

**VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY**

INITIATED: Applicant **DATE:** May 3, 2005

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-05-04

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE VILLAS OF MAPLE WOODS SUBDIVISION WITH EXCEPTIONS", as presented.



SUMMARY OF ITEM:

At their meeting of March 7, 2005 the Plan Commission recommended approval of the Final Plat of subdivision for the Village of Maple Woods Subdivision with exceptions.

RECORD OF ACTION TAKEN:

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF SUBDIVISION FOR THE
VILLAS OF MAPLE WOODS SUBDIVISION WITH EXCEPTIONS**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision approval for the Villas of Maple Woods Subdivision, located on the south side of Maple Avenue between Elinor and Chase Roads, Downers Grove, Illinois, legally described as follows:

Lots "A", "B" and "X" of Belmont Park, a subdivision of part of Section 13, Township 38 North Range 10, East of the Third Principal Meridian, according to the plat thereof recorded April 22, 1922 as Document 155367, in DuPage County, Illinois,

Together With

Lots 45, 64, 65 and 66 in First Addition to Belmont Park, being a subdivision in part of Section 13, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded on December 1, 1922 as Document Number 161104, in DuPage County, Illinois;

Together With

Lot 1 in Hwang Resubdivision, being a subdivision in part of Section 13, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded on March 5, 1998 as Document Number R98-40154, in DuPage County Illinois;

Commonly known as 2323, 2411, 2409 and 2407 Maple Avenue and 5639, 5637 and 5635 Elinor Road (PIN NOS. 08-13-205-001, 08-13-107-008, 08-13-107-009, 08-13-107-001,-002,-003, 08-13-107-015, 08-13-107-004,-005,-006)

WHEREAS, Exceptions have been requested pursuant to Section 602 of the Downers Grove Municipal Code to permit the following:

- a) An Exception from Chapter 20, *Subdivision Ordinance*, Section 20-301, *Lot Dimensions* to allow Lot Depth exceptions for Lots 3, 4, 11, and 15 to allow a lot depth of less than the required 140 feet.
- b) An Exception from Chapter 20, *Subdivision Ordinance*, Section 20-303(b), *Street Connections* to allow Elimination of the requirement to connect to the Janes Avenue right-of-way.
- c) Exceptions from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to allow:
 1. Elimination of the requirement to connect to or provide a local street right-of-way width of 50 feet versus the minimum 70 feet required along Durand Drive;
 2. A local street right-of-way width of 60 feet versus the minimum 70 feet required along Elinor Avenue;
 3. Street pavement widths of 29 feet (back of curb to back of curb) versus the minimum 30 feet required along Durand Drive;
 4. Street pavement widths of 25-27 feet (back of curb to back of curb) versus the minimum 30 feet required along Elinor Avenue;
 5. Mountable curb design in lieu of a barrier curb design along both Durand Drive and Elinor

- Avenue;
6. Sidewalk widths of 4.5 feet versus the minimum 5 feet required;
 7. Omission of sidewalk along the west side of Elinor Avenue;
 8. A single 2" copper water service for each of the 16 buildings in the proposed development as opposed to a 1" service to each unit.

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 Fairway Court Subdivision with Exceptions as requested, subject to certain conditions.

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

1. The subdivision shall be in accordance with the Final Plat entitled "Final Plat of Maple Woods Subdivision" a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit 1; and
2. The subdivision shall be in substantial compliance with the engineering plans (except as amended by the conditions herein), dated August 25, 2005, reduced copies of which are contained and incorporated herein by reference in Group Exhibit 2; and
3. Except as provided herein, the Maple Woods Subdivision shall be subject to the conditions and recommendations of the Plan Commission as set forth in the minutes of the March 7, 2005 meeting of the Plan Commission; and as set forth in the Planning & Community Development Staff Report (except as amended by the conditions herein), dated February 16, 2005, copies of which are attached hereto and incorporated herein by reference in Group Exhibit 2; and
4. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated February 10, 2005 (except as amended by the conditions herein), a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
5. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated January 24, 2005, a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
6. Not more than 16 buildings nor more than 57 townhouses shall be located on the property;
7. Sidewalks on the east side of Elinor Avenue shall be five feet in width; sidewalks internal to the subdivision shall be four and one-half feet in width. Sidewalks shall remain open to the public at all times; and
8. Proposed Subdivision Codes, covenants, and restrictions for the development must be provided for Staff review prior to Village Council consideration; and
9. Payment of school and park district donations in the amount of \$78,350.96; and
10. Acceptance of a sanitary sewer plan by the Downers Grove Sanitary District; and

11. Curb controls shall be provided to allow right out only turning movements from Durand Drive onto Elinor Avenue; and
12. Screening shall be provided along the property line at the south end of the property along Lots 11 through 16 inclusive; and
13. Any structure constructed on Lot 1 shall be located so as to locate driveways on Elinor Avenue as far south from Maple Avenue as reasonably possible; and
14. 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
15. 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.

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

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