. Mr. Cromwell advised that the neighbors requested the solid fencing along with the double layer of landscape screening.

Mr. McCormick asked Mr. Cromwell if the Park District concurred with the Village's recommendation for new sidewalks. Mr. Cromwell responded if the sidewalks have to be replaced they would do that. Mr. Cromwell said current thinking is that they would auger under the existing sidewalk, and then there would be no necessity to replace the sidewalk. He reiterated if the sidewalk had to be replaced it would definitely be a part of the construction contract. Sidewalks are part of the accessibility requirement.

Mr. Waechtler asked Mr. Cromwell if there had been any consideration given to a security light at night, which, of course, would not shine into the neighbors' yards. This would discourage any possible vandalism. Mr. Cromwell responded that they talked about it, but they did not think it was necessary at this point in time. He noted the neighbors in areas surrounding parks let the Park District know if there are any problems. He also noted that the Park District has a good relationship with the Police Department. If there is a problem in a particular area, the Police Department quickly responds.

Mr. Stark stated it was his understanding that this lot was the lowest lot in this area, which is why it has not been built on. He asked Mr. Cromwell if the District would be changing the grade. Mr. Cromwell referred to Mr. Fox's earlier comments indicating the drainage tile would be under the playground equipment, with the loose engineering wood fiber over it, and it will drain to the swale on Cumnor. Mr. Stark asked if there were curbs on Cumnor Road, and Mr. Cromwell responded that there were no curbs on Cumnor. Mr. Stark asked if there was a place for people to park on Cumnor and questioned if they would be parking on the grass. Mr. Cromwell referred to Mr. Fox's earlier testimony that there would be room for on-street parking for about five cars on Second Street. Mr. Cromwell explained if people are going to drive to a park they would probably go to Patriot's Park, Hummer Park or Randall Park.

Chairman Jirik asked if there were any further questions or comments. Hearing no further questions or comments, Chairman Jirik advised that the Plan Commission could make one of three types of motions; a motion to recommend approval, a motion to recommend approval with changes or a motion to recommend denial. Chairman Jirik then called for a motion.

MOTION: WITH RESPECT TO FILE NO. PC-01-04, A PETITION SEEKING SPECIAL USE FOR A PARK FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SECOND STREET AND CUMNOR ROAD, MR. NICHOLAOU MOVED THAT THE PLAN COMMISSION FORWARD A FAVORABLE RECOMMENDATION TO THE VILLAGE COUNCIL IN RESPONSE TO THE PETITIONER'S REQUEST SUBJECT TO THE FOLLOWING CONDITIONS: 1. WITH COMPLIANCE WITH ALL PUBLIC WORKS/ ENGINEERING REQUIREMENTS/ CONDITIONS OUTLINED IN THEIR MEMORANDUM DATED JANUARY 21, 2004 INCLUDING PROVISIONS FOR SIDEWALK INSTALLATION/REPAIR AND THE VILLAGE'S ENGINEERING CONSULTANT ANALYSIS DATED DECEMBER 18, 2003, TO ADDRESS LPDA ISSUES; 2. THE PARK DISTRICT LOOK INTO HAVING AT LEAST THREE CAUTION SIGNS -- "CHILDRENS PARK" -- ONE EASTBOUND, ONE WESTBOUND ON SECOND STREET AND ONE AT THE PEPPERIDGE FARM TERMINAL EXIT; 3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES. MR. GRIESBAUM SECONDED THE MOTION.

Chairman Jirik then asked if there were any questions or comments respecting the intent of the motion. Hearing none, he called for the vote.

ROLL CALL:

AYE: Mr. Nicholaou, Mr. Griesbaum, Mr. Kahlke, Mr. Matejczyk, Mr. McCormick, Mr. Stark, Mr. Waechter, Chairman Jirik

NAY: None

The Motion passed unanimously.

Chairman Jirik advised the members of the audience that after the minutes are prepared and all pertinent information put together, the Plan Commission's recommendation will be forwarded to the Village Council. Staff will advise the petitioner as to when this matter will be placed on a Council Workshop agenda. Chairman Jirik explained those present in the audience who wish to know when this matter would be placed on the Council agenda should contact a member of the Planning and Community Development Department Staff.

Chairman Jirik declared a recess at 8:15 p.m. and reconvened the meeting at 8:30 p.m. Chairman Jirik indicated that Mr. Skach, Director of Planning & Community Development was present in the audience.

PUBLIC HEARING: FILE NO. PC-02-04 A petition seeking the following: 1) Lot Reconfiguration Approval; 2) Special Use Approval for a drive-thru (pharmacy) window operated in conjunction with a retail sales facility; 3) Approval of certain variations from