

## COUNCIL WORKSHOP ITEM

**ITEM:** PLAN COMMISSION FILE NO. PC-03-04; Rosol Green Acres Final Plat of Subdivision; Request for Annexation, Rezoning, and Final Plat Approval with Exceptions.  
**DATE:** May 5, 2004  
**PREPARED BY:** Joseph Skach, AIA, AICP, NCARB  
Director, Planning and Community Development  
**PURPOSE:** Consideration of the Plan Commission's recommendation to approve the subject petition

### **DISCUSSION:**

#### Plan Commission

The petitioner (Rosol Construction) is seeking: 1) Annexation of the subject properties; 2) Rezoning of the subject properties to R-3, Single Family Residence upon annexation; and 3) Final Plat of Subdivision approval with certain Exceptions from code pertaining to lot depth and sidewalk improvements. The proposed development includes a 14-lot single family residential subdivision. As outlined in further detail in the attached Staff Report and meeting minutes, Lots 1 and 2 are currently proposed to include wetlands easement restrictions, and Lots 12, 13 and 14 are currently proposed to include stormwater detention easements to provide for on-site detention within the subdivision.

At their March 15, 2004 meeting, the Plan Commission considered the Petitioner's Requested Action and concurred to recommend approval subject to certain conditions noted in the Staff Report (Attachment 5) and in discussions as outlined in the minutes (Attachment 6).

#### Post Plan Commission Work

Certain post Plan Commission work has been undertaken by the petitioner regarding stormwater management. As noted, the petition as presented to the Plan Commission and currently under consideration includes on-site stormwater detention on proposed Lots 12, 13 and 14. Although the petitioner has continued to explore utilizing off-site stormwater detention, they have opted to continue with the plan utilizing on-site detention as presented to the Plan Commission. Should an off-site detention arrangement be arranged with all requisite approvals, the petitioner plans to develop Lots 12, 13 and 14, with these lots then being subject to all current Code requirements with respect to permitting to build on residential lots.

Should the off-site detention option become viable in the future, the petitioner would be required to present a revised Plat of Subdivision to the Council, seeking removal of the stormwater detention easements on Lots 12, 13 and 14. Similarly, in the event that the wetlands easements are no longer required for either Lot 1 or 2 in the future, the petitioner intends to develop these lots, and would again be required to present a revised Plat of Subdivision to the Council seeking removal of the wetlands easements. Public Works Staff will be available to provide additional detail if needed regarding wetlands and stormwater management.

The petitioner has paid the required School and Park District donations in the amount of \$53,053.54, as well as the required Fire Protection District debt service fee of \$3,133.80.

### **ATTACHMENTS:**

1. Correspondence from Public Works Department dated May 5, 2004
2. Annexation Draft Ordinance
3. Rezoning Draft Ordinance
4. Plat of Subdivision Draft Resolution
5. Staff Report dated March 12, 2004, with attachments
6. Minutes of Plan Commission Public Hearing, dated March 15, 2004
7. Correspondence from Downers Grove Sanitary District, dated April 26, 2004
8. Correspondence from unidentified person(s) received via facsimile, dated March 15, 2004
9. "Green Acres Standard Amenities" packet hand-distributed by petitioner to Plan Commission members at public hearing, undated.

**RECOMMENDATION:**

That the Village Council place consideration of the Petitioner's request on an active agenda for May 18, 2004.

C: Riccardo Ginex, Village Manager  
Donald Rosenthal, Director Code Services



**RECEIVED**

MAY 05 2004



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

Planning and Community  
Development

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works *DHB*  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
 Jonathan C. Hall, P.E., Development Engineering Manager II *JCH*  
**DATE:** May 5, 2004  
**RE:** Planning / Zoning Petition for Annexation, Rezoning and Final Plat  
 Green Acres Subdivision – Rosol Construction  
 Public Works Department **4th Review**

**Documents Reviewed:**

- Site Improvement Plans prepared by C.M. Lavoie & Associates revised 3/11/04.
- Final Plat of Subdivision dated 3/11/04.

**Attachments:**

- Review memos from Christopher B. Burke Engineering, Ltd. dated 5/4/04
- Review memo from Village Forester dated 2/17/04.
- Review memo from Traffic Engineer dated 2/20/04.

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	5/5/04	Approval as noted	X
Stormwater	J. Hall	5/5/04	Approval as noted	X
Water	D. Bird	2/16/04	Approval as noted	X
Traffic	D. Fera	2/20/04	Approval as noted	X
Forestry	K. von der Heide	2/17/04	Approval as noted	X
Pavement	R. Ebel	-	No Comments	

**Findings:**

The Public Works Department concurs with approval of Annexation, Rezoning, and the Plat of Subdivision, contingent upon receipt of all outstanding fees and securities. The petitioner has worked responsibly to address the issues raised by our previous memos, and minor outstanding issues can be addressed subsequent to Plat approval. Stormwater and right-of-way permits will be issued after all remaining details have been completed.

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## Public Works Department Review:

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### Engineering Review Comments:

1. Utilize B6.12 curb, except that mountable curb may be utilized in the "bubble" portion of the cul de sac.  
**Accepted – Developer will provide B6.12 curb throughout subdivision per code.**
2. Provide fee-in-lieu of sidewalks adjacent to Lots 1 and 2 along 65<sup>th</sup> Street and Davane Lane.
3. Provide street lights on Davane Lane.  
**Accepted**
4. The street light on Rosol Court should be located near the Lot 10/11 common property line.  
**Accepted – Developer provided explanation regarding potential conflict with proposed sanitary sewer.**

### Stormwater Review Comments:

Following is a summary of the stormwater review status:

- ✓ A wetland submittal has been approved for the site.
- ✓ No Flood Plain will be impacted by the development.
- ✓ No Localized Poor Drainage Areas will be impacted by the development.
- ✓ Stormwater detention is provided on site. The applicant may continue to evaluate off-site detention options; however, this review is proceeding based on on-site detention only.

Minor remaining issues will not affect the Plat of Subdivision, and they may therefore be addressed subsequent to Plat Approval but before stormwater permit approval.

Following is an updated status of review comments contained in our previous review memo dated November 25, 2003 (Preliminary Engineering and Preliminary Plat of Subdivision).

1. Provide final engineering plans, including proposed grading, erosion control, utilities, and any off-site work.  
**Accepted (no off-site work reviewed at this time)**

2. Best management practices (BMPs) for stormwater quality management shall be incorporated into the site design, to the extent practicable (as defined by DuPage County and IEPA).  
**Accepted - Staff requests that the petitioner provide planting / seeding plan for native grass detention basin, which should minimize the concentration of fertilizers and other pollutants which will flow into the Fairview Village pond.**
3. Add a DuPage County benchmark reference to the plan.  
**Accepted**
4. General non-paved slope limits are 2% to 33%. For ease of maintenance, we highly recommend limiting the maximum slope to 25% for ease of mowing and to reduce erosion potential (e.g. detention basin).  
**Accepted**
5. Swales shall be provided along the site perimeter to ensure 100-year storm runoff conveyance to the detention basin.  
**Accepted - Design drainage for rear of Lot 3 pending finalization of the wetland review.**
6. Include cross-sections on the plan for the detention basin and critical overland flow routes, including the basin's emergency overflow weir. The weir may require soil reinforcement or armoring.  
**Accepted**
7. Storm sewer outfalls will require permanent erosion stabilization (e.g. rip-rap apron) in accordance with the IEPA Urban Manual.  
**Accepted**
8. A minimum of one foot of freeboard will be required in the detention basin. This shall be measured from the maximum water surface elevation at the emergency overflow to the lowest top-of-berm elevation (assuming 1 cfs per acre discharge rate).  
**Accepted**
9. Delineate and provide calculations for off-site flow path.  
**Accepted (Not Applicable)**
10. If on-site detention is chosen, we recommend locating the detention basin on a separate outlot if a homeowners association can be formed.  
**Accepted - The developer will maintain these lots and agree not to sell for development until an alternate detention facility is fully operational.**

11. If a wetland is identified, a full wetland submittal will be required.  
A conservation easement may also be required over any confirmed wetland.  
**Accepted**
12. The petitioner should identify on the grading plan any significant trees that are to be saved, particularly those located within a major drainage swale. Grading design may require some modification to accommodate tree preservation (if applicable). Delineate areas of "no disturbance" around any such trees.  
**Accepted**
13. The Village's standard outlet control manhole design (minimum 72-inch diameter manhole) shall be utilized for the detention basin outlet to meet the efficient function and maintenance requirements.  
**Not Accepted - Refer to Village standard detail. Also, clearly identify location on the Utility Plan.**
14. Surface maintenance of each lot coinciding with the detention basin will be the responsibility of the property owner, unless an alternative agreement is approved by the Village Stormwater Administrator and Legal Department. For single-family developments, the Village typically will maintain storm sewer structures and pipes within easements if constructed and located per Village requirements.  
**Accepted**
15. Locate catch basins to be accessible with standard cleaning equipment (e.g. Vactor), or provide reasonable access to the rear yards.  
**Accepted**
16. Utilize pre-formed gasket joints for RCP storm sewers.  
**Accepted**
17. Provide soil compaction specifications for detention basin berm.  
**Accepted**
18. Each structure should have a minimum 5 foot "buffer" around its perimeter where the slope is clearly away from the structure.  
**Accepted**
19. On the future erosion control plan, provide for 6-inch high ridges at silt fence openings.  
**Accepted**
20. Please consider utilization of storm sewer frames / grates labeled "NO DUMPING – DRAINS TO CREEK" or similar.  
**Accepted**

21. Provide a temporary stabilized construction entrance, with a recommended width of 30 feet.  
**Accepted**
22. On the Plat of Subdivision, delineate easements over all storm sewers, overland flow routes, and detention areas. Provide easement language, including provisions for maintenance.  
**Accepted**
23. Provide a separate maintenance agreement, to be recorded by DuPage County, for each lot coinciding with the detention basin (if maintained by individual residents).  
**Accepted**
24. Provide a seeding / planting plan for detention basin and swales. Native vegetation is encouraged to benefit stormwater runoff water quality.  
**Accepted – Native grasses would benefit water quality to a greater degree and also reduce erosion / mud more than the proposed sod. Mowing costs could also be reduced. However, the the petitioner has incorporated sufficient other BMPs, including special drainage structures, grass swales, vegetated detention, and vegetated swales.**
25. Consider designed and actual tributary areas for each of the neighboring detention basins.  
**Accepted**
26. **Please refer also to the four attached review comments contained in a letter from Thomas Burke, of Christopher B. Burke Engineering, dated 5/4/04.**
27. **Verify overland flow route from S108 to the detention basin. Minor grading revisions and possibly a curb cut would help to ensure that construction tolerances or clogged inlets will not lead to bypass of the detention basin.**

Please submit revised plans for stormwater permit approval.

**Traffic Review Comments:**

See attached memorandum dated 2/20/04.

**Forestry Review Comments:**

See attached memorandum dated 2/17/04.

**Pavement Review Comments:**

No Comments.

**Water Review Comments:**

1. Eliminate the pressure connection on Fairview Avenue and cut in two 8" tee's; one for the Water Main to Rosol Ct. and one for the fire hydrant.  
**Accepted**
2. The old fire hydrant connection must be disconnected and the existing tee be removed and replaced with a new DIWM.  
**Accepted**
3. The Water Department would need a 48 Hour notice to coordinate a water main shut down on Fairview Avenue.  
**Accepted**
4. Eliminate the pressure connection at 65<sup>th</sup> Street and Davane Court and cut in a new 8" valve.  
**Accepted**
5. Install a new 8" valve at the dead end of Davane Lane for pressure testing and chlorination purposes.  
**Accepted**
6. Install a fire hydrant on Davane Lane around Sta # 102+50.  
**Accepted**
7. All valves must be resilient wedge type and be located in valve vaults .  
**Accepted**
8. All hydrants must be Waterous WB-100.  
**Accepted**
9. Need to show water service line and B-Boxes on utility drawings.  
**Accepted**
10. Need to show casing and locations of Water & Sewer crossings.  
**Not Accepted - Add call-out circles for vertical separation between water services and sanitary / storm services and mains. Add call-out circles for vertical separation between sanitary services and water mains.**

Please ensure that water service line sizes are adequate to meet Village / State plumbing code.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer  
C. Chalberg, Administrative Technician  
Lara Sup, CBBEL  
Jedd Anderson, CBBEL



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 800 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

May 4, 2004

Village of Downers Grove  
Public Works Department  
5101 Walnut Avenue  
Downers Grove, Illinois 60515

Attention: Jonathan Hall, PE

Subject: Rosol Construction Green Acres Subdivision  
Wetland and Riparian Area Review  
(CBBEL Project No. 01-528B220)

Dear Mr. Hall:

On April 9, 2004, I recommended approval of the Rosol Construction Wetland and Riparian submittal. On April 19, 2004, I was notified of a plan change which would require submittal of additional information, and I consequently retracted my April 9, 2004 recommendation. My understanding, based on our conversation, is that Rosol Construction now intends to pursue the plans that I originally approved. Those plans are dated February 9, 2004. Please note that Rosol Construction must pay \$102,444.89 for 0.585 acre of wetland credit to the DuPage County fee-in-lieu wetland mitigation fund as part of their mitigation requirements.

The Village must send a letter along with Rosol Construction's check payable to DuPage County Department of Development and Environmental Concerns requesting the County accept the funds for purchase of credit from the fund. The County will then write a letter back acknowledging payment. The County letter serves as the receipt for purchase.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

Jedd M. Anderson  
Head, Environmental Resources Department  
KC-WRS #W-007  
LC-CWS #012

cc: Brian Pabst, Larry Rosol – Rosol Construction  
Juli Crane – Planning Resources, Inc.

JMA/jmr  
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9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

May 4, 2004

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

Attention: Jon Hall, PE

Subject: Stormwater Management Review for Green Acres  
Final Engineering Review 1  
(CBBEL Project No. 01-528B220)

Dear Mr. Hall:

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

1. Stormwater Management Report titled "Stormwater Permit Application for Green Acres of Downers Grove" prepared by C.M. Lavoie & Associates, Inc., revised February 9, 2004.
2. Engineering Plans for Green Acres, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004, revised March 11, 2004.
3. Final Plat of Subdivision for Green Acres, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004, revised March 11, 2004.

**Project Description**

The subject site disturbs approximately 5.64 acres. The site will be developed into a residential subdivision with a dry bottom detention basin located in lots 12, 13 and 14.

CBBEL has reviewed the plans and offers the following comments that need to be addressed to make 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 contain wetlands but does not contain floodplain or LPDA areas. A wetland review will be sent under separate cover.

**CBBEL Comments**

1. The allowable release rate for proposed conditions must be based on the existing on-site tributary area to the outlet. Please revise calculations accordingly.
2. Please remove storm sewer S114 and P113 which would be draining area originally tributary to the wetland.
3. The detention basin is outletting to the western detention basin in Fairview Village. Tailwater from the Fairview Village basin must be considered when analyzing the Green Acres detention basin. If the tailwater is not accounted for in revised calculations, then the NWL of the Green Acres detention basin must be raised to at least 752.6. By doing this, the storm sewers must be revised and it is preferable that the applicant outlets to an existing storm sewer structure, rather than augering a new sewer under Fairview Avenue.
4. Please provide calculations that show how much detention storage volume is required for proposed conditions that include tailwater conditions.

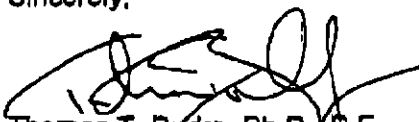
**After these comments are addressed, a plan set and calculations should be delivered to Thomas Burke at CBBEL and to Jon Hall at the Village of Downers Grove.**

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:** Dave Barber – Village of Downers Grove, Public Works  
Alicia Hightower – Village of Downers Grove, Public Works  
June Gornik - Village of Downers Grove, Code Services  
Michael Cook – C.M. Lavoie & Associates  
Brian Pabst – Rosol Construction

**VILLAGE OF DOWNERS GROVE  
INTEROFFICE MEMORANDUM**

**DATE:** February 17, 2004  
**TO:** Plan Review Team  
**FROM:** Kerstin G. von der Heide, Village Forester  
**SUBJECT:** Green Acres Subdivision

I have reviewed the final plat dated 2-09-04 and have 2 comments.

1. Currently along Fairview Ave, there are several crabapples in good condition in the parkway. These will all need protection per Municipal Code 24-4.
  
2. To complete the subdivision and fill in trees along Rosol Ct and Davane Ln, new parkway tree plantings will be required. A total of 26 new trees are required. For simplicity and to ensure acceptable tree selections, the Forestry Division can install the trees as the lots are completed provided the developer pays for the trees in advance. I have calculated these tree costs based on 2003-04 Suburban Tree Consortium prices plus an administrative charge, and have listed them below.

<u>Species (size 2" B&amp;B)</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Freeman Maple	6	\$261.60	\$1569.60
White Ash	5	\$273.80	\$1369.00
Pear	5	\$261.60	\$1308.00
Honeylocust	5	\$264.00	\$1320.00
Swamp White Oak	5	\$291.60	<u>\$1458.00</u>
Total Cost			\$7024.60

Subject to availability and planting season, the Forestry Division may choose to substitute other appropriate tree species for approximately the same cost.

**VILLAGE OF DOWNERS GROVE**  
**INTEROFFICE MEMORANDUM**

**TO:** Joe Skach, Director of Planning and Community Development  
Amanda Browne, Village Planner  
**FROM:** Dorin Fera, Traffic Engineering Manager  
**DATE:** February 20, 2004  
**RE:** **Traffic Review** Page 1  
**Green Acres Subdivision**  
**Fairway Avenue and 65<sup>th</sup> Street**

An initial meeting was held with the Proposer on November 21, 2003 (with development plans dated November 7, 2003). The latest set of Plans have been substantially revised from the original submittal, and are dated February 11, 2004. The Traffic Division has the following comments:

Current Comments:

- 1.) A Traffic Impact Study is no longer necessary. The proposed development will access the roadway system at two locations: Fairview Avenue and (the newly proposed) Davane Lane, and the proposed trips generated would be less than 100 new trips at each location.
- 2.) It was determined that traffic impacts to Davane Lane (from five homes), or to Fairview Avenue from six homes, would be negligible when compared with existing conditions.
- 3.) The following improvements proposed by this development are considered positive traffic impacts, which would enhance connectivity and access for both residents and Village services:
  - a. Proposed new north-south section of Davane Lane would connect with existing Davane Court on the north and existing Davane Lane on the south.
  - b. Rebuild and widen existing (18-20 feet) portion of 65<sup>th</sup> Street from the west approaching Davane Court.
  - c. Link Davane Court from the north via new Davane Lane section to existing Davane Lane south to 68<sup>th</sup> Street.
- 4.) There are no outstanding traffic or parking issues for this petitioner. The petitioner has provided satisfactory responses to all previous issues raised by Staff as described below.
- 5.) The Traffic Division recommends approval for submittal to Plan Commission and Village Council.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ANNEXING 6500-6550 FAIRVIEW AVENUE  
TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, there has been filed with the Clerk of the Village of Downers Grove, in DuPage County, Illinois, a verified petition requesting annexation to said Village of 6500-6550 Fairview Avenue, as hereinafter described and hereafter referred to as the "Territory"; and

WHEREAS, it appears that the owner or owners of record of each parcel of land within the Territory and at least fifty-one percent (51%) of the electors, if any, residing therein, have joined in said petition; and

WHEREAS, it appears to be in the best interests of the Village of Downers Grove to annex the Territory.

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

SECTION 1. The following described real estate, together with any public streets or highways adjacent to or within the Territory described that have not been previously annexed to any municipality, is hereby annexed to the Village of Downers Grove, to wit:

The south 145.15 feet of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter, (except Fairview Avenue), also the North Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), and the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), also known as Lot 2 in Rehak's Assessment, all in Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois commonly known as 6500-6550 Fairview Avenue, Downers Grove, IL (PIN Nos. 09-20-209-027, 09-20-210-026, 09-20-210-029, and 09-20-210-030)

SECTION 2. A certified copy of this ordinance, together with an accurate map of the Territory hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village.

SECTION 3. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:  
Published:  
Attest: \_\_\_\_\_  
Village Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE  
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS  
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED  
TO REZONE PROPERTY LOCATED AT 6500-6550 FAIRVIEW AVENUE**

WHEREAS, the real estate located on the west side of Fairview Avenue approximately 300 feet north of 66th Street and hereinafter described has been classified as R-1 Single Family Residence under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice, and has conducted a public hearing respecting said requested rezoning in accordance with applicable law; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Future Land Use Plan and Map of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

**SECTION 1.** The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing to "R-3, Single Family Residence District" the zoning classification of the following described real estate, to wit:

The south 145.15 feet of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter, (except Fairview Avenue), also the North Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), and the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), also known as Lot 2 in Rehak's Assessment, all in Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois commonly known as 6500-6550 Fairview Avenue, Downers Grove, IL (PIN Nos. 09-20-209-027, 09-20-210-026, 09-20-210-029, and 09-20-210-030)

**SECTION 2.** The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

1. Compliance with all Federal, State and Village laws, ordinances, regulations and policies.
2. Compliance with all conditions of approval included in "A Resolution Approving the Final Plat of Subdivision for Green Acres of Downers Grove Subdivision With Exceptions".

**SECTION 3.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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

I:\wp8\ord.04\6500-6550\FairviewRzn

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

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE GREEN ACRES OF DOWNERS GROVE SUBDIVISION WITH EXCEPTIONS**

WHEREAS, application has been made pursuant to the provisions of Chapter 20-504 of the Downers Grove Municipal Code for final plat approval for the Green Acres of Downers Grove Subdivision at the property located on the west side of Fairview Avenue approximately 300 feet north of 66th Street, commonly known as 6500-6550 Fairview Avenue, Downers Grove, Illinois, legally described as follows:

The south 145.15 feet of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter, (except Fairview Avenue), also the North Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), and the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), also known as Lot 2 in Rehak's Assessment, all in Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois commonly known as 6500-6550 Fairview Avenue, Downers Grove, IL (PIN Nos. 09-20-209-027, 09-20-210-026, 09-20-210-029, and 09-20-210-030)

WHEREAS, exceptions have been requested pursuant to Section 20-301 of the Downers Grove Municipal Code to permit lot depths less than the minimum requirement of 140 feet on Lots 1, 4, 6, 7 and 11; and,

WHEREAS, exceptions have been requested pursuant to Section 20-401 of the Downers Grove Municipal Code for the elimination of certain public street improvements to existing adjacent streets and/or proposed streets, specifically to not provide for sidewalks adjacent to Lots 1 and 2 (south side of 65<sup>th</sup> Street and west side of Davane Lane); and,

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

WHEREAS, on March 15, 2004, the Plan Commission recommended approval of the final plat of subdivision of the Green Acres of Downers Grove Subdivision with requested exceptions concerning lot depth and public improvements, subject to certain restrictions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the final plat of subdivision of Green Acres Subdivision, be and is hereby approved subject to the following conditions:

1. The subdivision shall be in accordance with the Plat entitled "Green Acres of Downers Grove Subdivision", dated March 11, 2004, a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit 1.
2. The subdivision shall be in substantial compliance with the engineering plans, dated March 11, 2004, reduced copies of which are attached hereto and incorporated herein by reference as Group Exhibit 2.
3. Except as provided herein, the Green Acres of Downers Grove Subdivision shall be subject to the conditions and recommendations of the Plan Commission as set forth in the minutes of the March 15, 2004 meeting of the Plan Commission; and as set forth in the Planning & Community Development Staff Report, dated March 12, 2004, copies of which are attached hereto and incorporated herein by reference as Group

Exhibit 3.

4. The petitioner should continue to explore means to reduce or eliminate exceptions to the extent practical;
5. If approved, current stormwater detention Lots 12, 13 and 14 shall comply with all permitting requirements, as well as satisfactory resolution of stormwater detention for the subdivision, prior to their development;
6. The petitioner should take appropriate steps to ensure that any arrangements with the adjacent Fairview Village development to address stormwater management as the basis for favorable consideration of this petition are fully executed, and if conditions of such arrangements change, the petitioner shall provide notice to the Village;
7. The petitioner should take appropriate steps to ensure proper documentation and Village review of any currently required easements prior to their vacation and any subsequent development of land currently subject to such easements;
8. The petitioner should address all issues as outlined in the public works memorandum dated March 9, 2004 prior to Village Council consideration of the proposed final plat of subdivision;
9. Payment of school and park district donations in the amount of \$53,053.54;
10. Payment of fee-in-lieu-of sidewalk construction adjacent to proposed Lots 1 and 2, prior to the issuance of permits, in an amount to be determined by Public Works;
11. Compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.

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

I:\wp\res\04\FP-GreenAcresSubdiv

**PLANNING & COMMUNITY DEVELOPMENT/STAFF DEVELOPMENT TEAM REPORT**

**To:** Plan Commission  
**Prepared By:** Amanda G. Browne, Planner, Department of Planning and Community Development

**Meeting Date:** March 15, 2004  
**Date Prepared:** March 12, 2004  
**Project Title:** Green Acres of Downers Grove Final Plat of Subdivision  
**Address:** West side of Fairview Avenue, north of 66<sup>th</sup> Street

**BACKGROUND INFORMATION:**

**Petitioner:** Rosol Construction, Inc.  
**Address:** 1129 Fairview Avenue, Westmont, IL  
**Existing Zoning:** DuPage County R-4, Single Family Residence

**Requested Action:**

1. Approval of proposed Petition for Annexation per Village Council Policy/Resolution No. 96-40, *A Resolution Establishing an Amended Policy of the Village Council on Boundaries and Annexation of Property to the Village of Downers Grove.*
2. Approval of proposed rezoning of the subject property upon annexation to R-3, Single Family Residence District per Chapter 28, Section 28-1701, *Amendment to Zoning Classification.*
3. Approval of proposed Final Plat of Subdivision per Chapter 20, Section 20-505, *Final Plat – Petition*, for a 14-lot single-family residential subdivision.

*Currently Required Exceptions (part of Requested Action):*

1. Exception from Chapter 20, *Subdivision Ordinance*, Section 301, *Lot Dimensions*, to allow lot depths less than the minimum requirement of 140 feet on Lots 1,4,6,7, and 11.
2. Exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not provide public street improvements to existing adjacent streets and/or proposed streets as follows:
  - a. Sidewalks adjacent to Lots 1 and 2 (south side of 65<sup>th</sup> Street and west side of Davane Lane).

**ANALYSIS****General Description**

The petitioner is seeking Final Plat of Subdivision approval for a 14-lot single-family residential subdivision on approximately 5.64 acres of land located on the west side of Fairview Avenue approximately 300 feet north of 66<sup>th</sup> Street. The proposed Final Plat of Subdivision depicts the dedication and construction of two new public streets, a new cul-de-sac street (Lynn Gremer Court) stemming west directly off of Fairview Avenue, and an extension/new through-street (Davane Lane). The Davane Lane extension is proposed to connect to the existing Davane Court that continues north from 65<sup>th</sup> Street. The proposed plat also depicts the dedication of the southerly half of the currently substandard 65<sup>th</sup> Street right-of-way just north of the proposed Lot 1, thus completing the right-of-way. The proposed plat and engineering plans also depict improvements to 65<sup>th</sup> Street to bring the street in conformance with current standards.

Of the 14 proposed lots, seven lots (Lots 1 through 7) are proposed to front on the newly proposed Davane Lane extension, with the proposed corner Lot #1 also fronting 65<sup>th</sup> Street. Six lots (Lots 8 through 13) are proposed to front on the new cul-de-sac street, Lynn Gremer Court, with the proposed corner lots 8 and 13 also fronting Fairview Avenue. One lot (Lot 14) is proposed to front Fairview Avenue.

The petitioner is requesting certain exceptions with respect to zoning/bulk requirements as well as certain public improvements requirements as delineated under Requested Action above.

**Zoning and Future Land Use***Surrounding Land Use and Zoning*

	<b>Existing Zoning</b>	<b>Existing Use</b>	<b>Future Land Use Plan</b>
<b>North</b>	R-3, Single Family Residence	Single Family Residences	Residential at 0-6 d.u./acre (Yellow)
<b>South</b>	R-3, Single Family Residence	Single Family Residences	Residential at 0-6 d.u./acre (Yellow)
<b>East</b>	Westmont R-4, Residential	Single Family Residences	Not Applicable
<b>East</b>	Village of Downers Grove R-5A, Townhome Residence	Fairview Village	Residential at 6-11 d.u./acre (Orange)
<b>West</b>	R-3, Single Family Residence	Single Family Residences	Residential at 0-6 d.u./acre (Yellow)

The subject property is currently unincorporated and is zoned DuPage County R-4, Single Family Residence. Upon annexation, the petitioner is seeking Village R-3, Single Family Residence zoning. The Future Land Use Plan designates the subject property as Residential at 0-6 dwelling units per acre (Yellow). The petitioner's proposed zoning designation of R-3 is consistent with the existing land use designation with an effective/resulting density of 2.48 dwelling units per acre.

**Site***Bulk Characteristics*

The subject tract is currently comprised of four parcels with overall approximate dimensions of 478 feet as measured north to south along Fairview Avenue and a maximum depth of 615 feet as measured east to west. The total land area of the subject tract is approximately 5.64 acres (245,678 square feet).

The proposed Final Plat of Subdivision depicts 14 lots, the majority of which are proposed to meet or exceed minimum lot requirements for newly created lots; however, certain lot depth exceptions are being requested. From a general layout standpoint, in efforts to minimize the need for exceptions and to facilitate a positive result on the area with the extension/connection of Davane Lane, the petitioner has worked in earnest by exploring several revisions of the subdivision layout.

Lot areas are proposed to range from 11,163 square feet to 20,368 square feet, all above the minimum 10,500 square foot lot area requirement for new lots in the requested R-3 zoning designation for the subject tract. Lot widths are proposed to range from 75 feet to 117 feet, all meeting or exceeding the minimum lot width requirement of 75 feet in the requested R-3 zoning district. Lot depths are proposed to range from 131 feet to 231 feet, and as noted in the following Table 1, lot depth exceptions from the minimum requirement of 140 feet are being requested for Lots 1, 4, 6, 7 and 11.

The requested lot depth exceptions require evaluation per Section 20-602 of the Subdivision Ordinance, which the petitioner has outlined in the attached narrative letter and will further address to the Plan Commission at the public hearing. It is noteworthy that the petitioner has made several revisions to the proposed lot layout and configuration to substantially reduce and also eliminate numerous originally identified bulk related exceptions. The requested lot depth exceptions are also all well below 10% reductions in lot width and additional adjustments could potentially further reduce or even eliminate certain requested exceptions.

The petitioner has indicated building footprints on the proposed final engineering plans that would address minimum yard and stormwater management requirements. It must be noted that approval of the final plat of subdivision would in no way constitute any approval of the indicated building footprints, resulting buildings, and corresponding yards. Each structure will be required to be evaluated on an individual basis, and zoning criteria must be verified based on an individual structure's particular characteristics as delineated in future building permit plans. Requests for variations from the Zoning Ordinance should not be required for the future structures, as they can be designed to address code criteria well in advance.

Table 1: Bulk Characteristics

	Proposed Lot Area (s.f.)	% Diff. From lot area req't of 10,500 s.f.	Proposed Lot Width (ft.)	% Diff. From lot width req't of 75feet	Proposed Lot Depth	% Diff. From lot depth req't of 140 feet
Lot 1*	15,373	46.4	111	48.0	131	-6.4
Lot 2*	15,926	51.7	117	56.0	150	7.1
Lot 3	13,034	24.1	75	0.0	175	25.0
Lot 4	11,724	11.7	82	9.3	138	-1.4
Lot 5	11,768	12.1	80	6.7	142	1.4
Lot 6	11,163	6.3	86	14.7	139	-0.7
Lot 7	11,623	10.7	88	17.3	131	-6.4
Lot 8	13,547	29.0	90	20.0	154	10.0
Lot 9	17,435	66.0	75	0.0	158	12.9
Lot 10	17,259	64.4	75	0.0	156	11.4
Lot 11	14,203	35.3	75	0.0	136	-2.9
Lot 12**	16,514	57.3	75	0.0	146	4.3
Lot 13**	13,549	29.0	90	20.0	155	10.7
Lot 14**	20,368	94.0	88	17.3	231	65.0

\*Private lot proposed with wetlands conservation easement

\*\* Private lot proposed with stormwater detention easement

## Public Works/Engineering

### Site Engineering and Streets

In addition to dedicating and constructing new streets to meet Code, the petitioner is required to dedicate and construct any public improvements that are not present on existing streets adjacent to the subject property.

#### *65<sup>th</sup> Street*

With respect to 65<sup>th</sup> Street adjacent to the north of proposed Lot 1, only the northerly 35 feet of the required 70-foot right-of-way was previously dedicated as part of the O'Driscoll Subdivision (Res. 95-99, 1995; and 96-49, 1996) in 1996, as the southerly portion belonged to a separate property owner. The petitioner is proposing dedicate the remaining southerly 35 feet of the right-of-way to meet the Code required 70 foot right-of-way width, thus helping to correct what has previously been a problematic condition. Additionally, because the existing street improvements of 65<sup>th</sup> Street do not meet current construction standards, the petitioner is obligated to improve 65<sup>th</sup> Street adjacent to the subject property so that it meets current construction standards including street pavement width, curbs and gutters, stormwater appurtenances and streetlights. The petitioner is proposing to satisfy the majority of required street improvement obligations with the exception of providing sidewalks adjacent to Lot 1, which per Code will require payment of fee-in-lieu-of sidewalk construction in the event the exception is granted as requested. The request for an exception to not provide sidewalks in this location is related to wetland conditions discussed below.

#### *Fairview Avenue*

With respect to Fairview Avenue to the east, the right-of-way and street improvements of this street meet current Code requirements.

#### *Lynn Gremer Court*

With respect to the newly proposed cul-de-sac, the petitioner is proposing right-of-way dedication and street improvements which meet current Code requirements.

*Davane Lane Extension*

With respect to the newly proposed Davane Lane extension, the petitioner is proposing to dedicate right-of-way and to construct street improvements to connect Davane Court per Code with the exception of providing sidewalks adjacent to Lots 1 and 2 due to wetlands conditions. In the event this exception is granted as requested, the petitioner will be required to pay fee-in-lieu-of sidewalk construction per Code.

*Sidewalks*

The requested public improvements exceptions regarding sidewalks require evaluation per 20-602 of the Subdivision Control Ordinance. The petitioner has outlined their requested exceptions per these criteria in the attached narrative letter, and will provide further testimony regarding the requested exceptions at the Plan Commission's public hearing. As outlined in the petitioner's narrative letter, the requested exceptions pertaining to sidewalk construction are being requested in order to avoid sidewalk construction within a wetlands area which is currently located near the intersection of 65<sup>th</sup> Street and the proposed Davane Lane. In the event of the future development of Lots 1 and 2, the Village would install sidewalks per Code based upon the fee-in-lieu-of payment at the time of Final Plat approval.

*Stormwater Management*

The proposed total of 14 lots is predicated on the satisfactory conclusion of two issues: 1) On-site detention for 11 of the proposed lots (with the assumption that proposed Lots 1 and 2 would eventually contain homes); and 2) Potential off-site detention for all 14 proposed lots. The petitioner is proposing both an interim and a permanent approach to satisfying stormwater management requirements. Current plans provide for wholly on-site surface stormwater detention to fully accommodate site stormwater in a detention basin located within an easement covering proposed Lots 12, 13 and 14. This proposal is intended to be an interim approach of satisfying stormwater management requirements, but as noted by the petitioner, it can remain the permanent means of stormwater management should an off-site detention strategy not be able to be satisfactorily addressed.

As an alternate to on-site detention, the petitioner is also working in earnest on a strategy to accommodate stormwater detention off-site within the adjacent Fairview Village community across Fairview Avenue to the east of the subject property. This property contains a detention basin with sufficient capacity that may be able to accommodate all of the proposed subdivision's stormwater storage requirements with relatively minor modifications and a connecting storm sewer. Also, if off-site detention can be accommodated in the future, the stormwater detention easement required for Lots 12, 13 and 14 could be requested by the petitioner to be removed by the Village, and the three lots could then be regraded and developed per Code. The Public Works Department has been in discussions with the petitioner regarding this potential strategy and concurs that it is a viable strategy to explore in this case. Additionally, Public Works has indicated that satisfying detention off-site would not require exceptions from Code.

Nevertheless, the currently proposed interim stormwater strategy employing proposed Lots 12, 13 and 14 has been reviewed as if it will be a permanent condition. As detention on these private lots must continue to properly serve the entire subdivision, the petitioner has been required to provide stormwater detention easements over the three detention lots. It will be the continued private responsibility of the developer/owner to ensure that the detention basin is properly maintained so as to not negatively impact surrounding properties or the adjacent neighborhood. Also, efforts should be made through the use of landscaping materials to make the basin a visual amenity in addition to a functional utility.

The Stormwater Management Division and the Village's consulting engineers have reviewed the proposed plans, and as indicated in the attached memorandum dated March 9, 2004, there are certain requirements pertaining to stormwater management and engineering that must be satisfactorily addressed by the petitioner prior to Village Council consideration of the Final Plat of Subdivision. Issues currently include the final resolution of wetlands permit related issues, restrictive covenants for the wetlands area, and easement provisions/covenants and maintenance agreements for the detention lots. Although desirable to have these issues fully resolved prior to Plan Commission consideration of the proposed subdivision, given that substantive work to address issues has been and is ongoing by the petitioner, Public Works concurs that satisfactory resolution of issues prior to Village Council consideration would be acceptable in this case.

Wetlands

Proposed Lots 1 and 2 currently contain certain areas designated as wetlands. The petitioner has and is continuing to explore the issues and has coordinated with Village Staff as well as DuPage County. The petitioner is proposing to undertake certain off-site grading within the Berrywood Estates Subdivision to the immediate west of the subject property to correct insufficient drainage patterns which may have resulted from inadequate/improper grading and/or operation of an existing drainage swale on the easterly border of the Berrywood Estates Subdivision. At his own cost, the petitioner is proposing to re-grade the off-site drainage swales in order to help ensure their proper functioning and not further negatively impact the proposed subdivision. If the wetlands status changes in the future, a required wetlands conservation easement may be removed by the Village, thus allowing proposed Lots 1 and 2 to be developed per Code.

Traffic

The Traffic Division has reviewed the proposed subdivision plans, and has indicated in the attached memorandum dated February 20, 2004 that the trips generated by the proposed subdivision and the impacts on existing adjacent streets would be negligible when compared with existing conditions. Additionally, the proposed construction of the Davane Lane extension to provide a through-street to 65<sup>th</sup> Street, and the widening and improvements to the 65<sup>th</sup> Street right-of-way are viewed to be positive improvements.

Forestry/Landscaping

The Forestry Division has reviewed the proposed subdivision plans as it pertains to parkway tree plantings, and has indicated in the attached memorandum dated February 17, 2004 that existing parkway trees will require protection during construction on the subject property. Additionally, 26 new parkway tree plantings will be required along Lynn Gremer Court and Davane Lane as part of this subdivision, and payment for installation by the Forestry Department will be accepted if desired by the petitioner.

**Other**Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and as indicated in the attached report dated March 5, 2004, has found the proposed plans acceptable.

School and Park District Donations

The Subdivision Control Ordinance establishes the schedule of school and park district donations based upon the number of bedrooms anticipated to be constructed within each residence within the subdivision, with credit being given for any existing residences currently located on the subject property. The petitioner has stated the intent to construct, in the near term, twelve 4-bedroom residences and two 2-bedroom residences. Credit is being given for two existing residences, one 3-bedroom residence which was demolished in February 2004, and one 5-bedroom residence currently located at 6550 Fairview. The resulting total donation obligation is \$53,053.54 (\$18,643.80 to Grade School District 58; \$8,481.60 to High School District 99; and \$25,928.14 to the Park District). Payment of these donations must be made to the Village prior to the granting of final plat approval and are subject to confirmation by the Code Services Department upon application for building permits.

**RECOMMENDATION**

The Staff Development Team has reviewed the petitioner's request and concurs to recommend that the Plan Commission consider forwarding a favorable recommendation to the Village Council regarding the petitioner's requested action for the proposed Green Acres of Downers Grove Final Plat of Subdivision, including the exceptions pertaining to public improvements, subject to the following:

1. The petitioner should continue to explore means to reduce or eliminate exceptions to the extent practical;
2. If approved, current stormwater detention Lots 12, 13 and 14 shall comply with all permitting requirements, as well as satisfactory resolution of stormwater detention for the subdivision, prior to their development;
3. The petitioner should take appropriate steps to ensure that any arrangements with the adjacent Fairview Village development to address stormwater management as the basis for favorable consideration of this petition are

fully executed, and if conditions of such arrangements change, the petitioner shall provide notice to the Village;

4. The petitioner should take appropriate steps to ensure proper documentation and Village review of any currently required easements prior to their vacation and any subsequent development of land currently subject to such easements;
5. The petitioner should address all issues as outlined in the Public Works memorandum dated March 9, 2004 prior to Village Council consideration of the proposed Final Plat of Subdivision;
6. Payment of school and park district donations in the amount of \$53,053.54 prior to Village Council consideration of the proposed Final Plat of Subdivision;
7. Payment of fee-in-lieu-of sidewalk construction adjacent to proposed Lots 1 and 2, prior to the issuance of permits, in an amount to be determined by Public Works;
8. Compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.



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

- c: Riccardo 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  
Howard Hoffman, Chief, Fire Prevention Bureau  
Marilyn Schnell, Village Council  
File

MAR 11 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 *DHB*  
 BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*  
 Jonathan C. Hall, P.E., Development Engineering Manager II *JCH*  
 DATE: March 9, 2004  
 RE: Planning / Zoning Petition for Annexation, Rezoning and Final Plat  
 Green Acres Subdivision – Rosol Construction  
 Public Works Department 3rd Review

Documents Reviewed:

- Site Improvement Plans prepared by C.M. Lavoie & Associates revised 3/3/04.
- Final Plat of Subdivision dated 3/3/04.

Attachments:

- Review memos from Christopher B. Burke Engineering, Ltd. dated 2/16/04 and 2/19/04.
- Review memo from Village Forester dated 2/17/04.
- Review memo from Traffic Engineer dated 2/20/04.

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	3/9/04	Place on PC Agenda	X
Stormwater	J. Hall	3/9/04	Revise wetland report	X
Water	D. Bird	2/16/04	Approval as noted	X
Traffic	D. Fera	2/20/04	Place on PC Agenda	X
Forestry	K. von der Heide	2/17/04	Approval as noted	X
Pavement	R. Ebel		No Comments	

Findings:

The Public Works Department has completed a third review of the subject petition. The following comments need to be addressed prior to placement on the Village Council Agenda.

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## Public Works Department Review:

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### Engineering Review Comments:

1. Utilize B6.12 curb, except that mountable curb may be utilized in the "bubble" portion of the cul de sac.  
**Accepted – Developer will provide B6.12 curb throughout subdivision per code.**
2. Provide fee-in-lieu of sidewalks adjacent to Lots 1 and 2 along 65<sup>th</sup> Street and Davane Lane.
3. Provide street lights on Davane Lane.  
**Accepted**
4. The street light on Rosol Court should be located near the Lot 10/11 common property line.  
**Accepted – Developer provided explanation regarding potential conflict with proposed sanitary sewer.**

### Stormwater Review Comments:

Following is a summary of the stormwater review status:

- ✓ Wetlands exist on the site. A full wetland submittal is forthcoming, which is critical for the stormwater permit approval.
- ✓ No Flood Plain will be impacted by the development.
- ✓ No Localized Poor Drainage Areas will be impacted by the development.
- ✓ Stormwater detention is proposed on site. The applicant may continue to evaluate off-site detention options; however, this review is proceeding based on on-site detention only.

Following is an updated status of review comments contained in our previous review memo dated November 25, 2003 (Preliminary Engineering and Preliminary Plat of Subdivision).

1. Provide final engineering plans, including proposed grading, erosion control, utilities, and any off-site work.  
**Received – Final plans pending wetland permit resolution**

2. Best management practices (BMPs) for stormwater quality management shall be incorporated into the site design, to the extent practicable (as defined by DuPage County and IEPA).  
**Not Accepted - Provide planting / seeding plan for native detention basin.**
3. Add a DuPage County benchmark reference to the plan.  
**Accepted**
4. General non-paved slope limits are 2% to 33%. For ease of maintenance, we highly recommend limiting the maximum slope to 25% for ease of mowing and to reduce erosion potential (e.g. detention basin).  
**Accepted**
5. Swales shall be provided along the site perimeter to ensure 100-year storm runoff conveyance to the detention basin.  
**Not Accepted - Design drainage for rear of Lot 3 pending finalization of the wetland review.**
6. Include cross-sections on the plan for the detention basin and critical overland flow routes, including the basin's emergency overflow weir. The weir may require soil reinforcement or armoring.  
**Accepted**
7. Storm sewer outfalls will require permanent erosion stabilization (e.g. rip-rap apron) in accordance with the IEPA Urban Manual.  
**Not Accepted - Provide dimensions / details.**
8. A minimum of one foot of freeboard will be required in the detention basin. This shall be measured from the maximum water surface elevation at the emergency overflow to the lowest top-of-berm elevation (assuming 1 cfs per acre discharge rate).  
**Accepted**
9. Delineate and provide calculations for off-site flow path.  
**Accepted (Not Applicable)**
10. If on-site detention is chosen, we recommend locating the detention basin on a separate outlot if a homeowners association can be formed.  
**Accepted**
11. If a wetland is identified, a full wetland submittal will be required. A conservation easement may also be required over any confirmed wetland.  
**Not Accepted - Provide restrictive covenant on Plat of Subdivision.**

12. The petitioner should identify on the grading plan any significant trees that are to be saved, particularly those located within a major drainage swale. Grading design may require some modification to accommodate tree preservation (if applicable). Delineate areas of "no disturbance" around any such trees.  
**Accepted**
13. The Village's standard outlet control manhole design (minimum 72-inch diameter manhole) shall be utilized for the detention basin outlet to meet the efficient function and maintenance requirements.  
**Not Accepted - Refer to Village standard detail**
14. Surface maintenance of each lot coinciding with the detention basin will be the responsibility of the property owner, unless an alternative agreement is approved by the Village Stormwater Administrator and Legal Department. For single-family developments, the Village typically will maintain storm sewer structures and pipes within easements if constructed and located per Village requirements.  
**Not Accepted - No easement provisions / covenants were provided on the Plat.**
15. Locate catch basins to be accessible with standard cleaning equipment (e.g. Vactor), or provide reasonable access to the rear yards.  
**Not Accepted - Replace catch basins with manholes where vehicle access cannot be provided.**
16. Utilize pre-formed gasket joints for RCP storm sewers.  
**Accepted**
17. Provide soil compaction specifications for detention basin berm.  
**Accepted**
18. Each structure should have a minimum 5 foot "buffer" around its perimeter where the slope is clearly away from the structure.  
**Accepted**
19. On the future erosion control plan, provide for 6-inch high ridges at silt fence openings.  
**Accepted**
20. Please consider utilization of storm sewer frames / grates labeled "NO DUMPING - DRAINS TO CREEK" or similar.  
**Accepted**

21. Provide a temporary stabilized construction entrance, with a recommended width of 30 feet.

**Accepted**

22. On the Plat of Subdivision, delineate easements over all storm sewers, overland flow routes, and detention areas. Provide easement language, including provisions for maintenance.

**Not Accepted – Provide drainage easements and provisions. Assign maintenance responsibilities for the detention basin lots.**

**Provide wetland covenant for Lots 1 and 2.**

23. Provide a separate maintenance agreement, to be recorded by DuPage County, for each lot coinciding with the detention basin (if maintained by individual residents).

**Not Accepted – Provide a plan for maintenance of the basin.**

24. Provide a seeding / planting plan for detention basin and swales. Native vegetation is encouraged to benefit stormwater runoff water quality.

**Accepted – Native grasses would benefit water quality to a greater degree and also reduce erosion / mud more than the proposed sod. Mowing costs could also be reduced. However, the the petitioner has incorporated sufficient other BMPs, including special drainage structures, grass swales, vegetated detention, and vegetated swales.**

25. Consider designed and actual tributary areas for each of the neighboring detention basins.

**Accepted**

Upon submission of a complete wetland submittal, further review will be performed. See attached memorandums from Christopher B. Burke Engineering, Ltd dated 2/16/04 and 2/19/04 for additional review comments.

**Traffic Review Comments:**

See attached memorandum dated 2/20/04.

**Forestry Review Comments:**

See attached memorandum dated 2/17/04.

**Pavement Review Comments:**

No Comments.

**Water Review Comments:**

1. Eliminate the pressure connection on Fairview Avenue and cut in two 8" tee's; one for the Water Main to Rosol Ct. and one for the fire hydrant.
2. The old fire hydrant connection must be disconnected and the existing tee be removed and replaced with a new DIWM.
3. The Water Department would need a 48 Hour notice to coordinate a water main shut down on Fairview Avenue.
4. Eliminate the pressure connection at 65<sup>th</sup> Street and Davane Court and cut in a new 8" valve.
5. Install a new 8" valve at the dead end of Davane Lane for pressure testing and chlorination purposes.
6. Install a fire hydrant on Davane Lane around Sta # 102+50.
7. All valves must be resilient wedge type and be located in valve vaults .
8. All hydrants must be Waterous WB-100.
9. Need to show water service line and B-Boxes on utility drawings.
10. Need to show casing and locations of Water & Sewer crossings.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer  
C. Chalberg, Administrative Technician  
Lara Sup, CBBEL  
Jedd Anderson, CBBEL



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

February 16, 2004

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

Attention: Jon Hall, PE

Subject: Stormwater Management Review for Green Acres  
(CBBEL Project No. 01-528B220)

Dear Mr. Hall:

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

1. Stormwater Permit Application for Green Acres of Downers Grove, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004.
2. Proposed Site Improvements Plan for Green Acres, prepared by C.M. Lavoie & Associates, Inc., revised February 9, 2004.
3. Final Plat of Subdivision, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004.

**Project Description**

The subject-site disturbs approximately 5.64 acres. The site will be developed into a residential subdivision.

CBBEL has reviewed the plans and offers the following comments that need to be addressed to make 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 localized poor drainage area (LPDA). There are wetland areas located on the site. It is our understanding that the proposed layout of the site may change with this determination. This review is for stormwater only and is subject to change with a new land plan.

**CBBEL Comments**

1. A wetland submittal has not been made to date. Please prepare and submit a wetland analysis and mitigation plan.
2. Please provide the PondPack model input/output electronically.
3. It appears the storm sewer from the north does not outlet into the detention system, but instead bypasses it. Please revise Pipe P110 so that it outlets directly into the detention basin.

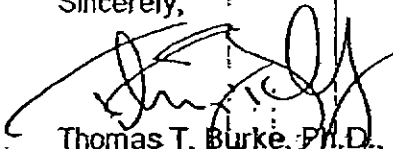
After these comments are addressed and the wetland determination has been resolved, a plan set and calculations should be delivered to Thomas Burke at CBBEL and to Jon Hall at the Village of Downers Grove. If you have any questions, please call.

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: Joe Skach - Village of Downers Grove, Development  
Alicia Hightower - Village of Downers Grove, Public Works  
June Gornik - Village of Downers Grove, Code Services  
Dave Barber - Village of Downers Grove, Public Works  
Mike Cook - C. M. Lavoie & Associates, Inc.  
Larry Rosol - Rosol Construction, Inc.



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

February 19, 2004

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

Attention: Jon Hall, PE

Subject: 2<sup>nd</sup> Stormwater Management Review for Green Acres  
(CBBEL Project No. 01-528B220)

Dear Mr. Hall:

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

1. Stormwater Management Report for Green Acres of Downers Grove, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004.
2. Proposed Site Improvement Plan for Green Acres, prepared by C.M. Lavoie & Associates, Inc., dated February 9, 2004, revised February 11, 2004.
3. Stormwater Management Permit Application for Green Acres, prepared by Rosol Construction, Inc., dated February 9, 2004.
4. Electronic CD of Hydrologic Modeling, prepared by C.M. Lavoie & Associates, Inc., dated February 16, 2004.

### **Project Description**

The subject site disturbs approximately 5.64 acres. The site will be developed into a residential subdivision and detention basin.

CBBEL has reviewed the submittal for 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 localized poor drainage area (LPDA). There are two wetlands located on the site.

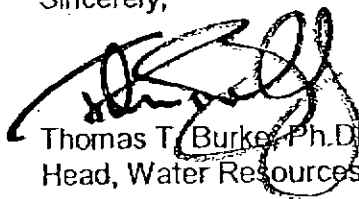
Based on the revised submittal, CBBEL concurs that the preliminary stormwater management plan approach for the site meets the Ordinance requirements. However, a wetland submittal has not been submitted for our review. As the wetland submittal and stormwater plan are interrelated, we will not approve the stormwater portion at this time. We await the wetland submittal for this site.

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: Michael Cook – C.M. Lavoie & Associates, Inc  
Larry Rosol – Rosol Construction  
Dave Barber – Village of Downers Grove, Public Works  
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 17, 2004  
**TO:** Plan Review Team  
**FROM:** Kerstin G. von der Heide, Village Forester  
**SUBJECT:** Green Acres Subdivision

I have reviewed the final plat dated 2-09-04 and have 2 comments.

1. Currently along Fairview Ave, there are several crabapples in good condition in the parkway. These will all need protection per Municipal Code 24-4.
  
2. To complete the subdivision and fill in trees along Rosol Ct and Davane Ln, new parkway tree plantings will be required. A total of 26 new trees are required. For simplicity and to ensure acceptable tree selections, the Forestry Division can install the trees as the lots are completed provided the developer pays for the trees in advance. I have calculated these tree costs based on 2003-04 Suburban Tree Consortium prices plus an administrative charge, and have listed them below.

<u>Species (size 2" B&amp;B)</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Freeman Maple	6	\$261.60	\$1569.60
White Ash	5	\$273.80	\$1369.00
Pear	5	\$261.60	\$1308.00
Honeylocust	5	\$264.00	\$1320.00
Swamp White Oak	5	\$291.60	<u>\$1458.00</u>
Total Cost			\$7024.60

Subject to availability and planting season, the Forestry Division may choose to substitute other appropriate tree species for approximately the same cost.

**VILLAGE OF DOWNERS GROVE**  
**INTEROFFICE MEMORANDUM**

**TO:** Joe Skach, Director of Planning and Community Development  
Amanda Browne, Village Planner  
**FROM:** Dorin Fera, Traffic Engineering Manager  
**DATE:** February 20, 2004  
**RE:** Traffic Review Page 1  
**Green Acres Subdivision**  
**Fairway Avenue and 65<sup>th</sup> Street**

An initial meeting was held with the Proposer on November 21, 2003 (with development plans dated November 7, 2003). The latest set of Plans have been substantially revised from the original submittal, and are dated February 11, 2004. The Traffic Division has the following comments:

Current Comments:

- 1.) A Traffic Impact Study is no longer necessary. The proposed development will access the roadway system at two locations: Fairview Avenue and (the newly proposed) Davane Lane, and the proposed trips generated would be less than 100 new trips at each location.
- 2.) It was determined that traffic impacts to Davane Lane (from five homes), or to Fairview Avenue from six homes, would be negligible when compared with existing conditions.
- 3.) The following improvements proposed by this development are considered positive traffic impacts, which would enhance connectivity and access for both residents and Village services:
  - a. Proposed new north-south section of Davane Lane would connect with existing Davane Court on the north and existing Davane Lane on the south.
  - b. Rebuild and widen existing (18-20 feet) portion of 65<sup>th</sup> Street from the west approaching Davane Court.
  - c. Link Davane Court from the north via new Davane Lane section to existing Davane Lane south to 68<sup>th</sup> Street.
- 4.) There are no outstanding traffic or parking issues for this petitioner. The petitioner has provided satisfactory responses to all previous issues raised by Staff as described below.
- 5.) The Traffic Division recommends approval for submittal to Plan Commission and Village Council.



**DOWNERS GROVE FIRE DEPARTMENT  
PREVENTION DIVISION**

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



**SITE PLAN REVIEW**

**RECEIVED**

MAR 05 2004

Planning and Community  
Development

**FILE COPY**

03/05/04

To: Keith Sbiral, Planner

From: Howard Hoffman, Division Chief

RE: Proposed Green Acres Subdivision

-----  
Keith,

Based upon the revisions submitted for the proposed Green Acres Subdivision:

- 65<sup>th</sup> street is being fully improved to full width
- The Fire Department has no further issues.
- **Plans are approved**

This approval is based upon fire prevention and protection concerns **only**. Other village departments may have additional issues. Any additional questions or comments please call 434-5975 anytime.

Sincerely,

Howard Q. Hoffman  
Division Chief  
Downers Grove Fire Department  
Prevention Division



March 15, 2004

The Plan Commission  
Village of Downers Grove  
801 Burlington  
Downers Grove, IL 60515

Re: Proposed Green Acres Subdivision, 65<sup>th</sup> and Fairview  
Larry Rosol, Rosol Construction Inc., applicant

Honorable Commissioners:

The petitioner Larry Rosol, of Rosol Construction, Inc., is an experienced developer of single-family homes in the Downers Grove area, recently completing the Georgian Courts townhouse development in the Downers Grove downtown area. Rosol has worked closely with the Village Staff in preparation for this submittal.

Application for final plat approval has been submitted for property located in the 6500 block and Fairview in Downers Grove, Illinois, known as Green Acres of Downers Grove. The proposed project is for a fourteen-lot subdivision. The property is currently zoned R-1 in unincorporated DuPage County, and upon annexation into Downers Grove will automatically be zoned R-1. The applicant is applying that the property then be rezoned to R-3.

The subject property fronts on Fairview Avenue on the East and faces Fairview Village. Although other property in the area along Fairview Avenue has recently been annexed into the Village and rezoned R-5A, the petitioner preferred to request R-3 zoning, consistent with the adjoining single-family development in this area.

The Stormwater Review found:

- Wetlands exist on the site
- No Flood Plain will be impacted by the development
- No localized Poor Drainage areas will be impacted by the development
- Stormwater detention is proposed on-site. The applicant may continue to evaluate off-site detention options, however, this proceeding is based on on-site detention only.

The shape of the property, a wetland condition on the property (Lots #1 and #2) and the extension of Davane Lane through the property makes the property unique and contributed to the development challenge. While the property had the potential area to support up to 18 R-3 lots, the developer has reduced the number of lots to 14 to minimize exception requests.

The petitioner is requesting that the lots be rezoned to R-3. Village R-3 requirements are for a minimum lot area of 10,500 square feet, with a minimum lot depth of 140 feet, a minimum lot width of 75 feet and a minimum frontage of 40 feet. The resulting lots in the proposed subdivision will exceed all bulk criteria for lot area, lot width and frontage. All of the lots except for four meet or exceed lot depth requirements. The exceptions, which are requested from the subdivision control ordinance, are as follows:

1. As to lot depth exceptions:
  - a. Lot #1 has a lot area is 15,373 square feet, a lot width of 111.03 feet and a lot frontage is 105.99, all of which are well in excess of the minimum requirements. Lot 1 has a lot depth of 131.47 feet and requires 6.1% exception.
  - b. Lot 6 has a lot area of 11,170 square feet, a lot width of 84.78 feet and a lot frontage is 86.84 feet. The lot depth is 139.7 feet and requires .2% exception.
  - c. Lot 7 has a lot area of 11,623 square feet, a lot width of 88.69 feet and a lot frontage of 88.60 feet. The lot depth is 131.19 feet and would require a 6.3% exception.
  - d. Lot 11 has 14,194 square feet. A lot width of 75 foot and a 47.17 foot frontage. It has a lot depth of 135.7 feet and would require an exception of 3.1%.
  - e. Lot 4 has 11,724 square feet. A lot width of 82.15 and a 80.82 foot frontage. It has a lot depth of 138.22 feet and would require a 1.3% exception.
2. Pursuant to Chapter 20, Section 9 of the Village of Subdivision Control Ordinance, public improvements must be provided with regard to any subdivision plat. We will provide all the public improvements pursuant to Chapter 20-9. The only exceptions to the public improvements that we are seeking. Not providing sidewalks adjacent to lots 1 & 2, which lots are designated as low grade wetlands. There will be sidewalks constructed across the street.

The Village's storm water consultants reviewed the plans and the property and recommend against sidewalks along lots 1 and 2 as they would impinge upon the wetlands. The County concurs. Should the wetland dissipate in the future, the petitioner would be required to put in sidewalks for these lots. Lots 1 and 2 (for reason of the wetland aspect) and lots 12, 13 and 14 (for reason of water retention requirements on-site) cannot now be developed although they are included in the subdivision. These lots are shown but cannot be developed without compliance with building code and stormwater requirements in the future should their need for the uses stated become unnecessary. By granting final approval of the subdivision at this time, the Village would not lose control over their future development.

In recommending these exceptions, the Plan Commission must consider six factors. Those factors are:

1. The extent to which the proposed exception impacts on the value or reasonable use of surrounding properties.

We believe that all of these exceptions will have no negative impact on the value of the surrounding properties or the reasonable use of the surrounding properties. These properties will remain as R-3 single-family homes, which is consistent with the surrounding area and the Village's Land Use Plan. The value of the proposed subdivision homes will be comparable to the existing value of homes in the surrounding area, or exceed the value of homes in the surrounding area.

2. Whether the exception is consistent with the trend of development in the area and the surrounding uses.

All of these exceptions maintain what currently exists in the area with regard to curbs. The lot depth exceptions for the development of this property will be consistent with all single-family R-3 development in the area. The O' Driscoll subdivision adjoining the subject property has several lots with depth exceptions in excess of those sought by applicant. In addition, another adjoining subdivision, the Berrywood Estates, was granted similar lot depth exceptions.

3. The characteristics of the property, which support or mitigate against the granting of the exception.

The exceptions will be consistent with the adjoining developments and the single-family residential character of the neighborhood.

4. Whether the exception is in conformance with the general plan and spirit of this chapter.

We believe that all of these exceptions will be in conformance with the general plan and spirit of this chapter. We believe that these exceptions will allow the area to remain as close to its current condition as possible. Creating a new development to exist in harmony with existing development is one of the goals of the Subdivision Control Ordinance. These exceptions help meet that goal.

5. Whether the exception will alter or be consistent with the essential character of the locality.

Once again as previously stated, these exceptions will allow the essential character of the locality to remain consistent. It will complete Davane Lane and provide for a wetland area.

6. Whether the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

This property cannot yield a reasonable return in the exceptions are not granted. As stated, the unique shape, the wetland and the extension of the Davane Lane create conditions that make the exceptions necessary to development. The exceptions are minimal and maintain the essential character of the area and blend this development with the existing developments.

This development, we believe, will be an asset and a benefit to the community.

Respectfully submitted,

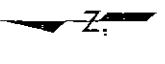
A handwritten signature in cursive script, appearing to read 'Thomas J. Sisul', written in black ink.

Thomas J. Sisul  
Attorney for Applicant







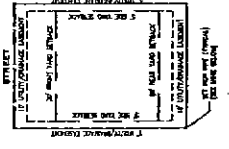


**LOT SUMMARY**

LOT	AREA (SQ. FT.)
1	14,828 SF
2	14,828 SF
3	14,828 SF
4	11,794 SF
5	11,794 SF
6	11,143 SF
7	14,828 SF
8	11,794 SF
9	17,438 SF
10	17,289 SF
11	14,203 SF
12	14,814 SF
13	13,448 SF
14	20,386 SF

**DEVELOPMENT SUMMARY**

ACCORD INFORMATION  
 SUBDIVISION NAME  
 LOT LINE  
 SETBACK LINE  
 EASEMENT LINE  
 RIGHT OF WAY LINE  
 SECTION LINE



**TYPICAL LOT SETBACK DIMENSIONS**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR TO FACE OF SIDEWALK OR TO FACE OF TRAILER PARK.  
 2. ALL DIMENSIONS ARE TO FACE OF WALL OR TO FACE OF WINDOW OR TO FACE OF DOOR OR TO FACE OF PORCH OR TO FACE OF BALCONY.  
 3. ALL DIMENSIONS ARE TO FACE OF CURB OR TO FACE OF SIDEWALK OR TO FACE OF TRAILER PARK.  
 4. ALL DIMENSIONS ARE TO FACE OF WALL OR TO FACE OF WINDOW OR TO FACE OF DOOR OR TO FACE OF PORCH OR TO FACE OF BALCONY.  
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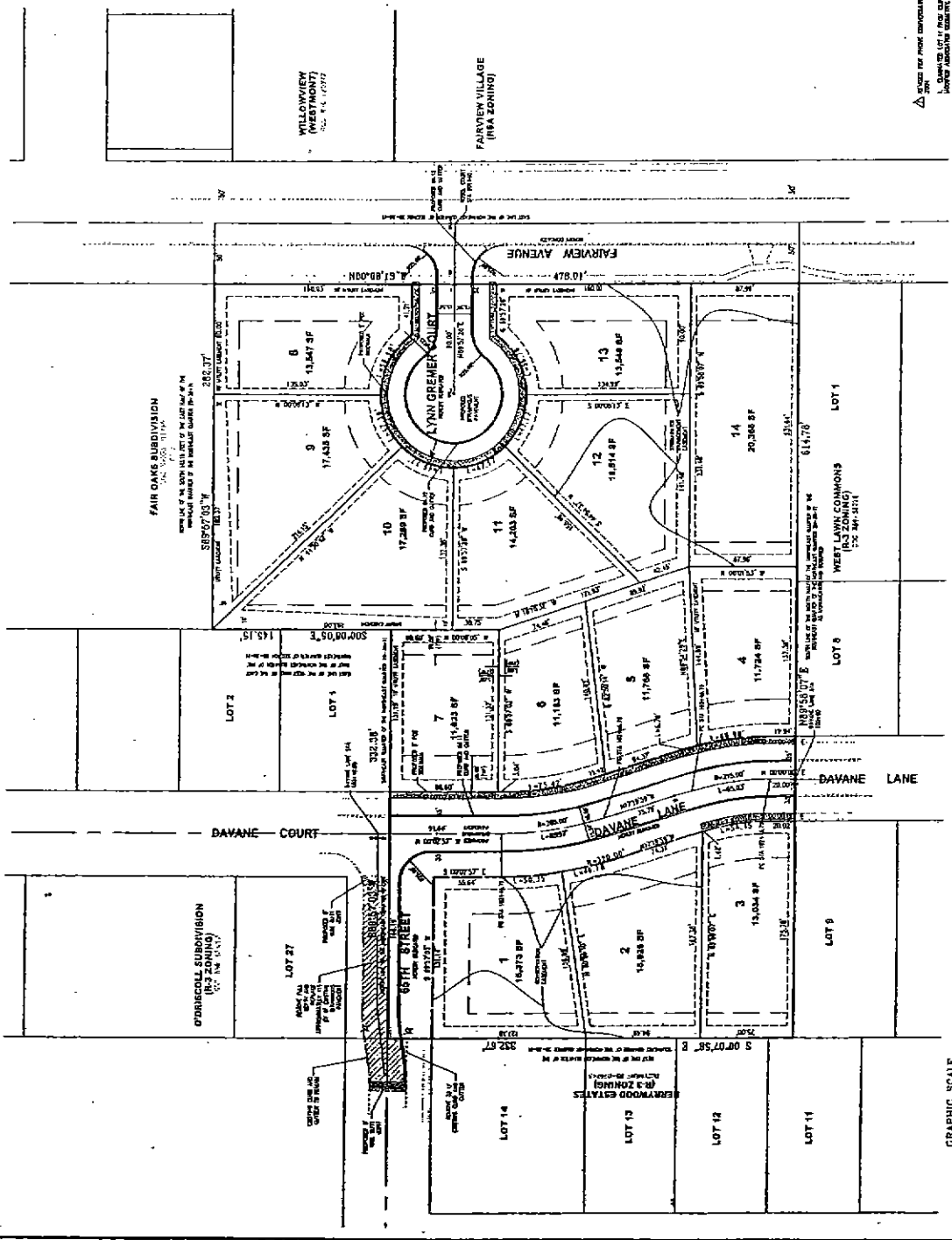
THE LOTS, COMMONS AND DRIVEWAYS ARE SHOWN AS LOTS UNDER THE PLANNED UNIT DEVELOPMENT (PUD) ZONING. THE LOTS ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES. THE LOTS ARE NOT TO BE USED FOR COMMERCIAL PURPOSES. THE LOTS ARE NOT TO BE USED FOR INDUSTRIAL PURPOSES. THE LOTS ARE NOT TO BE USED FOR AGRICULTURAL PURPOSES. THE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

**GREEN ACRES**

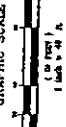
GEOMETRY PLAN  
 SHEET 8 OF 14



C.M. Lavoie  
 INCORPORATED

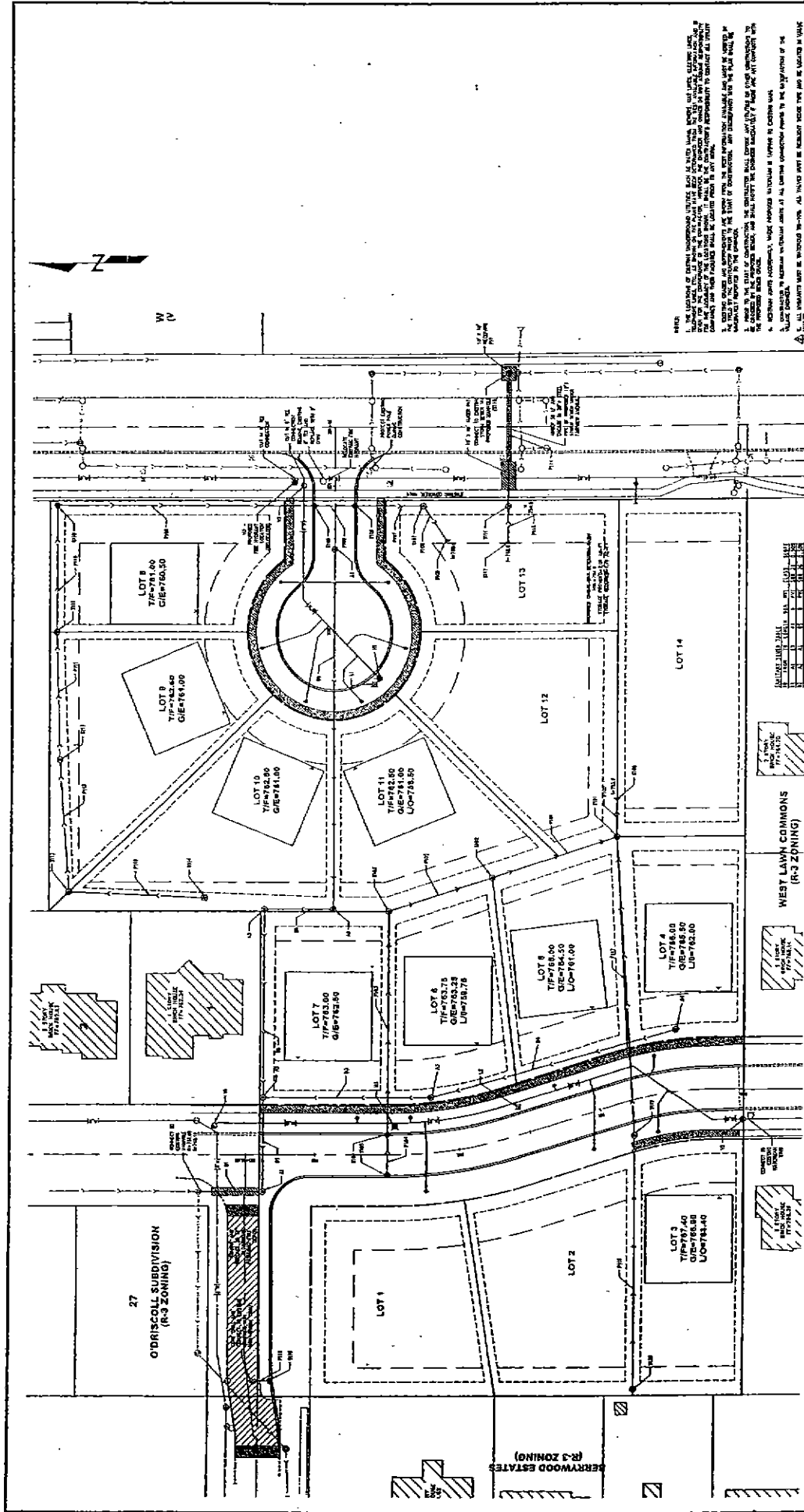


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GRAPHIC SCALE  
 1" = 40'

C.M. Lavoie, Inc. is a registered professional engineer and architect. The plans were prepared by the firm of C.M. Lavoie, Inc. under the supervision of a registered professional engineer and architect. The plans are subject to the provisions of the Professional Engineers Act and the Professional Architects Act. The plans are not to be used for any other purpose.



**GREEN ACRES**  
 50th STREET AND PARKWAY AVENUE  
 BERRYWOOD ESTATE

**UTILITY PLAN**

Drawn by: [Name]    Checked by: [Name]  
 Scale: 1" = 20'    Date: [Date]  
 Sheet: 7 of 14

**CML**  
 C.M. Layton, Inc.  
 1000 [Address]  
 [City, State, Zip]

NOTES:  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.  
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF [City] SPECIFICATIONS.  
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF [State] SPECIFICATIONS.  
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE FEDERAL GOVERNMENT SPECIFICATIONS.  
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION SPECIFICATIONS.  
 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF ELECTRICAL ENGINEERS SPECIFICATIONS.  
 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPE FITTERS SPECIFICATIONS.  
 8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CEMENT AND CONCRETE SPECIFICATIONS.  
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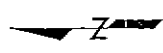
LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	10,000	10.00%
2	10,000	10.00%
3	10,000	10.00%
4	10,000	10.00%
5	10,000	10.00%
6	10,000	10.00%
7	10,000	10.00%
8	10,000	10.00%
9	10,000	10.00%
10	10,000	10.00%
11	10,000	10.00%
12	10,000	10.00%
13	10,000	10.00%
14	10,000	10.00%
TOTAL	140,000	100.00%

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
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12	10,000	10.00%
13	10,000	10.00%
14	10,000	10.00%
TOTAL	140,000	100.00%

**GRAPHIC SCALE**  
 1" = 20'

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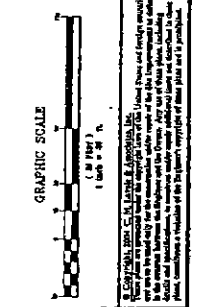
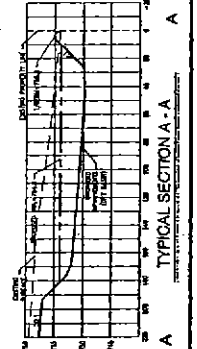
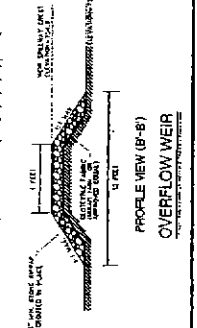
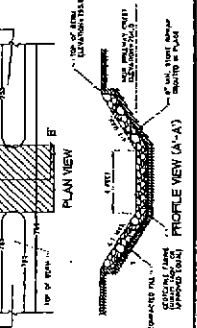
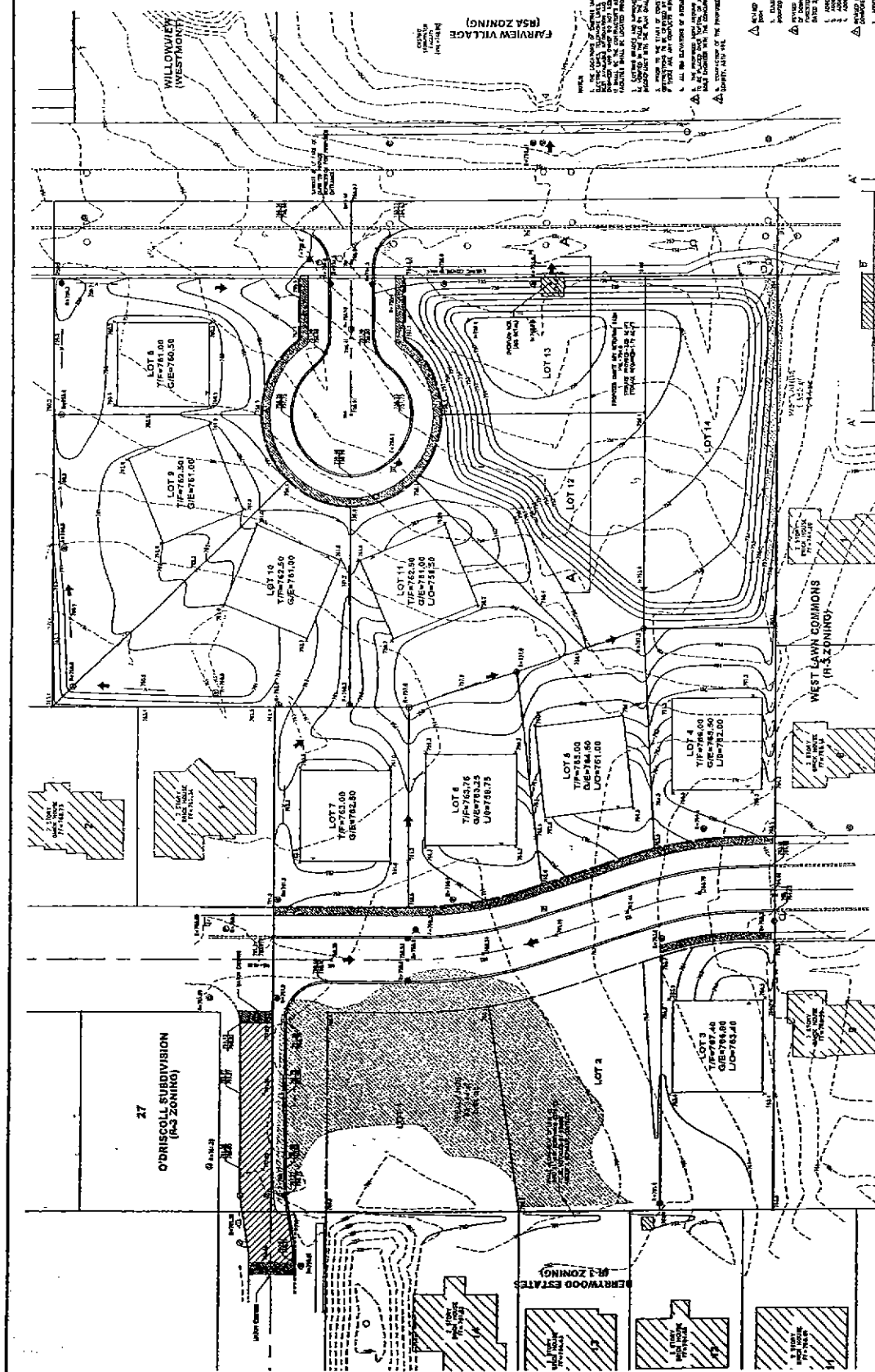
TO BE USED FOR THE PURPOSES OF THE GRADING PLAN ONLY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE GRADING PLAN IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF THE GRADING PLAN ONLY. THE GRADING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE GRADING PLAN IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF THE GRADING PLAN ONLY.

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- 10. THE GRADING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

### GREEN ACRES SOUTH STREET AND WILLOW AVENUE GRAVING PLAN

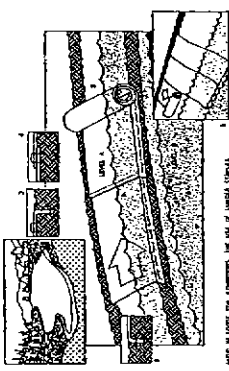


C.M. Jaycox, Inc.  
1000 W. 10th Street  
Tulsa, Oklahoma, OK 74106



THE ENGINEER HAS BEEN ADVISED BY THE OWNER THAT THE GRADING PLAN IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF THE GRADING PLAN ONLY. THE GRADING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE GRADING PLAN IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSES OF THE GRADING PLAN ONLY.

**SHORELINE INSTALLATION**



SEE SHEET 2 FOR DETAILS OF SHORELINE INSTALLATION.  
 SEE SHEET 3 FOR DETAILS OF SHORELINE INSTALLATION.  
 SEE SHEET 4 FOR DETAILS OF SHORELINE INSTALLATION.

1. THE SHORELINE INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. THE SHORELINE SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE 4 FEET HIGH AND 4 FEET WIDE AT THE TOP.
3. THE SHORELINE SHALL BE CONSTRUCTED WITH A SLOPE OF 1:1 ON THE LAND SIDE AND A SLOPE OF 2:1 ON THE WATER SIDE.
4. THE SHORELINE SHALL BE CONSTRUCTED WITH A FINISH SURFACE OF 18" RIBBED CONCRETE.
5. THE SHORELINE SHALL BE CONSTRUCTED WITH A FINISH SURFACE OF 18" RIBBED CONCRETE.
6. THE SHORELINE SHALL BE CONSTRUCTED WITH A FINISH SURFACE OF 18" RIBBED CONCRETE.
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10. THE SHORELINE SHALL BE CONSTRUCTED WITH A FINISH SURFACE OF 18" RIBBED CONCRETE.



**NOTES**

1. THE LOCATION OF EXISTING UTILITIES SHALL BE AS SHOWN ON THE PLAN. ALL UTILITIES SHALL BE DEEPENED AND PROTECTED AS NECESSARY TO MAINTAIN THEIR DEPTH AND PROTECT THEM FROM DAMAGE.
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**GREEN ACRES**

EROSION CONTROL PLAN

DATE: 08/11/14

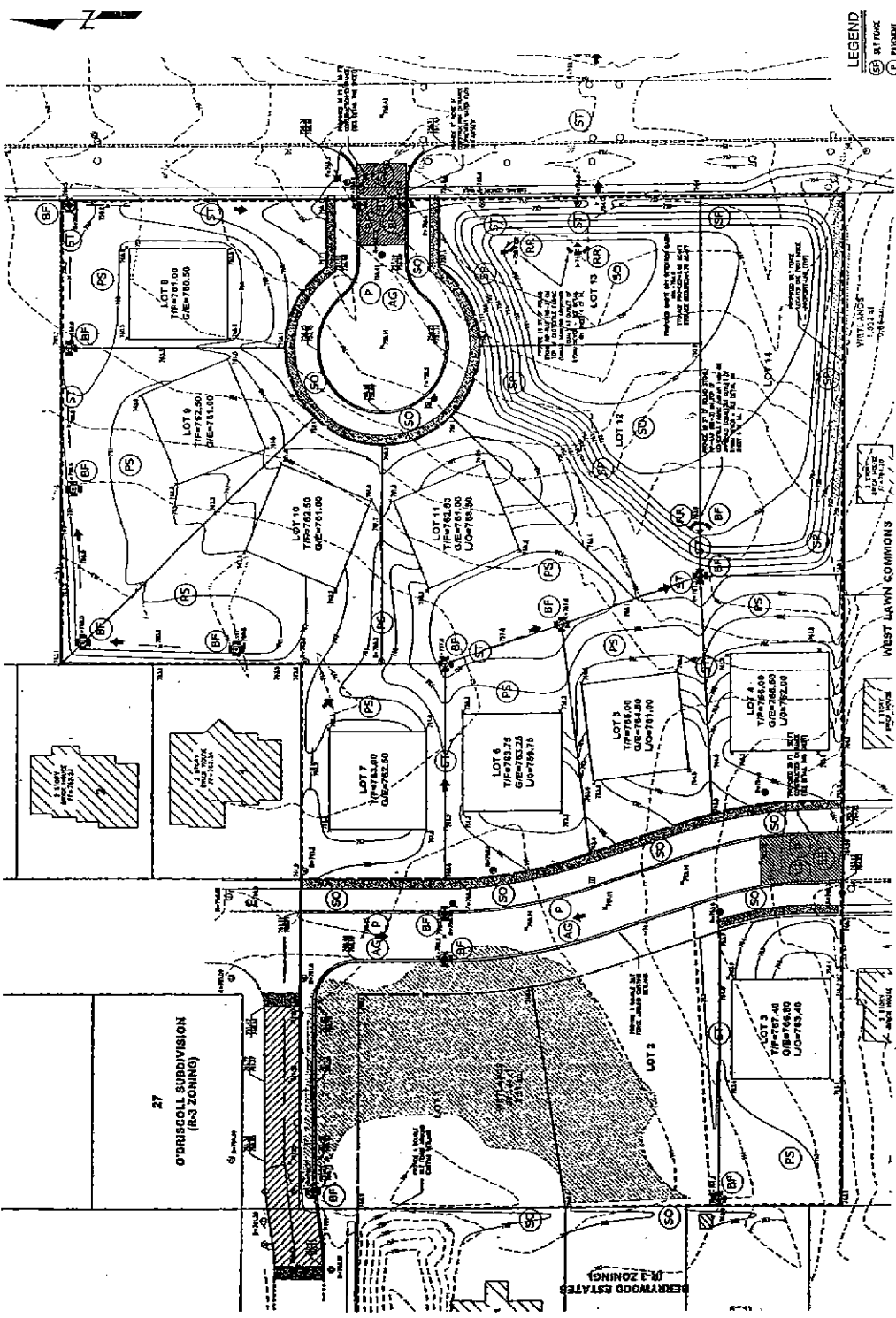
SCALE: 1" = 40'

SHEET 11 OF 14

OWNER: GREEN ACRES

DESIGNER: C.M. LeVelle

PROJECT: GREEN ACRES



- LEGEND**
- 1. SILT FENCE
  - 2. SEDIMENT BASIN
  - 3. STABILIZED ENTRANCE
  - 4. SLOPE PROTECTION
  - 5. SLOPE PROTECTION
  - 6. SLOPE PROTECTION
  - 7. SLOPE PROTECTION
  - 8. SLOPE PROTECTION
  - 9. SLOPE PROTECTION
  - 10. SLOPE PROTECTION
  - 11. SLOPE PROTECTION
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  - 14. SLOPE PROTECTION
  - 15. SLOPE PROTECTION
  - 16. SLOPE PROTECTION
  - 17. SLOPE PROTECTION
  - 18. SLOPE PROTECTION
  - 19. SLOPE PROTECTION
  - 20. SLOPE PROTECTION

**STABILIZED ENTRANCE DETAIL**

SEE SHEET 12 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

SEE SHEET 13 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

SEE SHEET 14 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

**SOIL PROTECTION CHART**

NO.	TYPE	AREA	DATE	BY	CHKD.	REV.
1	STABILIZED ENTRANCE	LOT 3	08/11/14	JML	JML	1
2	STABILIZED ENTRANCE	LOT 4	08/11/14	JML	JML	1
3	STABILIZED ENTRANCE	LOT 5	08/11/14	JML	JML	1
4	STABILIZED ENTRANCE	LOT 6	08/11/14	JML	JML	1
5	STABILIZED ENTRANCE	LOT 7	08/11/14	JML	JML	1
6	STABILIZED ENTRANCE	LOT 8	08/11/14	JML	JML	1
7	STABILIZED ENTRANCE	LOT 9	08/11/14	JML	JML	1
8	STABILIZED ENTRANCE	LOT 10	08/11/14	JML	JML	1
9	STABILIZED ENTRANCE	LOT 11	08/11/14	JML	JML	1
10	STABILIZED ENTRANCE	LOT 12	08/11/14	JML	JML	1
11	STABILIZED ENTRANCE	LOT 13	08/11/14	JML	JML	1
12	STABILIZED ENTRANCE	LOT 14	08/11/14	JML	JML	1

**GRAPHIC SCALE**

1" = 40'

0 10 20 30 40 50 60 70 80 90 100

SEE SHEET 12 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

SEE SHEET 13 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

SEE SHEET 14 FOR DETAILS OF STABILIZED ENTRANCE DETAIL.

**INDIVIDUAL LOT UTILITY LOCATIONS**

LOT	TYPE	SIZE (SQ. FT.)	DATE	BY
1	RES.	10,000	12/20/14	JL
2	RES.	10,000	12/20/14	JL
3	RES.	10,000	12/20/14	JL
4	RES.	10,000	12/20/14	JL
5	RES.	10,000	12/20/14	JL
6	RES.	10,000	12/20/14	JL
7	RES.	10,000	12/20/14	JL
8	RES.	10,000	12/20/14	JL
9	RES.	10,000	12/20/14	JL
10	RES.	10,000	12/20/14	JL
11	RES.	10,000	12/20/14	JL
12	RES.	10,000	12/20/14	JL
13	RES.	10,000	12/20/14	JL
14	RES.	10,000	12/20/14	JL
15	RES.	10,000	12/20/14	JL
16	RES.	10,000	12/20/14	JL
17	RES.	10,000	12/20/14	JL
18	RES.	10,000	12/20/14	JL
19	RES.	10,000	12/20/14	JL
20	RES.	10,000	12/20/14	JL
21	RES.	10,000	12/20/14	JL
22	RES.	10,000	12/20/14	JL
23	RES.	10,000	12/20/14	JL
24	RES.	10,000	12/20/14	JL
25	RES.	10,000	12/20/14	JL
26	RES.	10,000	12/20/14	JL
27	RES.	10,000	12/20/14	JL
28	RES.	10,000	12/20/14	JL
29	RES.	10,000	12/20/14	JL
30	RES.	10,000	12/20/14	JL

**UTILITY SEPARATION INFORMATION**

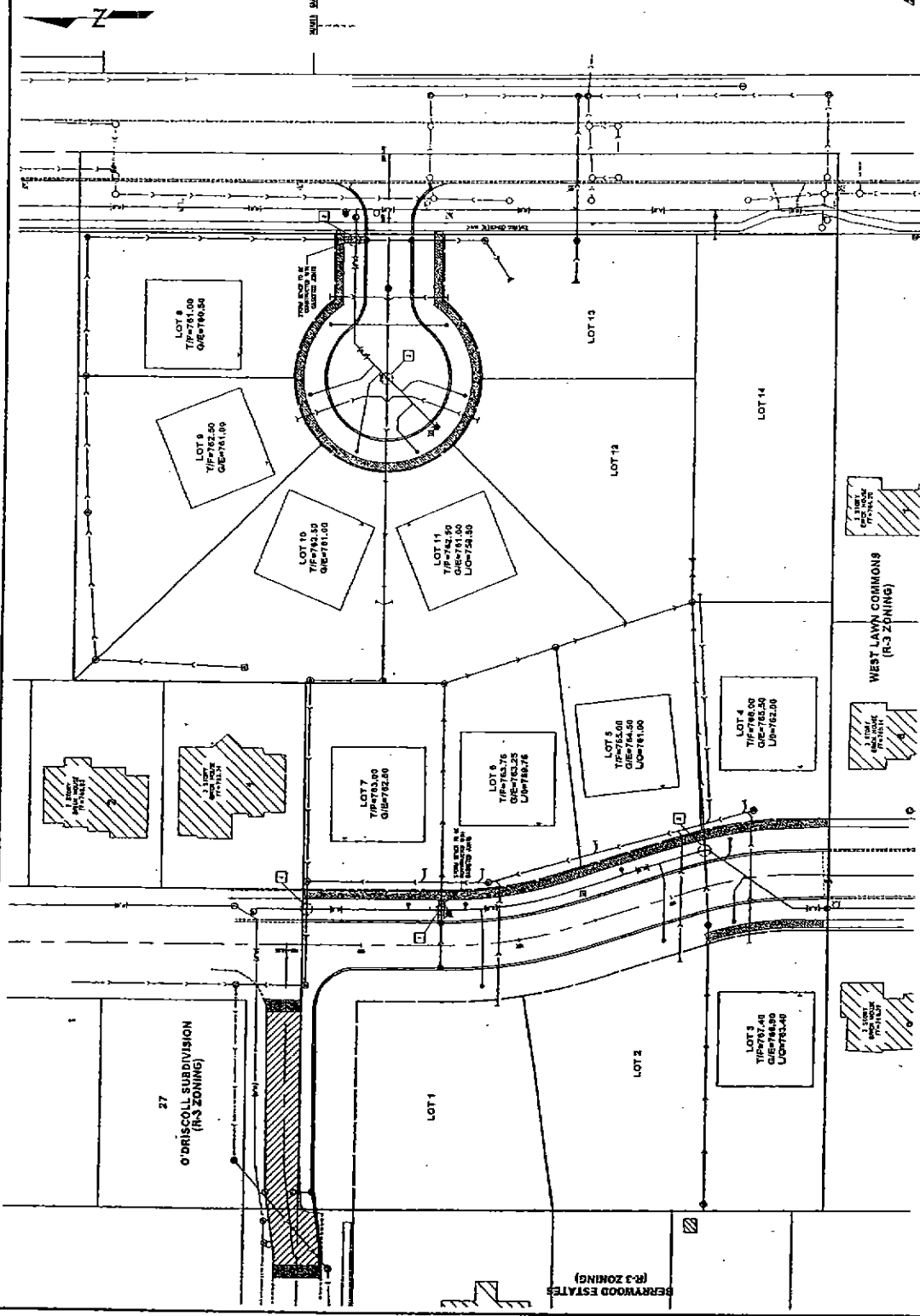
- 1. SEPARATION OF UTILITY SERVICES BETWEEN ADJACENT LOTS SHALL BE MADE AS FOLLOWS:
  - WHERE A TYPICAL UTILITY SERVICE LINE IS SHOWN AS A SINGLE LINE, THE SERVICE SHALL BE SEPARATED BY A MINIMUM OF 18" TO THE CENTERLINE OF EACH UTILITY SERVICE LINE.
  - WHERE A TYPICAL UTILITY SERVICE LINE IS SHOWN AS A DOUBLE LINE, THE SERVICE SHALL BE SEPARATED BY A MINIMUM OF 36" TO THE CENTERLINE OF EACH UTILITY SERVICE LINE.
  - WHERE A TYPICAL UTILITY SERVICE LINE IS SHOWN AS A TRIPLE LINE, THE SERVICE SHALL BE SEPARATED BY A MINIMUM OF 54" TO THE CENTERLINE OF EACH UTILITY SERVICE LINE.

**GENERAL NOTES**

- THESE LOTS ARE PART OF THE GREEN ACRES SUBDIVISION, PHASE I, AS SHOWN ON THE PLAT THEREOF, AND ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS THEREON.
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**UTILITY SERVICE PLAN**

- THE UTILITY SERVICES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS FOR THE GREEN ACRES SUBDIVISION, PHASE I, AND ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS THEREON.
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**GREEN ACRES**  
UTILITY SERVICE PLAN  
DRAWN BY: M. J. LAYCOLE  
DATE: 12/20/14  
SHEET: 12 OF 14  
C.M. Laycole, Inc.

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**GRAPHIC SCALE**  
1" = 60' (or feet)  
1" = 120' (or feet)



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** Jonathan Hall, P.E., Development Eng. Manager / Stormwater Administrator *JH*  
**DATE:** March 12, 2004  
**RE:** Planning / Zoning Petition for Annexation, Rezoning and Final Plat  
Green Acres Subdivision – Rosol Construction  
Public Works Department 3rd Review - Stormwater Review Addendum

**Additional Documents Reviewed:**

- Wetland submittal report by PRI dated March 9, 2004

**Attachments:**

- CBBEL review, dated March 11, 2004, of wetland report

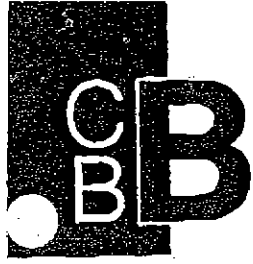
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We expect that these remaining wetland issues will be addressed quickly, and therefore the wetland should not remain an obstacle to issuance of a stormwater management permit.

- c: David Barber, Director of Public Works  
Michael Millette, Asst. Director of Public Works - Engineering  
Stormwater Management Engineer  
C. Chalberg, Administrative Technician  
Lara Sup, CBBEL  
Jedd Anderson, CBBEL



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 800 • Rosemont, Illinois 60018-4920 • TEL (647) 823-0500 • FAX (647) 823-0520

March 11, 2004

Village of Downers Grove  
Public Works Department  
5101 Walnut Avenue  
Downers Grove, Illinois 60515

Attention: Jonathan Hall, PE

Subject: Rosol Construction Green Acres Subdivision  
Wetland and Riparian Area Review  
(CBBEL Project No. 01-528B220)

Dear Mr. Hall:

We have completed a review of Rosol Construction's Proposed Green Acres Subdivision (65<sup>th</sup> and Fairview) for compliance with the wetland and riparian provisions of the Village of Downers Grove Stormwater and Floodplain Ordinance (March 20, 2001) (Ordinance). To complete this review, we were provided a submittal prepared by Planning Resources, Inc. (PRI), dated March 9, 2004.

The following are our comments:

**Section 26-63 Requirements for Wetland Delineation**

- 26-63.1 The property contains wetland which was significantly impacted due to mechanized land clearing which made completion of a thorough on-site wetland determination impossible. Because completion of an on-site delineation was not possible, PRI completed a historic aerial photo review. CBBEL, as well as DuPage County staff, at a January 27, 2004 meeting, have reviewed the process for and the results of the historic review and concur with the findings of PRI. The report was prepared following acceptable methodologies and practices. **Accepted.**
- 26-63.2 The PRI report identified no off-site wetland areas. CBBEL staff have visited the site and concur with that finding. **Accepted.**
- 26-63.3 The Ordinance requires that the wetland be classified as regulatory or critical based on a review of several parameters. PRI provided the required information to document that the wetland would be considered regulatory. Please note that portions of the wetland were disturbed due to

mechanized land clearing. For purposes of enforcement, those areas are considered critical for the purposes of the restitution mitigation requirements. The area of impact was calculated to be 12,945 sq. ft. (0.29 acre). **Accepted.**

26-63.4 The wetland, for permitting purposes is considered to be regulatory. The wetland area disturbed by predevelopment mechanized land clearing is considered to be critical. **Accepted.**

**Section 26-64 Requirements for Development Affecting the Functions and Values of Wetlands**

26-64.1 As discussed above, the applicant impacted 12,945 sq. ft. (0.29 acre) of wetland prior to receipt of a permit through mechanized land clearing. The applicant has proposed to restore the impacted area, as well as, purchase at a 1:1 replacement ratio from the fee-in-lieu fund to mitigate the impact, as well as complete enhancement of the on-site wetland at 0.5:1 credit to achieve the remaining 2:1 required mitigation. However, there is not enough wetland on-site from which to generate the remaining required credit, therefore the applicant will purchase wetland credit from the fee-in-lieu program. Pages 11, 13 and 14 of the PRI report document the accounting of the required mitigation credits.

The manner in which the credit calculation was completed was discussed at the January 27, 2004 DuPage County meeting and again by phone with Bruce Maki of DuPage County on March 9, 2004. The methodology and logic behind the calculations were acceptable to the County.

To summarize, the Ordinance requires that unauthorized wetland impacts be mitigated at a 3:1 ratio. The Ordinance requires a minimum of 1:1 creation with the remainder being achieved through wetland enhancement (0.5:1 credit generated per acre of enhancement performed). The applicant proposes to follow that process with the exception that not enough enhancement credit can be generated on the site, so he must purchase additional wetland credit from the fee-in-lieu fund to make up the deficit. **Accepted.**

26-64.2 For the purposes of permitting, the undisturbed wetland is considered regulatory. The applicant proposes to permanently impact a total of 0.08 acre of the regulatory wetland. This permanent impact breaks down as follows: the 1,532 sq. ft. (0.035 acre) Wetland B will be completely filled due to construction of the stormwater detention basin. DuPage County has recently revised the Ordinance such that wetlands less than 0.1 acre may be impacted without having to provide practicable alternative documentation. For the purposes of this review, we are assuming Downers Grove concurs with the Ordinance revision and, therefore Wetland B may be impacted without proof that it cannot be avoided.

Wetland A is proposed to have 2,076sq. ft. (0.048 acre) of wetland impact due to the construction of the remaining half of 65<sup>th</sup> Street and the continuation of Davane Street. The applicant has provided letters from the Village requiring the developer to complete these improvements. Consequently, those impacts are unavoidable. Mitigation for these permanent impacts will be mitigated at a 1.5:1 ratio, as required by the Ordinance. **Accepted.**

26-64.3 The project includes the installation of a drainage swale which was designed and permitted, but never installed west of the western property line. Based on discussions with the Village of Downers Grove and at the January 27, 2004 meeting at DuPage County, it was agreed that the developer or Village is allowed to install the drainage swale. It was agreed by all that the swale installation will likely negatively impact the wetland and that that applicant will not be held accountable for the impacted wetland hydrology.

Additionally, 65<sup>th</sup> Street was originally only constructed as a half road with only one half of the required drainage improvements. The applicant is required to install the remaining road and drainage improvements. It was agreed at the January 27, 2004 meeting with DuPage County that the developer would not be held accountable for the impact to wetland hydrology caused by the road construction. **Accepted.**

26-64.4 The applicant will mitigate for the impacts as documented on pages 14 and 15 of the PRI report. The method used for the calculations meets the requirements of the Ordinance and the method of calculation was agreed to by Bruce Maki of DuPage County during my March 9, 2004 conversation with him. **Accepted.**

26-64.5 The applicant will provide for lost storage within the on-site stormwater facility. **Accepted.**

26-64.6 Mitigation for the impacted wetland areas will occur on-site and through payment into the fee-in-lieu program, as stated in the PRI report. **Accepted.**

26-64.7 The wetland creation is not occurring in areas which are currently wetland. **Accepted.**

26-64.8 PRI has provided a Proposed Wetland and Buffer Restoration and Enhancement Plan. Please note that the plan has lower level of success criteria due to the impacts which occur to hydrology caused by the construction of the previously authorized swale and construction of 65<sup>th</sup> Street. However, the plan does not specify that burning and herbiciding will be part of the activities. Additionally, we would like to see bi-monthly visits during the growing season the first two years to assess vegetative cover establishment. We would recommend at least two prescribed burns

be completed within the preserved wetland and buffer over the 5 year period. **Not accepted.**

- 26-64.9 The applicant will enhance the preserved wetland to obtain enhancement/wetland mitigation credit. **Accepted.**
- 26-64.10 The Village is responsible for insuring compliance with this provision. **Accepted.**
- 26-64.11 The plan meets the requirements placed on the developer and agreed to during various meetings which included DuPage County staff. **Accepted.**
- 26-64.12 Periodic reports will be provided to the Village Council. **Accepted.**
- 26-64.13 The applicant is mitigating the unauthorized wetland impact area as discussed above and in the PRI report at a 3:1 ratio. **Accepted.**
- 26-64.14 The project as discussed in the PRI report will revegetate and enhance the preserved wetland and buffer area. Impacts to wetland hydrology will occur for the reasons discussed above and within the PRI report. The developer will not be held accountable for changes in hydrology due to the swale and 65<sup>th</sup> Street construction. This was agreed at the January 27, 2004 meeting, as discussed above. **Accepted.**

**Section 26-65**

**Wetland Banking**

- 26-65.1 The applicant proposes to purchase credits from the fee-in-lieu fund to mitigate for the on-site wetland impacts because there is not enough area, nor an appropriate location to complete the required mitigation. **Accepted.**
- 26-65.2 In our opinion, the applicant and DuPage County, which is the provider of the fee-in-lieu credits, meets the requirements of these provisions. **Accepted.**

**Section 26-66**

**Wetland Reports**

Reports will be provided to the Village Council, as required. **Accepted.**

**Section 26-67**

**Riparian Environments Requirements**

- 26-67.1-8 There is no mapped 100-year regulatory floodplain on the project site, therefore, there are no riparian areas, and consequently this section of the Ordinance is not applicable. **Accepted.**

At this time, we recommend approval of the project in regards to sections 26-63, 64, 65, 66, and 67 with the condition that a revised Maintenance and Monitoring Plan be submitted and approved with the required changes.

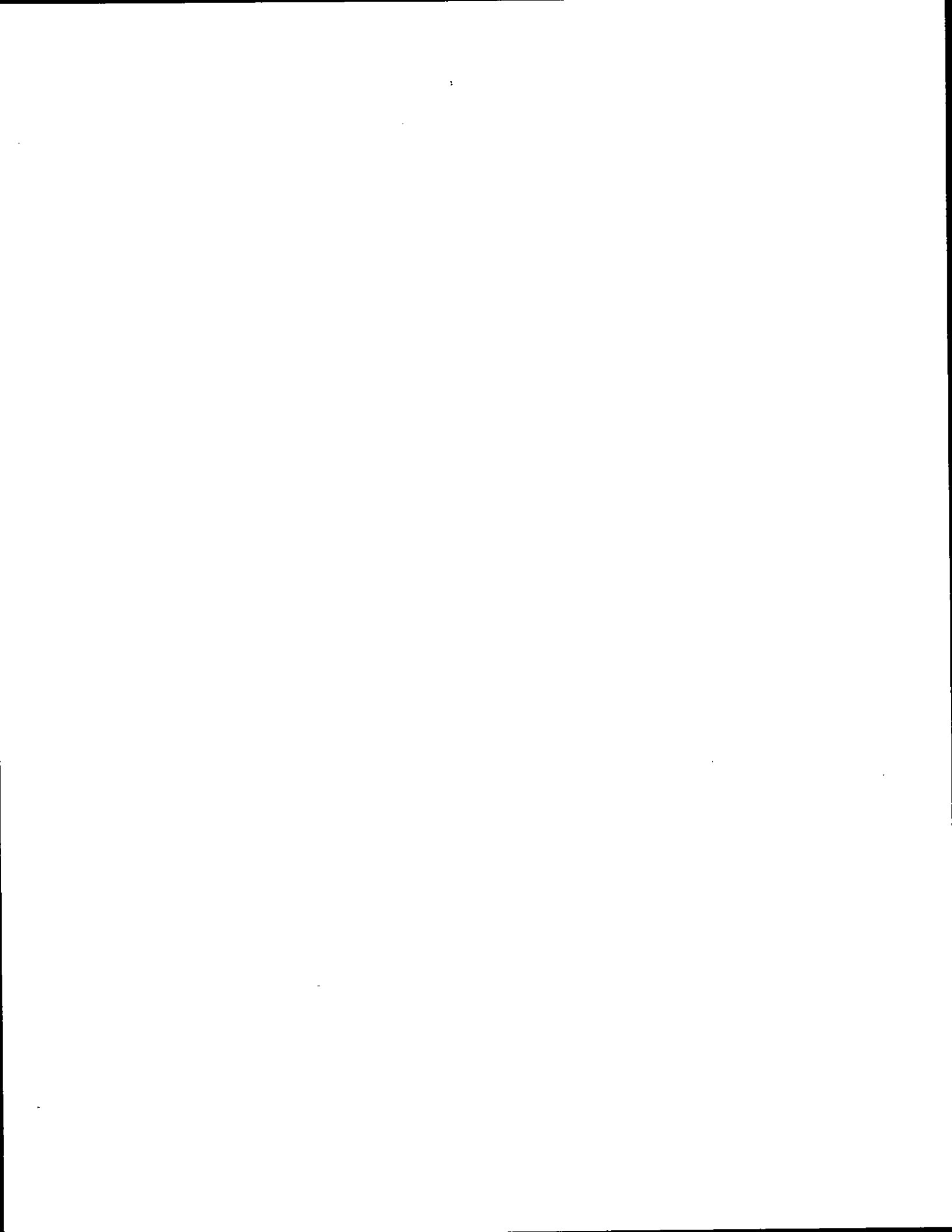
If you have any questions or comments, please do not hesitate to call.

Sincerely,



Jedd M. Anderson  
Head, Environmental Resources Department  
KC-WRS #W-007  
LC-CWS #012

cc: Brian Pabst, Larry Rosol – Rosol Construction  
Juli Crane – Planning Resources, Inc.





**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** Jonathan Hall, P.E., Development Eng. Manager / Stormwater Administrator *JH*  
**DATE:** March 12, 2004  
**RE:** Planning / Zoning Petition for Annexation, Rezoning and Final Plat  
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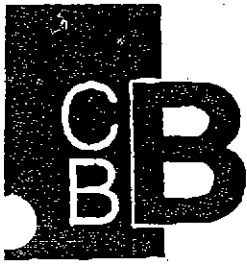
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March 11, 2004

Village of Downers Grove  
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- 26-63.3 The Ordinance requires that the wetland be classified as regulatory or critical based on a review of several parameters. PRI provided the required information to document that the wetland would be considered regulatory. Please note that portions of the wetland were disturbed due to

mechanized land clearing. For purposes of enforcement, those areas are considered critical for the purposes of the restitution mitigation requirements. The area of impact was calculated to be 12,945 sq. ft. (0.29 acre). **Accepted.**

- 26-63.4 The wetland, for permitting purposes is considered to be regulatory. The wetland area disturbed by predevelopment mechanized land clearing is considered to be critical. **Accepted.**

**Section 26-64**      **Requirements for Development Affecting the Functions and Values of Wetlands**

- 26-64.1 As discussed above, the applicant impacted 12,945 sq. ft. (0.29 acre) of wetland prior to receipt of a permit through mechanized land clearing. The applicant has proposed to restore the impacted area, as well as, purchase at a 1:1 replacement ratio from the fee-in-lieu fund to mitigate the impact, as well as complete enhancement of the on-site wetland at 0.5:1 credit to achieve the remaining 2:1 required mitigation. However, there is not enough wetland on-site from which to generate the remaining required credit, therefore the applicant will purchase wetland credit from the fee-in-lieu program. Pages 11, 13 and 14 of the PRI report document the accounting of the required mitigation credits.

The manner in which the credit calculation was completed was discussed at the January 27, 2004 DuPage County meeting and again by phone with Bruce Maki of DuPage County on March 9, 2004. The methodology and logic behind the calculations were acceptable to the County.

To summarize, the Ordinance requires that unauthorized wetland impacts be mitigated at a 3:1 ratio. The Ordinance requires a minimum of 1:1 creation with the remainder being achieved through wetland enhancement (0.5:1 credit generated per acre of enhancement performed). The applicant proposes to follow that process with the exception that not enough enhancement credit can be generated on the site, so he must purchase additional wetland credit from the fee-in-lieu fund to make up the deficit. **Accepted.**

- 26-64.2 For the purposes of permitting, the undisturbed wetland is considered regulatory. The applicant proposes to permanently impact a total of 0.08 acre of the regulatory wetland. This permanent impact breaks down as follows: the 1,532 sq. ft. (0.035 acre) Wetland B will be completely filled due to construction of the stormwater detention basin. DuPage County has recently revised the Ordinance such that wetlands less than 0.1 acre may be impacted without having to provide practicable alternative documentation. For the purposes of this review, we are assuming Downers Grove concurs with the Ordinance revision and, therefore Wetland B may be impacted without proof that it cannot be avoided.

Wetland A is proposed to have 2,076sq. ft. (0.048 acre) of wetland impact due to the construction of the remaining half of 65<sup>th</sup> Street and the continuation of Davane Street. The applicant has provided letters from the Village requiring the developer to complete these improvements. Consequently, those impacts are unavoidable. Mitigation for these permanent impacts will be mitigated at a 1.5:1 ratio, as required by the Ordinance. **Accepted.**

- 26-64.3 The project includes the installation of a drainage swale which was designed and permitted, but never installed west of the western property line. Based on discussions with the Village of Downers Grove and at the January 27, 2004 meeting at DuPage County, it was agreed that the developer or Village is allowed to install the drainage swale. It was agreed by all that the swale installation will likely negatively impact the wetland and that that applicant will not be held accountable for the impacted wetland hydrology.
- Additionally, 65<sup>th</sup> Street was originally only constructed as a half road with only one half of the required drainage improvements. The applicant is required to install the remaining road and drainage improvements. It was agreed at the January 27, 2004 meeting with DuPage County that the developer would not be held accountable for the impact to wetland hydrology caused by the road construction. **Accepted.**
- 26-64.4 The applicant will mitigate for the impacts as documented on pages 14 and 15 of the PRI report. The method used for the calculations meets the requirements of the Ordinance and the method of calculation was agreed to by Bruce Maki of DuPage County during my March 9, 2004 conversation with him. **Accepted.**
- 26-64.5 The applicant will provide for lost storage within the on-site stormwater facility. **Accepted.**
- 26-64.6 Mitigation for the impacted wetland areas will occur on-site and through payment into the fee-in-lieu program, as stated in the PRI report. **Accepted.**
- 26-64.7 The wetland creation is not occurring in areas which are currently wetland. **Accepted.**
- 26-64.8 PRI has provided a Proposed Wetland and Buffer Restoration and Enhancement Plan. Please note that the plan has lower level of success criteria due to the impacts which occur to hydrology caused by the construction of the previously authorized swale and construction of 65<sup>th</sup> Street. However, the plan does not specify that burning and herbiciding will be part of the activities. Additionally, we would like to see bi-monthly visits during the growing season the first two years to assess vegetative cover establishment. We would recommend at least two prescribed burns

be completed within the preserved wetland and buffer over the 5 year period. **Not accepted.**

- 26-64.9 The applicant will enhance the preserved wetland to obtain enhancement/wetland mitigation credit. **Accepted.**
- 26-64.10 The Village is responsible for insuring compliance with this provision. **Accepted.**
- 26-64.11 The plan meets the requirements placed on the developer and agreed to during various meetings which included DuPage County staff. **Accepted.**
- 26-64.12 Periodic reports will be provided to the Village Council. **Accepted.**
- 26-64.13 The applicant is mitigating the unauthorized wetland impact area as discussed above and in the PRI report at a 3:1 ratio. **Accepted.**
- 26-64.14 The project as discussed in the PRI report will revegetate and enhance the preserved wetland and buffer area. Impacts to wetland hydrology will occur for the reasons discussed above and within the PRI report. The developer will not be held accountable for changes in hydrology due to the swale and 65<sup>th</sup> Street construction. This was agreed at the January 27, 2004 meeting, as discussed above. **Accepted.**

**Section 26-65**

**Wetland Banking**

- 26-65.1 The applicant proposes to purchase credits from the fee-in-lieu fund to mitigate for the on-site wetland impacts because there is not enough area, nor an appropriate location to complete the required mitigation. **Accepted.**
- 26-65.2 In our opinion, the applicant and DuPage County, which is the provider of the fee-in-lieu credits, meets the requirements of these provisions. **Accepted.**

**Section 26-66**

**Wetland Reports**

Reports will be provided to the Village Council, as required. **Accepted.**

**Section 26-67**

**Riparian Environments Requirements**

- 26-67.1-8 There is no mapped 100-year regulatory floodplain on the project site, therefore, there are no riparian areas, and consequently this section of the Ordinance is not applicable. **Accepted.**

At this time, we recommend approval of the project in regards to sections 26-63, 64, 65, 66, and 67 with the condition that a revised Maintenance and Monitoring Plan be submitted and approved with the required changes.

If you have any questions or comments, please do not hesitate to call.

Sincerely,



Jedd M. Anderson  
Head, Environmental Resources Department  
KC-WRS #W-007  
LC-CWS #012

cc: Brian Pabst, Larry Rosol – Rosol Construction  
Juli Crane – Planning Resources, Inc.

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: PC-03-04** A petition seeking 1) annexation into the Village; 2) Rezoning from County R-4, Single Family Residence District to Village R-3, Single Family Residence District; 3) Final Plat Approval for the Green Acres of Downers Grove Subdivision and 4) approval of certain exceptions from Code. Property located on the west side of Fairview Avenue approximately 300 feet north of 66th Street, commonly known as 6500-6550 Fairview Avenue, Downers Grove, Illinois (PIN Nos. 09-20-209-027, 09-20-210-026,-029 and -030); Rosol Construction, Owner/Petitioner

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

Thomas Sisul, 5120 Main Street, Downers Grove, stated he was the attorney for the petitioner, Rosol Construction. Mr. Sisul introduced the petitioner, Mr. Rosol, his associate Mr. Pabst and Chris Lavoie and Mike Cook from C. M. Lavoie & Associates.

Mr. Cook, C. M. Lavoie & Associates, 633 Rogers Street, Downers Grove, stated his firm was hired to prepare the plats of annexation and subdivision and the civil engineering aspects of this project. Mr. Cook explained the site is along the west side of Fairview Avenue between 65<sup>th</sup> Street to the north and 66<sup>th</sup> Street to the south. Two public roadways are being proposed as part of this subdivision; one is an extension of the current Davane Lane through the West Lawn Commons subdivision to the south, which would connect into 65<sup>th</sup> Street, which is an existing half street on the north side of the subject site. The 65<sup>th</sup> Street right-of-way would be dedicated for a 70-foot wide right-of-way and would be connected to the existing street pavement to the west. Mr. Cook noted there is also a proposed cul-de-sac called Lynn G. Court to be located approximately at the midpoint of the Fairview Avenue frontage of the subject property.

Mr. Cook noted water and sewer service for this project was fairly straightforward. Residential subdivisions are in place around this property. Water stubs would be provided on Davane Lane and also on 65<sup>th</sup> Street and Davane Court to the north. There is an existing water main, which runs along the west side of Fairview Avenue that would service the four single-family homes upon development. There is an existing sanitary sewer near 65<sup>th</sup> Street and Davane Court.

With regard to stormwater, Mr. Cook indicated they were proposing a dry detention basin located in the southeast corner of the development over Lots 12, 13 and 14. That proposal was submitted to the Village's consultant, Christopher Burke Engineering, and a positive recommendation has been received for the size and release rates in accordance with the DuPage County and Downers Grove Stormwater Ordinances.

Mr. Cook advised an existing wetland was delineated on the site by their consultant, Planning Resources, and confirmed in the field by Christopher Burke Engineering, the Village's consultant. He pointed out the shaded area on Lots 1 and 2 on the drawing.

Mr. Cook stated Planning Resources' report and subsequent comments from Christopher Burke are contained in the Plan Commission packet. Mr. Cook noted there was still one outstanding issue being worked on regarding the wetlands, but everything else with regard to the mitigation or permitting had been satisfied.

Mr. Sisul reiterated the stormwater review found that wetlands exist on the site; however, no floodplain would be impacted by the development, no localized poor drainage areas would be impacted by the development and stormwater detention is proposed on site. Mr. Sisul advised the applicant may continue to evaluate an off-site detention option, but at this point they are proceeding with this proposed subdivision based upon on-site detention.

Mr. Sisul pointed out the proposed subdivision exceeds the minimum lot area requirement of 10,500 square feet on each of the proposed lots, all of the lots also meet or exceed the minimum lot width requirement of 75 feet and also the minimum frontage requirement of 40 feet.

Mr. Sisul stated they are asking for approval of five exceptions; Lot One requires a 6.1% exception, Lot Six requires a .2% exception, Lot Seven requires a 6.3% exception, Lot Eleven requires a 3.1% exception and Lot Four requires a 1.3% exception.

Mr. Sisul stated all public improvements would be provided pursuant to public improvements requirements of the Village's Subdivision Control Ordinance. It has been requested not to install sidewalks at this time for Lots 1 and 2 because of the existence of the wetland. Mr. Sisul noted neither Lots 1 nor 2 nor the lots that are being proposed for water detention, Lots 12, 13 and 14, are to be developed at this time. They are being divided as lots to allow for the possibility that in the future the petitioner would be able to develop off-site detention with regards to Lots 12, 13 and 14. Mr. Sisul advised, with regard to Lots 1 and 2, since this wetland is a low grade wetland, which was occasioned more from the development characteristics of the property immediately to the west rather than a natural condition, there is a possibility that this development will remediate that area much as what occurred in the O'Driscoll Subdivision immediately to the north where they had a low grade wetland situation there. At that time, the developer was allowed to pay cash in lieu of, but that is no longer an option.

Accordingly, they are asking for an exception with regard to the sidewalks; however, if the low-grade wetland would be remediated in the future, they would obtain building permits and meet all of the engineering requirements at that time, which would mean they would be required to install the sidewalks at that time.

Mr. Sisul noted in recommending exceptions the Plan Commission must consider six factors. These factors are:

- (1) The extent to which the proposed exception impacts on the value or the reasonable use of surrounding properties;

Mr. Sisul stated they believe all of these exceptions would have no negative impact on the value or the reasonable use of the surrounding properties. The properties on the west, north and south are zoned R-3, single-family and the property immediately to the east, Fairview Baptist Village is zoned R-5A.

- (2) Whether the exception is consistent with the trend of development in the area and the surrounding uses;

Mr. Sisul expressed the opinion that the proposed exceptions are entirely consistent with the neighborhood. The lot depth exceptions are quite minimal compared to the lot depth exceptions that were granted in the O'Driscoll Subdivision to the immediate north. Twenty-three of the twenty-seven lots in that subdivision were granted lot depth exceptions. Mr. Sisul indicated the Berrywood Estates Subdivision to the west was also granted similar lot depth exceptions. Mr. Sisul commented the L-shaped dimension of their property was somewhat unusual to work with, and they were required, because of public safety considerations, to extend Davane Lane and complete the development of 65<sup>th</sup> Street. Mr. Sisul stated they have been able to keep the exceptions to a bare minimum.

- (3) The characteristics of the property which support or mitigate against the granting of the exception;

Mr. Sisul commented the proposed exceptions would be consistent with the adjoining developments and the single-family residential character of the neighborhood.

- (4) Whether the exception is in conformance with the general plan and spirit of this Chapter;

Mr. Sisul expressed the belief the exceptions will be in conformance with the general plan and spirit of this Chapter. The proposed exceptions will allow the area to remain as close to its current condition as possible. They will be creating a new development that will exist in harmony with the existing developments.

- (5) Whether the exception will alter, or be consistent with, the essential character of the locality;

Mr. Sisul noted, as previously stated, the proposed exceptions would allow the essential character of the locality to remain consistent. The wetland will also be protected.

- (6) Whether the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Mr. Sisul stated the property could not yield a reasonable return if the exceptions were not granted. The number of proposed lots has been reduced in order to get a reasonable return on this property.

Mr. Sisul concluded by stating they are available to answer any questions from the Plan Commission members.

Chairman Jirik asked for the technical analysis by Staff.

Ms. Browne explained she would briefly cover some of the principal issues relating to the proposed 14 lot, single-family residential subdivision in this case, mainly the requested exceptions and the Public Works and Engineering related issues.

Ms. Browne stated with respect to the requested bulk exceptions as was outlined in Table 1 on Page 3 of the Staff Report, the majority of the proposed 14 lots do satisfy minimum requirements with respect to minimum lot area, lot width and lot depth; however, there are certain lot depth exceptions that are being requested for Lots 1, 4, 6, 7 and 11. As described by the petitioner, the proposed exceptions range from less than 1% to slightly more than 6%, and no other bulk-related exceptions are being requested as part of this subdivision. Ms. Browne noted the requested lot depth exceptions do require evaluation per Section 20-602 of the Subdivision Control Ordinance as referenced by the petitioner.

Ms. Browne again referenced Table 1 on Page 3, and apologized that she had made an error in noting which lots are covered by which easements. Lots One and Two would be covered by the wetlands conservation easement, and Lots 12, 13 and 14 would be covered by the stormwater detention easement.

With regard to Public Works/Engineering issues, specifically regarding streets, Ms. Browne explained the proposed subdivision does meet all dedication and improvement requirements for all new and existing adjacent streets, with the exception of providing sidewalks as noted by the petitioner adjacent to Lots 1 and 2 due to the location of the wetlands in that area. Ms. Browne pointed out this exception also requires evaluation per Section 20-602 of the Subdivision Control Ordinance. Additionally, the petitioner would be required to pay fee in lieu of construction of the sidewalks in the event the exception is granted. If, in the future, the development of Lots 1 and 2 does become possible, the Village would then install the sidewalks at that time.

With respect to stormwater management, Ms. Browne stated both an interim and a permanent approach to satisfying stormwater management requirements are being proposed and evaluated in this case. On an interim basis, as indicated by the petitioner, Lots 12, 13 and 14 would be occupied by a stormwater detention basin with sufficient capacity to satisfy the remaining 11 lots in the subdivision. The basin also includes the assumption for capacity of Lots 1 and 2, if they become developable in the future. This on-site detention strategy would also include easements over Lots 12, 13 and 14 for purposes of detention only. As an alternate to that on-site detention, Ms. Browne explained the petitioner has been investigating and continues to investigate an off-site detention option within the Fairview Village community on the east side of Fairview Avenue. If the off-site detention option can be accommodated at some point in the future, Ms. Browne stated the petitioner could request that the stormwater detention

easements for Lots 12, 13 and 14 be removed. Those three lots could then be regraded and developed according to Code requirements.

Ms. Browne advised that the Public Works Department does view that off-site detention strategy as an available option in this case. Nevertheless, the proposed detention for proposed Lots 12, 13 and 14 on site has been viewed and reviewed as if it were going to be a permanent condition in the event that the off-site detention strategy does not work out at some point in the future.

As noted in the Staff Report, Ms. Browne stated the Public Works Department identified certain issues with respect to both the wetlands and the stormwater detention for the on-site proposal that must be addressed by the petitioner prior to Village Council consideration of the Final Plat of Subdivision approval. Those issues were also outlined in the updated report from the Public Works Department, which was included as a separate drop-in within the Plan Commission packet.

In conclusion, Ms. Browne stated the Staff recommends that the Plan Commission consider forwarding a favorable recommendation to the Village Council regarding the petitioner's requested action including the annexation, the rezoning upon annexation and the Final Plat of Subdivision, with the exceptions pertaining to sidewalks and lot depth requirements but subject to the eight conditions outlined on Pages 5 and 6 of the Staff Report.

Chairman Jirik stated the next phase of the public hearing would be public participation. He explained anyone who wished to speak should come to the podium and state their name and address before addressing the Plan Commission.

As no members of the audience indicated they wished to speak, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik moved on to questions or comments from the Plan Commission members.

Mr. Nicholaou asked for an explanation on Lots 1 and 2 and the street to the north. It appeared to him that the street goes through a portion of the wetland. Ms. Browne responded affirmatively that the street would be constructed through a portion of the wetlands. Mr. Nicholaou asked if there was any way to go around the wetlands. Mr. Cook explained if you look at the alignment of the current 65<sup>th</sup> Street pavement, it jogs to the north. They are trying to minimize whatever impacts they would have to the wetland by shifting the road as far north as possible and adding on to the existing half lane of the street pavement. There are some streetlights and sidewalk in place just north of that road that they want to keep in place because there is not going to be a sidewalk on the north side of Lot 1. They want to keep some type of pedestrian walkway between the back of curb and the 65<sup>th</sup> Street right-of-way.

With regard to Lots 12, 13 and 14, Mr. Matejczyk asked for clarification that a stormwater basin would be provided on these lots, complete with an overflow weir, etc.

If water detention is available across the street, Mr. Matejczyk asked if Lots 12, 13 and 14 would be regraded. Ms. Browne explained the petitioner would be required to submit engineering plans to regrade those three lots and for the connection to the stormwater detention across Fairview Avenue. Ms. Browne stated if those plans were approved, the petitioner could then request that the easement which Staff is recommending be employed over Lots 12, 13 and 14 be lifted by the Village, at which point the grading could commence and construction of residences take place. With respect to Lots 1 and 2 regarding the wetlands, Ms. Browne explained if the off-site grading as proposed by the petitioner does, in fact, dissipate or even eliminate the presence of wetlands on Lots 1 and 2, the petitioner could approach the Village and request that the easement be lifted and then develop those two lots per Code as well.

Mr. Matejczyk noted with regard to Lots 1 and 2 that the petitioner has already impacted that area with mechanized land clearing. He asked if the wetland area was well defined as a result of the mechanized land clearing. Mr. Cook responded the wetland definition was made after the mechanized land clearing. Mr. Matejczyk stated the mechanized land clearing made it difficult to define the exact area, and Mr. Cook agreed. Mr. Cook stated the wetland was determined by field observation. Because of the disturbance that was done prior to its being delineated as a wetland, the information was obtained by a series of photographs that had been taken over a period of time. There was a limit that came into play with both the petitioner's consultant and the Village's consultant in order to define the shaded area shown on the drawing displayed on the overhead screen. Mr. Matejczyk asked when the land clearing was done. Mr. Cook stated fall of 2003. Mr. Matejczyk asked what was the purpose of the land clearing. Brian Pabst, Rosol Construction, explained the property had been a farm for many years, and the prior owner had rototilled it quite a bit prior to Rosol Construction acquiring the land. The stormwater consultants noted disturbance had occurred and went through aerial photographs as far back as 1945-1950, identified what they thought was probably the wetland area and told them they would have to re-seed and replant and fence off that particular area.

Mr. Griesbaum asked if there was a better drawing of where the detention area would be located on Lots 12, 13 and 14. He further asked if it covered the entire back end of Lots 13, 12 and all along Lot 14. He also wanted to know if it was to be completely graded as a dry detention basin. Mr. Cook utilized the overhead drawing to show the area of the detention pond. He commented that it covers almost all of the three lots. Mr. Griesbaum asked if Lots 12, 13 and 14 were non-buildable, and Mr. Cook responded that they are non-buildable so long as they are covered by the detention easement. Mr. Griesbaum noted he was confused with regard to the handout they were presented this evening that showed homes on those lots.

Chairman Jirik stated for Lots 1 and 2 depending on the nature and the quality of the wetlands and how the regulations apply, in certain instances development activities may be allowed as long as it is in concert with what the law requires. Regarding Lots 12, 13 and 14, Chairman Jirik stated there are two options. The current authorization is to maintain the stormwater on site; however, this is not necessarily a permanent feature.

There is an option such that the developer can work out a binding agreement to provide the same necessary compensatory stormwater detention utilizing the neighboring property, then they would be allowed to develop on Lots 12, 13 and 14. Chairman Jirik noted absent having those agreements in place, the developer is showing a plan with Lots 12, 13 and 14 not being developed but rather functioning as the detention area. The developer would not be irrevocably committed in that regard. The easement could be removed allowing development so long as they provided the equivalent stormwater detention that met all of the requirements of the Ordinance.

Mrs. Schroeder asked how deep the detention pond would be. Mr. Cook responded six to seven feet at most.

Mr. Waechtler asked in order to better address Factor Two "whether the exception is consistent with the trend of development in the area and the surrounding uses", he asked if someone could point out specific lot depth exceptions. He recalled someone had testified that lots in the Berrywood Estates and the O'Driscoll Subdivisions were granted lot depth exceptions.

Mr. Sisul stated, on Davane Court to the north of the subject property, almost all of the properties on the east side have a lot depth of approximately 130 feet. He also referenced the Berrywood Subdivision and the Saint James Court Subdivision and noted these subdivisions were all developed with lot depth exceptions.

Mr. Sisul indicated there was one additional point he wanted to cover this evening. In the Plan Commission packet there is a reference to the swale along the east side of the lots in Berrywood Estates. Mr. Sisul advised the question of payment for the regarding of that swale is still under discussion. Those lots to the immediate west of the subject property were originally to have had a swale that directed the stormwater to the detention basin to the north.

Chairman Jirik noted the clarification for the packet materials going forward to the Village Council.

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.

**MOTION: WITH RESPECT TO FILE NO. PC-03-04, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A FAVORABLE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE PETITIONER'S REQUESTED ACTION FOR THE PROPOSED GREEN ACRES OF DOWNERS GROVE FINAL PLAT OF SUBDIVISION INCLUDING THE REQUESTED EXCEPTIONS SUBJECT TO THE FOLLOWING:**

1. THE PETITIONER SHOULD CONTINUE TO EXPLORE MEANS TO REDUCE OR ELIMINATE EXCEPTIONS TO THE EXTENT PRACTICAL;
  2. IF APPROVED, CURRENT STORMWATER DETENTION LOTS 12, 13 AND 14 SHALL COMPLY WITH ALL PERMITTING REQUIREMENTS, AS WELL AS SATISFACTORY RESOLUTION OF STORMWATER DETENTION FOR THE SUBDIVISION, PRIOR TO THEIR DEVELOPMENT;
  3. THE PETITIONER SHOULD TAKE APPROPRIATE STEPS TO ENSURE THAT ANY ARRANGEMENTS WITH THE ADJACENT FAIRVIEW VILLAGE DEVELOPMENT TO ADDRESS STORMWATER MANAGEMENT AS THE BASIS FOR FAVORABLE CONSIDERATION OF THIS PETITION ARE FULLY EXECUTED, AND IF CONDITIONS OF SUCH ARRANGEMENTS CHANGE, THE PETITIONER SHALL PROVIDE NOTICE TO THE VILLAGE;
  4. THE PETITIONER SHOULD TAKE APPROPRIATE STEPS TO ENSURE PROPER DOCUMENTATION AND VILLAGE REVIEW OF ANY CURRENTLY REQUIRED EASEMENTS PRIOR TO THEIR VACTION AND ANY SUBSEQUENT DEVELOPMENT OF LAND CURRENTLY SUBJECT TO SUCH EASEMENTS;
  5. THE PETITIONER SHOULD ADDRESS ALL ISSUES AS OUTLINED IN THE PUBLIC WORKS MEMORANDUM DATED MARCH 9, 2004 PRIOR TO VILLAGE COUNCIL CONSIDERATION OF THE PROPOSED FINAL PLAT OF SUBDIVISION;
  6. PAYMENT OF SCHOOL AND PARK DISTRICT DONATIONS IN THE AMOUNT OF \$53,053.54 PRIOR TO VILLAGE COUNCIL CONSIDERATION OF THE PROPOSED FINAL PLAT OF SUBDIVISION;
  7. PAYMENT OF FEE-IN-LIEU-OF SIDEWALK CONSTRUCTION ADJACENT TO PROPOSED LOTS 1 AND 2, PRIOR TO THE ISSUANCE OF PERMITS, IN AN AMOUNT TO BE DETERMINED BY PUBLIC WORKS;
  8. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES.
- MRS. REYNOLDS SECONDED THE MOTION.

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

**ROLL CALL:**

**AYE:** Mr. Griesbaum, Mrs. Reynolds, Mr. Kahlke, Mr. Matejczyk, Mr. McCormick, Mr. Nicholaou, Mr. Waechtler, Chairman Jirik

**NAY:** None

Board of Trustees  
 Gerald E. Eckmann  
 President  
 Wallace D. Van Buren  
 Vice President  
 David J. Morrill  
 Clerk

## Downers Grove Sanitary District

2710 Curtiss Street  
 P.O. Box 1412  
 Downers Grove, IL 60515-0703  
 Phone: 630-969-0664  
 Fax: 630-969-0827

Staff  
 Lawrence C. Cox  
 General Manager  
 Ralph E. Smith, Jr.  
 Operations Director  
 Sheila K. Henschel  
 Administrative Services  
 Director  
 Legal Counsel  
 Michael C. Wiedel

*Providing a Better Environment for South Central DuPage County*

April 26, 2004

Mr. Larry Rosol  
 Rosol Construction  
 1129 Fairview Avenue  
 Westmont, IL 60559

Re: P591 - Proposed Green Acres Subdivision, Fairview & 65<sup>th</sup> Street, Downers Grove, IL

Dear Mr. Rosol:

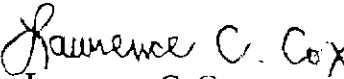
The Board of Local Improvements of the Downers Grove Sanitary District met on April 20, 2004 and approved your request for sanitary sewer service at the above referenced location, subject to compliance with all District ordinances, procedures and requirement including the following:

- Annexation of the property to the District (Application Received & Being Processed)
- Payment of trunk sewer service charges as required by ordinance
- Submittal of engineering plans for the required sanitary sewer extension (Plans Received & Being Reviewed)
- Submittal of engineer's cost estimate of sanitary improvements (Received)
- Payment of the plan review fee as required by ordinance (Paid)
- Receipt of Illinois Environmental Protection Agency permit
- Construction of the required sanitary sewer extension
- Payment of construction inspection fees
- Submittal of building plans
- Payment of tap on permit fee as required by ordinance

This approval is for an extension of the public main sewer from the existing District sewer located on 65<sup>th</sup> Street and Davane Court.

A schedule of current District fees and construction procedures outline are enclosed. The approval of this service request is valid for six months and may be extended for an additional six months upon your written request. If you have any questions, please advise.

Very truly yours,  
 DOWNERS GROVE SANITARY DISTRICT

  
 Lawrence C. Cox  
 General Manager

LCC: ttc  
 Enclosures

**RECEIVED**

MAR 16 2004

Planning and Community  
Development*March 15, 2004**PLAN COMMISSION**APPROVAL OF FINAL PLAT FOR GREEN ACRES SUBDIVISION ON  
FAIRVIEW AVE.**ISSUES AND CONCERNS**6 LOT EXCEPTIONS FOR LOT 1,4, 6, 7, 11 ARE BEING REQUESTED  
SO DEVELOPER GETS A REASONABLE RETURN ON THE PROPERTY  
AS STATED IN ATTORNEYS COMMENTS.**DELETING SIDEWALKS ON LOT ONE AND TWO BECAUSE THEY ARE  
IN A WET LAND AREA BUT REQUESTING FOR LOT APPROVAL IN  
THE SAME WET LAND AREA.**MITIGATIONS OF WET LAND AREA ON THE SOUTH SIDE OF  
PROPERTY AND ON THE WEST SIDE OF PROPERTY.**NEGATIVE IMPACT ON WET LAND AREAS FROM ROAD AND  
BUILDING CONSTRUCTION.**DRAINAGE RUN OFF FROM CUL-DE-SAC STREET FLOWING ON TO  
FAIRVIEW AND OVER TO POND WHICH MAY CAUSE POND TO OVER  
FLOW**DRAINAGE EASEMENTS**MAINTENANCE OF DETENTION BASIN AND INSUFFICIENT  
DETENTION AREA**APPROVING 14 LOT PLAN WHEN LOTS 1, 2,12,13AND 14 CANNOT BE  
BUILT ON UNTIL WETLAND AND STORM WATER DETENTION IS  
ACCEPTED AND APPROVED.**PENDING THE WETLAND AND STORM WATER ISSUES OF THE  
PROPERTY COULD MEAN A TOTALLY DIFFERENT SUBDIVISION  
PLAN. UNTIL THESE ISSUES ARE CONFIRMED AND APPROVED, THE  
APPROVAL OF THIS SUBDIVISION PLAN SHOULD BE AFTER  
REQUIRED PROCESS ARE FINISHED NOT BEFORE REQUIREMENTS  
ARE ACCEPTED.*

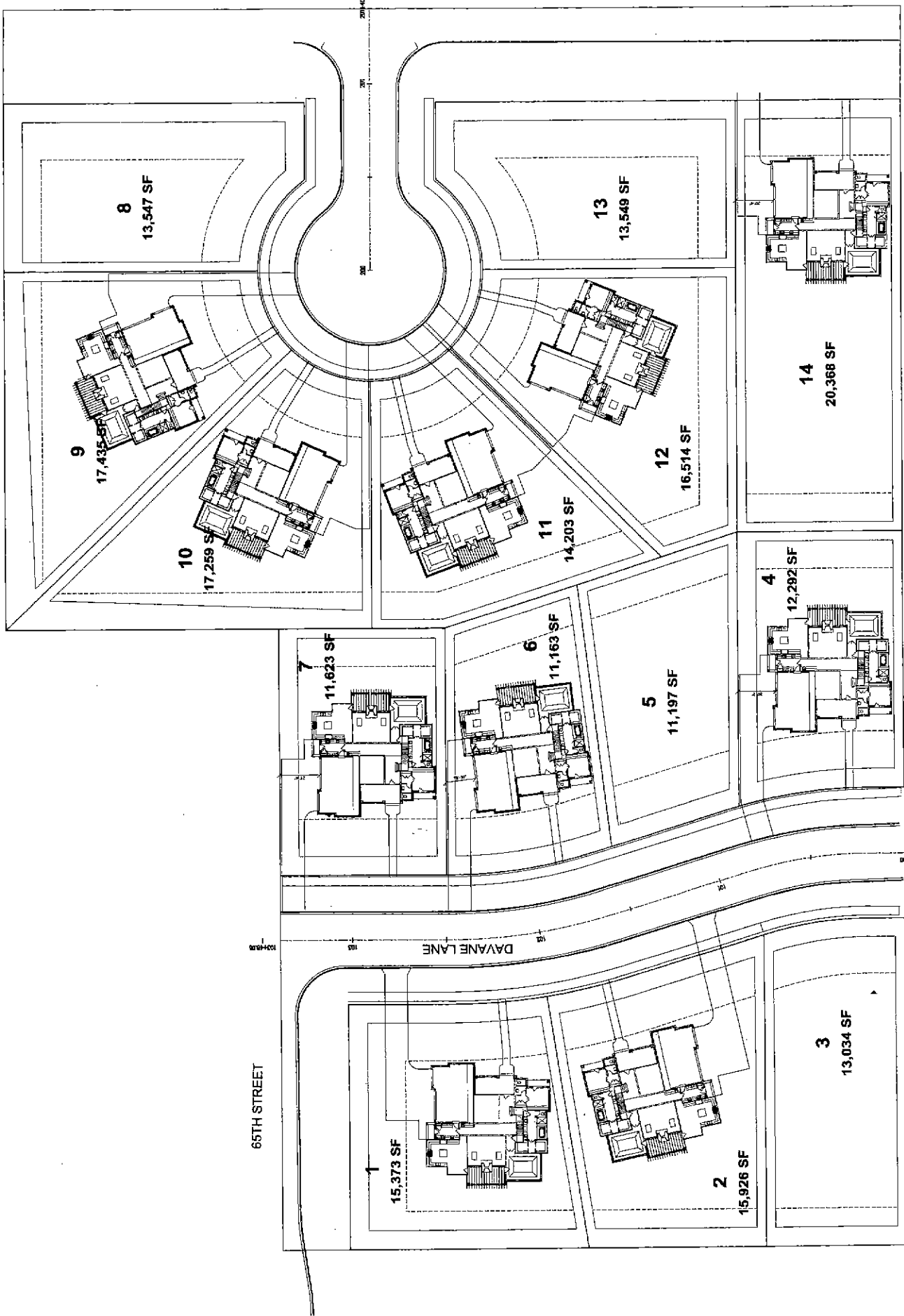
# Green Acres

Standard amenities

Upgrades available

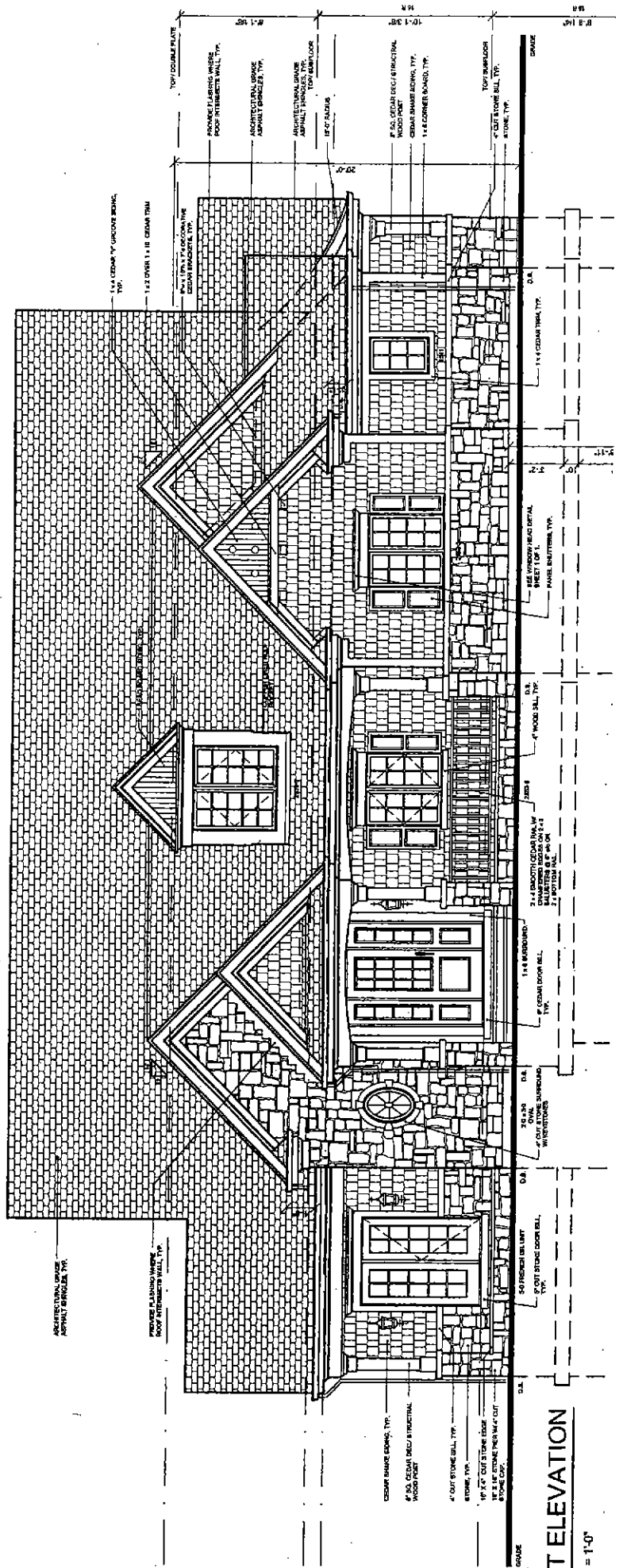
- Nine foot basement with rough-in plumbing for a full bath.
- Concrete driveways and walkways.
- Pella designer series windows.
- 30 year asphalt shingles, with ice and water shield and copper flashings.
- Various brick and limestone exterior finishes with limestone sill and with cedar shake, cedar siding.
- Exterior windows with head jams and crown finishes.
- Exposed front and rear area porches finished with bluestone.
- Oak entry door with two 14" sidelights.
- High efficiency dual zone heating and air.
- Custom oak stair system – first to second floor.
- Hardwood floors throughout the first floor.
- Custom maple cabinets throughout.
- Kitchen tops will be granite.
- Electrical service will be a 200 AMP main.
- Two forty gallon direct vent gas water heaters.
- One hot water return line with pump and balancing valves for master and hall bath, powder room, kitchen and laundry rooms.
- Plumbing finishes will be Kohler polished chrome.
- Kitchen will have a kitchen stainless under-mount Kohler sink with a stainless accent Grohe pullout faucet.
- All first floor ceilings are 9 and 10 feet.
- Interior finishes are as follows: All doors are paneled oak, paint and stain package; oversize 3 1/2" casing – 1 1/4" thick; base-board – 7/4" first floor, 5 1/4" second floor and garage.
- Three piece 5 1/4" crown entire first floor and master bedroom and bath.
- Stool and apron on all first floor windows.
- All closet shelving to be designed and made of wood.
- Central vac system.
- Three car garage with insulated raised panel steel doors and slop sink.

Starting in the \$700,000's



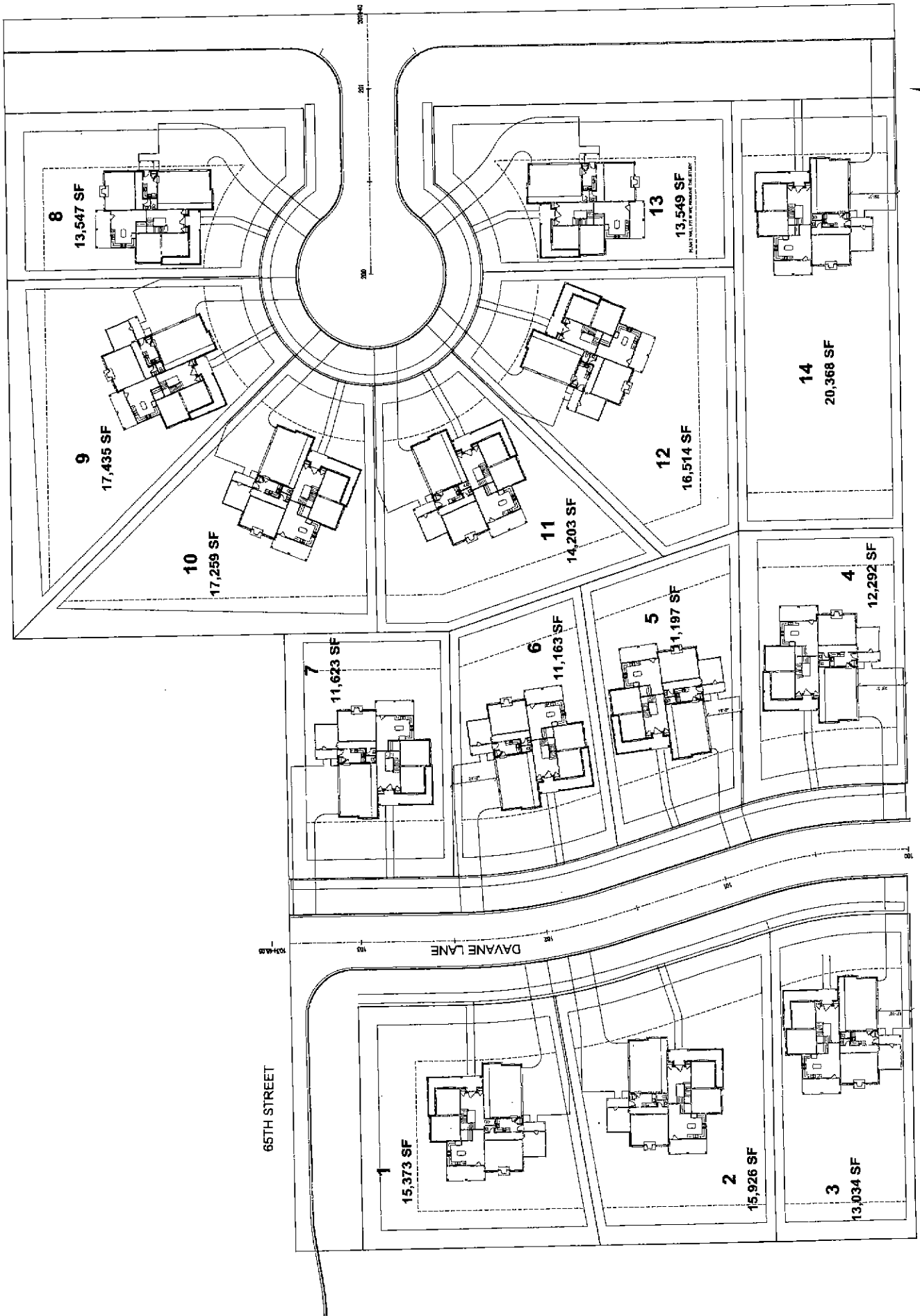
SITE PLAN - PLAN 1

SCALE: 1" = 20'-0"



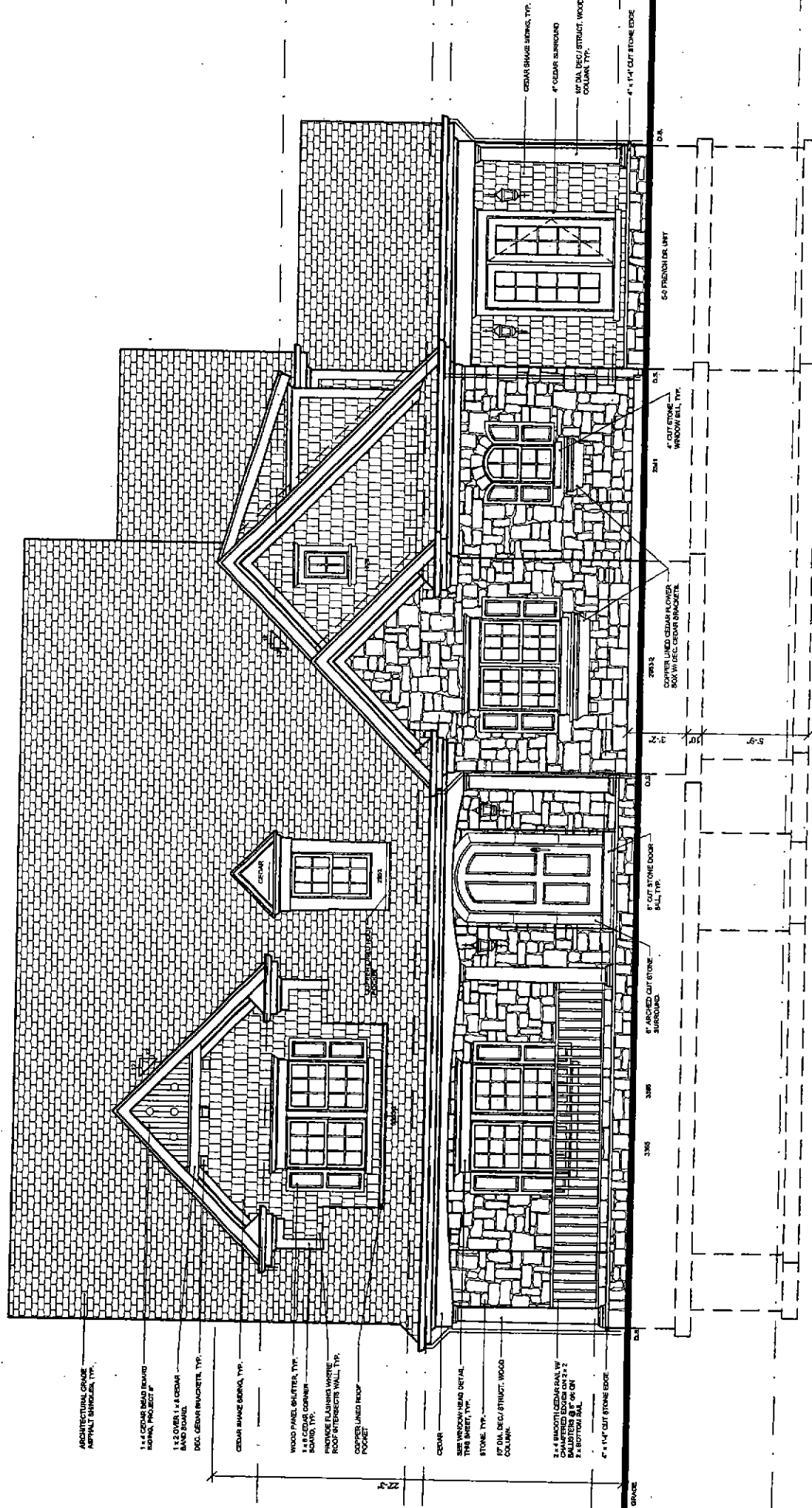
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



SITE PLAN - PLAN 2

SCALE: 1" = 20'-0"



ARCHITECTURAL GRADE  
ASPHALT DRIVEWAY, TYP.

1" x 4" CEDAR BRUSH BOARD  
SHEATHING, TYP.

1" x 3" OSB 1/2" x 4" CEDAR  
BAND BOARD

6" x 6" CEDAR BRACKET, TYP.

CEDAR SHINGLE GORNA, TYP.

WOOD PANEL SHUTTER, TYP.

1" x 4" CEDAR CORNER  
BOARD, TYP.

FRONTOE FLASHING WATER  
PROOF INTERSECTS WALL TYP.

COPPER LINED ROOF  
POCKET

CEDAR  
SHEATHING HEAD DETAIL  
TYP. SHEET, TYP.

STONE, TYP.

12" DIA. DECK STRUCT. WOOD  
COLUMN

2" x 4" BRACKET, CEDAR SHAL. W/  
CHARTERED EDGE, 12" x 12" x 2"  
BALUSTERS @ 8" ON OR ON  
2" BOTTOM RAIL

4" x 12" CUT STONE EDGE

CEDAR SHINGLE SIDING, TYP.

4" CEDAR SURROUND

12" DIA. DECK STRUCT. WOOD  
COLUMN, TYP.

4" x 12" CUT STONE EDGE

50 FRENCH OR LANT

4" CUT STONE  
WINDOW SILL, TYP.

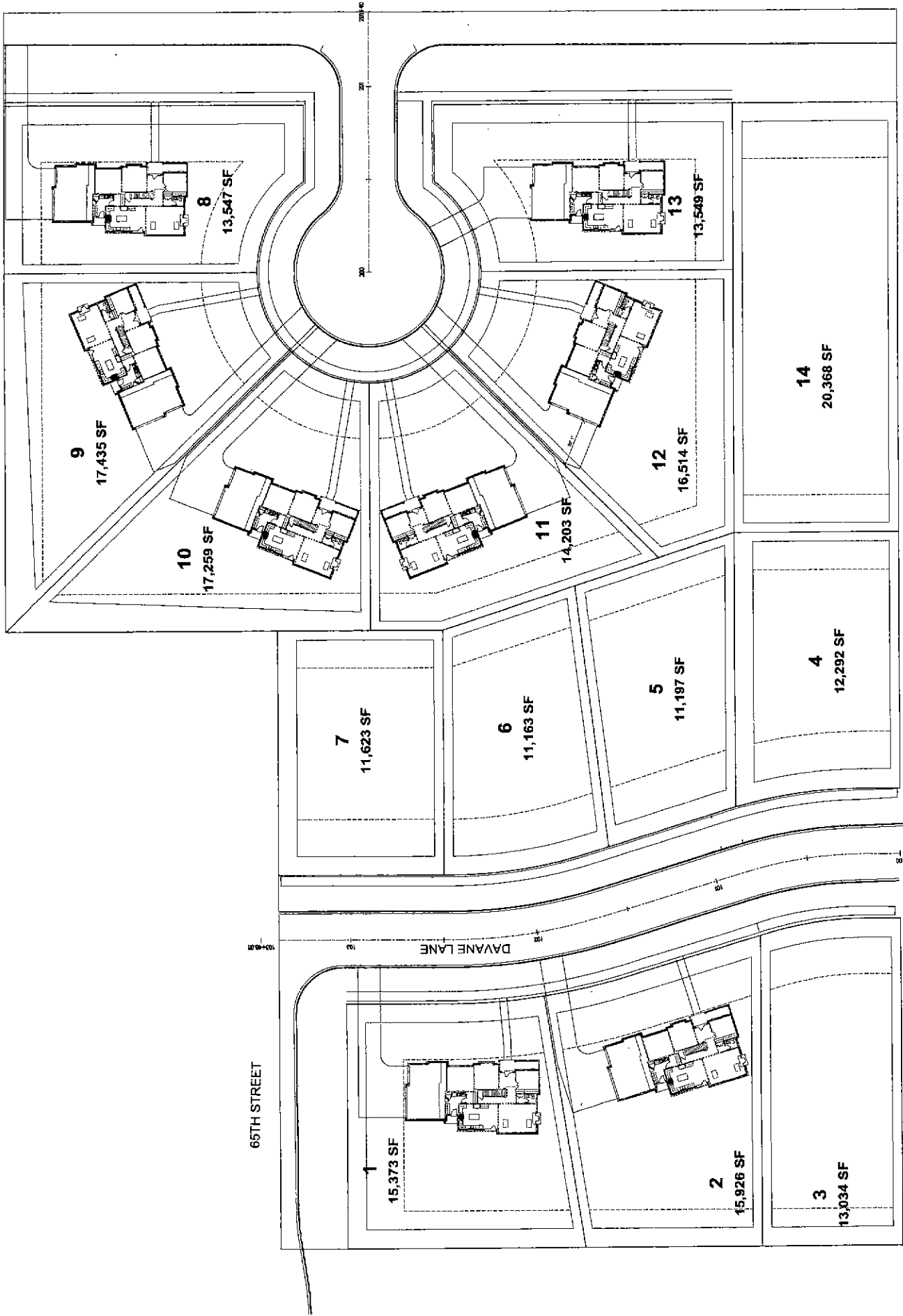
28832  
COPPER LINED CEDAR FLOWER  
BOX W/ REC. CEDAR BRACKET

8" CUT STONE DOOR  
SILL, TYP.

8" ARCHED CUT STONE  
SURROUND

FRONT ELEVATION

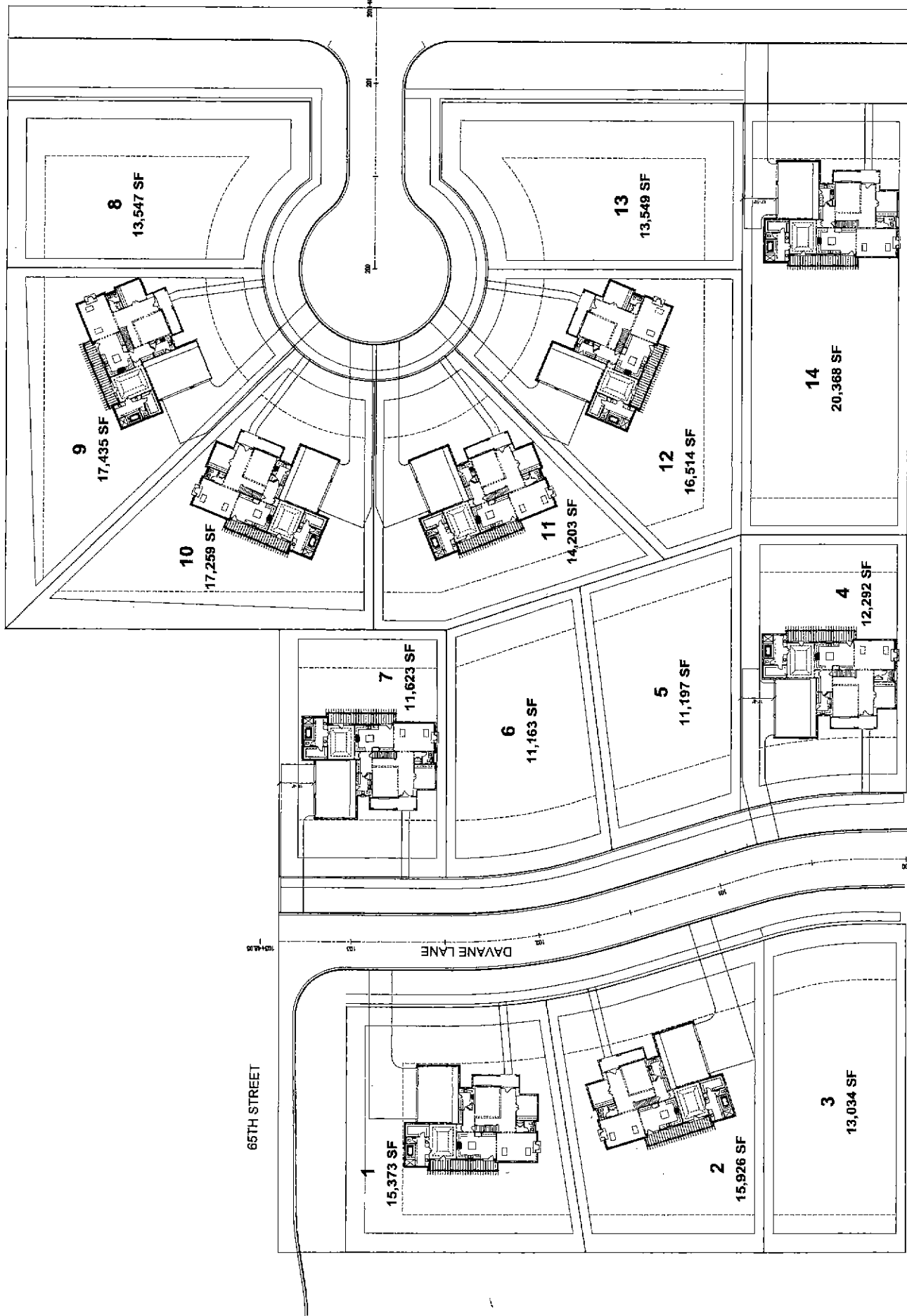
SCALE: 1/4" = 1'-0"



**SITE PLAN - PLAN 3**

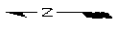
SCALE: 1" = 20'-0"



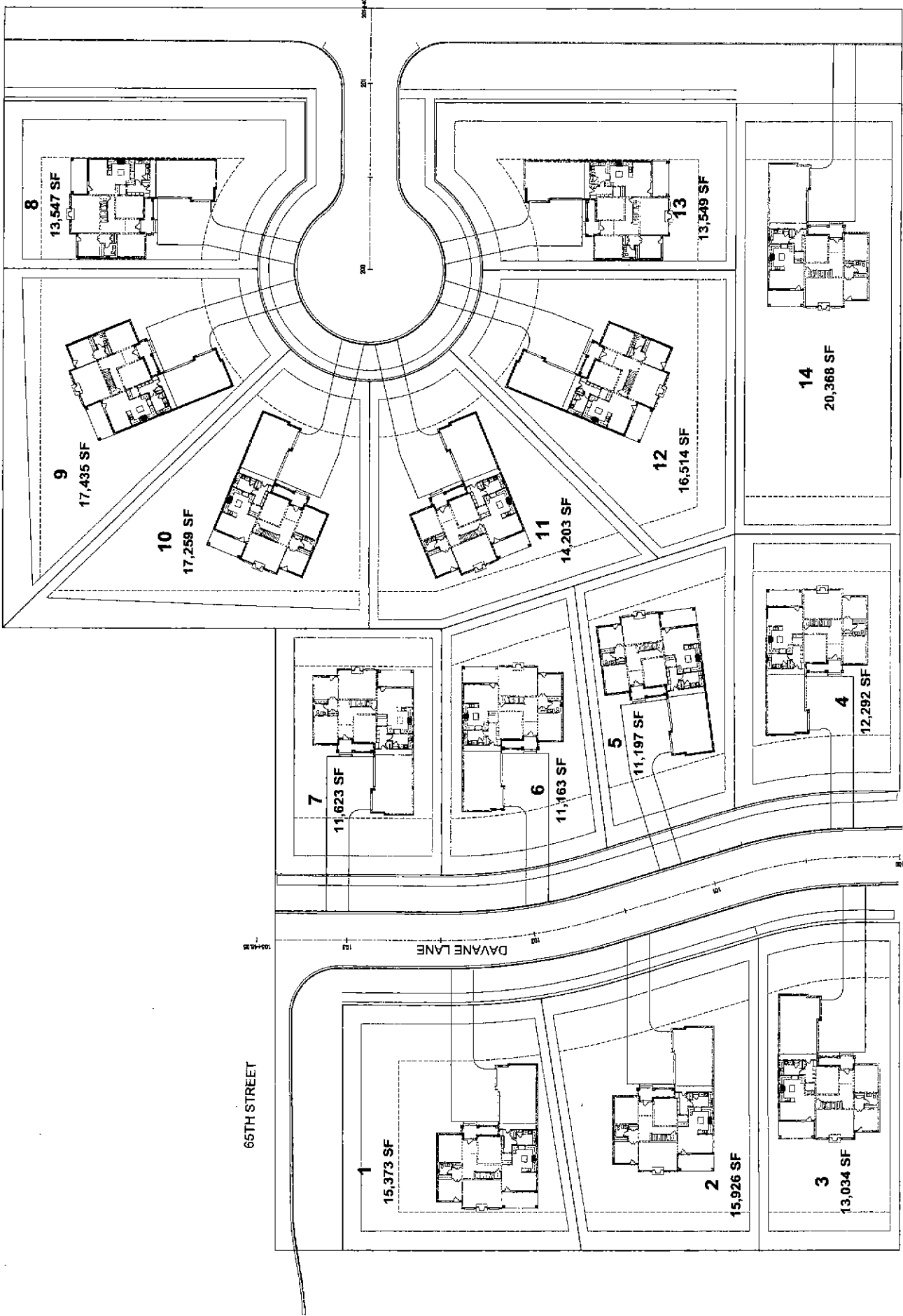


**SITE PLAN - PLAN 4**

SCALE: 1" = 20'-0"

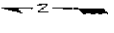


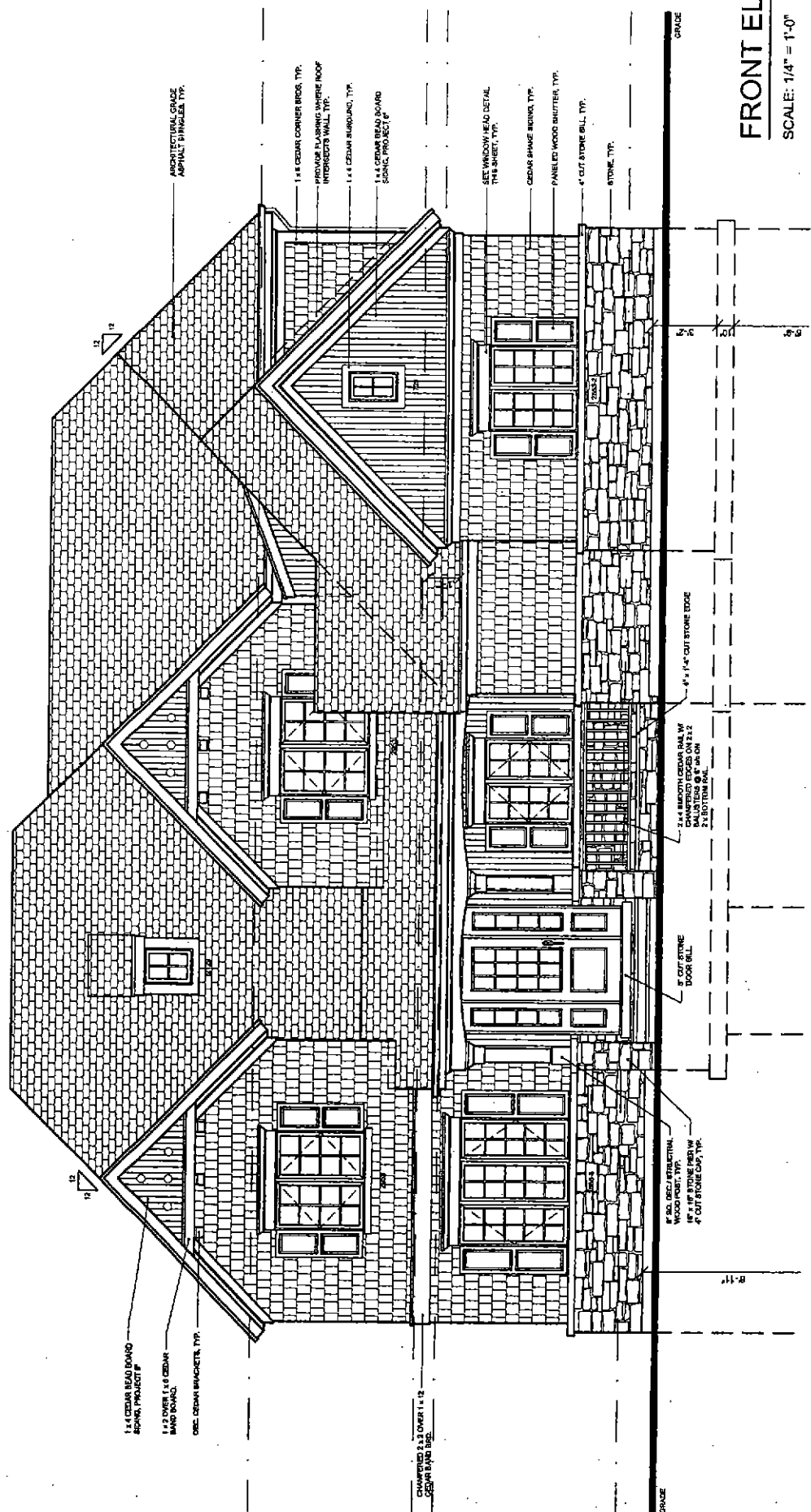




**SITE PLAN - PLAN 5**

SCALE: 1" = 20'-0"





1.2.4 CEDAR BEAD BOARD  
SOUND, PROJECT P

1.2.5 SHIP LUG CEDAR  
MANTLE

DEC. CEDAR BRACKETS, TYP.

ARCHITECTURAL GRADE  
ASPHALT SHINGLES, TYP.

1.1.8 CEDAR CORNER BEDS, TYP.  
PROVIDE 2. LASHING WHERE ROOF  
INTERSECTS WALL, TYP.

1.1.4 CEDAR SHIMWOOD, TYP.

1.1.4 CEDAR BEAD BOARD  
SOUND, PROJECT P

SEE WINDOW HEAD DETAIL  
THIS SHEET, TYP.

CEDAR SHIP LUG, TYP.

PANILED WOOD BRACKET, TYP.

4" CUT STONE GILL, TYP.

STONE, TYP.

8" SQ. DEC. ARCHITECTURAL  
WOOD POST, TYP.

8" x 11" STONE PIER W/  
4" CUT STONE CUP, TYP.

8" CUT STONE  
DOOR GILL

2.4.4 SMOOTH CEDAR RAIL W/  
CHAMFERED EDGES ON 2.1.2  
2.1.2 BOTTOM RAIL

4" x 1 1/4" CUT STONE EDGE

GRADE

R-11

2'-0"

1'-0"

8'-0"

GRADE

# FRONT ELEVATION

SCALE: 1/4" = 1'-0"