

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant **DATE:** September 21, 2004

**RECOMMENDATION FROM:** Plan Commission **FILE REF:** PC-15-04

**NATURE OF ACTION:**

RESOLUTION

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE GOLFVIEW ESTATES SUBDIVISION WITH EXCEPTIONS", as presented.



**SUMMARY OF ITEM:**

At their meeting of August 2, 2004 the Plan Commission recommended approval of the Final Plat of subdivision for the Golfview Estates Subdivision with exceptions.

**RECORD OF ACTION TAKEN:**

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RESOLUTION \_\_\_\_\_

**A RESOLUTION APPROVING THE FINAL PLAT  
OF SUBDIVISION FOR THE GOLFVIEW ESTATES SUBDIVISION WITH EXCEPTIONS**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for final plat approval for the Golfview Estates Subdivision, located on the west side of Puffer Road at the terminus of Chicago Avenue, Downers Grove, Illinois, legally described as follows:

Tract 1 in J. Slepicka Plat of Survey of the east 200.3 feet, measured along the south line and parallel to the east line of Block 2, in Puffer's Subdivision, being a subdivision situated in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded on June 9, 1955 as Document 760277 in DuPage County, Illinois, (PIN 08-01-408-006). Commonly known as 4606 Puffer Road, Downers Grove, IL.

WHEREAS, exceptions from Chapter 20, *Subdivision Ordinance* per Section 20-602, *Exceptions* have been requested as follows:

1. To not provide public street improvements to existing adjacent streets per Section 20-401, *Required Public Improvements* as follows:
  - a. Combination curbs and gutters on Puffer Road;
  - b. Minimum pavement width of 30 feet (back of curb to back of curb) on Puffer Road;
2. To reduce the width of the parkway surrounding a cul-de-sac with an outside turning radius of not less than 30 feet on Puffer Road per Section 20-303, *Streets*, subsection (e), *Dead-end Streets*.

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

WHEREAS, the Plan Commission has recommended approval of the final plat of subdivision for the Golfview Estates Subdivision with exceptions as requested, 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 for the Golfview Estates Subdivision, be and is hereby approved subject to the following conditions:

1. Approval and compliance with all conditions included in "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 4606 Puffer Road".
2. The subdivision shall be in accordance with the Plat entitled "Final Plat of Golfview Estates Subdivision", dated August 17, 2004, a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit 1; and

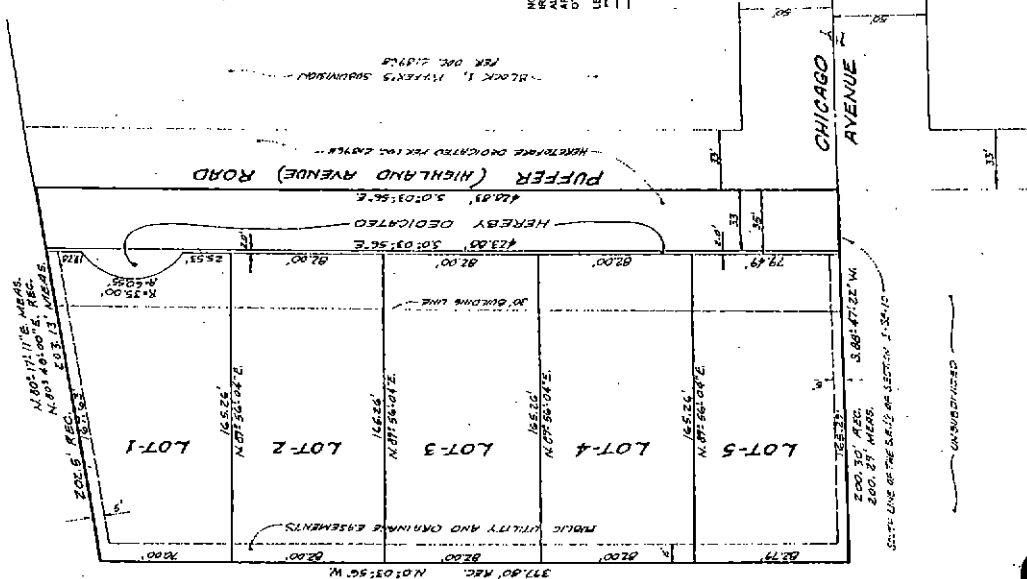
3. Except as provided herein, the Golfview Estates Subdivision shall be subject to the conditions as set forth in the Planning & Community Development Staff Report, dated July 29, 2004, copies of which are attached hereto and incorporated herein by reference in Group Exhibit 2; and
4. The subdivision shall be in substantial compliance with the engineering plans, dated August 13, 2004, reduced copies of which are contained and incorporated herein by reference in Group Exhibit 2; and
5. Compliance with all Public Works/Engineering requirements and conditions prior to the issuance of permits as outlined in their memorandum dated July 23, 2004, a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
6. That the cul-de-sac be relocated to the west side of Puffer Road; and
7. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated July 12, 2004, a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
8. Properly permitted demolition/removal of the existing residence prior to any development on proposed Lot 1 or Lot 2; and
9. Acceptance of a sanitary sewer extension route by the Downers Grove Sanitary District; and
10. Payment of school and park district donations in the amount of \$17,686.32; and
11. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
12. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.
13. That the Mayor and Village Clerk are authorized to sign the final plat.
14. That this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:

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

**FINAL SUBDIVISION PLAT**  
**GOLF VIEW ESTATES**  
**DOWNERS GROVE, ILLINOIS**  
 BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 ALL IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE  
 STATE OF \_\_\_\_\_ SS  
 COUNTY OF \_\_\_\_\_ SS  
 THIS IS TO CERTIFY THAT THE DEVELOPMENT, L.L.C., IS THE OWNER OF THE  
 PROPERTY DESCRIBED HEREON HAS CAUSED THE PROPERTY TO BE  
 SURVEYED AND PLANNED AND HAS CAUSED THE PLAT TO BE  
 PREPARED AND HAS SET FORTH AND AS ALLOWED AND PROVIDED BY  
 STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE AND  
 ADOPT THE SAME UNDER THE TITLE INDICATED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_ ATTEST:  
 \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY CERTIFICATE  
 STATE OF ILLINOIS) SS  
 COUNTY OF \_\_\_\_\_ SS  
 FOR SAID COUNTY IN THE STATE OF ILLINOIS, A NOTARY PUBLIC IN AND  
 OF SAID COUNTY, DO HEREBY CERTIFY THAT I AM THE SAME PERSONS  
 WHOSE NAMES ARE SET FORTH IN THE FOREGOING AND THAT THEY  
 APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY  
 SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND  
 VOLUNTARY ACT AND DEED AND THAT SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL,  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

AREA SUMMARY

GROSS	1.774 ACRES
LOTS	15.448 ACRES
R.O.M.	0.028 ACRES

LOT AREAS

LOT 1	13,433 SQ. FT.
LOT 2	13,251 SQ. FT.
LOT 3	13,251 SQ. FT.
LOT 4	13,251 SQ. FT.
LOT 5	13,251 SQ. FT.

NOTES:  
 IRON PIPES ARE AT ALL LOT CORNERS.  
 ALL DIMENSIONS ARE IN FEET AND INCHES.  
 ALL POSITIONS, UTILITIES AND DRAINAGE, UNLESS  
 OTHERWISE INDICATED.

LEGEND  
 SUBDIVISION BOUNDARY  
 EASEMENT BOUNDARY  
 EASEMENT LINE

RECORDING INFORMATION  
 THIS INSTRUMENT IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, IN THE YEAR 20\_\_\_\_.  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

DECLARATION OF INTEREST IN THE COVENANTS  
 THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY  
 DESCRIBED IN AND ON THE PLAT OF SUBDIVISION SHALL BE HELD,  
 FOLLOWING COVENANTS AND RESTRICTIONS, AND SUBJECT TO THE  
 FOLLOWING COVENANTS AND RESTRICTIONS:  
 (A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON  
 THE VILLAGE OF DOWNERS GROVE OR OUTSIDE THE VILLAGE OF  
 DOWNERS GROVE, EXCEPT FOR TRANSFORMERS, TRANSDUCERS, LIGHT  
 POLES, REGULATORS, VALVES, MANNERS AND SIMILAR  
 EQUIPMENT, SHALL BE MAINTAINED AND REPAIRED BY THE VILLAGE OF  
 DOWNERS GROVE PRIOR TO RECONSTRUCTION OF THIS PLAT OF SUBDIVISION.  
 (B) ANY DAMAGE TO THE SUBDIVISION, AND OTHER PROPERTY,  
 WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IN FOREST  
 RECEIVED FOR AND GRANTED TO:  
 THE VILLAGE OF DOWNERS GROVE ) GRANTEEES  
 AND )  
 THE DOWNERS GROVE SANITARY DISTRICT )  
 TO INSTALL, OPERATE AND MAINTAIN AND REMOVE FROM THIS PLAT, ALL  
 FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER  
 SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY DAMAGE  
 AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR  
 THROUGH THE PLAT, AND TO REPAIR AND MAINTAIN THE PLAT  
 PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER  
 WITH THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH  
 FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE LOT LINES  
 PACKED ON THE PLAT FOR THE PURPOSES OF THE PUBLIC UTILITY AND  
 SUCH FACILITIES. THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE  
 ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PRIOR OPERATION  
 AND MAINTENANCE THEREOF.

(C) IN RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS  
 OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, THE PURCHASER SHALL  
 PURCHASERS SUBJECT TO THIS DECLARATION TO THE END TO  
 RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL  
 BEFORE OR AFTER THE DATE, THEREOF, AND THEIR RESCUE SUCH  
 AND ASSIGNS, AND WHEREAS, THE FORESAID PROPERTY DESCRIBED ON  
 THIS INSTRUMENT IS PART OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND  
 IS SUBJECT TO THE COVENANTS, RESTRICTIONS, CONDITIONS, COVENANTS,  
 AND RESTRICTIONS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CORPORATE  
 LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND ALL  
 OF SAID LOTS AND LAND SHALL INURE TO THE BENEFIT OF THE VILLAGE  
 AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS,  
 COMPREHENSIVE PLAT AND THEIR RESPECTIVE UTILITIES,  
 EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, NOW,  
 AND IN THE FUTURE, AND THAT THE PURCHASER OF ANY PROPERTY  
 PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY  
 HEREIN SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND  
 RESTRICTIONS, SHALL BE KNOWN AND DESCRIBED AS:  
 1. RESIDENTIAL LOTS.  
 2. THE FORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY  
 THEREOF, SHALL BE APPLICABLE TO THE SAID PROPERTY AND SHALL BE  
 THIS INSTRUMENT, AND SHALL BE A PART OF THE PUBLIC RECORDS,  
 AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES  
 AND ASSIGNS, AND THEIR AND EACH OF THEIR SUCCESSORS, HEIRS,  
 AND ASSIGNS.  
 IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE  
 ATTESTED FOR THE DAY AND DATE FIRST WRITTEN THEREON.

DATED: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 NOTARY: \_\_\_\_\_

**RECEIVED**  
 AUG 19 2004  
 Planning and Community  
 Development

INTECH CONSULTANTS, INC.  
 8115 Walnut Street, Downers Grove, IL 60113  
 SHEET 1 OF 2 #2004.010  
 REVISED 8-17-2004 LOT 1  
 PREPARED ON 8-5-2004



REVISED PLANS 1 OF 6



**To:** Plan Commission  
**Prepared By:** Amanda G. Riordan  
**Date Prepared:** July 29, 2004  
**Meeting Date:** August 2, 2004

**Project Title:** PC-15-04; Golf View Estates Final Plat of Subdivision

**BACKGROUND INFORMATION:**

**Petitioner:** Steven McSweeney for CBC Development, Owners  
**Property Address:** 4606 Puffer Road, west side of Puffer Road, north of the terminus of Chicago Avenue  
**Existing Zoning:** R-1, Single Family Residence District  
**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action:**

1. Approval of proposed rezoning from R-1, Single Family Residence to R-3, Single Family Residence per Chapter 28, *Zoning Ordinance*, Section 28-1701, *Amendment to Zoning Classification*.
2. Approval of proposed Final Plat of Subdivision per Chapter 20, *Subdivision Ordinance*, Section 20-505, *Final Plat - Petition* for a 5-lot single family residential subdivision.
3. Exceptions from Chapter 20, *Subdivision Ordinance* per Section 20-602, *Exceptions*:
  - a. To not provide public street improvements to existing adjacent streets per Section 20-401, *Required Public Improvements* as follows:
    - i. Combination curbs and gutters on Puffer Road;
    - ii. Minimum pavement width of 30 feet (back of curb to back of curb) on Puffer Road;
  - b. To reduce the width of the parkway surrounding a cul-de-sac with an outside turning radius of not less than 30 feet on Puffer Road per Section 20-303, *Streets*, subsection (e), *Dead-end Streets*.

**BACKGROUND**

**General Description**

The subject property is located on the west side of Puffer Road just north of the terminus of Chicago Avenue, and is zoned R-1, Single Family Residence. The petitioner is seeking rezoning and Final Plat of Subdivision approval for a five-lot single family residential subdivision on the approximately 1.6 acre subject property. No new streets are proposed to be dedicated. All five lots are proposed to front on the previously dedicated Puffer Road. The proposed Final Plat of Subdivision depicts certain additional proposed improvements to the Puffer Road street pavement per Code. Although no Exceptions or Variations are being requested from zoning/lot requirements, Exceptions from Code are requested pertaining to public improvements as delineated in the Requested Action.

**Zoning and Future Land Use Plan**

*Surrounding Land Use and Zoning*

	Existing Zoning	Existing Use	Future Land Use Plan
North	R-1, Single Family Residence	Park District Recreation Center	Residential at 0-6 d.u./acre (Yellow)
South	R-1, Single Family Residence	Single Family Residences	Residential at 0-6 d.u./acre (Yellow)
East	R-3, Single Family Residence	Single Family Residences	Residential at 0-6 d.u./acre (Yellow)
West	R-1, Single Family Residence	Park District Golf Course	Open Space (Green)

R-1 (corrected at meeting 8-2-04)

The Future Land Use Plan designates the subject property as Residential at 0-6 dwelling units per acre (Yellow). The proposed subdivision constitutes an effective/resulting density of 3.1 dwelling units per acre, consistent with this designation. The petitioner's proposed rezoning from R-1 to R-3, as well as the proposed subdivision, are consistent with this designation. For comparison purposes, should the existing R-1 zoning remain, approximately 3 lots could be proposed (that could also be considered to be consistent with and complementary to the surrounding area) versus the 5 lot proposed by the petitioner.



The property is bordered by the Downers Grove Golf Course to the north, south and west; all currently zoned R-1. Across Puffer Road to the east, the residential lots are zoned R-3 and have lot widths varying from 60 to 75 feet and lot depths of approximately 200 feet. These lots front on Puffer road and can view out towards the golf course. The balance of the areas to the east fronting on Belmont Road are zoned either R-3 or R-4 Single Family. It should be noted, however, that to the southeast of the subject property, there is a bank of 6 residences located on the east side of Puffer Road between Chicago Avenue and the unimproved Prairie Avenue right-of-way that are zoned R-1 and that front/look onto the golf course. The adjacent lots to the east of these lots on Puffer Road front on Belmont Road and are zoned R-3 (see locator map exhibit).

## Site

### Bulk Characteristics

The subject property is comprised of one parcel of land with overall approximate dimensions of 424 feet as measured north to south along Puffer Road and 167 feet as measured east to west. The total land area of the subject property is approximately 69,700 square feet in area (1.6 acres). The existing single family residential structure is intended to be demolished.

No exceptions are being requested with respect to lot or bulk requirements. The Final Plat of Subdivision depicts five lots, all of which are proposed to notably meet or exceed lot configuration requirements of the proposed R-3 Zoning District as identified below.

	Proposed Lot Area Sq. Ft.	% Diff. From lot area req't of 10,500 sq.ft.	Proposed Lot Width Ft.	% Diff. From lot width req't of 75 feet	Proposed Lot Depth	% Diff. From lot depth req't of 140 feet
Lot 1	13,890	+ 32.3 %	92	+ 22.7 %	165	+ 17.8 %
Lot 2	13,551	+ 29 %	82	+ 9.4 %	165	+ 17.8 %
Lot 3	13,551	+ 29 %	82	+ 9.4 %	165	+ 17.8 %
Lot 4	13,551	+ 29 %	82	+ 9.4 %	165	+ 17.8 %
Lot 5	13,409	+ 27.7 %	80	+ 6.7 %	165	+ 17.8 %

The petitioner has indicated building footprints on the proposed final engineering plans that would address minimum yard and stormwater management requirements. It should 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. In addition, the future homes should be designed in an architecturally compatible manner with the area and in relation to each other.

### **Public Works/Engineering**

Per Code, the petitioner is required to dedicate and construct any public improvements that are not present on the existing adjacent street, in this case on the westerly half of Puffer Road. The existing Puffer Road right-of-way currently measures 66 feet in total width, with 33 feet located on either side of its centerline. As this roadway is designated as a Local Street on the Future Land Use Plan with a required right-of-way width of 70 feet, the petitioner is required per Code to dedicate two feet of land to the westerly half of the right-of-way as part of this subdivision. The petitioner is proposing to satisfy this requirement by dedicating an additional 2 feet of width to the right-of-way along the entire Puffer Road frontage of the property.

However, the existing street pavement of Puffer Road adjacent to the subject property is currently only approximately 16 to 20 feet in width. No curbs, gutters or sidewalks are present. The Puffer Road right-of-way and street pavement currently terminate adjacent to the northerly property line of the subject property, directly south of the Downers Grove Park District Recreational Facility, which was constructed in 2001-02. No cul-de-sac is present at the northerly terminus of Puffer Road, although a small paved area provides very limited capability for a passenger vehicle to execute a three-point-turn.

The petitioner's obligations for public improvements to the westerly half of Puffer Road include constructing an additional 10 feet of street pavement, as well as installing curbs and gutters, streetlights, stormwater utilities and sidewalks per Code. The Public Works Department is also requiring that the Petitioner construct a cul-de-sac bulb at the northerly terminus of Puffer Road adjacent to the subject property, as well as improvements to the intersection of Puffer Road and Chicago Avenue to accommodate snow plowing operations and emergency vehicle turning movements.

The petitioner is proposing to satisfy certain public improvements requirements as part of the proposed subdivision. Beyond the requirement of providing improvements within the westerly half of the right-of-way adjacent to the subject property, the petitioner is proposing to improve the entire street as follows:

1. The pavement width is proposed to be increased to a consistent 24 feet of asphalt pavement;
2. Although curbs and gutters are not proposed, an additional two feet of concrete shoulder on each side of the improved street pavement is proposed based upon recommendations from Public Works;
3. A cul-de-sac turn-around with an outside of curb turning radius of 30 feet is proposed, but with an overall reduced parkway width.
4. Improvements to the intersection of Puffer Road at Chicago Avenue as required by the Public Works Department and the Fire Prevention Division of the Fire Department are also proposed.
5. Streetlights and sidewalks will be installed on only the westerly side of the right-of-way adjacent to the subject property per Code.

It should be noted that sanitary sewer service is under the jurisdiction of the Downers Grove Sanitary District. The petitioner is proposing to extend sanitary sewer service westerly from sewer lines currently located within the Belmont Road right-of-way one block east of the subject property; however, the final route of the sanitary sewer extension has not been determined to date. Staff recommends that the petitioner demonstrate acceptance of the proposed extension route by the Downers Grove Sanitary District preferably prior to Plan Commission consideration but prior to Village Council consideration of the Final Plat of Subdivision.

In addition, the petitioner is requesting Exceptions from required public improvements to: 1) Not provide curbs and gutters per Code on the westerly side of the street pavement adjacent to the subject property; 2) To not provide 30 feet of street pavement as measured back-of-curb to back-of-curb; and 3) Although the requirement of dedicating an additional two feet to the Puffer Road right-of-way as required by Code is proposed, the petitioner is requesting an Exception from dedicating additional right-of-way surrounding the cul-de-sac pavement.

With respect to the proposed cul-de-sac, per Code, the right-of-way surrounding the cul-de-sac pavement is required to be of sufficient radius so as to not decrease the width of the parkway or sidewalks (ie: dedicating a bulb-shaped right-of-way surrounding the actual cul-de-sac pavement). Although sidewalks are being provided on the westerly side of the cul-de-sac per Code, the petitioner is proposing to construct the cul-de-sac bulb portion within the 68 foot wide right-of-way. The typical radius of a cul-de-sac (including right-of-way) would be a total of no less than 47.5 feet of right-of-way (30 feet of pavement, 5 feet of sidewalk and 12.5 feet of parkway). The narrowest portion of the proposed surrounding parkway as proposed in this case is approximately four feet.

Staff has reviewed the Code-required criteria and discussed the requested Exceptions with the petitioner. The petitioner has elected to proceed with the request, and must demonstrate that the criteria for granting the requested public improvements Exceptions are met in order for the Plan Commission to consider forwarding a positive recommendation to the Village Council. The petitioner will address these criteria at the Plan Commission public hearing for the Commission's consideration. The Public Works Department has reviewed the proposed plans per the attached memo dated July 23, 2004 and as summarized below.

*Site Engineering and Public Improvements*

The Engineering Division has no outstanding issues, and has not raised objections to the petitioner's requested Exceptions pertaining to public improvements and right-of-way dedication surrounding the cul-de-sac turnaround. The requested Exception to utilize a 24 foot wide asphalt street pavement with two feet of concrete shoulder on each side in

lieu of 30 feet of pavement and conventional curbs and gutters has been reviewed and accepted by the Public Works Department.

Stormwater Management

The petitioner has provided adequate side and rear lot stormwater drainage easements, and collective stormwater detention is not required for the proposed subdivision, but will be handled on each lot. The Stormwater Management Division notes, as in all cases, there are certain stormwater management, grading, and engineering requirements that must be satisfactorily addressed prior to issuance of construction permits on any resulting lots.

Wetlands

Wetlands analyses were reviewed, and the no areas designated as wetlands are located on the subject property or within 50 feet of the subject property.

Traffic

The Traffic Division indicates that there are no additional comments beyond those addressed by the Engineering Division.

Forestry/Landscaping

The Forestry Division indicates that the trees along the west side of the cul-de-sac adjacent to the proposed subdivision will be new trees, and that nine will be required. If desired by the petitioner, payment for installation of the required trees by the Forestry Department will be accepted. Should the petitioner pursue independent installation of the required trees, certain planting, spacing and species selection will be required as outlined in the Forestry Division comments.

**Other**

Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and indicated in the attached report dated July 12, 2004, that the proposed plans are 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 property. The petitioner has stated the intent to construct five-bedroom residences on all five lots, and with credit being given for the existing three-bedroom residence currently on site, the resulting total donation obligation is \$17,686.32 as summarized below. Payment of these donations must be made to the Village prior to the granting of final plat approval and are subject to confirmation upon application for building permits.


BR Type	Total to District 58	Total to District 99	Total To Park District	Total Donations per BR Type
5 Bedrooms	\$1,159.86	\$698.40	\$2,271.94	\$4,130.20
5 Proposed 5 BR Homes	\$ 5,799.30	\$ 3,492.00	\$ 11,359.70	\$ 20,651.00
Credit for Existing 3 BR Home	(927.76)	(333.60)	(1,703.32)	(2,964.68)
<b>Total Donations</b>	<b>\$ 4,871.54</b>	<b>\$ 3,158.40</b>	<b>\$ 9,656.38</b>	<b>\$ 17,686.32</b>

Note: Chapter 20, Subdivision Ordinance, Section 20-300, Park and School Donation, establishes the schedule of school and park district donations.

**RECOMMENDATION AND CONDITIONS REPRESENTED**

The Staff Development Team has reviewed the petitioner's request and concurs to recommend that the Plan Commission consider the petitioner's Requested Action subject to the following conditions:

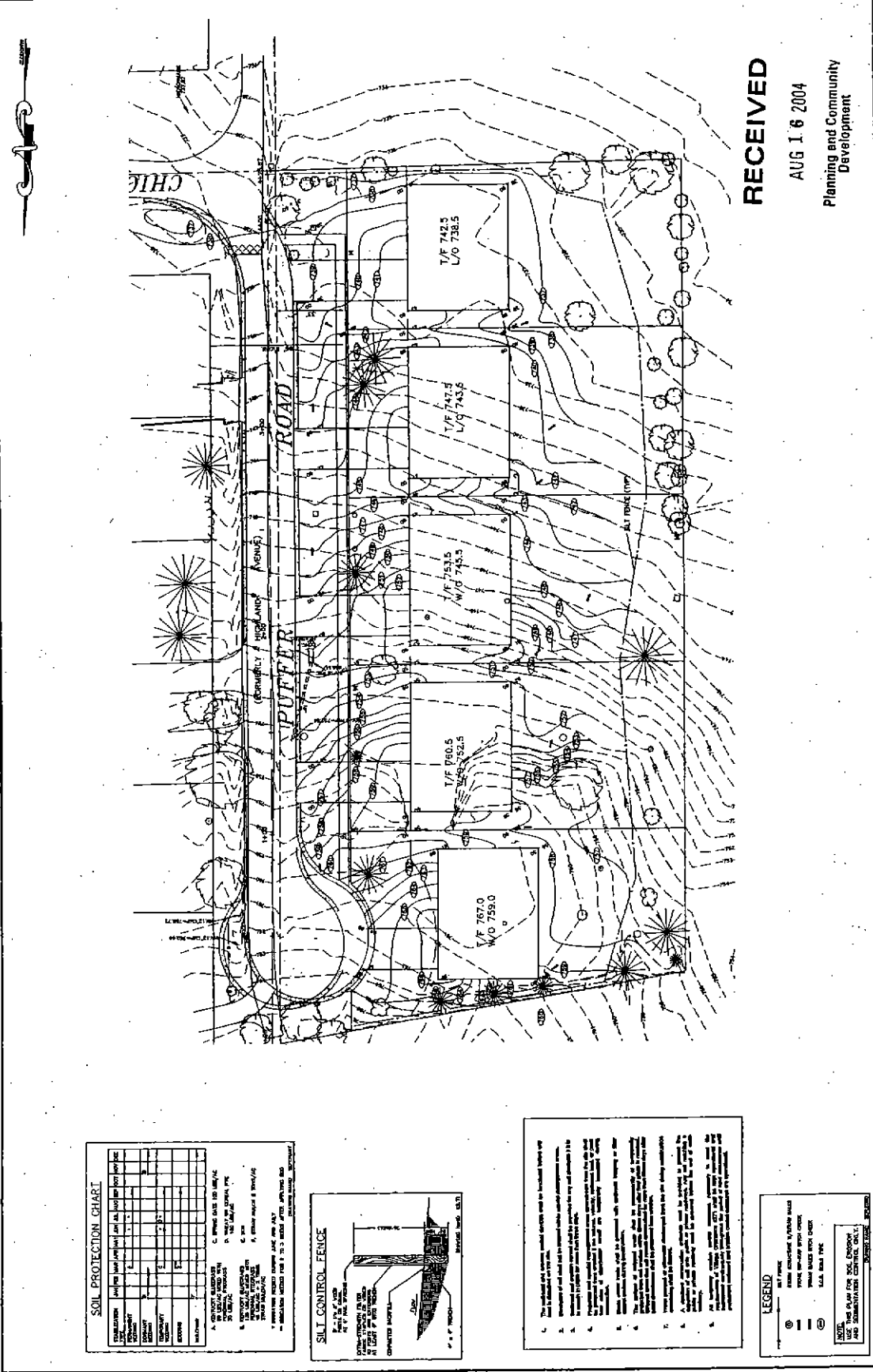
1. Properly permitted demolition/removal of the existing residence prior to any development on proposed Lots 1 and 2;
2. Compliance with all Public Works requirements and conditions prior to the issuance of permits as outlined in their memorandum dated July 23, 2004
3. Acceptance of a sanitary sewer extension route by the Downers Grove Sanitary District prior to Village Council consideration of the proposed Final Plat of Subdivision;
4. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated July 12, 2004;
5. Payment of required school and park district donations in the amount of \$17,686.32 prior to Village Council consideration of the proposed Final Plat of Subdivision;
6. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information;
7. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

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

## Attachments

c: Riccardo Ginex, Village Manager  
David Barber, Director, Public Works  
Don Rosenthal, Director, Code Services  
Howard Hoffman, Chief, Fire Prevention Division  
File





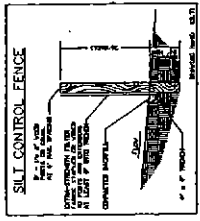
**RECEIVED**

AUG 16 2004

Planning and Community  
Development

**SOIL PROTECTION CHART**

CONSTRUCTION	APPLICABLE MEASURES (SEE PLAN FOR LOCATION)
EXCAVATION	1. Silt fence
FOUNDATION	2. Silt fence
FOUNDATION	3. Silt fence
FOUNDATION	4. Silt fence
FOUNDATION	5. Silt fence
FOUNDATION	6. Silt fence
FOUNDATION	7. Silt fence
FOUNDATION	8. Silt fence
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1. This is a standard silt fence used for erosion control.
2. The silt fence is made of a heavy-duty woven polypropylene fabric.
3. The silt fence is supported by a concrete apron.
4. The silt fence is used to prevent sediment from entering water bodies.
5. The silt fence is used to prevent sediment from entering the soil.
6. The silt fence is used to prevent sediment from entering the air.
7. The silt fence is used to prevent sediment from entering the water.
8. The silt fence is used to prevent sediment from entering the ground.
9. The silt fence is used to prevent sediment from entering the atmosphere.
10. The silt fence is used to prevent sediment from entering the environment.

**LEGEND**

①	1" FINISH
②	2" FINISH
③	3" FINISH
④	4" FINISH
⑤	5" FINISH
⑥	6" FINISH
⑦	7" FINISH
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⑯	16" FINISH
⑰	17" FINISH
⑱	18" FINISH
⑲	19" FINISH
⑳	20" FINISH

**INTECH CONSULTANTS, INC.**  
5413 WALNUT AVE.  
DOWNERS GROVE, ILL.

**ENGINEERS  
SURVEYORS**

CBC DEV, LLC  
1146 N. Main Street  
Lombard, IL 60148

**GOLF VIEW ESTATES**

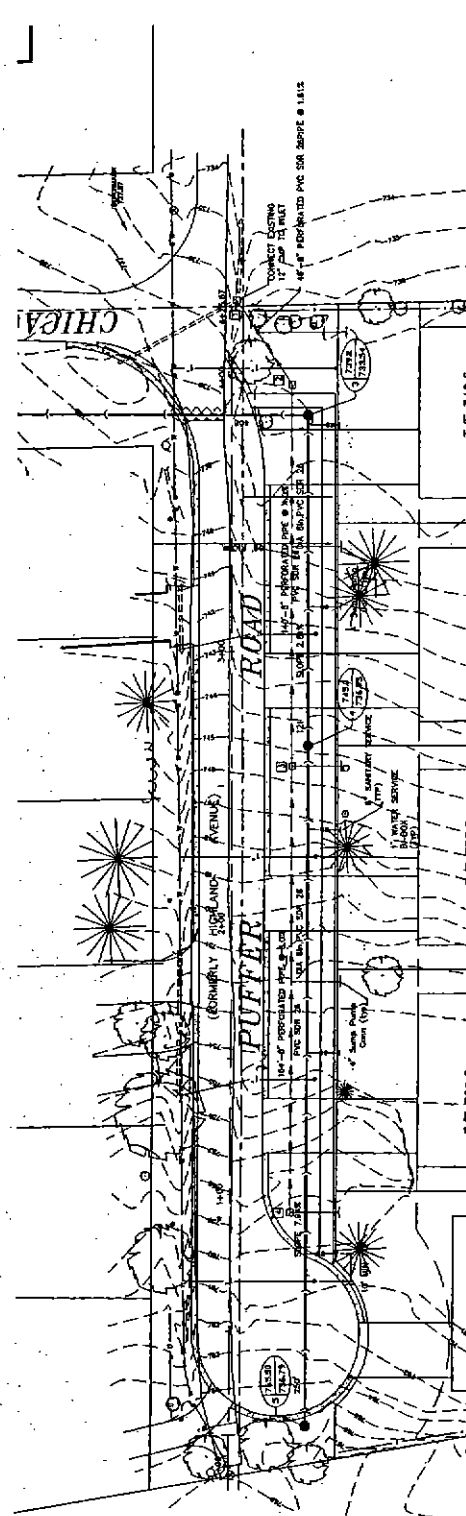
**GRADING AND  
SOIL EROSION  
PLAN**

DATE: 5/5/04  
SCALE: 1" = 20'

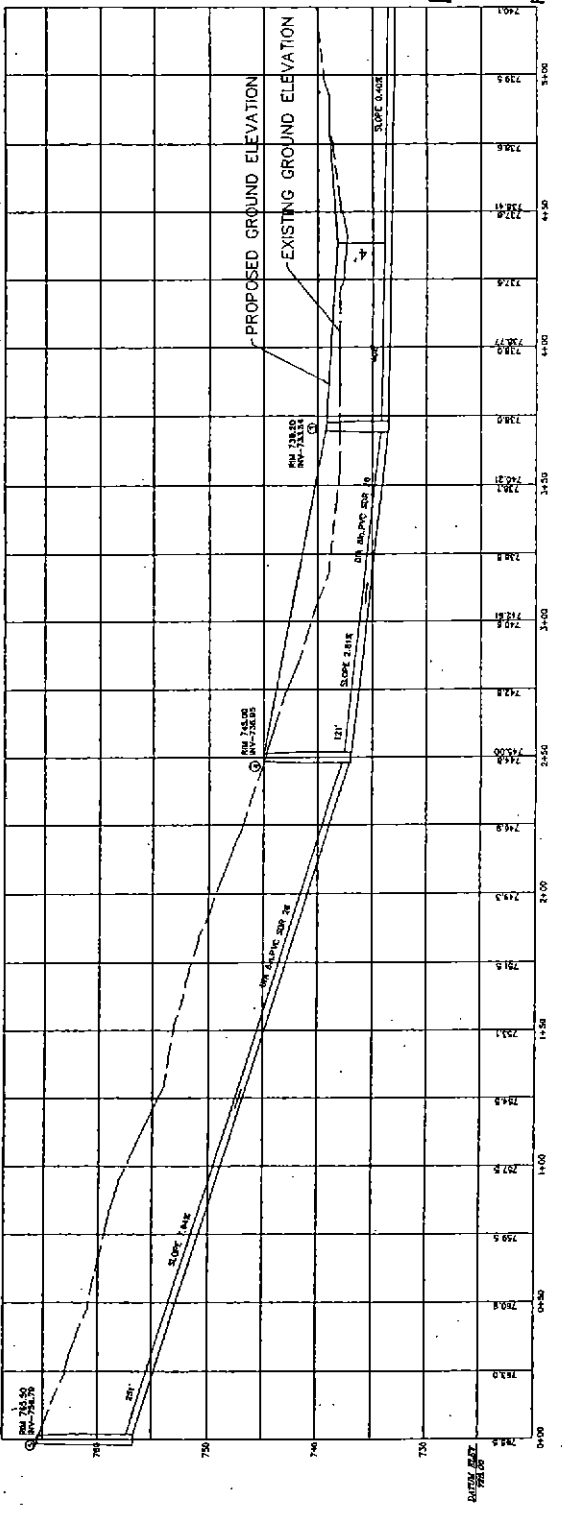
PROJECT: 2004-010  
DRAWN: J. [Name]  
CHECKED: [Name]  
DATE: 5/5/04

2004-010

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- STORM SEWER
- 24" R/C PIPE
  - 36" R/C PIPE
  - 48" R/C PIPE
  - 60" R/C PIPE
  - 72" R/C PIPE
  - 84" R/C PIPE
  - 96" R/C PIPE
  - 108" R/C PIPE



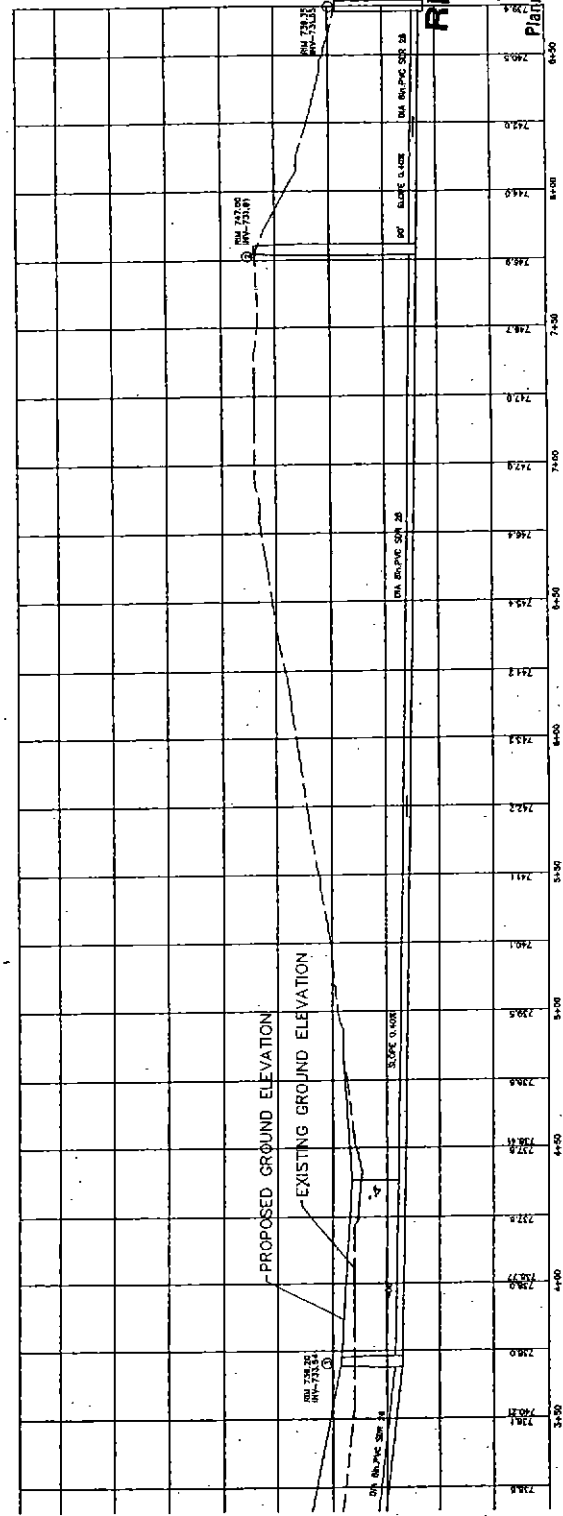
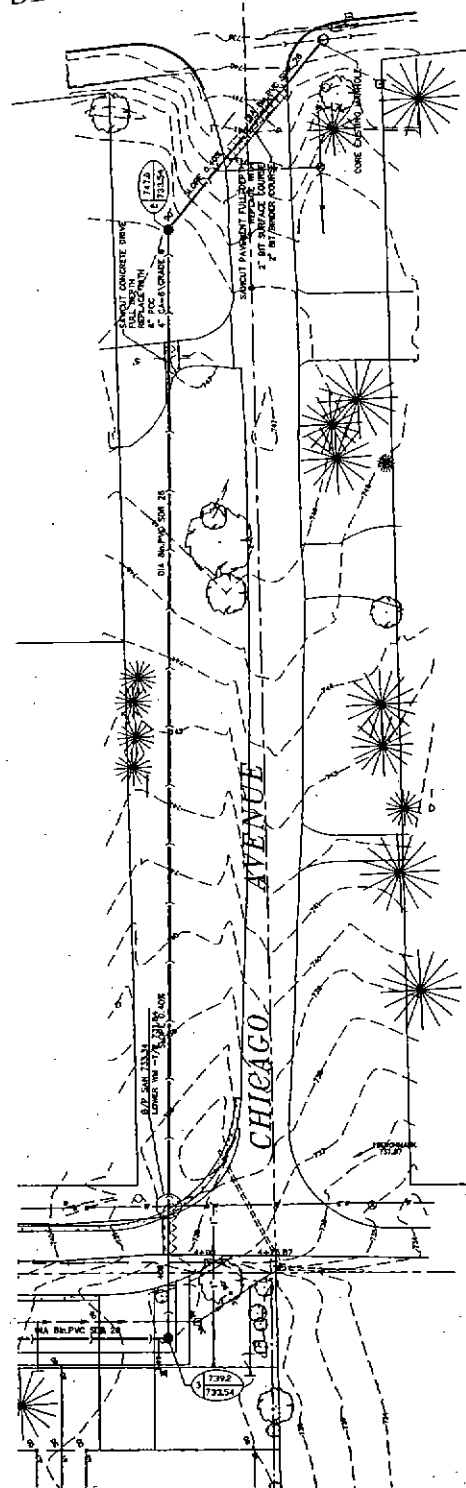
**RECEIVED**  
 AUG 16 2004  
 Planning and Community  
 Development

<b>INTECH CONSULTANTS, INC.</b> 6418 WALNUT AVE DOWNERS GROVE, ILL.	<b>ENGINEERS</b> <b>SURVEYORS</b>	CBC DEV, LLC 1146 N. MAIN STREET LOMBARD, IL 60148	<b>GOLF VIEW ESTATES</b> DOWNERS GROVE, IL	SANITARY SEWER PROFILE	1. DATE: 8/13/04 2. FOR CITY REVIEW: 8/13/04 3. REVISIONS: 1. 8/13/04	4. DRAWN: JPS 5. CHECKED: JPS 6. DESIGNED: JPS	7. SCALE: 1" = 10' 8. SHEET: 5 OF 7 9. PROJECT NO.: 2004-10
					10. DATE: 5/5/04		

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**REVISED PLANS 5 OF 6**

BELMONT ROAD



RECEIVED  
AUG 16 2004  
Planning and Community Development

<b>INTECH CONSULTANTS, INC.</b> 6418 WALNUT AVE DOWNERS GROVE, IL	<b>ENGINEERS</b> <b>SURVEYORS</b>	CBC DEV, LLC 1146 N. Main Street Lombard, IL 60148	<b>GOLF VIEW ESTATES</b> DOWNERS GROVE, IL	SANITARY SEWER PROFILE		DATE: 7/8/04	BY: DPS	CHECKED: 7/8/04	DESIGNED: 7/8/04	DRAWN: 7/8/04	SCALE: 1" = 20'	SHEET: 6 OF 7
				PROJECT NO: 2004-010	DATE: 7/8/04	BY: DPS	CHECKED: 7/8/04	DESIGNED: 7/8/04	DRAWN: 7/8/04	SCALE: 1" = 20'	SHEET: 6 OF 7	

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REVISED PLANS 6 OF 6

JUL 27 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 *JCH*  
**DATE:** July 23, 2004  
**RE:** Planning / Zoning Petition  
 Proposed Golf View Estates Subdivision  
 Public Works Department 2<sup>nd</sup> Review (final)

**Documents Reviewed:**

- Wetland Determination Report by JF New dated 5/3/04
- Golf View Estates Final Subdivision Plat dated 5/3/04
- Site development plans by Intech revised 7/22/04

**Attachments:**

- Memo from Village Forester dated 7/15/04

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	5/12/04	Place on PC Agenda	
Engineering	M. Millette	7/12/04	Place on PC Agenda	X
Stormwater	J. Hall	7/13/04	Place on PC Agenda	X
Water	D. Bird	7/15/04	Place on PC Agenda	X
Traffic	D. Fera	7/12/04	Place on PC Agenda	X
Forestry	K. von der Heide	7/15/04	Place on PC Agenda	X
Pavement	R. Ebel	-		

**Findings:**

The Public Works Department concurs with placement of the subject petition on the Plan Commission Agenda at this time.

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**Public Works Department Review Details:**

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**Engineering Review Comments:**

1. Shift both street lights north by one lot. Submit street light spec sheets for review. Utilize light fixtures which minimize horizontal illumination.  
**Accepted**
2. A cul-de-sac, with a pavement diameter of 60 feet, is required at the north end of Puffer. This can be accomplished within the proposed 68-foot right-of-way if parkway widths are reduced (exception required).  
**Accepted - Granting of exception by Council required**
3. Provide a minimum pavement width of 30 feet (back-to-back of curb / gutter). As an alternative, we would support a 24-foot wide asphalt pavement with 2-foot portland cement concrete shoulders on each side. Less than 30-foot width will require Council approval of an exception.  
**Accepted - Granting of exception by Council required**
4. Improve the intersection of Chicago and Puffer to accommodate snow plowing operations and emergency vehicle turning movements. Provide intersection plans, including necessary drainage alterations.  
**Accepted**
5. Extend sidewalk to cul-de-sac and provide a ramp. Also, provide a ramp near the Puffer / Chicago intersection.  
**Accepted**

**Stormwater / Grading Review Comments:**

1. Provide two additional copies of the wetland submittal and revised plans for review by our consultant.  
**Accepted**
2. Within 5 feet of all structures, the slope must be clearly defined away from the structure (2% to 5% recommended). This can be adjusted with the individual lot grading plans.  
**Accepted - To be addressed with individual house permit grading plans**
3. Driveway slopes should not exceed 10% within the right-of-way. This limit is also recommended for the remainder of the driveway.  
**Accepted - The grading plan complies to the extent possible under existing constraints**

4. Sidewalk longitudinal slopes should not exceed 15% and cross-slopes, should be limited to 2%.  
**Accepted - The grading plan complies to the extent possible under existing constraints**
5. Provide sealed retaining wall design for any walls with heights greater than 3 feet.  
**Accepted - No walls are proposed at this time**
6. The Village's wetland consultant will review the provided wetland report.  
**Accepted - No wetlands are present on the site**
7. Provided flared end sections for all culvert ends.  
**Accepted**
8. Provide permanent erosion protection within ditches as needed.  
**Accepted**
9. Provide an explanation how permanent water quality best management practices (BMPs) are incorporated into the design.  
**Accepted**
10. Maintain hydrology to the off-site wetlands.  
**Accepted - Perforated pipe drains to ditch which drains to off-site wetland**
11. The Village recommends that the petitioner considers creation of an underdrain system in the location of the proposed ditch that will accommodate small rainfall events only. 100-year flow may be conveyed through a more gentle swale above the underdrain. Driveway slopes would require modification if 100-year flow passes over driveway. Such a system could be designed as a BMP.  
**Accepted**
12. Sump pumps should discharge to the rear yards to avoid potential icing concerns.  
**Accepted - Sump pump discharge lines will connect directly to storm sewer / underdrain.**

**Traffic Review Comments:**

No additional comments (contained within Engineering comments).

**Forestry Review Comments:**

See attached memo.

**Water Review Comments:**

1. Show water main size (8") on Puffer and proposed water service size for each lot.  
*Accepted*

2. Maintain 10' separation of water service and sewer lateral.  
*Accepted*

3. Show and mark all proposed B-Boxes.  
*Accepted*

4. Show detail on all water & sewer crossovers.  
*Accepted*

c: PW Managers  
Director of Code Services  
Stormwater Management Engineer  
S. Connell, Administrative Technician  
File



**DOWNERS GROVE FIRE DEPARTMENT  
PREVENTION DIVISION**

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



**SITE PLAN REVIEW**

07/12/04

To: Amanda Riordan, Planner

From: Howard Division Chief

Re: Golf View Estates (2<sup>nd</sup> submission)

.....  
Amanda,

The Fire Department has reviewed the proposed changes to the roadway for the proposed subdivision with the following comments:

- Fire Protection and Fire Prevention issues appear to be resolved.
- Preliminary site plan is approved.

This is a review for fire protection and prevention concerns **only**. Other village departments may have issues that need to be addressed. Please feel free to call me at 434-5983 with any questions or concerns.

Sincerely,

Howard Hoffman  
Division Chief  
Downers Grove Fire Department  
Prevention Division