

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL MEETING**  
**FEBRUARY 20, 2006 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Resolution – Final Plat of Subdivision with Exceptions for Nelson Meadow	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	David Fieldman Deputy Village Manager

**SYNOPSIS**

A Resolution has been prepared to approve the Final Plat of Subdivision of the 4.8 acre property located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street into 11 single family residential lots. The subdivision includes five (5) exceptions to the Subdivision Code. The recommended Resolution includes a number of changes to the final plat that are not supported by the Plan Commission or the petitioner, Andersen Development.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the February 14, 2006 Village Council Workshop.

Based upon consideration of the comments of the petitioner, residents and Village Council, staff and the developer have worked together to prepare a Resolution and subdivision improvement agreement to specifically provide for the following:

- Approval of a house on Lot 8 with private responsibility for maintenance detention basin as a part of lot, subject to Village approval of landscaping plan for basin and building plans of the house.
- 70' ROW on the Nelson Court cul de sac stem
- 32' front yard set backs for the lots fronting on Carpenter and Brookbank via developer covenant
- Exceptions to permit 66' ROW on Brookbank and Carpenter
- Require installation of sidewalk only by developer on Carpenter
- A minimum 10 day notification to property owner Cronin of construction of concrete driveway approach with maximum of five days to complete the drive.
- Village Forester approval of protection activities for privately owned trees that are adjacent to south lot line, immediately west of Carpenter.
- Village Forester approval of the removal of the trees in the Brookbank ROW.

The Plan Commission resolution is also included for Council's consideration.

In regard to the extension of off-site sidewalks along Carpenter and Brookbank to connect to the proposed development, Council will need to take action as a part of the FY 2006-2007 budget process to authorize these improvements. Staff will include the necessary actions as a part of the February 25, 2006, budget workshop. Final approval would be presented with the budget approval on April 4, 2006.

## BACKGROUND

The subject property is approximately 4.8 acres and is located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street. The petitioner is seeking Final Plat Approval with Exceptions to allow an eleven (11) lot residential subdivision. The proposed Final Plat of Subdivision depicts the dedication and construction of a new cul-de-sac street, Nelson Court, stemming north from Jefferson Avenue.

The site is zoned R-3 Single Family Residence. The Future Land Use Plan designates the subject property as Residential at 0-6 dwelling units per acre. The proposal is consistent with the existing Future Land Use designation. The proposed eleven (11) residences would constitute an effective density of 2.3 dwelling units per acre, also consistent with the Future Land Use designation. The lot dimensions and sizes are listed below:

<b>PC 25-05 Nelson Meadow Subdivision</b>	
Zoning	R-3 Single Family
Size	4.8 Acres
Number of Lots	11
Density	2.3 d.u./acre
Maximum Lot Size	33,578 sq. ft. (Lot 8)
Minimum Lot Size	10,500 sq. ft.
Average Lot Size	15,682 sq. ft.
Average Lot Width	94 feet
Average Lot Depth	152 feet

The petitioner is requesting the following exceptions. All are supported by staff:

- Brookbank Road to allow right-of-way width of sixty-six (66) feet, where seventy (70) are feet required;
- Carpenter Street to allow right-of-way width of sixty-six (66) feet, where seventy (70) are feet required;
- Proposed Nelson Court to allow right-of-way width of sixty-six (66) feet, where seventy (70) are feet required.
- To not provide a sidewalk over portions of Lots 8, 9, 10, and 11 along the west side of Carpenter Street. To not provide street lights along Carpenter Street.
- To not widen the pavement or provide curb and gutter along Carpenter Street.

Several outstanding issues remain for this petition. They are:

1. *Stormwater Detention Basin Design Issues:*

- Proposed grading – the existing gentle slope of the property would be replaced with a relatively severe slope at the edges of the detention area.
- Large retaining wall – the proposed grading would require a large retaining wall along the south side of the basin. The wall would be seven (7) feet tall at its tallest point.
- Proximity of the propose house on Lot 8 – the plans indicate that the proposed building pad for Lot 8 would be immediately adjacent to the detention area. The proposed grade change would be substantial (approximately 25%) in the area immediately south of the proposed building pad. Please note that building pad is only on the plan for illustrative purposes.

Staff is concerned that the petitioner's proposal to locate a house and the detention area on the same lot would lead to excessive grading. Staff believes it a more appropriate design (e.g. less-severe grade change) can be achieved by separating the detention basin from a buildable lot.

2. *Stormwater Detention Basin Maintenance:* The plans indicate the basin on Lot 8 would be owned and maintained by this property's owner. The petitioner is proposing to grant a stormwater easement to the owner of Lot 8. Staff is concerned that the owner of Lot 8 may not have the expertise or resources to maintain a basin that serves the entire subdivision. Staff is experiencing enforcement issues with similar situations and believes a common ownership arrangement is more appropriate for the maintenance of private stormwater structures.
3. *Trees along the South Property Line:*
  - o Location of trees - there are eleven (11) black walnut trees near the south property line on the neighbor's property. The trees range from seventeen (17) feet to four (4) feet, with the majority within six (6) feet, from the petitioner's property.
  - o Construction activities – site development and construction activities including grading and excavation for the proposed detention basin and retaining wall would take place near the south property line. Neighbors are concerned that these activities may negatively impact the existing trees. The Village Forester has reviewed the plans and feels that the trees would be sufficiently protected from construction activities and would survive the development of the property.
  - o Water main – the petitioner is proposing to place an eight (8) inch water main under the center of the walking path (3.5 feet north of the south property line). According to the plans, the petitioner is proposing to move the main approximately two (2) feet to the north to minimize the potential impact on the adjacent trees.
4. The neighbors also have concerns about the overall construction activities. Staff would hold a pre-development meeting with the developer to address these concerns.

The Plan Commission considered the project on December 12, 2005 and unanimously recommended approval of the proposed plat of subdivision with exceptions subject to the conditions as outlined in the alternate resolution of which a copy is attached. The Plan Commission differed from staff's recommendation with regard to Lot 8. The Commission recommended approval of the subdivision with the condition that a homeowners association is created to maintain the detention easement on Lot 8.

Staff recommends that the petitioner execute the attached Subdivision Improvement Agreement. This document would contractually bind the petitioner to install the required public improvements, conform to Village Code and adhere to all of the conditions of approval. During the summer of 2005, the petitioner installed a silt fence around the perimeter of the property. This fence is not permitted by Village Code. Staff requested that the petitioner remove the fence. The petitioner refused to remove the fence and was issued a citation and notice to appear in court. The petitioner requested and received a continuance to the March court date. Staff is concerned about the petitioner's refusal to adhere to Code requirements and failure to follow staff direction. This behavior is one of the reasons staff is requesting that the petitioner execute the attached subdivision improvement agreement. The execution of the agreement would also reduce the likelihood that the developer would misinterpret or misunderstand the conditions of the Council's approval.

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

**INITIATED:** \_\_\_\_\_ Applicant \_\_\_\_\_ **DATE:** \_\_\_\_\_ February 20, 2006 \_\_\_\_\_

**RECOMMENDATION FROM:** \_\_\_\_\_ Plan Commission \_\_\_\_\_ **FILE REF:** \_\_\_\_\_ PC-25-05 \_\_\_\_\_

**NATURE OF ACTION:**

RESOLUTION

**STEPS NEEDED TO IMPLEMENT ACTION:**

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

**SUMMARY OF ITEM:**

At their meeting of December 12, 2005, the Plan Commission recommended approval of the Final Plat of subdivision for the Nelson Meadows Subdivision with exceptions.

**RECORD OF ACTION TAKEN:**

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

**A RESOLUTION APPROVING THE FINAL PLAT  
OF SUBDIVISION FOR THE  
NELSON MEADOW 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 Nelson Meadow Subdivision, located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street, Downers Grove, Illinois, legally described as follows:

Lot 52 in Branigar Brothers' in Downers Grove Farms, being a subdivision in Sections 17 and 18, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

Commonly known as 5737 Brookbank, Downers Grove, IL (PIN 09-17-108-015)

WHEREAS, Exceptions have been requested pursuant to Section 20-602 of the Downers Grove Municipal Code to permit the following:

a) An Exception from Chapter 20, *Subdivision Ordinance*, Section 20-303(d)(3), *Street Widths* to allow right of way exceptions for:

- (i) Brookbank Road to allow right-of-way width less than the required seventy (70) feet.
- (ii) Carpenter Street to allow right-of-way width less than the required seventy (70) feet.
- (iii) Proposed Nelson Court to allow right-of-way width less than the required seventy (70) feet.

b) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not provide a sidewalk over portions of Lots 8, 9, 10, and 11 along the west side of Carpenter Street.

c) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not provide street lights along Carpenter Street.

d) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not widen the pavement or provide curb and gutter along Carpenter Street.

WHEREAS, notice has been given and hearings held on September 12, October 3 and December 12, 2005 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Nelson Meadow 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 Nelson Meadow Subdivision, be and is hereby approved subject to the following conditions:

1. Seven (7) sets of a revised Final Plat of Subdivision and Engineering Plans shall be submitted to the Department of Planning & Community Development with the following modifications:
  - a. Lot 8 shall include the detention area and a residential structure.
  - b. Installation of a public sidewalk on the west side of Carpenter Street adjacent to Lots 8, 9, 10, and 11.

- c. The proposed eight (8) inch water main along the south property line shall be modified to minimize negative impacts to the trees on the adjacent property. Appropriate preservation measures shall be utilized to ensure the long-term health of the trees.
  - d. A photometric plan with street lights on Carpenter Street shall be provided indicating light levels.
  - e. Indicate where the new parkway trees will be planted or indicate that the planting will be done by the Village of Downers Grove.
  - f. Compliance with all other technical issues outlined in the Public Works memorandum dated October 28, 2005.
2. The requested exception from Chapter 20, Subdivision Control Ordinance, Section 20-303(d)(3), to allow right-of-way exceptions for proposed Nelson Court to allow right-of-way width less than the required seventy (70) feet is denied.
  3. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated August 23, 2005; and
  4. Payments of School and Park District donations of \$11,091.08 to District 58; \$6,897.60 to District 99 and \$22,708.01 to the Park District (grand total of \$40,696.69) payable to the Village of Downers Grove; and
  5. The Petitioner shall enter into a Subdivision Improvement Agreement, a copy of which is attached hereto prior to any site development activities.
  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. Changes may require additional review of the subdivision and/or exceptions; and
  7. It is the petitioner's obligation to maintain compliance with all applicable Federal, State, County 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

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**THE ABOVE SPACE FOR RECORDER'S USE**

**VILLAGE OF DOWNERS GROVE  
SUBDIVISION IMPROVEMENT AGREEMENT**

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of February, 2006, by and between the VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation ("Village"), Joel Anderson ("Owner") and Joel Anderson Homes, Ltd ("Developer").

**WITNESSETH**

**WHEREAS**, the Village is a body politic and corporate, duly organized and existing under the laws of the State of Illinois; and

**WHEREAS**, the Village may exercise any power and perform any function pertaining to its government by virtue of 65 ILCS 5/1-1 *et seq.*; and

**WHEREAS**, the Village is a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution and pursuant to said section, may exercise any power and perform any function pertaining to its government and affairs for the protection of the health, safety, morals and welfare; and

**WHEREAS**, the Owner is the fee simple title owner of the approximately 4.8 acres of real estate located 5737 Brookbank Road (PIN 09-17-108-015 and described on Exhibit A, attached hereto and made part hereof by this reference (the "Property"); and

**WHEREAS**, Joel Anderson Homes, Ltd. is the Developer of the project who shall be responsible for subdividing the Property and installing all of the project improvements; and

**WHEREAS**, the Developer desires to subdivide and develop the Property and has submitted to the Village a Final Plat of Subdivision with exceptions designated as the Nelson Meadow Subdivision (the "Subdivision"); said Plat of Subdivision is on file in the Office of the Village Clerk and is incorporated into this Subdivision Improvement Agreement (hereinafter "Agreement") by this reference, as though fully set forth; and

**WHEREAS**, the Village is willing to approve the Final Plat of Subdivision provided that this Agreement is signed in order to ensure the completion of certain Project Improvements and compliance with certain other conditions and obligations, as defined herein, in accordance with the Municipal Code of the Village ("Village Codes"), as a condition to the issuance of Building and Occupancy Permits for any building to be constructed on the Property; and

**WHEREAS**, the definitions found in the Village Codes shall apply to the terms used in this Agreement.

**NOW, THEREFORE**, in consideration of the foregoing preambles, Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is acknowledged, the Village, Owner and Developer agree as follows:

**1. INCORPORATION OF PREAMBLE**

The preamble is incorporated herein as if each and every one of its terms were set forth herein.

**2. INSTALLATION OF IMPROVEMENTS.**

The Developer shall furnish at its own cost and expense all necessary materials, labor, and equipment to complete the improvements required by the Village Codes. These improvements are defined in the Village Subdivision Regulations (Chapter 20 of the Village Codes) and depicted in the final engineering plans (Exhibit B) and may include some or all of the following improvements: streets (public and private), traffic signals, traffic control devices, parking area(s), utilities, sidewalks, street lighting, sanitary sewer system, storm sewers and storm water detention system,

water supply system, soil erosion and sedimentation control, tree preservation, common area landscaping, and all other improvements identified in either the Village Codes or in the ordinances approved by the Village Council in connection with the development (hereinafter collectively designated, "Project Improvements"). All these Project Improvements shall be in accordance with the standards, specifications and requirements of the Village. The Project Improvements are indicated on Exhibit B attached hereto and made a part hereof which has been prepared by C.M. Lavoie and Associates, Incorporated, dated February 16, 2005, last revision December 5, 2005, who are registered professional engineers.

**3. SECURITY FOR PROJECT IMPROVEMENTS.**

Attached hereto as Exhibit C, is a complete cost estimate prepared by the project engineer, for the construction of the Project Improvements described in Paragraph 2 hereof. Upon the execution of this Agreement, the Developer will deposit with the office of the Village Engineer good and sufficient security for the completion of the Project Improvements as set forth in Section 20.402 of the Subdivision Ordinance ("Security Instrument").

**4. RECORDATION OF PLAT.**

Upon receipt of a fully executed copy of this Agreement and the Security Instrument deemed acceptable to the Village, the Developer/Owner shall record this Agreement and the Final Plat of Subdivision within ninety (90) days of Village Council approval

**5. REDUCTION OF SECURITY.**

Reduction of security shall be accomplished consistent with the requirements set forth in the Village Codes.

**6. VILLAGE ENGINEER'S APPROVAL**

All work related to the Project Improvements shall be subject to inspection and approval of the Village Engineer, and his written approval thereof shall be a condition precedent to release of or reduction of the Security Instrument. The approval provided for in this paragraph shall not

constitute final acceptance of any or all of the Project Improvements.

**7. REIMBURSEMENT FOR COSTS.**

The Developer shall pay to the Village all plan review, inspection and other fees, as required by the Village Codes.

**8. INSURANCE.**

Prior to commencement of any work provided for herein, Developer and/or its contractor shall furnish the Village with evidence of insurance providing for workmen's compensation and employer's liability insurance, including occupational disease coverage and comprehensive liability insurance to cover said work in the following amounts:

- (a) Workmen's compensation (statutory limits);
- (b) Employer's liability (limits \$1,000,000.00/\$2,000,000.00) including liability for injury or death of Village's employees;
- (c) A minimum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) for injury to one person;
- (d) A minimum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for injury to more than one person; and
- (e) A minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) for property damage.

The above amounts being the minimum for each accident. Said certificates of insurance shall name the Village as an additional insured with respect to construction of the Project Improvements covered by this Agreement.

**9. INDEMNIFICATION OF VILLAGE**

The Developer hereby agrees, to the greatest extent permitted under Illinois law, to indemnify and hold harmless the Village, its agents, servants, and employees, and each of them, against all loss, damage, attorney's fees or expenses which they may sustain or become liable for on account of injury or death of persons, or on account for damage to or destruction of property resulting from the performance of work under this Agreement by the Developer or his contractors

or any employee or subcontractor of any of them, or by the Village, its agents, servants, or employees, or due to the condition of the premises or other property of the Developer upon, about, or in connection with which any work incident to the performance of the terms of this Agreement is carried on except for any negligent or willful act or omission by the Village, its agents, servants, employees or contractors.

**10. PERFORMANCE GUARANTEE**

The Developer for the Project Improvements herein specified guarantees that the workmanship and material furnished under the specifications and used in said Project Improvements will be furnished and performed in accordance with well-known, established practice and standards recognized by engineers in the trade. All such Project Improvements shall be new and of the best grade of their respective kinds for the purpose. All materials and workmanship will be guaranteed by the Developer for a period of two (2) years from the date for final acceptance by the Village ("Guarantee Period").

There shall be retained by the Village, under the Security Instrument, an amount equal to ten percent (10%) of the amount of the Security Instrument as a performance guarantee, as set forth in Section 20.402 of the Subdivision Code.

The Developer shall make or cause to be made, at its own expense, any and all repairs which may become necessary under and by virtue of this performance guarantee, and shall leave the improvement in good and sound condition, satisfactory to the Village and the Village Engineer, at the expiration of the Guarantee Period.

Further, if during said Guarantee Period, the improvement shall, in the opinion of the Village Engineer or Village, require any repairs or renewal which, in his or its judgment are necessitated by reason of settlement of foundation, structure, or backfill, or other defective workmanship of materials, the Developer shall, upon notification by the Village Engineer or Village of necessity for such repairs or renewals, make such repairs or renewals at its own cost and

expense. Should the Developer fail to make repairs or renewals within a reasonable time following written notification, in each case taking into account winter weather conditions, thereof from the Village, or fail to start working within thirty (30) days after such notification, the Village may cause such work to be done, either by contract or otherwise, and the entire cost and expense thereof shall be paid and deducted from the amount retained in the Security Instrument. Should such cost and expense exceed the amount retained or remaining in the Security Instrument, the Developer shall pay such amount of excess to the Village.

**11. COMPLETION OF PROJECT IMPROVEMENTS.**

(a) The Developer shall cause the Project Improvements to be completed within three (3) years from the date hereof, or, in the alternative, maintain, extend, or substitute the Security Instrument in the full amount provided therein, less any reductions theretofore from time to time approved by the Village, until such time as said Project Improvements are completed. Streets, trees and sidewalks shall be installed from time to time as buildings within the development are completed, subject to winter weather conditions. Developer shall cause its engineers to correct drawings to show work as actually constructed, and said engineers shall turn over original tracings thereof to the Village as and for the Village's property. In the event Developer fails or refuses to cause the extension or substitution of the Security Instrument to be delivered to the Village not less than forty-five (45) days prior to said expiration date, the Village shall have the right, but not the obligation to draw upon the Security Instrument then in force in accordance with the provisions contained therein to complete said Project Improvements.

(b) Upon completion of any Project Improvement and, further, upon the submission to the Village of a certificate from the engineering firm employed by the Developer stating that the said Project Improvements have been completed in conformance with this Agreement, Village ordinances, the final engineering plans and specifications relative thereto, and any applicable Agreements and all state and federal laws and standards, the Village Engineer shall, within seven

(7) business days after the Village receives the aforesaid certification from the Developer's engineer either (i) recommend to the Village's corporate authorities final acceptance of said Project Improvement or (ii) designate in writing to Developer all corrections or alterations which shall be required to obtain a recommendation of final acceptance of said Project Improvement, specifically citing sections of the final engineering plans and specifications, the applicable ordinances or this Agreement, any applicable Agreement or state or federal law or standard, relied upon by said Village Engineer. Should the Village Engineer reject any Project Improvement, or any portion or segment thereof, for a recommendation of final acceptance, the Developer shall cause to be made to such Project Improvement such corrections or modifications as may be required by the Village Engineer. The Developer shall cause the Project Improvements to be submitted and resubmitted as herein provided until the Village Engineer shall recommend final acceptance of same to the corporate authorities of the Village and the corporate authorities shall finally accept same. No Project Improvement shall be deemed to be finally accepted until the corporate authorities shall, by appropriate resolution, finally accept same.

Upon completion and as a condition of final acceptance by the Village, Developer agrees to convey and transfer those improvements, which are deemed by the Village to be public improvements to the Village by appropriate bill(s) of sale.

**12. COMPLIANCE WITH LAWS AND ORDINANCES.**

Notwithstanding this Agreement, in the event an existing valid ordinance of the Village was overlooked at the date hereof, the Developer, upon notice from the Village, and prior to acceptance of the Project Improvements, shall install or perform the improvement or work so required unless otherwise provided in the documentation referenced in this Agreement; further, any law or ordinance which shall be passed by the Village after the date of this Agreement, which is a law or ordinance directed to life-safety consideration, shall apply to the Property as of the effective date of said law or ordinance unless a building permit has been issued, in which case

work may be completed pursuant to that building permit. However, should the "life-safety" ordinance contain a retroactive clause and an occupancy certificate has not been issued, the building shall be brought into conformance with the retroactive ordinance. All future work for which building permits have not been issued shall comply with said life-safety law or ordinance.

**13. LIEN WAIVERS.**

The Developer shall furnish the Village with a contractor's affidavit showing all subcontractors and materialmen and lien waivers that all persons who have done work, or have furnished materials under this Agreement, and are entitled to a lien therefor under any laws of the State of Illinois, have been fully paid or are no longer entitled to such lien.

**14. SIDEWALKS.**

As part of the Subdivision, the Developer agrees to install sidewalk, in accordance with Village standards, along Brookbank Street, Jefferson Street, Nelson Court and Carpenter Street within the subdivision

**15. TREES.**

The Developer shall submit and comply with a tree preservation plan indicating the specific methods to be used to preserve and protect the existing black walnut trees located on the adjacent property to the south. Said plan shall be prepared in consultation with a licensed arborist and shall be reviewed and approved by the Village Forester. The Developer shall not be liable for any damage to the trees so long as compliance with the tree preservation plan is adhered to.

The developer shall preserve, protect or remove the existing trees in the Brookbank Street right-of-way as directed by the Village Forester.

**16. DETENTION BASIN.**

The Developer shall submit a detailed landscape plan for the retaining walls and grading of the detention basin located on Lot 8 of the Subdivision. The plan shall be reviewed and approved by the Village Forester. Upon approval of the landscape plan, the Developer shall adhere to the

terms and conditions of said plan.

**17. BUILDING PLAN.**

The Developer shall not build a structure upon Lot 8, until a Building Plan for such structure has been reviewed and approved by the Village Manager. If the Village Manager fails to approve a Building Plan for Lot 8, the Developer shall have the option to appeal the Village Manager's decision to the Village Council for approval. It is expressly understood that the review and approval of the Building Plan shall be limited to the proximity of the structure to the detention basin and the grading adjacent to the foundation of the structure.

**18. 1117 JEFFERSON STREET.**

The Developer shall relocate and reconstruct the portion of the driveway located within the existing right-of-way for the property located at 1117 Jefferson Street, as shown on the approved engineering plans, attached hereto as exhibit B. The driveway shall be reconstructed with similar materials as currently in place at the location. The Developer shall provide the property owners at 1117 Jefferson Street with a minimum of ten (10) days notice of the reconstruction activities. All driveway reconstruction activities shall be completed within five (5) business days, excluding the necessary concrete curing period. All necessary parkway restoration shall be completed within two weeks, weather permitting. Developer shall perform all work in accordance with industry standards and shall not be responsible for any damages that may occur as a result of the Owner's disregard of those standards.

**19. WATERMAIN INSTALLATION:**

The Developer shall install the watermain adjacent to the detention basin using trenchless technology in a manner acceptable to the Village Engineer.

**20. FRONT BUILDING LINE:**

The Developer shall record a restrictive covenant requiring a minimum front yard setback at thirty-two (32) feet for the properties fronting Carpenter Street and Brookbank Street. All other

setbacks shall comply with the Village Municipal Code.

**21. OCCUPANCY PERMITS.**

It is agreed that no final occupancy permits shall be issued for any building in said subdivision until all Project Improvements required for such building by this Agreement, except for final surface course of roads, sidewalks, and parkway trees have been completed. Parkway trees for a subdivided lot shall be installed at the expense of Developer by the Village Forester. Temporary occupancy permits may be issued prior to the completion of any of the Project Improvements when deemed appropriate by the Village in accordance with applicable Village Codes. However, a certificate of occupancy must be obtained within six (6) months from the date of receipt of the temporary occupancy permit. Occupancy permits may be issued for model home facilities used for construction and sale purposes only and not for regular residential habitation prior to the completion of the improvements.

**22. MAINTENANCE OF PROJECT IMPROVEMENTS.**

The Developer shall be responsible for the maintenance of the Project Improvements until such time as they are accepted by the corporate authorities of the Village. This maintenance shall include routine maintenance as well as emergency maintenance such as sewer blockages and water main breaks. If the Developer fails to maintain the Public Improvements, the Village shall have the right, but not the duty, to undertake such maintenance. Developer hereby agrees to reimburse the Village its costs for the performance of this maintenance or repair upon receipt of an invoice from the Village setting forth said cost to the Village.

**23. DAMAGE TO PROJECT IMPROVEMENTS.**

Developer shall be responsible for any and all damage to the Project Improvements, which may occur during the construction of the Project irrespective of whether the Project Improvements damaged have or have not been finally accepted hereunder. Developer shall replace and repair damage to the Project Improvements installed within, under or upon the Property resulting from

construction activities by Developer, its successors or assigns and its employees, agents, contractors or subcontractors during the term of this Agreement, but shall not be deemed hereby to have released any other party from liability or obligation in this regard. Developer shall have no obligation with respect to damage resulting from ordinary use, wear and tear occurring after final acceptance.

**24. RELEASE OF SECURITY INSTRUMENT.**

At the expiration of the Guaranty Period, the amount retained in the Security Instrument, less any and all necessary expenses which have been incurred by the Village in connection with the maintenance of the Project Improvement, other than the ordinary and usual care and maintenance thereof for any improvement of such type and age, shall be released by the Village and the Security Instrument shall be terminated.

**25. VILLAGE REMEDIES.**

(a) From and after the date on which the Village's Engineer notifies the Developer, in writing, that the Developer is in default of any of its obligations under this Agreement, the Developer shall pay to the Village, upon demand, all of the Village's fees, costs and expenses incurred in enforcing the provisions of this Agreement against Developer, including, without limitation, engineers' and attorneys' fees, costs and expenses, and if any litigation is instituted as part of such enforcement, any court costs and filing fees in addition to the attorneys' fees incurred therein.

(b) The Village shall have the right to pursue any and all remedies at law or in equity against the Developer and/or Owner, including, but not limited to drawing on the Security Instrument, pursuing all remedies at law to recover all costs owed by the Developer, or an action for specific performance of Developer's obligations under this Agreement.

(c) The rights and remedies of the Village as provided herein, in the Village Codes and/or in any agreements between the Village and Developer regarding the Subdivision, shall be

cumulative and concurrent, and may be pursued singularly, successively, or together, at the sole discretion of the Village, and may be exercised as often as occasion thereof shall arise. Failure of the Village, for any period of time or on more than one occasion, to exercise such rights and remedies, shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent default. No act or omission of the Village, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release shall be affected only through a written document executed by the Village and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as a waiver or release of any subsequent event or as a bar to any subsequent exercise of the Village's rights or remedies hereunder. Except as otherwise specifically required, notice of the exercise of any right or remedy granted to the Village is not required to be given.

**26. BINDING EFFECT.**

This Agreement shall be binding upon all parties, their successors, assigns, and grantees.

**27. CONTINUITY OF OBLIGATIONS.**

(a) This Agreement shall inure to the benefit of and shall be binding upon Developer's and Owner's successors in title, and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality.

(b) Owner and Developer acknowledge and agree that the obligations assumed by each of them under this Agreement shall be binding upon them respectively and any and all of their respective heirs, successors, and assigns and the successor record owners and/or successor Developers of all or any portion of the Property. For purposes of this section, Developer's obligations shall not be assumed by a purchaser of a single family home, townhome or condominium who is a third party purchaser from owner and/or developer. To assure that such heirs, successors, and assigns have notice of this Agreement and the obligations created by it,

Owner and Developer agree:

- (i) that this Agreement shall be recorded with the DuPage County Recorder of Deeds;
- (ii) to require, prior to the transfer of title to all or any portion of the Property, the transferee of said portion of the Property to be bound by the provisions of this Agreement pursuant to the execution of an Assignment and Assumption Agreement (the "Assignment and Assumption Agreement"), said Assignment and Assumption Agreement to be in a form substantially in conformance with Exhibit F attached hereto and made a part hereof. The Village agrees that upon a successor becoming bound to the personal obligations created herein by execution of the Assignment and Assumption Agreement, the personal liability of Owner and/or Developer or other predecessor obligor under this Agreement shall be released to the extent of the successor's interest in the Property. Owner agrees to notify the Village in writing at least thirty (30) days prior to any date upon which Owner transfers a legal or beneficial interest in any portion of the Property to a transferee. Owner or any other predecessor obligor shall, not less than seven (7) business days prior to the effective date of the Assignment and Assumption Agreement becoming enforceable against the Village, provide the Village with a fully executed copy of the hereinabove required Assignment and Assumption Agreement by the transferee to be bound by the provisions of this Agreement. Security previously posted for subdivision improvements by the Owner and/or Developer or other predecessor obligor, shall not be released by the Village until a suitable substitute is provided by the successor and is accepted in writing by the Village. In the event any transferee or Owner or Developer requires proof that a particular provision of this Agreement has been satisfied, the Village agrees to issue a written statement as to which provisions of this Agreement, if any, have been satisfied.
- (c) All the terms and conditions of this Agreement shall constitute covenants running with the land.

**28. AMENDMENTS.**

All amendments to this Agreement shall be in writing and approved by the Mayor and Village Council. Village ordinance provisions in effect at the time of the request for amendment shall apply, unless otherwise expressly specified.

**29. COUNTERPARTS.**

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one Agreement.

**30. GOVERNING LAW.**

This Agreement shall be interpreted and construed in accordance with laws of the State of Illinois.

**31. NOTICES.**

All Notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

- (a) The Village at: Village Manager  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515-4776;
- (b) Developer at: Joel Anderson Homes, Ltd  
c/o James Russ, Esq.  
Wiedel, Hudzik, Russ & Phillip  
4915 Main Street  
Downers Grove, IL 60515
- (c) Owner at: Joel Anderson  
c/o James Russ, Esq.  
Wiedel, Hudzik, Russ & Phillip  
4915 Main Street  
Downers Grove, IL 60515

**IN WITNESS WHEREOF**, the Village has caused this Agreement to be executed by its Mayor and attested by its Clerk as of the date first above written.

**VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation**

By: \_\_\_\_\_  
Its: Mayor

ATTEST:

\_\_\_\_\_  
Its: Village Clerk

**OWNER**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

**DEVELOPER**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO  
HEREBY CERTIFY that \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_  
("Developer"), of said corporation, personally known to me to be the same person whose name is  
subscribed to the foregoing instrument as such \_\_\_\_\_ appeared before me this day in  
person and acknowledged that (s)he signed and delivered the said instrument, as his/her own free  
and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes  
therein set forth; and the said \_\_\_\_\_, as custodian of the corporate seal of said corporation,  
did affix the corporate seal of said corporation to said instrument, as his/her own free and  
voluntary act and as the free and voluntary act of said corporation, for the uses and purposes  
therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, \_\_\_\_\_ of the (“Owner”), of said corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_ and appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument, as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument, as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

**EXHIBIT F**

**ASSIGNMENT AND ASSUMPTION AGREEMENT**

**THIS ASSIGNMENT AND ASSUMPTION AGREEMENT** is dated as of \_\_\_\_\_, 20\_\_, and is entered into between \_\_\_\_\_ a \_\_\_\_\_ ("Assignor") and \_\_\_\_\_, a ("Assignee").

**WHEREAS**, the Village of Downers Grove and \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Developer") entered into the \_\_\_\_\_ Subdivision Improvement Agreement, dated \_\_\_\_\_, 20\_\_, (as it may be amended, modified or supplemented from time to time, the "Agreement"), regarding the real property or a portion of the real property described on the attached Exhibit A, which Agreement was recorded by the DuPage County Recorder of Deeds on \_\_\_\_\_, 20\_\_, as Document No. \_\_\_\_\_; and

**WHEREAS**, Assignor became a party to the Agreement pursuant to an Assignment and Assumption Agreement dated as of \_\_\_\_\_, 20\_\_, which Assignment and Assumption Agreement was recorded by the DuPage County Recorder of Deeds on \_\_\_\_\_, 20\_\_, as Document No. \_\_\_\_\_; and

**WHEREAS**, Assignor desires to assign all or a portion of its right, title and interest in and to the Agreement to Assignee and Assignee desires to accept said assignment and assume all or a portion of Assignor's liabilities and obligations related to or arising under the Agreement.

**NOW, THEREFORE**, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, (a) Assignor does hereby assign, transfer, and convey unto Assignee all or the portion as set forth in Exhibit A hereto, of Assignor's right, title and interest in and to the Agreement and any benefits hereafter derived

thereunder and (b) Assignee does unconditionally hereby assume and promise to pay and perform in full, from and after 12:01 a.m. on the date first written above, all, or the portion as set forth in Exhibit A hereto, of the obligations and liabilities of Assignor related to or arising under the Agreement.

This Agreement shall be governed by the laws of the State of Illinois.

**IN WITNESS WHEREOF**, this Assignment and Assumption Agreement is executed as of the date first written above.

**ASSIGNOR:**

\_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**ASSIGNEE:**

\_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**CONSENT AND RELEASE**

The undersigned, being the remaining parties to the Agreement referred to above, do hereby consent to the above Assignment and Assumption Agreement and forever releases the above Assignor (together with its successors, assigns, heirs and personal representative, as the case may be, other than Assignee) from the liabilities and obligations related to or arising under the Agreement as set forth in Exhibit A.

Executed this \_\_\_ date of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

## **Nelson Meadows Subdivision Parkway Tree Follow-Up**

The Village Council inquired about the tree preservation technique to be used in protecting the trees on private. Specifically, they questioned whether the preservation methods would be the same as the methods used for protecting public trees. The tree preservation methods for the protection of the private trees are identical to those used for protecting public trees. The following paragraphs explain the general tree preservation techniques and the specific preservation methods that will be used to protect the private trees south of the site and the public trees within the Brookbank ROW.

### **General Tree Preservation Techniques**

The critical root zone for trees as listed in ANSI A300 (which is one of the standards in the forestry profession) is defined: “the critical root zone is the minimum volume of roots necessary for maintenance of tree health and stability”. In order for people to picture what this may be, a lot of other literature says to estimate the critical root zone size as a one-foot radius for every inch in stem diameter. This is a good starting point but not an absolute nor proven with scientific research. The ANSI Z60 for nursery stock states that rootballs for transplanted trees be 1 foot diameter for every inch of stem. These rootballs then only encompass half of the stated critical root zone, that is, a 2” diameter tree has a 24” inch diameter rootball and not a 48” rootball. However, from experience in Downers Grove and the Suburban Tree Consortium, tree survival has been excellent when 2” diameter trees have been transplanted with 24” rootballs.

Dr. Gary Watson of the Morton Arboretum has done many studies on roots and tree tolerance to root loss during transplanting and trenching. Several of his studies showed that transplanted trees lose up to 90% of their roots during the transplanting process, and yet roots are able to regenerate and trees survive. Another study which involved trenching trees right near their stems found that vigorous trees may be able to tolerate and recover from trenching a considerable part of the root zone. These studies point out there is some flexibility in the amount of roots a tree needs to survive.

Tree survival as a whole has been excellent in Downers Grove parkways. Many trees have their critical root zones (if measured as 1 foot radius for each inch in stem diameter) under driveways, sidewalks, and streets. In areas where these drives and sidewalks have been repaired or newly installed, tree mortality has not increased. Isolated problems have occurred when any construction activity has been right next to the stem causing a lack in stability or decay of the tree right at that point. If there was no flexibility in the size of the critical roots zone and tolerance of trees to some root loss, then there would be higher mortalities or no trees in the parkways.

For a construction project, the proper approach then is to survey the trees there, determine their health condition and start with a measurement of the critical root

zone, say 1 foot radius for every inch in stem diameter. A circle can be drawn around each tree and then the shape is changed in order to accommodate the environmental conditions and yet keep enough roots undisturbed to maintain tree health and stability. This may mean reshaping the circle into a rectangle, as in the parkways, or making an oval. Of course, the more the tree is in the middle of whatever shape, the better but nothing is ever perfect. If trees are either unhealthy or have structural problems, or too much root disturbance will occur especially close to the stem, or many roots cut on weaker trees, then removal may be a better option.

### **Tree Preservation for the Nelson Meadow Subdivision**

#### *Walnuts South of Site*

For the row of walnuts on private property along the southeast part of Nelson Meadows development, soil disturbance will be 5 or more feet to the north of the stems. This means a vast majority of the roots right adjacent to the stem as well as on the south side of each tree will be undisturbed and sufficient to support the trees and maintain health. To avoid trespass, a chain link fence should be installed. The attached sketch indicates the location of the chain link fence.

#### *Trees in Brookbank ROW*

For the trees on Brookbank, a vast majority are black locust. In previous investigations as well as a review in the field again today, many have dead branches and decay areas. Some of the ones in better condition are right in the path of the roadway so their removal cannot be avoided. For any that will end up west of the proposed curb, because of their proximity to the proposed curb and that some are not in the best condition to start with, I am not going to guarantee their survival. I would like to meet with the builder before any removals occur along Brookbank, and install a chain link fence there as well to delineate the exact street limits. While the plans themselves show trees spread out more, I am anticipating some may be right at the road edge where up to half their roots may be cut off. Should this occur, removals will be needed for public safety. I have mentioned this uncertainty in previous memos

The only evergreens I saw in the area are on private property. Chain link fence installed around the perimeter of the site should prevent trespass.



**PLANNING & COMMUNITY DEVELOPMENT UPDATED STAFF REPORT**

**To:** Plan Commission  
**Prepared By:** Keith R. Sbiral, AICP, Director of Planning & Community Development  
 Jeff O'Brien, AICP, Planner  
**Date Prepared:** September 7, 2005 & Updated December 5, 2005  
**Meeting Date:** September 12, 2005, October 3, 2005, & December 12, 2005  
**Project Title:** PC 25-05; Nelson Meadows Subdivision

**BACKGROUND INFORMATION:**

**Petitioner:** Joel Andersen Homes, Ltd. By James F. Russ, Jr.  
**Property Address:** 5737 Brookbank Road, east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street.  
**Existing Zoning:** R-3, Single Family Residence  
**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action:**

1. Approval of proposed Final Plat of Subdivision per Chapter 20, Section 20-504, *Final Plat – Petition* for an eleven (11) lot residential subdivision.
2. Required Exceptions:
  - a) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-303(d)(3), *Street Widths* to allow right-of-way exceptions for
    - i) Brookbank Road to allow right-of-way width of less than the required seventy (70) feet
    - ii) Carpenter Street to allow right-of-way width of less than the required seventy (70) feet
    - iii) Proposed Nelson Court to allow right-of-way width of less than the required seventy (70) feet.
  - b) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not provide a sidewalk over portions of Lots 8, 9, 10, and 11 along the west side of Carpenter Street.
  - c) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not provide street lights along Carpenter Street.
  - d) An exception from Chapter 20, *Subdivision Ordinance*, Section 20-401, *Required Public Improvements* to not widen the pavement or provide curb and gutter along Carpenter Street.

**BACKGROUND**

**General Description**

The subject property is approximately 4.8 acres and is located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street. The petitioner is seeking Final Plat Approval with Exceptions to allow an eleven (11) home residential subdivision. The proposed Final Plat of Subdivision depicts the dedication and construction of a new cul-de-sac street, Nelson Court, stemming north from Jefferson Avenue.

*The petitioner submitted revised plans on September 30, 2005. The plans eliminate the need for the previously requested Jefferson Avenue right-of-way exception. The petitioner complied with staff's recommendation to construct a walking path south of the detention area on Lot 8. The retaining wall also on Lot 8 has been relocated further to the north. Finally, two (2) additional stormwater catch basins have been added on Brookbank Avenue. All of the pertinent sections of the original staff report issued for the September 12, 2005 meeting have been updated to reflect these modifications.*

**ANALYSIS**

**Zoning and Future Land Use Plan**

**Table 1: Surrounding Land Uses 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 @ 0-6 du per acre
<b>South</b>	R-3, Single Family Residence	Single Family Residences	Residential @ 0-6 du per acre
<b>East</b>	R-3, Single Family Residence	Single Family Residences	Residential @ 0-6 du per acre
<b>West</b>	R-3, Single Family Residence	Single Family Residences	Residential @ 0-6 du per acre

The site is zoned R-3 Single Family Residence. The Future Land Use Plan designates the subject property as Residential at 0-6 dwelling units per acre. The proposal is consistent with the existing Future Land Use designation. The proposed eleven (11) residences would constitute an effective density of 2.3 dwelling units per acre, also consistent with the Future Land Use designation.

**Planning**

Site Characteristics

The property is comprised of one parcel of land with approximate overall dimensions of 330 feet as measured north to south along Brookbank Road and 632 feet as measured east to west. The total land area is 4.8 acres. The existing topography of the property has a gentle slope with the low points being in the southeast and southwest corners. The high point is in the northern part of the site where the house was situated. The single family residential structure and accessory buildings that occupied the subject property were demolished earlier this year. The property is within the floodplain limits in the southwest and southeast corners of the property.

Proposed Plat of Subdivision / Yards and Setbacks

The proposed Final Plat of Subdivision depicts eleven (11) lots; each of the lots will contain a residence, and one lot (Lot 8) will contain the stormwater detention as well as a residence. The stormwater detention area is proposed to be located on a single family lot (Lot 8) covered by a permanent drainage and detention easement. The proposed new cul-de-sac street, Nelson Court, will extend north from Jefferson Avenue. Additionally, the remaining portions of Jefferson Avenue and Brookbank Road rights-of-way will be dedicated to the Village and improved by the petitioner. The petitioner is requesting right-of-way width exceptions as outlined below. No lot dimension exceptions are required. *However, staff believes the right-of-way width exceptions help the proposed lots (in their current configuration) to meet the minimum depth (140 feet) requirements.* Variations for any future structures should not be required as they can be designed to address minimum applicable setbacks.

Bulk Characteristics

*All lots are proposed to meet or exceed lot area requirements of the R-3 zoning district, with lot areas ranging from 10,500 square feet to 33,578 square feet. All lots will meet or exceed the minimum lot width requirement of seventy-five (75) feet in the proposed R-3 zoning district with widths ranging from seventy-five (75) feet to 161.30 feet. All lots will meet or exceed the minimum lot depth requirement of 140 with widths ranging from 140 feet to 267.62 feet. The proposed bulk characteristics of each lot are as follows:*

**Table 2: Bulk Requirements**

Lot Number	Proposed Lot Width (75' Required)	Proposed Lot Depth (140' Required)	Proposed Lot Area (10,500 sq.ft. req'd)
1	77.81'	140'	10,905 sq.ft.
2	77.81'	140'	10,894 sq.ft.
3	117'	140'	16,380 sq.ft.
4	126.52'	148.52'	17,265 sq.ft.
5	75'	141'	15,536 sq.ft.
6	99'	140'	20,328 sq.ft.
7	75'	142'	16,124 sq.ft.
8*	161.30'	267.62'	33,578 sq.ft.
9	75'	140'	10,500 sq.ft.
10	75'	140'	10,500 sq.ft.
11	75'	140'	10,500 sq.ft.

\*Lot 8 Contains the stormwater detention area.

## Public Improvements/Engineering

Staff has reviewed the proposed plans and has the following comments.

### Site Engineering and Public Improvements

#### Rights-of-Way and Streets

The petitioner is proposing to dedicate a sixty-six (66) foot wide right-of-way for proposed Nelson Court. The petitioner is requesting a four (4) foot exception to reduce the required right-of-way width from seventy (70) feet. The pavement, curbs, sidewalks, and turning radius of the cul-de-sac conform to the Village's standards. Lots 4, 5, 6, 7, and 8 will have frontage on Nelson Court.

Per the Subdivision Ordinance, the petitioner is also required to provide for the dedication and/or improvement of any substandard street rights-of-way adjacent to the subject property. The petitioner is proposing to dedicate thirty-three (33) feet for the east half of the Brookbank Road right-of-way, which requires a two (2) foot exception. The west thirty-three (33) feet were previously dedicated to the Village. The resulting right-of-way width for Brookbank Road will be sixty-six (66) feet, which is consistent with the other portions of the right-of-way to the north and south. Per the Subdivision Ordinance, the petitioner is required to dedicate thirty-five (35) feet therefore an exception is requested to not dedicate an additional two (2) feet to the eastern half of the right-of-way. Upon dedication, the petitioner is proposing to open and improve Brookbank Road from the northern property line of Lot 1 to Jefferson Avenue. Lots 1, 2 and 3 will front on Brookbank Road.

The petitioner is not proposing to dedicate any additional land to the Carpenter Street right-of-way. The existing right-of-way is sixty-six (66) feet. Lots 9, 10 and 11 will front on Carpenter Street.

*The petitioner is also proposing to dedicate thirty-five (35) for the north half of the Jefferson Avenue right-of-way. The south thirty-five (35) feet were previously dedicated to the Village. The resulting right-of-way width for Jefferson Avenue will be seventy (70) feet. Per the Subdivision Ordinance, the petitioner is required to dedicate thirty-five (35) feet. This street will also be opened and improved upon dedication, but will not connect to Carpenter Street. Rather, it will terminate at the new cul-de-sac (Nelson Court). Lots 3, 4 and 8 will have frontage along Jefferson Avenue.*

*Currently, thirty-five (35) feet are dedicated to the south half of the Jefferson Avenue right-of-way. The petitioner is proposing to dedicate an additional thirty-five (35) feet to the right-of-way, which meets the Village requirements. The entire roadway will be resurfaced as part of this proposal.*

#### Sidewalks

The petitioner is proposing to install sidewalks on the east side of Brookbank Road and the north side of Jefferson Avenue. Sidewalks will also be installed in the Nelson Court right-of-way. The petitioner is not proposing to install sidewalks on the east side of the development, adjacent to Carpenter Street. This item has been identified as an exception from the public improvement requirements, to be considered by the Plan Commission and the Village Council. Staff believes that installing a partial sidewalk on the west side of Carpenter Street is not practical or desirable as there is an existing sidewalk on the opposite (east) side of Carpenter Street. Staff believes this exception is appropriate provided that the petitioner complies with the Village's fee-in-lieu provision.

*In lieu of requiring the petitioner to dedicate Jefferson Avenue through to Carpenter Street for vehicular traffic, staff recommended that a five (5) foot wide pedestrian path be installed from Jefferson Avenue to Carpenter Street along the south property line, adjacent to the detention area. The petitioner is proposing to construct a five (5) foot wide path in a seven (7) foot, six (6) inch easement along the south property line of Lot 8. Staff believes that this path is important to provide a pedestrian connection between the new development and the existing neighborhoods to the east as well as provide a formal walkway for school children. The path is proposed to be constructed of crushed limestone screenings (similar to the existing path on Brookbank Road).*

#### Street Lighting

The petitioner is proposing to install four (4) street lights as part of this development. Two (2) street lights will be placed

on the Nelson Court right-of-way, one will be installed on the east side of Brookbank Road and one will be installed on the north side of Jefferson Avenue. The petitioner is not proposing any street lights along Carpenter Street. An exception is required for not providing street lighting on the west side of Carpenter Street. *A photometric plan was submitted for approval with the September 30, 2005 plans. This plan will verify that the proposed lighting on Jefferson Avenue, Brookbank Road and Nelson Court meets the Village's standards.*

It should be noted that the residents along Carpenter Street have indicated to staff that they would like to have street lights installed. Staff believes that lights should be installed on the west side Carpenter Street to improve the safety of pedestrians and motorists.

#### Stormwater Management/Wetlands

The petitioner and staff are continuing to finalize the stormwater management and detention plans. The Village is concerned about the location of the detention area on Lot 8. Staff is recommending that the petitioner redesign the subdivision to be a ten (10) home development with a separately dedicated stormwater outlot to accommodate this concern. As proposed by the petitioner, staff believes that the detention area may become the Village's responsibility in the future. Because the Village is responsible for the quality of water exiting the Village's stormwater system, staff believes that the detention area should be located on a separate outlot. Staff recommends that the petitioner provide a stormwater detention outlot and create a homeowners association in order to ensure the private maintenance of the detention area. The petitioner should provide the homeowners association documents to staff for review prior to approval of the subdivision.

Consequently, should the Plan Commission concur with staff's recommendation, the proposed subdivision would likely lose a residential lot (Lot 8). As proposed, with the detention easement and the required setbacks, the buildable area of Lot 8 is effectively reduced to fifty-four (54) feet wide by 102 feet deep. Staff believes that building a home on this lot will be difficult given the proximity of the detention pond and the grading that is required to allow the stormwater to drain properly.

#### Traffic

The Traffic Division has reviewed the proposed plans and the traffic study submitted by the petitioner's traffic consultant. The Traffic Division has found that the submitted traffic study is acceptable. The Traffic Division is concerned that there are not enough streetlights being proposed. Staff is requesting that streetlights are installed along Carpenter Street (a requested exception).

#### Forestry/Landscaping

The Forestry Division has calculated that thirty-six (36) new parkway trees will be required for this subdivision. Staff notes that the hawthorn and black locust trees that exist in the Brookbank right-of-way are in poor condition. The Forestry Division staff has considered saving the trees; however, it is most likely that the trees will need to be removed due to their condition and proximity to the new road.

The Forestry Division also notes that new water and sanitary services will need to avoid disturbing the preserved trees. The black walnuts that are on the adjacent property to the south (east of the existing Jefferson Avenue right-of-way) are in good condition. The petitioner is proposing to install an eight (8) inch water main along the south property line (adjacent to these trees). Staff is requesting that the petitioner avoid disturbing the root system for these trees by moving the proposed water main away from the critical zone for the trees. Re-engineering may need to be considered as part of the modification for Lot 8. Should the Plan Commission agree with staff's recommendation, revised plans should be provided prior to Council consideration.

#### **Fire Department**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans, and has no additional comments provided that all Village requirements for fire access, safety and water distribution contained within the August 23, 2005 memorandum (attached as background information) are met. Included in these comments are the minimum distances between fire hydrants (300 feet) and minimum pavement widths and radius for the cul-de-sac.

## Neighborhood Comment

The surrounding neighbors have provided the Village and the petitioner with several recommendations to make the project more compatible with the existing neighborhood character. A neighborhood meeting was held on July 28, 2005 and was moderated by Village staff. Several neighbors have provided the Village with information (attached documents from John Schofield and Michael Crowley) to be considered as part of the record for the Plan Commission public hearing. The neighbors concerns are *briefly* outlined below:

### Summary:

1. *Air Quality and Health Concerns:* The residents are concerned that the construction activity will create an increased level of air pollution due to the exhaust of heavy construction machinery and dust. These concerns will need to be monitored during the development of the site.
2. *Brookbank Road right-of-way:* The neighbors have noted that the existing plan will destroy the existing trees within the thirty-three (33) foot right-of-way. They also indicate that there is a path that is used by children walking to Hillcrest School. The neighbors suggested “jogging” the road to the east to protect the trees and buffer the property at 1202 Jefferson Avenue. As noted above, staff believes that the existing trees are not high-quality species. Staff believes that the new plantings will be superior to the existing plantings. The preferred path for the road, from a public safety, maintenance, and planning perspective, would be to make a straight connection to the existing portions of Brookbank Road. New sidewalk will be installed on the east side of Brookbank Road to replace the existing informal path.
3. *Brookbank Road Sidewalk.* There is a concern about the new sidewalk on the east side of Brookbank Road because it will not connect to the sidewalk on the north side of Blanchard Street. Staff believes that sidewalk connectivity is an important part of neighborhood planning; however, the Subdivision Ordinance does not allow the Village to require that the petitioner construct sidewalks in areas that are not adjacent to the property being subdivided. The portion of the sidewalk that is being installed by the petitioner will be an important piece of the network so that the Village can complete the sidewalk in the future.
4. *Cul-de-Sac Entrance:* The Jefferson Avenue residents are concerned about the location of Nelson Court. They recommend moving the entrance to Carpenter Street as opposed to Jefferson Avenue. The neighbors on Carpenter Street are opposed to moving the entrance of the cul-de-sac. Staff has reviewed the plans and the proposal meets the Village’s codes for radii and emergency access.
5. *Detention Pond:* The neighbors have commented on the location of the detention pond. The location and fact that the pond will be part of a buildable lot are problematic from the Village’s point of view. As stated above, staff believes the detention area should not be part of a buildable lot. Furthermore, the design of the pond and its infrastructure should not impact the trees on the neighboring (to the south) property.
6. *Intersection of Blanchard Street and Brookbank Road:* The comment has been made to staff that a four-way stop should be used at the intersection of Brookbank Road and Blanchard Street. Staff will have to review this request after the development is completed. Stop signs should not be installed unless the intersection meets warrants. At this time it is difficult to say if traffic through the intersection will warrant stop signs.
7. *Jefferson Avenue Infrastructure:* The neighbors have noted that the current Jefferson Avenue infrastructure has several deficiencies. For the most part, these issues have been addressed. There will be some disruptions in services as construction progresses. Staff believes that petitioner should inform the neighborhood of disruptions of services and provide alternative accommodations for parking during the reconstruction of Jefferson Avenue.
8. *Jefferson Avenue Setbacks:* The developer removed trees on the property along Jefferson Avenue. Although there was no wrong-doing by the petitioner, the trees provided a buffer between the property and the neighbors on the south side of Jefferson Avenue. The neighbors are requesting an increased level of plantings. Additionally, the residents would like an increased setback. Staff believes, as mentioned above, that requiring a full right-of-way dedication of thirty-five (35) feet will improve the development’s consistency with the existing characteristics of the immediate neighborhood. Additionally, the petitioner is proposing to meet the Village’s requirements for new plantings.
9. *Location of the construction entrance:* The neighbors are concerned that the construction traffic and the location of the site access will have a negative impact on the safety of the neighborhood and the existing traffic patterns. A certain level of disruption will occur during the development of this property. Staff believes that the proposed construction entrance off of Carpenter Street is the most logical point for the start of construction. However, the

location of the access point will likely change as the project is completed. Staff notes that the petitioner is required to install the proper fencing and signage to ensure the safety of the neighborhood residents.

10. *New Water Main on Brookbank Road.* The neighbors have expressed concerns about the existing water main on the west side of Brookbank Road. Specifically, the request has been made to have the main replaced from 55th Street to the south side of Brookbank Road. The petitioner is complying with staff's requests to provide new water mains to service the development. It is not practical for the large portion of water main to be completely replaced at this time.
11. *Stormwater Management:* The neighbors are concerned about increased flooding on Jefferson Avenue and in the existing homes. Staff has reviewed and the findings and recommendations are summarized above.
12. *Traffic Control for Construction Traffic:* The neighbors have indicated that they would like to see extra traffic controls placed at the surrounding intersections to increase the level of safety. Staff has reviewed the plans and is confident that adequate measures for traffic control are in place both during and after construction.

**Other**

Required School and Park District Donations

The Subdivision Ordinance establishes the schedule of School and Park District donations to offset the impact of new residential uses. Credit is given for the existing residences which will be demolished within one (1) year of a site development permit application for the proposed subdivision. The petitioner has stated the intent to construct eleven (11) five-bedroom residences. With credit being given for the existing residence (four-bedroom house), the required total donation obligation is as noted below.

BR Type	Total to District 58	Total to District 99	Total To Park District	Total Donations per BR Type
<b>11 Proposed 5 BR Units</b>	\$ 12,759.67	\$ 7,682.40	\$ 24,991.34	\$ 45,433.41
<b>Credit for Demolished 4 BR Home</b>	\$1,668.59	\$784.80	\$2,283.33	\$4,736.72
<b>Total Donations</b>	\$ 11,091.08	\$ 6,897.60	\$ 22,708.01	\$ 40,696.69

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

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. Please note that the donations may be change if the number of single family lots is reduced.

**Standards for Approval of Exceptions**

Section 20-602, *Exceptions* of the Subdivision Ordinance establishes the standards for approval of an exception. The petitioner is requesting the exceptions noted under "Requested Action".

*The standards for approval of an Exception are as follows:*

An Exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Chapter. In its consideration of the standards of practical difficulties or particular hardships, the Commission may consider, but is not limited to, the following:

- (1) The extent to which the proposed Exception impacts on the value or reasonable use of surrounding properties;
- (2) Whether the Exception is consistent with the trend of development in the area and the surrounding uses;
- (3) The characteristics of the property which support or mitigate against the granting of the Exception;
- (4) Whether the Exception is in conformance with the general plan and spirit of this Chapter;

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

#### *Right-of-way Width & Improvement Exceptions*

Staff believes that the exception to reduce the right-of-way width for Nelson Court from the required seventy (70) feet to sixty-six (66) feet is appropriate because the petitioner is providing the necessary public improvements (e.g., sidewalks, streetlights, fire hydrants, etc.) and the necessary radius for fire access.

Staff believes that the exception to reduce the required right-of-way dedication for Brookbank Road from the required thirty-five (35) feet to thirty-three (33) feet is appropriate because the petitioner is providing the necessary public improvements within the proposed right-of-way. Additionally, the proposed dedication is consistent with the current configuration and dedication of Brookbank Road.

The petitioner is requesting an exception to not dedicate two (2) feet to the west half of the Carpenter Street right-of-way. Staff believes that the exception to not dedicate additional land to the Carpenter Street right-of-way is appropriate because sixty-six (66) feet are already dedicated for this street. The width of the right-of-way is consistent with the other portions of Carpenter Street. The exception to not widen the pavement or provide curb and gutter along Carpenter Street is also acceptable as the street is already constructed without curb and gutter, and a re-construction is not proposed or necessary at this time.

#### *Sidewalk Exception*

As mentioned above, staff believes the exception to not provide sidewalks on the west side of Carpenter Street is appropriate provided that the petitioner contributes a fee-in-lieu of installing sidewalks. Currently, a sidewalk exists on the east side of Carpenter Street.

#### *Streetlight Exception*

Staff believes that the petitioner should provide additional streetlights along Carpenter Street to increase pedestrian and motorist safety. Staff does not believe that this exception should be granted as streetlights have been provided along the other right-of-ways in the development.

### **PLAN COMMISSION COMMENTS**

*The Plan Commission had several questions and comments following public participation at the October 3, 2005 hearing. Staff's responses are below:*

1. *Sidewalk gap on Brookbank Road: The segment of Brookbank Road from Blanchard Street south to the end of the dead end is currently on the Village's Sidewalk Matrix. The development of the Nelson Meadow subdivision will include the addition of new sidewalk along the east side of the new street along the entire frontage being developed between Jefferson Avenue and the end of the current dead-end of Brookbank Road. The sidewalks will be installed most likely toward the end of the period when the individual homes are built. The scoring of the segment of Brookbank Road was based on the current condition as a dead-end street. With the low traffic volumes and non-connectivity of this segment it was scored very low and is placed at project 111 out of 117 on the Sidewalk Matrix. Based on the proposed subdivision, staff will reevaluate the scoring of this segment of sidewalk on the Sidewalk Matrix.*

*The adopted 2005 Sidewalk Matrix also established a fixed listing of work for the first five (5) years of the plan. Sidewalk projects based on the 2005 Sidewalk Matrix are already scheduled through 2009. The amount of work completed each year is based on the amount of funds available annually. Unless funding is adjusted or bid pricing changes, it is not anticipated there will be any changes in the work scheduled for the next four (4) years. Staff will be completing the annual update of the Sidewalk Matrix in the spring of 2006 and reporting to Village Council (after Parking & Traffic Commission review) on any changes to the scheduled projects for the fifth year (2010).*

*The Sidewalk Gap Program was eliminated early in 2005, and all larger segments missing sidewalk were rolled into the Sidewalk Matrix so the Village could work from one listing of sidewalk projects.*

2. Stop sign at the intersection of Blanchard Street and Brookbank Road: Because this development will create a through-street (Brookbank Road) between Jefferson Avenue and Blanchard Street, the Village Traffic Engineer will review the new conditions to determine whether warrants are met for a new yield or stop sign at the intersection of Brookbank Road and Blanchard Street. The Engineer's recommendation will then be forwarded to the Parking and Traffic Commission for review. This review process will be separate from the subdivision approval.
3. Thirty-five (35) foot building line along Carpenter Street and Brookbank Road: Staff does not believe the Village should require the petitioner to place a restriction on the plat of subdivision. The Subdivision Ordinance does not require building lines to be placed on plats. There is some question as to whether building lines are (or should) be enforced by the Village. Staff recommends that the Plan Commission not place a further restriction on the plat and allow the petitioner to use the Zoning Ordinance's front yard setback (thirty feet).
4. Water main on the east side of Brookbank Road: The water main will remain on the west side of Brookbank Road to match the existing utility alignment and to avoid conflict with the existing and proposed sanitary lines on the east side of the right-of-way.
5. Walnut trees along the south property: The Walnut trees south of the detention basin will survive if construction activities stay more than five (5) feet away from the roots and off of the neighboring property. The two (2) Silver Maples in the Carpenter Street right-of-way will be protected. Further no soil will be disturbed in an area measuring twenty (20) feet by ten (10) feet surrounding the trees.
6. 100-year flood elevation: Staff continues to recommend placing the detention basin on a separate outlot to avoid any future flooding problems for potential structures on Lot 8. It is important to note the regulatory flood plain does not extend onto Lot 8. The base flood elevation (100-year) in this area is 744 feet. The high water level (HWL) of the detention basin (100-year, 24-hour storm) is 750.66 feet. No information was provided regarding the elevation of the basement floor. However, staff will review the building permit for Lot 8 to ensure that the structure is "reasonably safe from flooding" for the 100-year storm regardless of the basement floor elevation. This will require a minimum ground surface elevation of at least one (1) foot above the detention HWL surrounding the foundation. This is consistent with the current proposed finished lot grade of 751.66 adjacent to the south foundation wall. Soil specifications for fill adjacent to the foundation must ensure that the structure is "reasonably safe from flooding" as certified by the petitioner's Licensed Professional Engineer. No unsealed pipe penetrations will be permitted in the south foundation wall below the detention HWL.
7. Mountable ("roll") curbs: Staff does not object to the use of mountable curbs for the new cul-de-sac. An advantage of using mountable curbs is the curb can be installed with the street without the need for future cutting and sealing for driveway installation.

## RECOMMENDATION

Staff believes the Plan Commission should discuss the petition in light of staff's, the petitioner's and the neighbors' comments and recommend any revisions to the plan the Commission feels will make it better meet the standards for approval. Staff recommends the Plan Commission make a positive recommendation to the Village Council with the following conditions:

1. Seven (7) sets of a revised Final Plat of Subdivision and Engineering Plans shall be submitted to the Department of Planning & Community Development with the following modifications:
  - a. The separation of the detention area from a buildable lot (i.e., Lot 8) and placement on an outlot as required by Section 26.94 of Chapter 26 of the Municipal Code. Homeowners Association documents should be presented to staff for review.
  - b. The payment of a fee-in-lieu of installing a public sidewalk on the west side of Carpenter Street adjacent to Lots 8, 9, 10, and 11 shall be made to the Village of Downers Grove.
  - c. The proposed eight (8) inch water main along the south property line shall be modified to minimize negative impacts to the trees on the adjacent property. Appropriate preservation measures shall be utilized to ensure the long-term health of the trees.
  - d. A photometric plan with street lights on Carpenter Street shall be provided indicating light levels.
  - e. Indicate where the new parkway trees will be planted or indicate that the planting will be done by the

*Village of Downers Grove.*

- f. Compliance with all other technical issues outlined in the Public Works memorandum dated October 28, 2005.*
- 2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated August 23, 2005;*
- 3. Payments of School and Park District donations of \$11,091.08 to District 58; \$6,897.60 to District 99 and \$22,708.01 to the Park District (grand total of \$40,696.69) payable to the Village of Downers Grove.*
- 4. 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. Changes may require additional review of the subdivision and/or exceptions; and*
- 5. It is the petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.*

**STAFF REPORT APPROVED BY:**



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Keith R. Sbiral, AICP  
Director of Planning and Community Development

Attachments

BLANCHARD ST

BROOKHANKAY

CARPENTER ST

JEFFERSON AV

JEFFERSON AV

0 25 50 100 Feet

Nelson Meadows 09-17-108-015  
Department of Planning

Legend  
Selected Property



# Staff Comments (Revised Plans)



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**RECEIVED**

- OCT 28 2005

Planning and Community  
Development

**TO:** Keith R. Sbiral, AICP, 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 Engineer *JH*  
**DATE:** October 27, 2005  
**RE:** Proposed Nelson Meadow Subdivision  
Public Works Department – **Final Review**

**Documents Reviewed:**

- Letter from C.M. Lavoie & Associates dated September 28, 2005
- Letter from C.M. Lavoie & Associates dated October 10, 2005
- C.M. Lavoie Job Title packet dated October 10, 2005
- Whitco Poles packet stamped October 12, 2005
- Photometrics dated October 6, 2005
- Proposed Site Improvement Plans dated September 26, 2005

**Attachments:**

- CBBEL review dated September 2, 2005

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	10-20-05	No Updated Comments	X
Stormwater	J. Hall	10-27-05	See Updated Comments	X
Water	D. Bird	6-29-05	See Comments	X
Traffic	D. Fera	5-06-05	See Comments	X
Forestry	K. von der Heide	7-01-05	See Comments	X
Drainage /Pavement	J. Tucker	10-19-05	No Comments	

**Findings:**

The Public Works Department concurs with placement on the Plan Commission agenda.

## Public Improvement / Exception Summary

Item No.	Improvement	Location	Requested Exception	PW Staff Recommendation
1	Right-of-way	Jefferson Ave	Provide 33' half-ROW dedication (north) in lieu of code requirement of 35'.	Negative. Recommend 35-foot dedication to match Jefferson west of Brookbank.
2	Right-of-way	Brookbank Rd	Provide 66' ROW in lieu of code requirement of 70'	Concur
3	Right-of-way	Nelson Ct	Provide 66' ROW in lieu of code requirement of 70'	Concur.
4	Sidewalk	Carpenter Street	Omit construction of sidewalk (entire project limits)	Concur provided standard fee is paid in lieu of sidewalk. Sidewalk exists on the east side of Carpenter.
5	Sidewalk	Brookbank Road (new)	Omit sidewalk on west side only	Concur.
7	Sidewalk / Path	Projection of Jefferson ROW adjacent to Carpenter	Compacted limestone screening path in lieu of sidewalk and street extension	Concur.
8	Street lights	Carpenter	Omit	Negative
9	Detention basin		Locate on residential lot in lieu of outlot	Negative
10	Pavement widening	Carpenter	Omit	Concur with fee in lieu.
11	Concrete curb / gutter	Carpenter	Omit	Concur with fee in lieu.

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**Public Works Department Review Details:**  
*(Updated status in bold italics)*

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**Engineering Review Comments June 30, 2005:**

No Comments

**Engineering Review Comments June 30, 2005:**

1. Update benchmarks.

***Accepted***

2. Provide existing site plan showing easements, R.O.W, property line, utilities, contours, house structures, trees, and rim/invert elevations.

***Accepted***

3. General Notes:

- Should be specific to Village Of Downers Grove standards and specifications.

***Accepted***

- Storm Sewer and Storm Water Detention:

- i. General numbers 2, 3, and 4 are unclear.

***Accepted***

- ii. Sewer Pipe Class is incorrect.

***Accepted***

- iii. "ABS" pipe is no longer appropriate to use for Material Specification

***Accepted***

***iv. Added Comments***

- In section, Sewer Pipe Joints of Storm Sewer and Storm Water Detention, use "self locking" pre-formed rubber gasket joints.

***Accepted***

- In section, Sewer Pipe of Storm Sewer and Storm Water Detention, note the use of SDR26 for sump pumps placed in R.O.W.

***Accepted***

- Fire Hydrants general notes are unclear.  
**Accepted**

4. Details:

- Update PCC sidewalk detail to state ADA.  
**Accepted**
  - Wire mesh is not needed in drive entrance detail.  
**Accepted**
  - Update restrictor detail.  
**Accepted**
  - Typical pavement section number 4 should be extended to show prime coat to be placed between 3 and 5.  
**Accepted**
  - Plugged Tee and plugged cross thrust block installation details are to be changed.  
**Not Accepted – Thrust block details need to be included with a change in the original Plugged “Tee” Thrust Block detail submitted**
  - Water and sewer separation detail in the vertical direction should be excluded. This should only be used as a last case scenario, which isn't the case for this project.  
**Accepted**
  - Fire hydrant and valve details are not up to date.  
**Accepted**
  - Retaining wall details need to be included  
**Accepted**
  - Casing detail needed for watermain when crossing sewer lines.  
**Accepted**
  - Need Street light detail.  
**Not Accepted – Provide photometrics and specifications.**
5. Separate Lot 8 from the detention basin.  
**Not Accepted**
6. Show details / profiles for water / sanitary / storm pipe crossings.  
**Accepted**

7. Provide missing north arrow and scale on Sheet 8 of 10.  
**Accepted**

8. Provide a Plat of Subdivision for review.  
**Accepted**

**Additional Engineering Comments**

9. Verify minimum setbacks with Planning Department.  
**Accepted**

10. Provide sidewalk along the East side of Brookbank Road.  
**Accepted**

11. Add lot numbers to Plat of Subdivision.  
**Accepted**

12. Provide detailed design for sidewalk connection for Jefferson Av. to Carpenter St and provide easement of 7.5' by moving retaining wall a few feet to the north.  
**Not Accepted**

13. Change the 7.5' drainage and utility easement on the east side of Brookbank Rd. to 10' as it is drawn on the plat.  
**Accepted**

**Engineering Review Comments - NEW**

14. Provide specifications for the added 5-foot limestone path. The alignment is generally acceptable. However, further evaluation is required for a connection through the Carpenter Street right-of-way, taking into account flood plain and safety issues.

**Stormwater Review Comments (updated status in bold italics).**

1. Consider a terraced retaining wall design for safety.  
**Accepted (Applicant chose not to implement.)**

2. Revise overflow weir to provide for at least one (1) foot freeboard during an overflow condition (1.0 cfs per acre flow through weir):

[TOP OF BERM ELEV] – [HWL + FLOW DEPTH ABOVE WEIR] >= 1.0 FEET

**Accepted**

3. Provide easement for storm sewers and overland drainage along property lines (generally 10 feet along rear and 5 feet along side property lines in addition to

easements required for stormwater detention, overland stormwater conveyance, and general utility service).

**Accepted**

4. Provide outlot for detention basin, with provisions on the Plat for maintenance by the property owner (homeowners association).  
**Not Accepted**
5. Relocate house on Lot 8 a reasonable distance away from the high water level extent of the detention basin. Follow FEMA Bulletin 10-01 guidelines to ensure a basement that is reasonably safe from flooding. The simplified method requires a 20-foot setback; a lesser setback will require engineered fill and the engineer's certification of design and as-built construction. Zoning code side yard setbacks will also apply with the creation of an outlot.  
**Not Accepted – Provide additional design details and applicable professional and structural engineer's certifications.**
6. Redesign overland drainage swales to be contained within easements.  
**Not Accepted - PW Staff will work with the developer / engineer to further refine swales and consider options for increasing usable rear yard areas.**
7. Provide notes detailing embankment construction specifications for the detention basin.  
**Accepted**
8. Identify on the grading plan and on the erosion control plan all trees which may be considered worth saving by the owner / developer. Clearly delineate a "no-disturbance" zone around each tree that is appropriate for the size and species and consistent with Village forestry standards. For example, the existing mature tree line along the southern property line could be incorporated to enhance the site's landscaping, but this would require grading plan revisions in the vicinity of the detention basin.  
**Accepted**
9. Revise grading south of the detention basin to create a smoother transition from the proposed berm to the existing neighboring lot.  
**Accepted**
10. Provide ditch checks along Carpenter Street.  
**Accepted**
11. Provide narrative of permanent water quality BMPs.  
**Accepted**
12. Provide seeding / planting plan for the detention basin.  
**Accepted**

13. Eliminate sump from SA7.  
**Accepted**
14. Change SA5 to a catch basin with open grate.  
**Accepted**
15. Change structure SA6 to open grate to intercept drainage and lower rim elevation to capture overland flow.  
**Accepted**
16. Reduce height of detention basin for safety.  
**Accepted - Added decorative fence / handrail**
17. Show proposed finished grades of all structures foundation corners.  
**Accepted**
18. Provide water quality best management practice for Brookbank Rd. and Jefferson Av. runoff in the parkway south of EX1.  
**Not Accepted - Need filtering structure**
19. In the detention basin extend the rock swale to inflow and outflow structures and provide cross-section detail for this rock swale.  
**Accepted – The swale alignment has been altered to better facilitate general use of the basin by the property owner. However, we recommend further evaluation of the following enhancements: (a) Provide filter fabric beneath the stone; (b) Utilize natural cobble stones in lieu of rip-rap to blend better with surrounding landscape; (c) Replace straight and angular horizontal alignment with curvilinear alignment to better approximating a natural channel.**

#### **Grading Comments**

20. Storm water detention basin slope appears to be 3:1, this may be too steep for maintenance. We recommend a slope of no less than 4:1 for mowable turf.  
**Accepted (although the design is steeper than the Village recommends, we have no written standard for 4:1).**
21. Slope East of Brookbank Rd. Shall not exceed 25% (for maintenance purposes).  
**Not Accepted – (Revise sidewalk cross-slope to 2% also)**
22. Longitudinal slope of sidewalk on Brookbank Rd. should not exceed 5%.  
**Accepted**

23. Around the perimeter of each structure there must be a minimum area of 5' in width to drain away from structure (specific areas to be looked at are: north of lots 1, 3,4, 6, 11, northwest of 5, west of 8, and between 1 &2).

**Accepted**

24. Add swales between lot 2 & 3 and 5 & 4.

**Not Accepted - PW Staff will work with the developer / engineer to further refine swales and consider options for increasing usable rear yard areas.**

#### **Stormwater Review Comments - NEW**

25. The addition of storm sewer catch-basins SA12 and SA13 on Brookbank Road is noted. This will increase the percentage of the street and adjacent right-of-way routed through the detention basin.

Advise the petitioner that building permits shall not be issued prior to completion of the stormwater detention and conveyance systems (as-built survey and volume calculations required).

#### **Water Division Review Comments:**

1. General Notes:

- Fire Hydrant should be noted as a Waterous WB-67

**Accepted**

- Curb box should be noted as a Tyler 95-E

**Accepted**

2. Details:

- Plugged tee and plugged cross thrust block installation details are to be changed or eliminated.

**Not Accepted – Thrust block details need to be included with a change in the original Plugged Tee Thrust Block detail submitted**

- Water and sewer separation detail in the vertical direction should be excluded. This should only be used as a last case scenario, which isn't the case for this project.

**Accepted**

- Fire hydrant and valve details are to up to date.

**Accepted**

- Casing detail needed for watermain when crossing sewer lines.

**Accepted**

3. Utility Plan:

- All new water main installed must be a minimum of 8" ductile iron.  
**Accepted**
- Replace valve at the End of Brookbank to pressure test against.  
**Accepted**
- Install new 8" water main from Brookbank South to Jefferson.  
**Accepted**
- Connection at Carpenter will have to be cut in. No pressure tap.  
**Accepted**
- Install new 8" main from Jefferson East to Carpenter Street.  
**Accepted**
- There should be an additional valve at the tee at Brookbank & Jefferson.  
**Accepted**
- A piece of 8" water main should be extended across the intersection of Jefferson & Brookbank for future replacement of the Brookbank main.  
**Accepted**
- Install 8" main into cul-de-sac in a straight line to eliminate bends.  
**Accepted**
- All valves should be installed in 5' valve vaults with marked lid.  
**Accepted**
- Hydrants must be installed every 300' apart.  
**Accepted**
- One hydrant will be required in the cul-de-sac. Note locations of all B-Boxes.  
**Accepted**
- Circle and note all water & sewer crossings where casing is required.  
**Accepted**
- All water services should be stubbed out with 1.5" K Copper.  
**Accepted**

**Additional Water Division Comments**

- Add gate valve at the North end of Brookbank and South end of Carpenter in 5' valve vaults.

**Accepted**

- Replace 6" watermain along Jefferson to 8" connecting Brookbank to Carpenter.  
**Accepted**
- Add another valve at the Tee of Brookbank and Jefferson on the East side.  
**Accepted**
- Change clow with the word waterous in the Material Specifications and Details, number 10.  
**Accepted**
- Change 60" to 72" in the Material Specifications and Details, number 11.  
**Accepted**
- **All water services should be stubbed out to 1 ½" Type K Copper and noted on plan showing all B-Box locations.**
- **All water services along Jefferson should be installed as 1 ½" K Copper with a new Roundway and B-Box and be noted on the plan.**

**Traffic Review Comments October 13, 2005:**

No Comments

**Traffic Review Comments May 6, 2005:**

1. Extend Brookbank Road South to Jefferson Avenue.  
**Accepted**
2. Sidewalk fee is to be applied to Carpenter Street frontage unless otherwise constructed concurrently with the home developments.  
**Accepted**
3. Provide ramps needed for sidewalks in truncated dome.  
**Accepted**
4. More streetlights are required.  
**Not Accepted – Photometric plan shows the current street light spacing to be inadequate. It appears that three (3) additional street lights would be required to meet Village standards (1 on each of the following streets: Brookbank, Carpenter, Jefferson).**

5. Street widths are incorrect.  
**Accepted - Correction has been made.**
6. Consider adding island in cul-de-sac.  
**Accepted**
7. Cut the South cul-de-sac out making only a 90° turn.  
**Accepted**
8. Manhole elevations along Jefferson and Carpenter are questionable.  
**Accepted**
9. Suggested handhole on the Southeast side of Brookbank and Jefferson connection to existing street light controller on the Southwest side of intersection.  
**Accepted**

#### **Forestry Review Comments:**

1. **Revised plan sheets to indicate which trees will be preserved and which ones will be removed. Currently along Carpenter Street there are two silver maples in acceptable condition in the parkway. These will both need protection and fencing installed around their stem per Municipal Code 24-7. The grading plan on page 8 shows that essentially the grade will remain the same around these trees and with adequate fencing and no soil disturbance around their stems, these 2 trees can be preserved. New water and sanitary connection will both need to be outside the tree protection fencing. As permits for each house are applied for, staff will review water and sanitary locations in relation to the 2 existing trees and the dimensions of the tree protection fence before a permit is issued.**
2. **Revised plans now show which trees will be preserved and which will be removed where Brookbank is to be a through street, and tree locations are included on the grading plan on page 8. Along Brookbank, most of the trees are black locust in fair to poor condition with stem decay and obvious deadwood. If the street were installed in the middle of the proposed right-of-way, most of the trees would need to be removed. Any trees listed as being preserved may not realistically survive depending on the exact position of the road edge and the amount of root severing which will occur when the road and curb are installed. Two hawthorns currently listed as being preserved (trees 774 and 775) should also be removed due to their poor form, decay and closeness to the curb where it appears they will need to be pruned back sharply to clear the new road. From a forestry perspective, black locust is not one of the greatest trees, and when combined with existing decay and branch problems, removal and replanting with superior tree specimens is a better alternative than preserving the black locust. As a compromise, staff would**

*like to observe the trees proposed for preservation in the middle of Brookbank first before requiring their removal. If as construction progresses and tree preservation looks unlikely, then removal would be needed. For the north and south portions of the west side of Brookbank where trees will be removed, 6 additional tree plantings will be required in addition to the 30 new tree plantings mentioned in previous plan reviews (discussed in number 3).*

3. *Along the north side of Jefferson and the cul-de-sac, the east and west sides of Brookbank and the west side of Carpenter, new parkway tree plantings shall be required. To complete the subdivision, the number of parkway trees required is 36. For simplicity and to ensure acceptable tree selections, the Forestry Division will install the trees as the lots are completed provided the developer pays for the trees in advance. Tree costs have been calculated based on 2005 Suburban Tree Consortium prices plus an administrative charge, and are listed below. Subject to availability and planting season, the Forestry Division may choose to substitute other appropriate tree species for approximately the same cost.*

<i>Species (size 2" B&amp;B)</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Extended Cost</i>
<i>Freeman Maple</i>	<i>7</i>	<i>\$270.60</i>	<i>\$1894.20</i>
<i>Pear</i>	<i>7</i>	<i>\$263.40</i>	<i>\$1843.80</i>
<i>Hackberry</i>	<i>7</i>	<i>\$270.60</i>	<i>\$1894.20</i>
<i>Honeylocust</i>	<i>7</i>	<i>\$265.80</i>	<i>\$1860.60</i>
<i>Swamp White Oak</i>	<i>8</i>	<i>\$293.40</i>	<i>\$2347.20</i>
<i>Total Cost</i>			<i>\$9840.00</i>

4. *South of the property line south of the detention area is a row of black walnuts which are in good condition. To ensure survival, all work must remain north of the property line and not trespass at anytime.*

**Pavement Division Review Comments:**

No comments.

- c: PW Division Managers  
 D. Rosenthal, Director of Code Services  
 A. Humphries, Stormwater Management Engineer  
 S. Connell, Administrative Secretary  
 L. Sup, CBBEL (via fax)

# Revised Plans



**C. M. Lavoie & Associates, Inc.**

**Consulting Civil Engineering  
Land Planning & Surveying**

September 28, 2005

Mr. Keith Sbiral  
Village of Downers Grove  
Planning & Community Development  
801 Burlington Avenue  
Downers Grove, IL 60515

**RECEIVED**

SEP 30 2005

**Planning and Community  
Development**

RE: Nelson Meadow  
West Side of Carpenter Street  
Downers Grove, IL

Dear Mr. Sbiral,

Pursuant to the review comments from the Village of Downers Grove dated September 2, 2005, the Final Engineering Plans for the Nelson Meadow have been revised. Please find enclosed the following documents for your review and approval.

- Four sets of Final Site Improvement Plans last revised September 26, 2005, prepared by C. M. Lavoie & Associates.
- Final Plat of Subdivision last revised September 26, 2005, prepared by C. M. Lavoie & Associates.

The comments have been addressed as follows:

4. Details:

- Plugged Tee and plugged cross thrust block installation details are to be changed.

**Not Accepted-Thrust block details need to be included with a change in the original Plugged "Tee" Thrust Block detail submitted**

*CML met with the Village Public Works staff, and because the project does not contain any watermain situations as shown in the "plugged tee" or "plugged cross" detail, these were crossed off of the detail for the thrust block installation.*

- Need Street Light Detail.

**Not Accepted-Provide photometrics and specifications.**

*Photometrics are currently being completed and will be submitted under separate cover.*

5. Separate Lot 8 from the detention basin.

**Not Accepted**

*As noted previously, it is the intention of the plans to provide an easement over the detention pond on lot 8.*

12. Provide detailed design for sidewalk connection for Jefferson Avenue to Carpenter Street and provide easement of 7.5' by moving retaining wall a few feet to the north.

*The retaining wall has been slightly revised to provide 10.0' from the wall to the property line. This allowed for a 5' wide limestone path to be installed as shown on the revised plans. The sidewalk is contained within a 7.5' sidewalk and utility easement as shown on the Plat of Subdivision.*

#### STORMWATER REVIEW COMMENTS

4. Provide outlet for detention basin, with provisions on the Plat for maintenance by the property owner (homeowners association).

**Not Accepted**

- *See comment from above regarding lot 8.*

5. Relocate house on Lot8 a reasonable distance away from the high water level extent of the detention basin. Follow FEMA Bulletin 10-01 guidelines to ensure a basement that is reasonably safe from flooding. The simplified method requires a 10-foot setback; a lesser setback will require engineered fill and the engineer's certification of design and as built construction. Zoning code side yard setbacks will also apply with the creating of an outlet.

**Not Accepted-Provide additional design details and applicable professional and structural engineer's certifications.**

- *As discussed with Jon Hall, we would intend on providing the required documentation as found in FEMA Technical Bulletin 10-01 once the Village approves the current configuration of the siteplan, and upon receiving a building footprint for lot 8. CML believes that any work which is done to meet these requirements at this time will most likely need to be re-done once the actual building is located on the lot.*

6. Redesign overland drainage swales to be contained within easements.

**Not Accepted – PW staff will work with the developer/engineer to further refine swales and consider options for increasing usable rear yard areas.**

- *CML welcomes any input the PW staff has regarding the overland swales and will work with staff to the full extent possible.*

18. Provide water quality best management practice for Brookbank Road and Jefferson Avenue runoff in the parkway south of EX1.

**Not accepted – Need filtering structure**

- *Catch Basin SD-1 has been replaced with an "ADS Storm-Pure" structure, which filters the water as it drains into the structure.*

19. In detention a basin extend the rock swale to inflow and outflow structures and provide cross-section detail for this rock swale.

**Not accepted – Realign swale to edge of basin to allow general use of the basin.**

- *The rip rap swale has been relocated as directed.*

## **GRADING COMMENTS**

21. Slope East of Brookbank Road shall not exceed 25% (for maintenance purposes).

**Not accepted – (Revise sidewalk cross-slope to 2% also)**

- *The sidewalks have been revised as requested.*

24. Add swales between Lot 2 & 3 and 5 & 4.

**Not accepted – PW staff will work with the developer/engineer to further refine swales and consider options for increasing rear yard areas.**

- *CML welcomes any input the PW staff has regarding the overland swales and will work with staff to the full extent possible.*

## **WATER DIVISION REVIEW COMMENTS**

2. Details:

- Plugged Tee thrust block installation details need to be changed or eliminated.

**Not Accepted-Thrust block details need to be included with a change in the original Plugged Tee Thrust Block detail submitted**

*CML met with the Village Public Works staff, and because the project does not contain any watermain situations as shown in the "plugged tee" or "plugged cross" detail, these were crossed off of the detail for the thrust block installation.*

## **ADDITIONAL WATER DIVISION COMMENTS**

- All water services should be stubbed out to 1½ " Type K Copper and noted on plan showing all B-Box locations.

*All water services are stubbed to 1-1/2" Type K copper, and all B-Boxes are shown.*

- All water services along Jefferson should be installed as 1½ " K Copper with a new Roundway and B-Box and be noted on the plan

*The utility plan has been revised as requested.*

## **TRAFFIC REVIEW COMMENTS:**

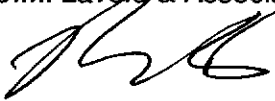
4. More Streetlights are required.

**Not Accepted-Provide photometrics to determine if the proposed numbers of streetlights are adequate.**

*A revised street light detail with manufacturer specs has been included. This detail will not emit light 360 degrees, but will shine down onto the roadway ROW. Photometrics are currently being completed and will be furnished under separate cover.*

If you should have any questions or comments regarding the above mentioned information,  
please do not hesitate to give me a call.

Sincerely yours,  
C.M. Lavoie & Associates, Inc.

A handwritten signature in black ink, appearing to read 'B. Hartjes', written over the company name.

Brad L. Hartjes, P.E.  
Project Manager



**C. M. Lavoie & Associates, Inc.**

**Consulting Civil Engineering  
Land Planning & Surveying**

October 10, 2005

Mr. Keith Sbiral  
Village of Downers Grove  
Planning & Community Development  
801 Burlington Avenue  
Downers Grove, IL 60515

**RECEIVED**

OCT 11 2005

**Planning and Community  
Development**

RE: Nelson Meadow  
West Side of Carpenter Street  
Downers Grove, IL

Dear Mr. Sbiral,

Pursuant to a request from Mr. Jeff O'Brien of the Village of Downers Grove, C. M. Lavoie & Associates is submitting three (3) additional plan sets of the Final Site Improvement Plans last revised September 26, 2005, prepared by C. M. Lavoie & Associates. Also included for further review are the following items.

- Photometrics Plan dated October 6, 2005, prepared by C. M. Lavoie & Associates.
- Catalog cut sheets for lighting
- Revised PondPack V9.0 detention calculations

The revised Pondpack calculations indicate that the slight revisions to the wall, which include moving a small portion along the west side of the wall from 7.5' to 10' away from the property line, do not impact the HWL of the pond nor the release from the pond.

The photometrics follow the requirement of the Village for a 100 W H.P.S. with cut-off optics. The required mounting height of 25 ft. is being used. The light pole locations are as indicated from Village review. The pole used on Carpenter Street is proposed to be on a wooden ComEd type pole as is the character of the other poles along Carpenter. The height will be 25 ft.

If you should have any questions or comments regarding the above mentioned information, please do not hesitate to give me a call.

Sincerely yours,  
C.M. Lavoie & Associates, Inc.

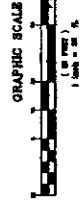
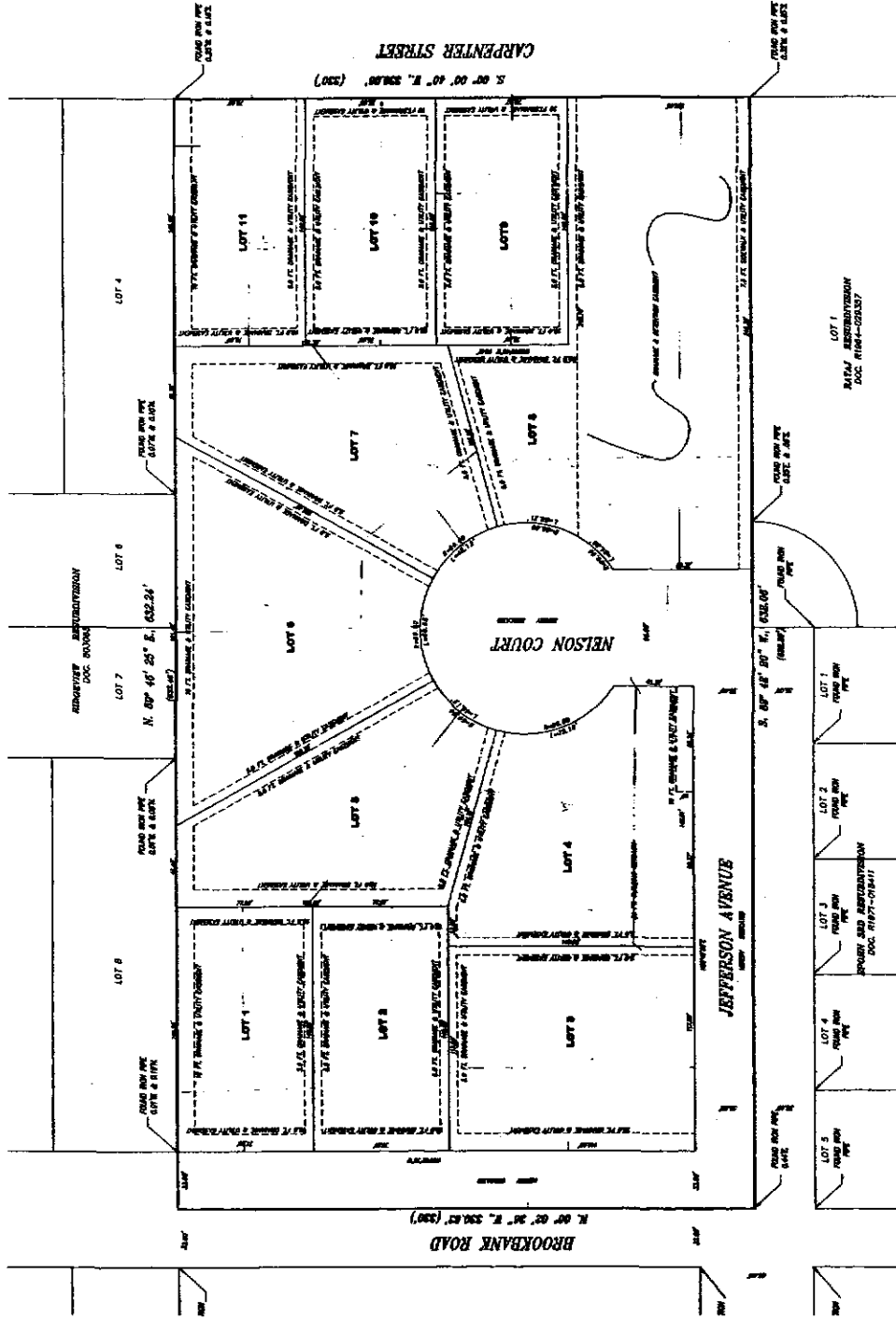
Brad L. Hartjes, P.E.  
Project Manager

FINAL PLAT OF SUBDIVISION

# NELSON MEADOW

LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

RECEIVED  
SP 10385  
P.L.M. 06-17-108-013



**NELSON MEADOW**  
BEING A SUBDIVISION OF THE  
DOWNERS GROVE FARMS

FINAL PLAT OF SUBDIVISION

Drawn by: P.L.M. DATE: 06-17-108  
Scale: 1" = 20' ± DATE: 06-17-108  
JOB NUMBER: 06-17-108-013 SHEET 1 OF 2

Checked by: P.L.M. DATE: 06-17-108  
Title: 06-17-108-013  
Project: 06-17-108-013  
Job: 06-17-108-013  
P.L.M. 06-17-108-013

**C.M. Jayoie**  
C.M. Jayoie & Associates, Inc.

NOTICE: This plat is subject to the provisions of the Illinois Land Transfer Act, which requires that the plat be recorded with the Illinois State Land Transfer Act. The plat is subject to the provisions of the Illinois Land Transfer Act, which requires that the plat be recorded with the Illinois State Land Transfer Act. The plat is subject to the provisions of the Illinois Land Transfer Act, which requires that the plat be recorded with the Illinois State Land Transfer Act.

FINAL PLAT OF SUBDIVISION  
NELSON MEADOW

LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18,  
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

SMOKE, WELLS, LORRAINE  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THE UNDERSIGNED DO HEREBY CERTIFY THAT AS OWNER OF THE PROPERTY,  
I HAVE CAUSED THIS PLAT TO BE PREPARED AND Laid out according to  
the laws of this State, and that the same has been approved by the  
BOARD OF SUPERVISORS OF SAID COUNTY, ILLINOIS.

OWNER'S HOME ADDRESS: 11111 S. WILSON AVENUE, CHICAGO, ILL. 60628

OWNER'S HOME ADDRESS: 11111 S. WILSON AVENUE, CHICAGO, ILL. 60628

DATE OF RECORDING: 11/11/10

RECORDING OFFICE: DU PAGE COUNTY CLERK'S OFFICE

PLAT NUMBER: 108-013

SECTION: 17 & 18

TOWNSHIP: 38 NORTH

RANGE: 11 EAST

COUNTY: DU PAGE

STATE: ILLINOIS

PLAT TITLE: NELSON MEADOW

OWNER: SMOKE, WELLS, LORRAINE

PREPARED BY: [Name]

CHECKED BY: [Name]

DATE: 11/11/10

PLACE: [Location]

SCALE: AS SHOWN

SHEET: 2 OF 2

BOOK: [Number]

PAGE: [Page]

RECORDING OFFICE: [Office]

COUNTY: DU PAGE

STATE: ILLINOIS

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STATE: ILLINOIS

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SECTION 17 & 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

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**NELSON MEADOW**  
FINAL PLAT OF SUBDIVISION  
C.M. LAYTON, INC.  
C.M. LAYTON, INC.  
11111 S. WILSON AVENUE, CHICAGO, ILL. 60628  
TEL: 773-440-1111  
FAX: 773-440-1112



DATE: 11/11/10  
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OWNER: SMOKE, WELLS, LORRAINE

PREPARED BY: [Name]

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PROPOSED SITE IMPROVEMENTS  
FOR

# NELSON MEADOW

WEST SIDE OF CARPENTER STREET  
DOWNERS GROVE, ILLINOIS

## INDEX OF PLAN SHEETS

1. COVER
2. GENERAL NOTES
3. GENERAL NOTES / DETAILS
4. DETAILS
5. DETAILS
6. EXISTING CONDITIONS
7. GEOMETRIC PLAN
8. GRADING PLAN
9. UTILITY PLAN
10. JEFFERSON AVENUE PROFILES
11. BROOKBANK ROAD PROFILES
12. REGION CONTROL PLAN
13. RETAINING WALL NOTES & DETAILS
14. RETAINING WALL DETAILS
15. RETAINING WALL PANEL ELEVATION

## BENCHMARK

1. POINT 101 OF  
CONCRETE BENCH MARK AND SURVEYED  
CONCRETE BENCH MARK CALIBRATED AGAINST THE  
SOUTH BENCH MARK OF DOWNERS GROVE  
MUNICIPALITY - 101

## LEGAL DESCRIPTION

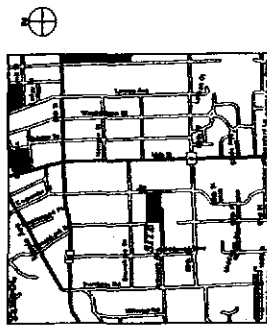
LOT 21 OF NATIONALE PROGRESS SURVEYS QUARTY 1434  
SECTION 16 TOWNSHIP 21 NORTH RANGE 1 EAST OF THE  
THIRD PRINCIPAL MERIDIAN OF DOWNERS COUNTY, ILLINOIS

**LEGAL NOTICE**  
I, BRAD L. HARTMAN, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY  
C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL.



CALL JULIE  
1-800-888-0183

2005



SITE LOCATION

## PLANS PREPARED FOR:

JOEL ANDERSON HOMES, LTD.  
P.O. BOX 848  
DOWNERS GROVE, ILLINOIS 60515  
800-800-4487 (T)  
800-800-8887 (F)

## PLANS PREPARED BY:

Consulting Civil Engineering  
Land Planning & Surveying  
1200 W. 37th St.  
Downers Grove, IL 60515  
Tel: 630-584-4000  
Fax: 630-584-5151



C.M. Lavoie  
& Associates, Inc.

## LEGEND

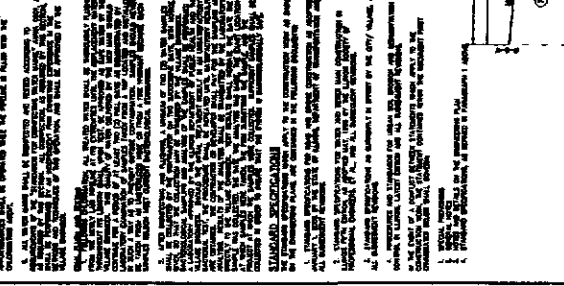
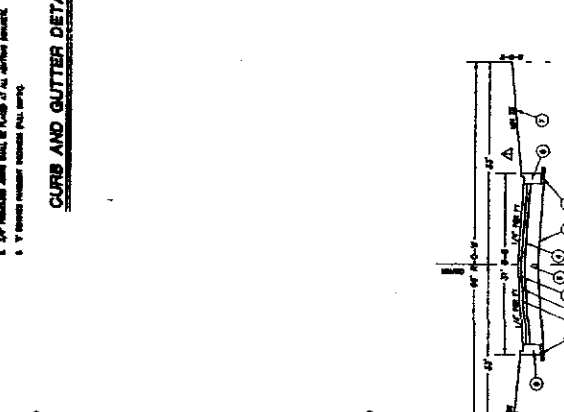
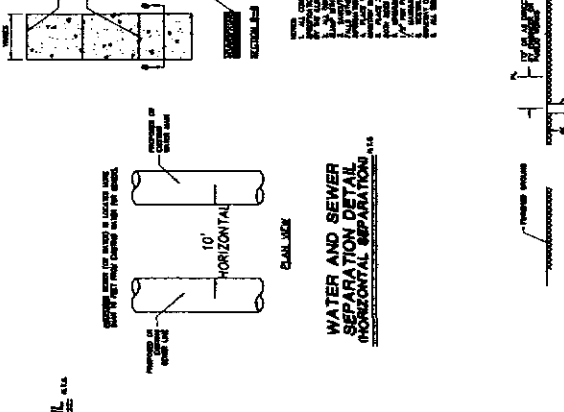
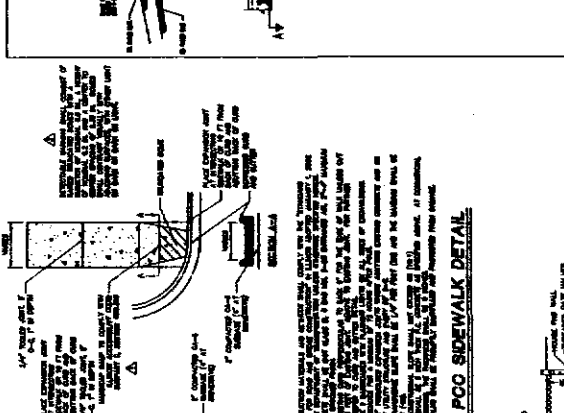
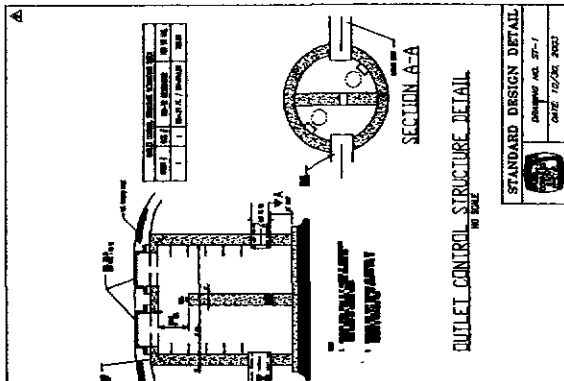
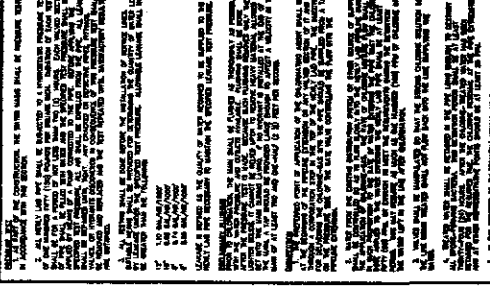
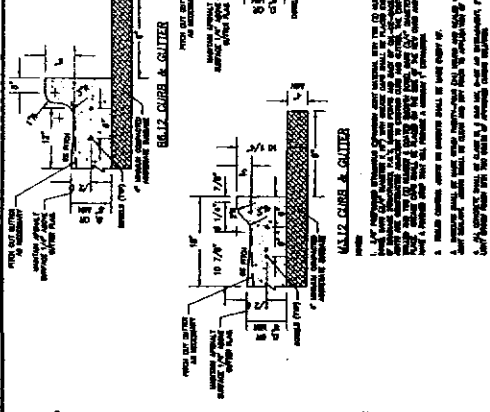
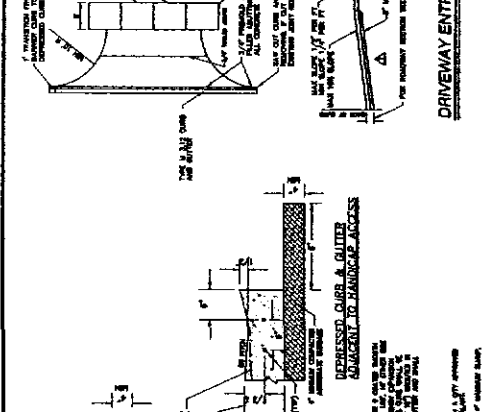
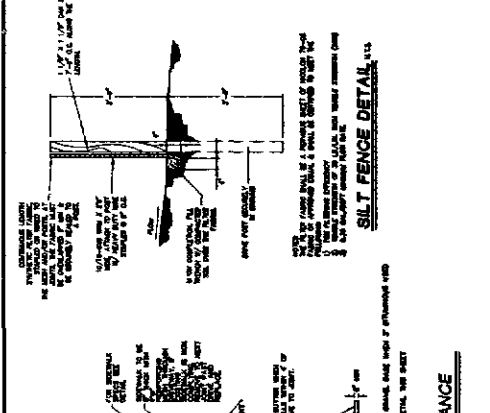
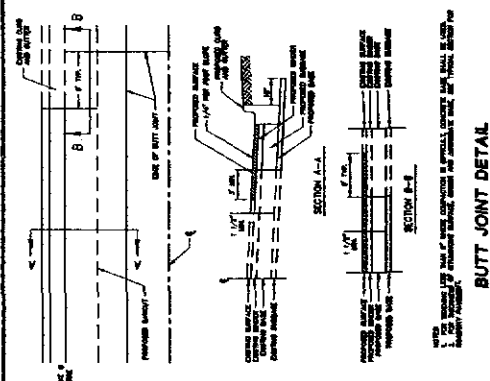
- PROPOSED FLARED END SECTION
- EXISTING FLARED END SECTION
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED VALVE AND VAULT
- EXISTING VALVE AND VAULT
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED VALVE BOX
- EXISTING VALVE BOX
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- HIGH WATER LEVEL
- EXISTING WATER LEVEL
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- EXISTING SILT FENCE
- EMBROCK FLOOD ROUTE

CURRENT REVISION DATE: 9/26/05

BRAD L. HARTMAN, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY  
C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL.

ILLINOIS PROFESSIONAL ENGINEERS NO. 048-048811  
STATE OF ILLINOIS  
MECHANICAL ENGINEERING





**STANDARD DESIGN DETAIL**

DATE: 12/28/2023

**NELSON MEADOW**

GENERAL NOTES AND DETAILS

DRAWN BY: JMM	CHECKED BY: JMM
SCALE: 1/4" = 1'-0"	DATE: 01/10/24
SHEET: 3 OF 16	

Company: Nelson Mead, Inc.  
 1800 N. 1st Street  
 Portland, OR 97228  
 Phone: 503.253.2200  
 Fax: 503.253.2201  
 Website: www.nelsonmead.com

1. THE JOINT SHALL BE MADE BY WELDING APPROVED AND APPROVED WELDER SHALL BE HELD TO THE STANDARD DESIGN DETAIL.

2. THE JOINT SHALL BE MADE BY WELDING APPROVED AND APPROVED WELDER SHALL BE HELD TO THE STANDARD DESIGN DETAIL.

1. THE CURB SHALL BE SET AT A MINIMUM OF 10' FROM THE GUTTER.

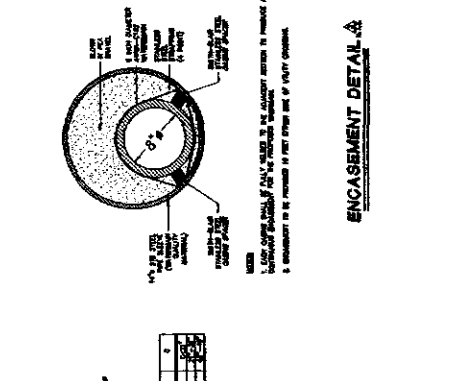
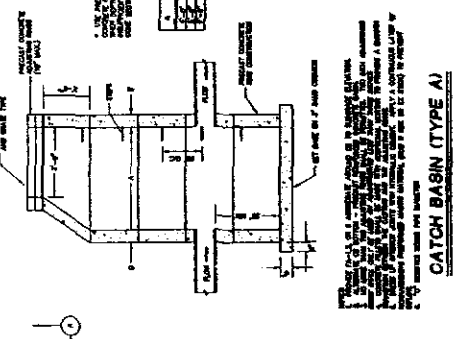
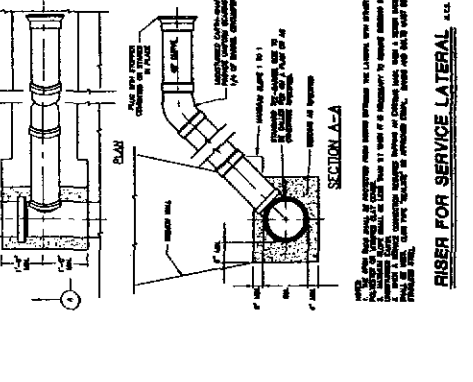
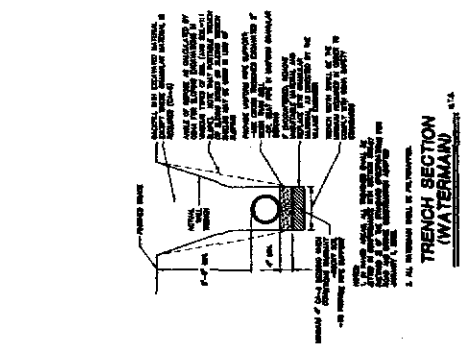
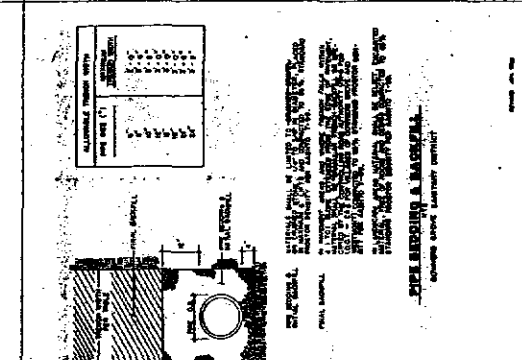
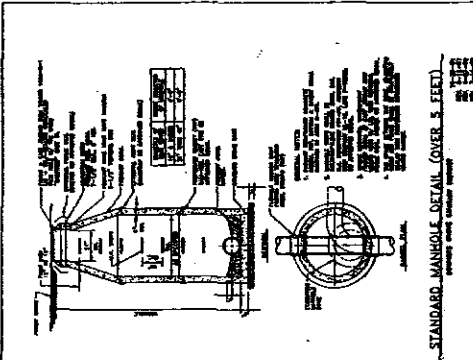
2. THE CURB SHALL BE SET AT A MINIMUM OF 10' FROM THE GUTTER.

1. THE SEPARATION SHALL BE MADE BY A 10' HORIZONTAL CLEANOUT.

2. THE SEPARATION SHALL BE MADE BY A 10' HORIZONTAL CLEANOUT.

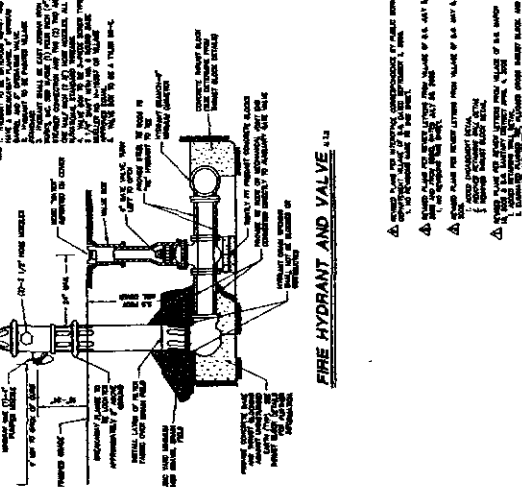
1. THE SIDEWALK SHALL BE SET AT A MINIMUM OF 10' FROM THE CURB.

2. THE SIDEWALK SHALL BE SET AT A MINIMUM OF 10' FROM THE CURB.



**TRENCH SECTION (STORM SEWER)**  
 DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE

NO.	DEPTH	1	2	3	4	5	6	7	8	9	10
1	18"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
2	24"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
3	30"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
4	36"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
5	42"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"
6	48"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"
7	54"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"
8	60"	54"	54"	54"	54"	54"	54"	54"	54"	54"	54"
9	66"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"
10	72"	66"	66"	66"	66"	66"	66"	66"	66"	66"	66"
11	78"	72"	72"	72"	72"	72"	72"	72"	72"	72"	72"
12	84"	78"	78"	78"	78"	78"	78"	78"	78"	78"	78"
13	90"	84"	84"	84"	84"	84"	84"	84"	84"	84"	84"
14	96"	90"	90"	90"	90"	90"	90"	90"	90"	90"	90"
15	102"	96"	96"	96"	96"	96"	96"	96"	96"	96"	96"
16	108"	102"	102"	102"	102"	102"	102"	102"	102"	102"	102"
17	114"	108"	108"	108"	108"	108"	108"	108"	108"	108"	108"
18	120"	114"	114"	114"	114"	114"	114"	114"	114"	114"	114"
19	126"	120"	120"	120"	120"	120"	120"	120"	120"	120"	120"
20	132"	126"	126"	126"	126"	126"	126"	126"	126"	126"	126"
21	138"	132"	132"	132"	132"	132"	132"	132"	132"	132"	132"
22	144"	138"	138"	138"	138"	138"	138"	138"	138"	138"	138"
23	150"	144"	144"	144"	144"	144"	144"	144"	144"	144"	144"
24	156"	150"	150"	150"	150"	150"	150"	150"	150"	150"	150"
25	162"	156"	156"	156"	156"	156"	156"	156"	156"	156"	156"
26	168"	162"	162"	162"	162"	162"	162"	162"	162"	162"	162"
27	174"	168"	168"	168"	168"	168"	168"	168"	168"	168"	168"
28	180"	174"	174"	174"	174"	174"	174"	174"	174"	174"	174"
29	186"	180"	180"	180"	180"	180"	180"	180"	180"	180"	180"
30	192"	186"	186"	186"	186"	186"	186"	186"	186"	186"	186"
31	198"	192"	192"	192"	192"	192"	192"	192"	192"	192"	192"
32	204"	198"	198"	198"	198"	198"	198"	198"	198"	198"	198"
33	210"	204"	204"	204"	204"	204"	204"	204"	204"	204"	204"
34	216"	210"	210"	210"	210"	210"	210"	210"	210"	210"	210"
35	222"	216"	216"	216"	216"	216"	216"	216"	216"	216"	216"
36	228"	222"	222"	222"	222"	222"	222"	222"	222"	222"	222"
37	234"	228"	228"	228"	228"	228"	228"	228"	228"	228"	228"
38	240"	234"	234"	234"	234"	234"	234"	234"	234"	234"	234"
39	246"	240"	240"	240"	240"	240"	240"	240"	240"	240"	240"
40	252"	246"	246"	246"	246"	246"	246"	246"	246"	246"	246"
41	258"	252"	252"	252"	252"	252"	252"	252"	252"	252"	252"
42	264"	258"	258"	258"	258"	258"	258"	258"	258"	258"	258"
43	270"	264"	264"	264"	264"	264"	264"	264"	264"	264"	264"
44	276"	270"	270"	270"	270"	270"	270"	270"	270"	270"	270"
45	282"	276"	276"	276"	276"	276"	276"	276"	276"	276"	276"
46	288"	282"	282"	282"	282"	282"	282"	282"	282"	282"	282"
47	294"	288"	288"	288"	288"	288"	288"	288"	288"	288"	288"
48	300"	294"	294"	294"	294"	294"	294"	294"	294"	294"	294"
49	306"	300"	300"	300"	300"	300"	300"	300"	300"	300"	300"
50	312"	306"	306"	306"	306"	306"	306"	306"	306"	306"	306"

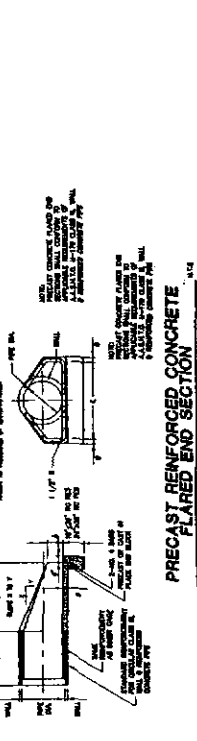


**NELSON MEADOW**  
 STREET SIDE OF COMMERCE STREET  
 COMMERCIAL DRIVE, ELIZABETH

**DETAILS**

DATE: 10-1-16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 4 OF 16

**CM**  
 C. M. LAVOIE  
 CIVIL ENGINEER

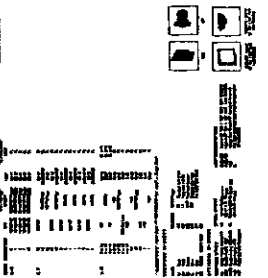


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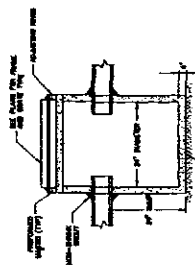
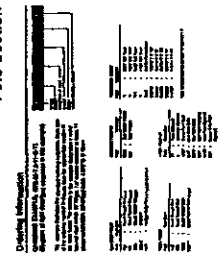
Design SL-1627/27



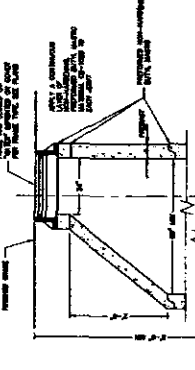
PROJECT NO. 1627-27  
SHEET NO. 1 OF 16  
DATE: 10/15/64



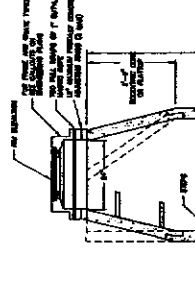
Pole Section



CATCH BASIN (TYPE C) ALL  
1. THIS BASIN IS TO BE INSTALLED IN THE DOWNSTREAM END OF THE MAIN LINE OF THE SEWER SYSTEM.  
2. THE BASIN IS TO BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.  
3. THE BASIN IS TO BE INSTALLED ON A SLOPE OF 1/8\"/>

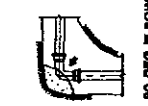


CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE A) ALL  
1. THIS VAULT IS TO BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM.  
2. THE VAULT IS TO BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.  
3. THE VAULT IS TO BE INSTALLED ON A SLOPE OF 1/8\"/>



STORM MANHOLE (TYPE A) ALL  
1. THIS MANHOLE IS TO BE INSTALLED IN THE MAIN LINE OF THE SEWER SYSTEM.  
2. THE MANHOLE IS TO BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.  
3. THE MANHOLE IS TO BE INSTALLED ON A SLOPE OF 1/8\"/>

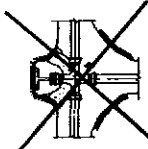
Table with 4 columns: Item No., Description, Quantity, and Unit. Includes items for 'CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE A)', 'CATCH BASIN (TYPE C)', and 'STORM MANHOLE (TYPE A)'.



90 DEGREE ELBOW

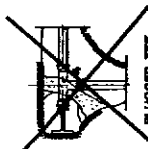


VERTICAL BEND

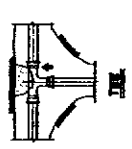


PLUGGED CROSS

THIS FITTING IS NOT TO BE USED IN THE MAIN LINE OF THE SEWER SYSTEM. IT IS TO BE USED ONLY IN BRANCH LINES.



PLUGGED TEE

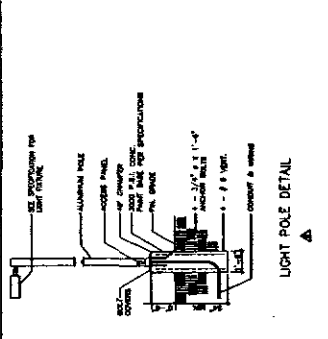


TEE

▲ THRUST BLOCK INSTALLATION ALL

Downs Drainage Pipe Production Requirements... (Detailed technical specifications and notes regarding pipe production, installation, and materials.)

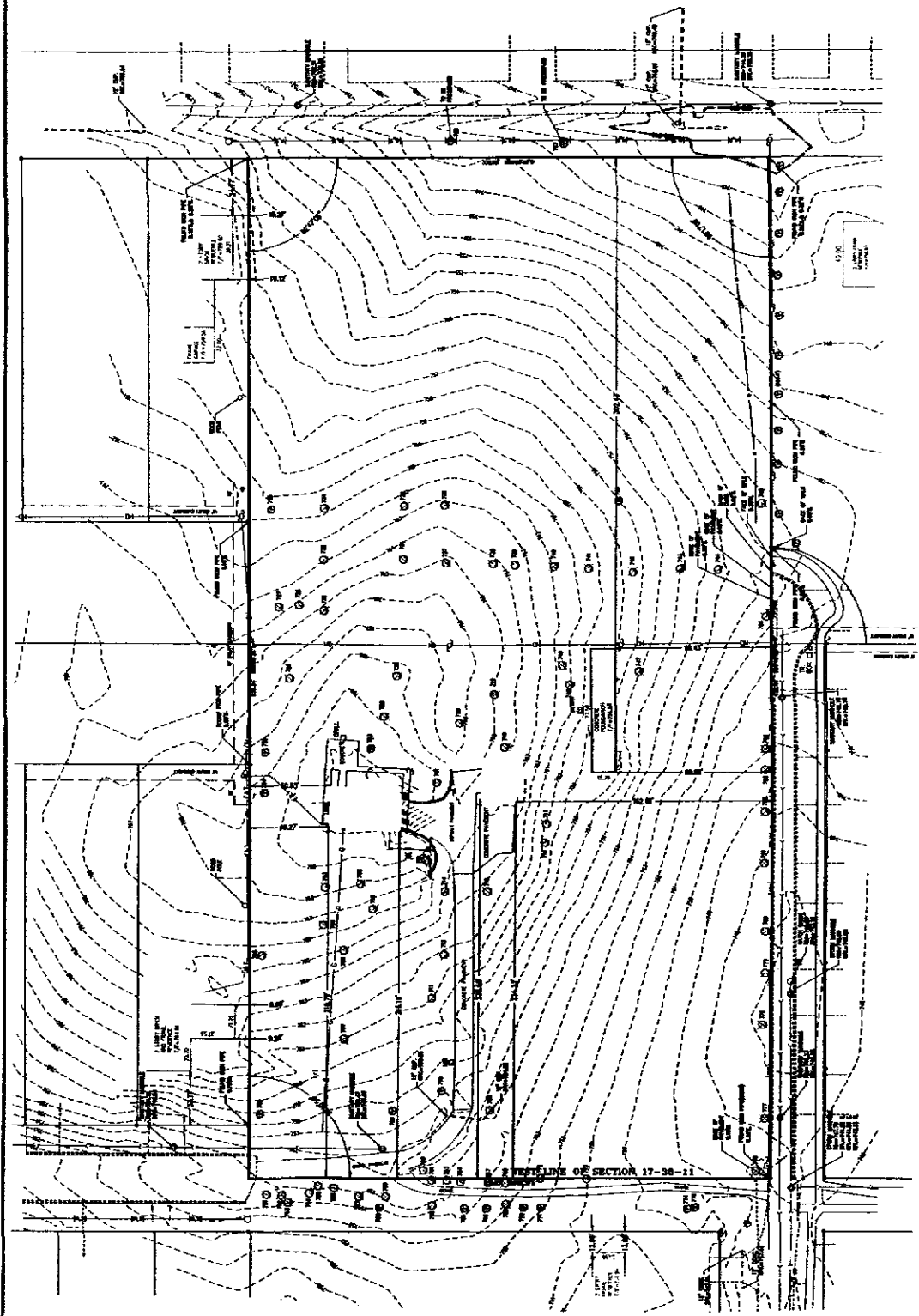
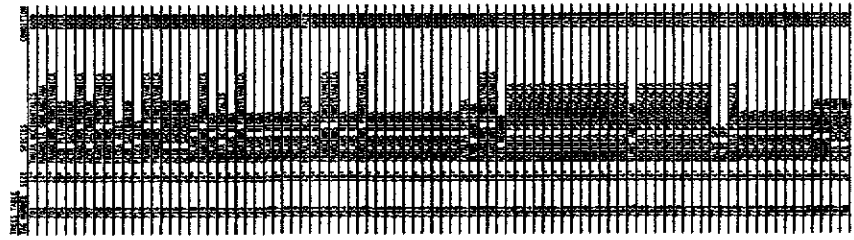
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE. 3. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



LIGHT POLE DETAIL

NELSON MEADOW  
DETAILS  
DRAWN BY: J.W. HARRIS  
CHECKED BY: M.A. HARRIS  
DATE: 10/15/64  
SHEET 8 OF 16  
C.M. LEVOIC  
CIVIL ENGINEER

- ▲ THIS DRAWING IS THE PROPERTY OF NELSON MEADOW & COMPANY, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.
- ▲ ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ▲ ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
- ▲ THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



### NELSON MEADOW

WEST SIDE OF CAMPBELL AVENUE  
CONVERSE BROOK TOWN

DESIGNED BY: JAW	CHECKED BY: JAW
SCALE: 1" = 40'	DATE: MAY 1966
CAD: JAW	SHEET: 6 OF 16
PROJECT: NELSON MEADOW, CONVERSE BROOK TOWN	
CONTRACT NO.: 114-248-1158	
CONTRACT DATE: JULY 1, 1965	
CONTRACT VALUE: \$1,000,000.00	
CONTRACT NO.: 114-248-1158	
CONTRACT DATE: JULY 1, 1965	
CONTRACT VALUE: \$1,000,000.00	

- △ EXISTING CORNER OF SECTION 17-36-21
- △ EXISTING CORNER OF SECTION 17-36-22
- △ EXISTING CORNER OF SECTION 17-36-23
- △ EXISTING CORNER OF SECTION 17-36-24
- △ EXISTING CORNER OF SECTION 17-36-25
- △ EXISTING CORNER OF SECTION 17-36-26
- △ EXISTING CORNER OF SECTION 17-36-27
- △ EXISTING CORNER OF SECTION 17-36-28
- △ EXISTING CORNER OF SECTION 17-36-29
- △ EXISTING CORNER OF SECTION 17-36-30
- △ EXISTING CORNER OF SECTION 17-36-31
- △ EXISTING CORNER OF SECTION 17-36-32
- △ EXISTING CORNER OF SECTION 17-36-33
- △ EXISTING CORNER OF SECTION 17-36-34
- △ EXISTING CORNER OF SECTION 17-36-35
- △ EXISTING CORNER OF SECTION 17-36-36
- △ EXISTING CORNER OF SECTION 17-36-37
- △ EXISTING CORNER OF SECTION 17-36-38
- △ EXISTING CORNER OF SECTION 17-36-39
- △ EXISTING CORNER OF SECTION 17-36-40

GRAPHIC SCALE  
1" = 40'

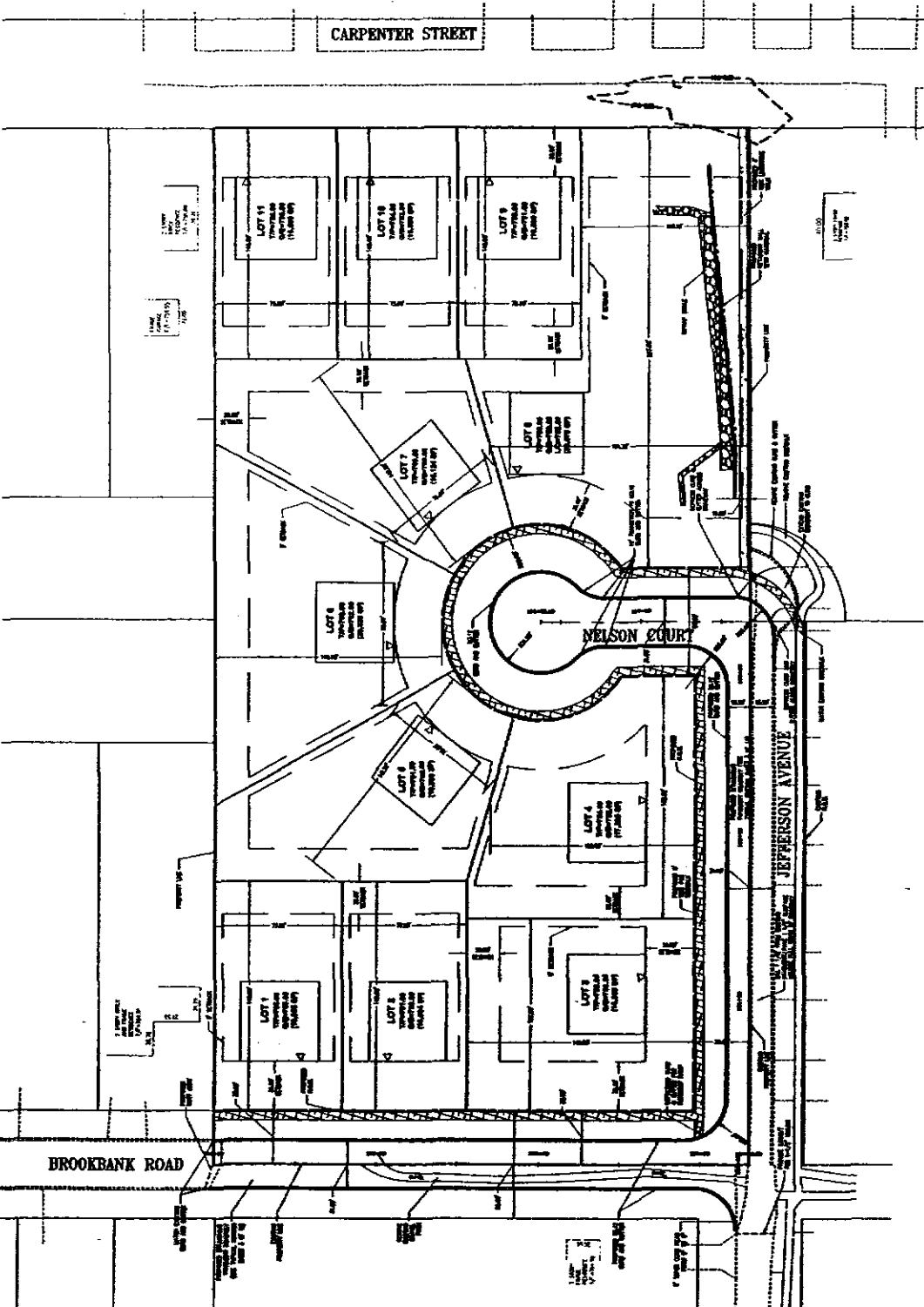
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257  
C. Campbell, 2000 N. 1st Street, N. York, Pa. 17257



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE TECHNICAL ASPECTS OF THE PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE PLAN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING OUT OF THE USE OF THIS PLAN.

**NELSON MEADOW**  
 GEOMETRIC PLAN  
 1/4 SECTION 10, T12N, R10E, S44

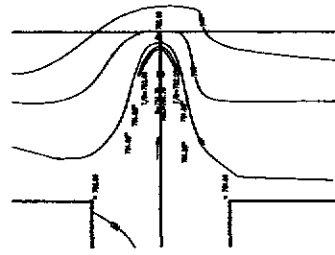
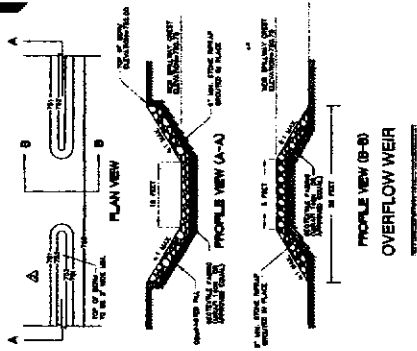
DATE: 07/10/18	CHECKED: JTB	DATE: 07/10/18
DRAWN: JTB	SCALE: AS SHOWN	SHEET: 7 OF 18
<p><b>CML</b>          C. M. Lavoie</p>		



- 1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.



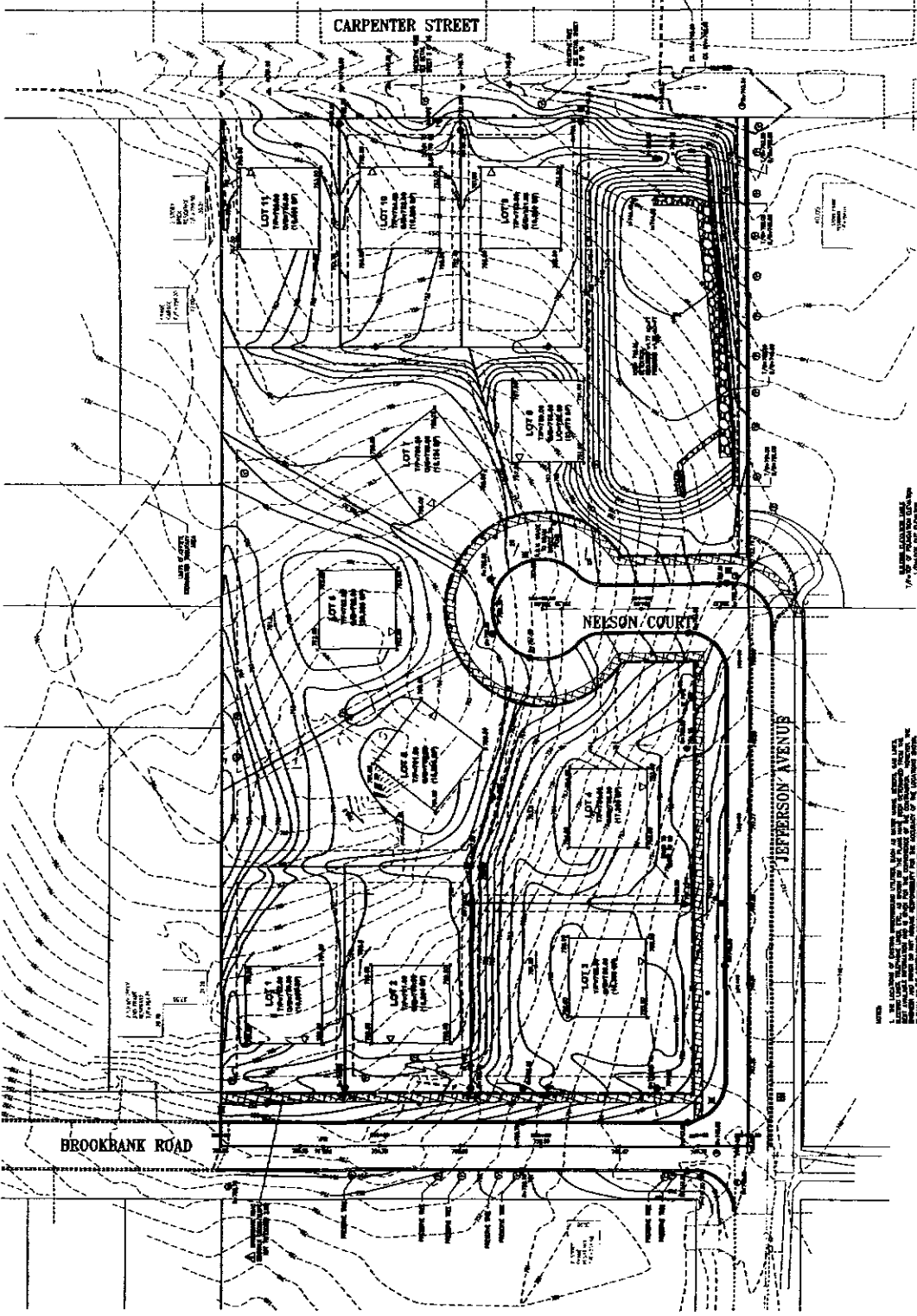
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE TECHNICAL ASPECTS OF THE PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE PLAN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING OUT OF THE USE OF THIS PLAN.



TYPICAL GRADING DETAIL FOR CARPENTER ST.  
CATCH BASIN (SCALE: 1" = 10') (SBS & SB4)

**NELSON MEADOW**  
CONSULTING ENGINEERS ARCHITECTS

DRAWN BY: JAW	CHECKED BY: JAW
SCALE: 1" = 10'	SHEET: 8 OF 15
JOB NUMBER: 1000	DATE: 01/10/10
PROJECT: Nelson Meadow	DESIGNED BY: JAW
CLIENT: [unreadable]	DRAWN BY: JAW
DATE: 01/10/10	CHECKED BY: JAW
PROJECT: Nelson Meadow	DATE: 01/10/10
CLIENT: [unreadable]	DATE: 01/10/10
DATE: 01/10/10	DATE: 01/10/10
DATE: 01/10/10	DATE: 01/10/10
DATE: 01/10/10	DATE: 01/10/10



1. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

2. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

3. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

4. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

5. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

6. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

7. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

8. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

9. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

10. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

**GRAPHIC SCALE**  
1" = 10'

**NOTES**

1. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

2. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

3. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

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6. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

7. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

8. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

9. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

10. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

**GRAPHIC SCALE**  
1" = 10'

**NOTES**

1. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

2. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

3. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

4. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

5. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

6. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

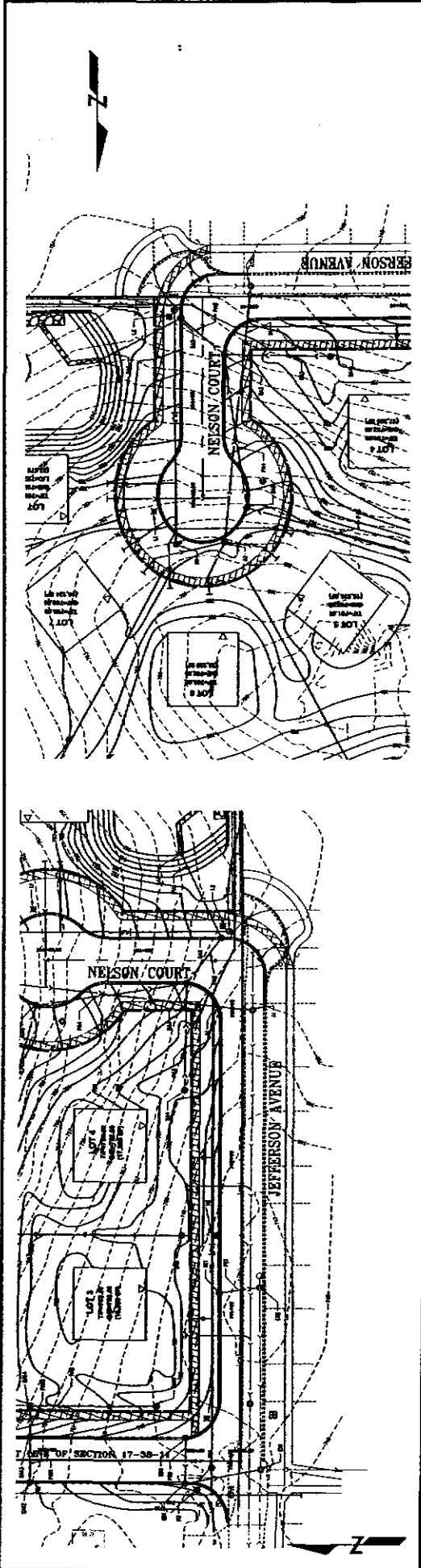
7. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

8. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

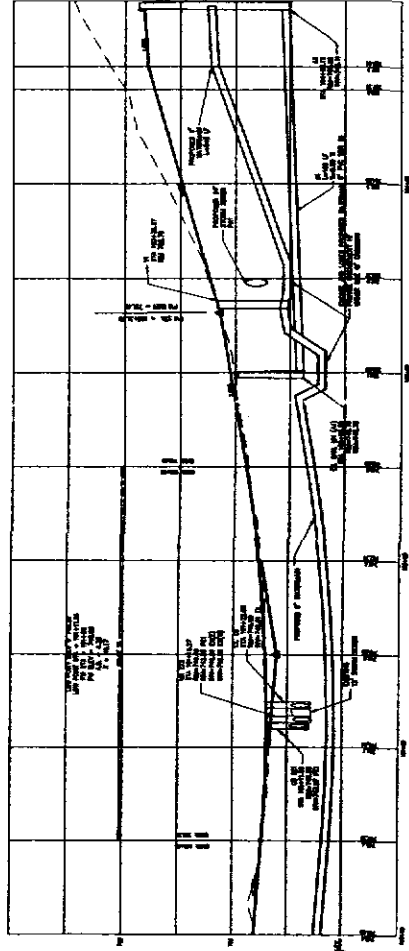
9. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.

10. ALL GRADING SHALL BE ACCORDING TO THE GRADING PLAN AND THE PROPOSED ELEVATIONS SHOWN THEREON.





JEFFERSON AVENUE/NELSON COURT-STA 100+00-104+62.19



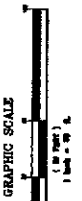
NOTES:  
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
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8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

**NELSON MEADOW**  
SITE PLAN OF COMPOSITE STREET  
JEFFERSON AVENUE PROFILE

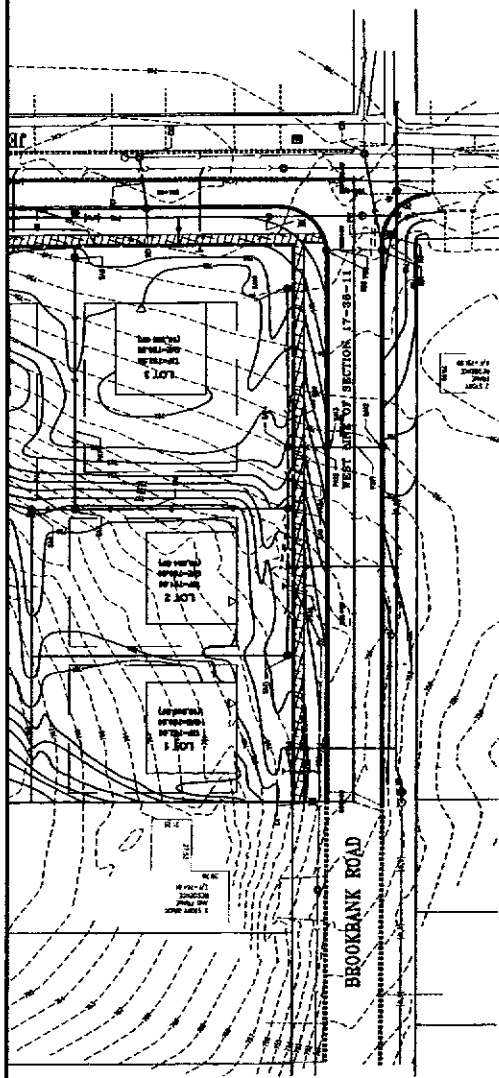
NO.	DATE	BY	CHECKED BY
1	11/11/11	J. L. LAYTON	J. L. LAYTON
2	11/11/11	J. L. LAYTON	J. L. LAYTON
3	11/11/11	J. L. LAYTON	J. L. LAYTON
4	11/11/11	J. L. LAYTON	J. L. LAYTON
5	11/11/11	J. L. LAYTON	J. L. LAYTON
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7	11/11/11	J. L. LAYTON	J. L. LAYTON
8	11/11/11	J. L. LAYTON	J. L. LAYTON
9	11/11/11	J. L. LAYTON	J. L. LAYTON
10	11/11/11	J. L. LAYTON	J. L. LAYTON

1 SHEET OF 15

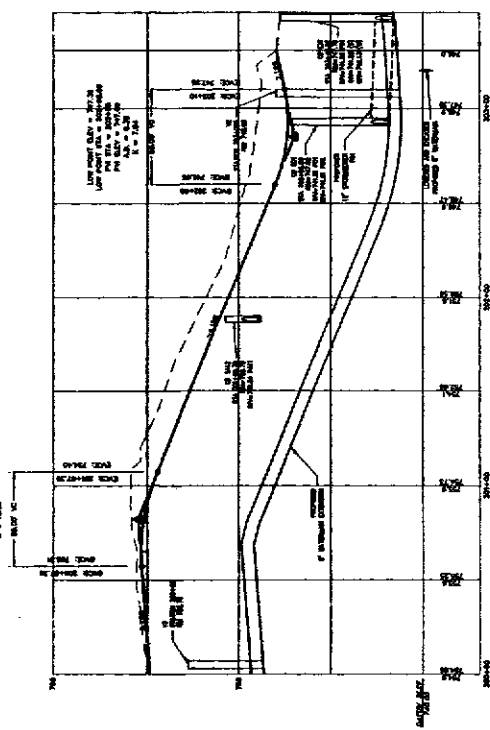
Consulting Civil Engineering  
Land Planning & Surveying  
Professional Seal  
C. M. Layton  
11/11/11



NOTES:  
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BROOKBANK ROAD STA 200+00-201+57.83



GRAPHIC SCALE  
1" = 20' H. A.

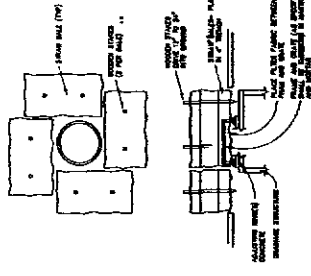
NOTES:  
1. ALL DIMENSIONS OF STRUCTURES AND UTILITIES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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NELSON MEADOW

PROJECT NO.	17-88-11	DATE	04-11-08
SCALE	1"=20'	DATE	04-11-08
SHEET NO.	11 OF 15	DATE	04-11-08
<p>CONTRACTOR: C.M. JAVOIE INC.          11111 111TH AVE. S.W.          SUITE 100          BURNABY, BC V5A 1K6          TEL: 604-291-1111          FAX: 604-291-1112          WWW.CMJAVOIE.COM</p>			

GRAPHIC SCALE  
1" = 20' H. A.

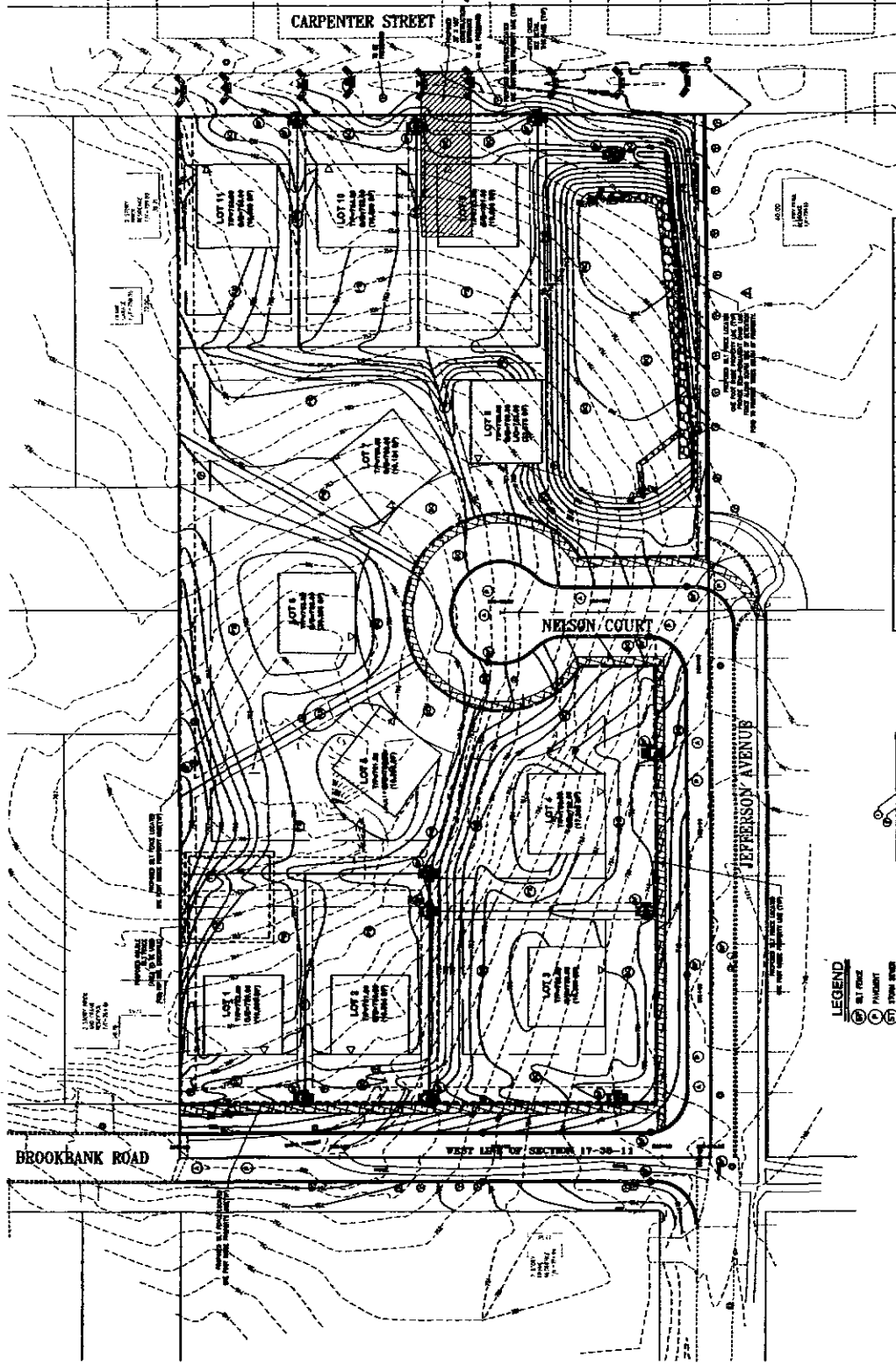
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**STRAW BALES**

- NOTES:**
1. THE LOCATION OF STRAW BALE WALLS SHALL BE DETERMINED BY THE ENGINEER. STRAW BALE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
    - a. STRAW BALE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF COMPACTED SOIL ON EACH SIDE OF THE WALL.
    - b. STRAW BALE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF COMPACTED SOIL ON EACH SIDE OF THE WALL.
    - c. STRAW BALE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF COMPACTED SOIL ON EACH SIDE OF THE WALL.
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**NELSON MEADOW**  
 EROSION CONTROL PLAN  
 SHEET 12 OF 15



NO.	DESCRIPTION	DATE	BY	CHKD.	APP.	REV.	DATE	BY	CHKD.	APP.
1	PRELIMINARY PLAN	10/1/00	JML	JML	JML	1	10/1/00	JML	JML	JML
2	FINAL PLAN	10/1/00	JML	JML	JML	2	10/1/00	JML	JML	JML

**SOIL PROTECTION CHART**

1. STABILIZED ENTRANCE DETAIL

2. STRAW BALE WALL

3. TYPICAL SLOPE

4. TYPICAL SLOPE

5. TYPICAL SLOPE

6. TYPICAL SLOPE

7. TYPICAL SLOPE

8. TYPICAL SLOPE

9. TYPICAL SLOPE

10. TYPICAL SLOPE

11. TYPICAL SLOPE

12. TYPICAL SLOPE

13. TYPICAL SLOPE

14. TYPICAL SLOPE

15. TYPICAL SLOPE

16. TYPICAL SLOPE

17. TYPICAL SLOPE

18. TYPICAL SLOPE

19. TYPICAL SLOPE

20. TYPICAL SLOPE

- LEGEND**
- 1. STABILIZED ENTRANCE DETAIL
  - 2. STRAW BALE WALL
  - 3. TYPICAL SLOPE
  - 4. TYPICAL SLOPE
  - 5. TYPICAL SLOPE
  - 6. TYPICAL SLOPE
  - 7. TYPICAL SLOPE
  - 8. TYPICAL SLOPE
  - 9. TYPICAL SLOPE
  - 10. TYPICAL SLOPE
  - 11. TYPICAL SLOPE
  - 12. TYPICAL SLOPE
  - 13. TYPICAL SLOPE
  - 14. TYPICAL SLOPE
  - 15. TYPICAL SLOPE
  - 16. TYPICAL SLOPE
  - 17. TYPICAL SLOPE
  - 18. TYPICAL SLOPE
  - 19. TYPICAL SLOPE
  - 20. TYPICAL SLOPE



**STABILIZED ENTRANCE DETAIL**

1. STABILIZED ENTRANCE DETAIL

2. STRAW BALE WALL

3. TYPICAL SLOPE

4. TYPICAL SLOPE

5. TYPICAL SLOPE

6. TYPICAL SLOPE

7. TYPICAL SLOPE

8. TYPICAL SLOPE

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16. TYPICAL SLOPE

17. TYPICAL SLOPE

18. TYPICAL SLOPE

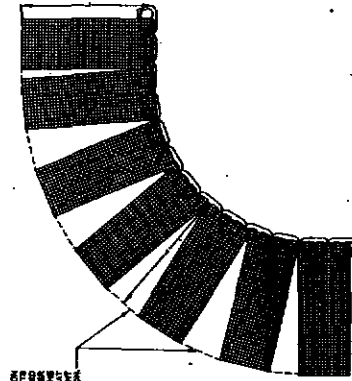
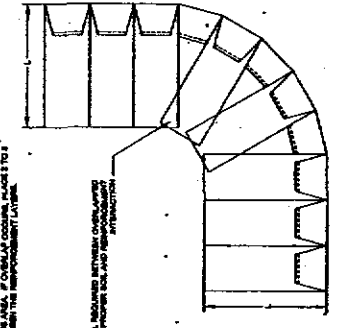
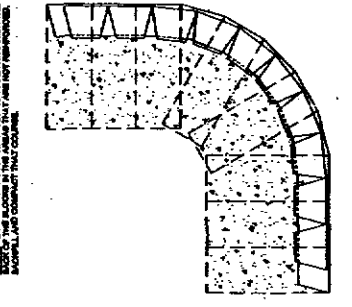
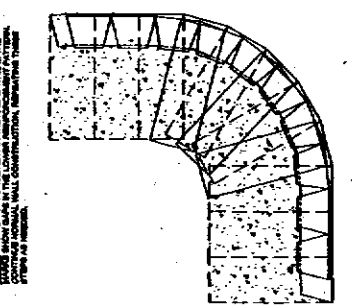
19. TYPICAL SLOPE

20. TYPICAL SLOPE



**Cardinal**  
Structural Design, Inc.  
300 SOUTH MAIN STREET, SUITE 200  
CANTON, MASSACHUSETTS 01921  
TEL: 508-853-1234  
FAX: 508-853-1235  
WWW.CARDINALSTRUCTURALDESIGN.COM

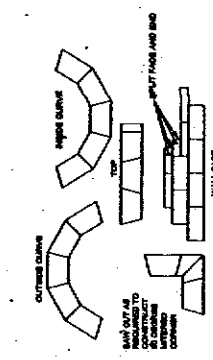
1. GENERAL NOTES AND SPECIFICATIONS: SEE SHEET 14 OF 16.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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TYPICAL LAYOUT - ALL PRODUCTS  
OUTSIDE CURBWORKER WITH REINFORCEMENT

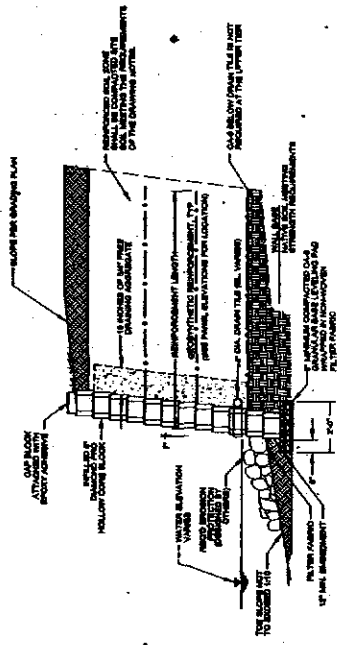
ANCHOR DIAMOND PRO BLOCK  
INSIDE CURBWORKER WITH REINFORCEMENT

GENERAL NOTES AND SPECIFICATIONS:  
1. LAY THE REINFORCEMENT BARS ON THE CONSTRUCTION PLANS. THE BARS SHALL BE PLACED AS SHOWN IN THE CROSS SECTION. WALL REINFORCEMENT SHALL BE PLACED AS SHOWN.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
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1. ALWAYS START REINFORCING WALL FROM THE LOWER ELEVATION.
2. LAYOUT CURVE FIRST TO APPROXIMATE POSITION.
3. CUT CURVE TO FIT. VARIOUS DISTRIBUTIONS OF LONG AND SHORT BARS WILL BE NECESSARY FOR CURVE GREATER THAN 90 DEGREES.
4. ALTERNATE SHORT AND LONG CAP BARS EVERY OTHER CAP TO ACHIEVE A STURDY JOINT OF CAPS.
5. USE EXTENSIVE-GRACE CONSTRUCTION ADHESIVE TO SECURE CAPS.

ANCHOR DIAMOND PRO BLOCK  
REINFORCEMENT - CAP BLOCK



GRAPHIC SCALE  
1" = 8'-0"

**NELSON MEADOW**  
RETAINING WALL DETAILS  
SHEET 14 OF 16

DATE: 08/14/18  
JOB NUMBER: 18-00000000  
DRAWN BY: JAM  
CHECKED BY: JAM  
SCALE: AS SHOWN  
PROJECT: NELSON MEADOW  
SHEET: 14 OF 16

**DM**  
C.M. LeVoie

**Cardinal**  
Structural Design, Inc.  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
PHONE 333-1000  
FACSIMILE 333-1000  
LICENSING NO. 10-0000000

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/88	ISSUED FOR PERMITS

1. DESIGN IS BASED ON GROUND CONDITIONS AS SHOWN ON THE ATTACHED GEOTECHNICAL REPORT. THE CONTRACTOR SHALL VERIFY THE GROUND CONDITIONS BY EXCAVATING TO THE PROPOSED FOUNDATION DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS TO EXCAVATE AND FOR OBTAINING NECESSARY PERMITS TO CONSTRUCT.

2. A GLOBAL STABILITY ANALYSIS OF THE RETAINING WALLS HAS BEEN CONDUCTED. THE WALLS WILL BE CONSIDERED TO BE SAFE AGAINST GLOBAL STABILITY FAILURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS TO EXCAVATE AND FOR OBTAINING NECESSARY PERMITS TO CONSTRUCT.

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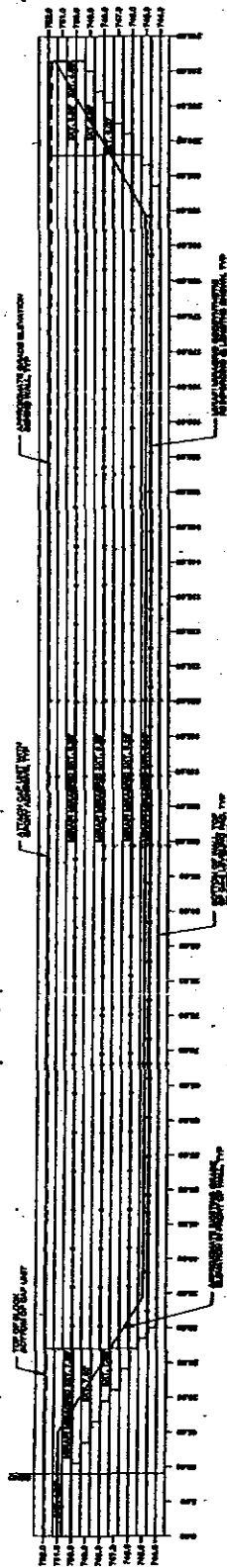
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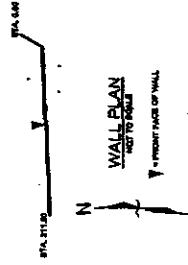
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ADJUSTMENTS SHALL BE MADE TO THE WALL ELEVATION TO ACCOMMODATE BOTH THE EXISTING AND PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS TO EXCAVATE AND FOR OBTAINING NECESSARY PERMITS TO CONSTRUCT.

**FRONT PANEL ELEVATION OF WALL**  
(VERTICAL SCALE 1/4" = 1'-0")



**GRAPHIC SCALE**  
1 inch = 10 feet

THIS DRAWING IS THE PROPERTY OF CARDINAL STRUCTURAL DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARDINAL STRUCTURAL DESIGN, INC.

**NELSON MEADOW**  
WEST END OF OLYMPIA STREET  
DENVER, COLORADO 80202

**RETAINING WALL PANEL ELEVATION**

DATE: 10/15/88  
SCALE: 1/4" = 1'-0"  
SHEET: 14 OF 18

PROJECT NO.: 88-001  
JOB NUMBER: 88-001-14

DESIGNED BY: J. M. LAYTON  
CHECKED BY: J. M. LAYTON  
DATE: 10/15/88

**C.M. Layton**  
INCORPORATED



# Staff Comments (Previous Plans)



signature review

*J*

**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

---

**TO:** Keith R. Sbiral, AICP, Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
Jonathan C. Hall, P.E., Development Engineer  
**DATE:** September 2, 2005  
**RE:** Planning / Zoning Request  
Proposed Nelson Meadow Subdivision  
Public Works Department – 4<sup>th</sup> Review

**Documents Reviewed:**

- Letter dated June 3, 2005 from CM Lavoie & Associates, Inc. to Mr. Keith Sbiral with attachments of Storm Sewer Computation Sheet, Stormwater Facilities Engineer’s Opinion of Probable Cost Final Engineering, Letter dated June 1, 2005 to CM Lavoie from Luay Aboona
- Letter dated August 9, 2005 from CM Lavoie to Christopher B. Burke Engineering
- Letter dated August 9, 2005 from CM Lavoie to Keith Sbiral (VDG – Planning)
- Final Plat of Subdivision dated June 2, 2005
- Site Improvement Plans dated August 8, 2005
- Drainage Exhibit dated 8/5/05

**Attachments:**

- CBBEL review dated September 2, 2005

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	6-30-05	See Updated Comments	X
Stormwater	J. Hall	9-01-05	See Updated Comments	X
Water	D. Bird	6-29-05	See Updated Comments	X
Traffic	D. Fera	5-06-05	See Comments	X
Forestry	K. von der Heide	7-01-05	See Comments	X
Drainage /Pavement	J. Tucker	7-01-05	No Comment	-

**Findings:**

The Public Works Department concurs with placement on the Plan Commission agenda.

## Public Improvement / Exception Summary

Item No.	Improvement	Location	Requested Exception	PW Staff Recommendation
1	Right-of-way	Jefferson Ave	Provide 33' half-ROW dedication (north) in lieu of code requirement of 35'.	Negative. Recommend 35-foot dedication to match Jefferson west of Brookbank.
2	Right-of-way	Brookbank Rd	Provide 66' ROW in lieu of code requirement of 70'	Concur
3	Right-of-way	Nelson Ct	Provide 66' ROW in lieu of code requirement of 70'	Concur.
4	Sidewalk	Carpenter Street	Omit construction of sidewalk (entire project limits)	Concur provided standard fee is paid in lieu of sidewalk. Sidewalk exists on the east side of Carpenter.
5	Sidewalk	Brookbank Road (new)	Omit sidewalk on west side only	Concur.
7	Sidewalk / Path	Projection of Jefferson ROW adjacent to Carpenter	Compacted limestone screening path in lieu of sidewalk and street extension	Concur.
8	Street lights	Carpenter	Omit	Negative
9	Detention basin		Locate on residential lot in lieu of outlot	Negative
10	Pavement widening	Carpenter	Omit	Concur with fee in lieu.
11	Concrete curb / gutter	Carpenter	Omit	Concur with fee in lieu.

---

**Public Works Department Review Details (from 7/1/05):**  
***(Updated status in bold italics)***

---

**Engineering Review Comments:**

1. Update benchmarks.

***Accepted***

2. Provide existing site plan showing easements, R.O.W, property line, utilities, contours, house structures, trees, and rim/invert elevations.

***Accepted***

3. General Notes:

- Should be specific to Village Of Downers Grove standards and specifications.

***Accepted***

- Storm Sewer and Storm Water Detention:

- i. General numbers 2, 3, and 4 are unclear.

***Accepted***

- ii. Sewer Pipe Class is incorrect.

***Accepted***

- iii. "ABS" pipe is no longer appropriate to use for Material Specification

***Accepted***

***iv. Added Comments***

- In section, Sewer Pipe Joints of Storm Sewer and Storm Water Detention, use "self locking" pre-formed rubber gasket joints.

***Accepted***

- In section, Sewer Pipe of Storm Sewer and Storm Water Detention, note the use of SDR26 for sump pumps placed in R.O.W.

***Accepted***

- Fire Hydrants general notes are unclear.

***Accepted***

4. Details:

- Update PCC sidewalk detail to state ADA.  
**Accepted**
  - Wire mesh is not needed in drive entrance detail.  
**Accepted**
  - Update restrictor detail.  
**Accepted**
  - Typical pavement section number 4 should be extended to show prime coat to be placed between 3 and 5.  
**Accepted**
  - Plugged Tee and plugged cross thrust block installation details are to be changed.  
**Not Accepted – Thrust block details need to be included with a change in the original Plugged “Tee” Thrust Block detail submitted**
  - Water and sewer separation detail in the vertical direction should be excluded. This should only be used as a last case scenario, which isn't the case for this project.  
**Accepted**
  - Fire hydrant and valve details are not up to date.  
**Accepted**
  - Retaining wall details need to be included  
**Accepted**
  - Casing detail needed for watermain when crossing sewer lines.  
**Accepted**
  - Need Street light detail.  
**Not Accepted – Provide photometrics and specifications.**
5. Separate Lot 8 from the detention basin.  
**Not Accepted**
6. Show details / profiles for water / sanitary / storm pipe crossings.  
**Accepted**
7. Provide missing north arrow and scale on Sheet 8 of 10.  
**Accepted**

8. Provide a Plat of Subdivision for review.

**Accepted**

**Additional Engineering Comments**

9. Verify minimum setbacks with Planning Department.

**Accepted**

10. Provide sidewalk along the East side of Brookbank Road.

**Accepted**

11. Add lot numbers to Plat of Subdivision.

**Accepted**

12. Provide detailed design for sidewalk connection for Jefferson Av. to Carpenter St and provide easement of 7.5' by moving retaining wall a few feet to the north.

**Not Accepted**

13. Change the 7.5' drainage and utility easement on the *east side of Brookbank Rd. to 10' as it is drawn on the plat.*

**Accepted**

**Stormwater Review Comments:**

1. Consider a terraced retaining wall design for safety.

**Accepted (Applicant chose not to implement.)**

2. Revise overflow weir to provide for at least one (1) foot freeboard during an overflow condition (1.0 cfs per acre flow through weir):

[TOP OF BERM ELEV] – [HWL + FLOW DEPTH ABOVE WEIR]  $\geq$  1.0 FEET

**Accepted**

3. Provide easement for storm sewers and overland drainage along property lines (generally 10 feet along rear and 5 feet along side property lines in addition to easements required for stormwater detention, overland stormwater conveyance, and general utility service).

**Accepted**

4. Provide outlot for detention basin, with provisions on the Plat for maintenance by the property owner (homeowners association).

**Not Accepted**

5. Relocate house on Lot 8 a reasonable distance away from the high water level extent of the detention basin. Follow FEMA Bulletin 10-01 guidelines to ensure a basement that is reasonably safe from flooding. The simplified method

requires a 20-foot setback; a lesser setback will require engineered fill and the engineer's certification of design and as-built construction. Zoning code side yard setbacks will also apply with the creation of an outlot.

***Not Accepted – Provide additional design details and applicable professional and structural engineer's certifications.***

6. Redesign overland drainage swales to be contained within easements.  
***Not Accepted - PW Staff will work with the developer / engineer to further refine swales and consider options for increasing usable rear yard areas.***
7. Provide notes detailing embankment construction specifications for the detention basin.  
***Accepted***
8. Identify on the grading plan and on the erosion control plan all trees which may be considered worth saving by the owner / developer. Clearly delineate a "no-disturbance" zone around each tree that is appropriate for the size and species and consistent with Village forestry standards. For example, the existing mature tree line along the southern property line could be incorporated to enhance the site's landscaping, but this would require grading plan revisions in the vicinity of the detention basin.  
***Accepted***
9. Revise grading south of the detention basin to create a smoother transition from the proposed berm to the existing neighboring lot.  
***Accepted***
10. Provide ditch checks along Carpenter Street.  
***Accepted***
11. Provide narrative of permanent water quality BMPs.  
***Accepted***
12. Provide seeding / planting plan for the detention basin.  
***Accepted***
13. Eliminate sump from SA7.  
***Accepted***
14. Change SA5 to a catch basin with open grate.  
***Accepted***
15. Change structure SA6 to open grate to intercept drainage and lower rim elevation to capture overland flow.  
***Accepted***

16. Reduce height of detention basin for safety.  
**Accepted - Added decorative fence / handrail**
17. Show proposed finished grades of all structures foundation corners.  
**Accepted**
18. Provide water quality best management practice for Brookbank Rd. and Jefferson Av. runoff in the parkway south of EX1.  
**Not Accepted - Need filtering structure**
19. In detention a basin extend the rock swale to inflow and outflow structures and provide cross-section detail for this rock swale.  
**Not Accepted – Realign swale to edge of basin to allow general use of the basin.**

### **Grading Comments**

20. Storm water detention basin slope appears to be 3:1, this may be to steep for maintenance. We recommend a slope of no less than 4:1 for mowable turf.  
**Accepted**
21. Slope East of Brookbank Rd. Shall not exceed 25% (for maintenance purposes).  
**Not Accepted – (Revise sidewalk cross-slope to 2% also)**
22. Longitudinal slop of sidewalk on Brookbank Rd. should not exceed 5%.  
**Accepted**
23. Around the perimeter of each structure there must be a minimum area of 5' in width to drain away from structure (specific areas to be looked at are: north of lots 1, 3,4, 6, 11, northwest of 5, west of 8, and between 1 &2).  
**Accepted**
24. Add swales between lot 2 & 3 and 5 & 4.  
**Not Accepted - PW Staff will work with the developer / engineer to further refine swales and consider options for increasing usable rear yard areas.**

Refer to CBBEL review for additional stormwater review comments. Advise the petitioner that building permits shall not be issued prior to completion of the stormwater detention and conveyance systems (as-built survey and volume calculations required).

### **Water Division Review Comments:**

1. General Notes:
  - Fire Hydrant should be noted as a Waterous WB-67

***Accepted***

- Curb box should be noted as a Tyler 95-E  
***Accepted***

2. Details:

- Plugged tee and plugged cross thrust block installation details are to be changed eliminated.

***Not Accepted – Thrust block details need to be included with a change in the original Plugged Tee Thrust Block detail submitted***

- Water and sewer separation detail in the vertical direction should be excluded. This should only be used as a last case scenario, which isn't the case for this project.

***Accepted***

- Fire hydrant and valve details are to up to date.

***Accepted***

- Casing detail needed for watermain when crossing sewer lines.

***Accepted***

3. Utility Plan:

- All new water main installed must be a minimum of 8" ductile iron.

***Accepted***

- Replace valve at the End of Brookbank to pressure test against.

***Accepted***

- Install new 8" water main from Brookbank South to Jefferson.

***Accepted***

- Connection at Carpenter will have to be cut in. No pressure tap.

***Accepted***

- Install new 8" main from Jefferson East to Carpenter Street.

***Accepted***

- There should be an additional valve at the tee at Brookbank & Jefferson.

***Accepted***

- A piece of 8" water main should be extended across the intersection of Jefferson & Brookbank for future replacement of the Brookbank main.

***Accepted***

- Install 8" main into cul-de-sac in a straight line to eliminate bends.

***Accepted***

- All valves should be installed in 5' valve vaults with marked lid.  
***Accepted***
- Hydrants must be installed every 300' apart.  
***Accepted***
- One hydrant will be required in the cul-de-sac. Note locations of all B-Boxes.  
***Accepted***
- Circle and note all water & sewer crossings where casing is required.  
***Accepted***
- All water services should be stubbed out with 1.5" K Copper.  
***Accepted***

***Additional Water Division Comments***

- Add gate valve at the North end of Brookbank and South end of Carpenter in 5' valve vaults.  
***Accepted***
- Replace 6" watermain along Jefferson to 8" connecting Brookbank to Carpenter.  
***Accepted***
- Add another valve at the Tee of Brookbank and Jefferson on the East side.  
***Accepted***
- Change clow with the word waterous in the Material Specifications and Details, number 10.  
***Accepted***
- Change 60" to 72" in the Material Specifications and Details, number 11.  
***Accepted***
- ***All water services should be stubbed out to 1 ½" Type K Copper and noted on plan showing all B-Box locations.***
- ***All water services along Jefferson should be installed as 1 ½" K Copper with a new Roundway and B-Box and be noted on the plan.***

**Traffic Review Comments:**

1. Extend Brookbank Road South to Jefferson Avenue.  
**Accept**
2. Sidewalk fee is to be applied to Carpenter Street frontage unless otherwise constructed concurrently with the home developments.  
**Accept**
3. Provide ramps needed for sidewalks in truncated dome.  
**Accepted**
4. More streetlights are required.  
**Not Accepted – Provide photometrics to determine if the proposed numbers of streetlights are adequate**
5. Street widths are incorrect.  
**Accepted**
6. Consider adding island in cul-de-sac.  
**Accepted**
7. Cut the South cul-de-sac out making only a 90° turn.  
**Accepted**
8. Manhole elevations along Jefferson and Carpenter are questionable.  
**Accepted**

**Additional Traffic Comments:**

1. Suggested handhole on the Southeast side of Brookbank and Jefferson connection to existing street light controller on the Southwest side of intersection.  
**Accepted**

**Forestry Review Comments:**

1. **Revised plan sheets indicate which trees will be preserved and which ones will be removed. Currently along Carpenter Street there are two silver maples in acceptable condition in the parkway. These will both need protection and fencing installed around their stem per Municipal Code 24-7. The grading plan on page 8 shows that essentially the grade will remain the same around these trees and with adequate fencing and no soil disturbance around their stems, these 2 trees can be preserved. New water and sanitary connection will both need to be outside the tree protection fencing. As permits for each house are applied for, staff will review water and sanitary locations in relation to the 2**

**existing trees and the dimensions of the tree protection fence before a permit is issued.**

- 2. Revised plans now show which trees will be preserved and which will be removed where Brookbank is to be a through street, and tree locations are included on the grading plan on page 8. Along Brookbank, most of the trees are black locust in fair to poor condition with stem decay and obvious deadwood. If the street were installed in the middle of the proposed right-of-way, most of the trees would need to be removed. Any trees listed as being preserved may not realistically survive depending on the exact position of the road edge and the amount of root severing which will occur when the road and curb are installed. Two hawthorns currently listed as being preserved (trees 774 and 775) should also be removed due to their poor form, decay and closeness to the curb where it appears they will need to be pruned back sharply to clear the new road. From a forestry perspective, black locust is not one of the greatest trees, and when combined with existing decay and branch problems, removal and replanting with superior tree specimens is a better alternative than preserving the black locust. As a compromise, staff would like to observe the trees proposed for preservation in the middle of Brookbank first before requiring their removal. If as construction progresses and tree preservation looks unlikely, then removal would be needed. For the north and south portions of the west side of Brookbank where trees will be removed, 6 additional tree plantings will be required in addition to the 30 new tree plantings mentioned in previous plan reviews (discussed in number 3).**
- 3. Along the north side of Jefferson and the cul-de-sac, the east and west sides of Brookbank and the west side of Carpenter, new parkway tree plantings shall be required. To complete the subdivision, the number of parkway trees required is 36. For simplicity and to ensure acceptable tree selections, the Forestry Division will install the trees as the lots are completed provided the developer pays for the trees in advance. Tree costs have been calculated based on 2005 Suburban Tree Consortium prices plus an administrative charge, and are listed below. Subject to availability and planting season, the Forestry Division may choose to substitute other appropriate tree species for approximately the same cost.**

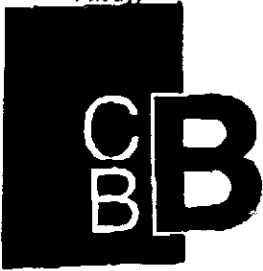
<b><u>Species (size 2" B&amp;B)</u></b>	<b><u>Quantity</u></b>	<b><u>Unit Cost</u></b>	<b><u>Extended Cost</u></b>
<b>Freeman Maple</b>	<b>7</b>	<b>\$270.60</b>	<b>\$1894.20</b>
<b>Pear</b>	<b>7</b>	<b>\$263.40</b>	<b>\$1843.80</b>
<b>Hackberry</b>	<b>7</b>	<b>\$270.60</b>	<b>\$1894.20</b>
<b>Honeylocust</b>	<b>7</b>	<b>\$265.80</b>	<b>\$1860.60</b>
<b>Swamp White Oak</b>	<b>8</b>	<b>\$293.40</b>	<b><u>\$2347.20</u></b>
<b>Total Cost</b>			<b>\$9840.00</b>

- 4. South of the property line south of the detention area is a row of black walnuts which are in good condition. To ensure survival, all work must remain north of the property line and not trespass at anytime.**

**Pavement Division Review Comments:**

No comments or concerns at this time.

- c: PW Division Managers
  - D. Rosenthal, Director of Code Services
  - A. Hightower, Stormwater Management Engineer
  - S. Connell, Administrative Secretary
  - L. Sup, CBBEL (*via fax*)



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 West Higgins Road • Suite 800 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

September 2, 2005

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

Attention: Jon Hall, PE

Subject: 5<sup>th</sup> Stormwater Management Review for Nelson Meadow Subdivision  
(CBBEL Project No. 01-528B263)

Dear Mr. Hall:

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

1. Stormwater Permit Application for Nelson Meadow, prepared by C.M. Lavoie & Associates, Inc., dated January 24, 2005, revised April 12, 2005.
2. Proposed Site Improvements for Nelson Meadow, prepared by C.M. Lavoie & Associates, Inc., dated January 24, 2005, revised April 12, 2005, revised June 2, 2005, revised July 1, 2005, revised August 8, 2005.
3. Comment Response Letter for Nelson Meadow Subdivision, prepared by C.M. Lavoie & Associates, Inc., dated August 8, 2005.
4. Storm Sewer Computation Sheet and Runoff Calculations for Jefferson Avenue, prepared by C.M. Lavoie & Associates, Inc., dated August 5, 2005.

**Project Description**

The proposed project consists of building a 12-lot subdivision with a dry-bottom detention basin. The project site is approximately 4.8 acres.

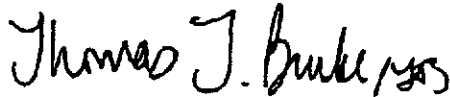
CBBEL has reviewed the plans and finds the project to be in substantial conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271). This review did not include the review of utility installations or connections. The site improvement area does not contain Localized Poor Drainage Area (LPDA). Floodplain and riparian area are located just southeast of the property site with a 100-year Base Flood Elevation (BFE) of 744. A wetland was identified more than 100 feet south of the property. The proposed project does not disturb this wetland or floodplain. The site runoff does not overflow to the wetland.

CBBEL recommends approval of Nelson Meadow Subdivision contingent on revisions to the grading plan west of the detention basin. It appears that the 753 contour can be revised to direct additional overland flow to the detention basin. **This approval is contingent on Village review of the grading changes.** The applicant should be aware that additional grading issues will most likely be addressed during individual lot review.

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.

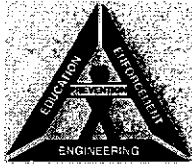
Sincerely,



Thomas T. Burke, PhD, PE  
Head, Water Resources Section III

Cc: Brad Hartjes, C.M. Lavoie & Associates, Inc.  
Joel Anderson - Joel Anderson Homes  
Alicia Humphries - Village of Downers Grove

LTS  
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# DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

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



## PLAN REVIEW COMMENTS

August 23, 2005

**RECEIVED**

AUG 24 2005

Planning and Community  
Development

KEITH SBIRAL  
PLANNING & COMMUNITY DEVELOPMENT

**RE: Jefferson Avenue and Brookbank Road  
Proposed 12 Home Subdivision**

Pursuant to a recent plan review of the above referenced submission, I have the following comments:

### Fire Hydrants

1. Fire hydrants shall be placed approximately 300 feet on center.
2. No portion of a structure or building shall be over 300 feet from a fire hydrant.
3. Water mains are to be sized to accommodate an automatic fire extinguishing system.

### Fire Lanes

1. Fire lanes providing one-way travel shall be a minimum of 16 feet in width. Fire lanes with two-way travel shall be a minimum of 24 feet in width.
2. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of the fire lane.

### Municipal Type Water Systems

1. For a required fire flow exceeding 1,500 gpm the water supply system shall be capable of delivering that fire flow for at least two (2) hours at 200 psi. For all other required fire flows, the water supply system shall be capable of delivering the required fire flow for at least one (1) hour at 20 psi.

2. Fire hydrants shall be supplied by not less than six inch (6") diameter main installed on a looped system or by not less than an eight inch (8") diameter main if the system is not looped or the fire hydrant is installed on a dead-end main exceeding 300 feet in length.
3. Dead-end mains shall not exceed 600 feet in length for main sizes less than 10 inches in diameter.
4. The contractor or installer of water supply systems in planned building groups shall demonstrate by actual test that the capacity of the water system will meet fire protection design requirements. Such tests shall be certified by the Fire Department.

### Roadways

1. Roadways shall be constructed of a hard, all weather surface designed to support adequately the heaviest piece of fire apparatus likely to be operated on the roadway.
2. Roadways shall have a minimum clearance of 12 feet for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on minimum width for example, drainage, snow removal, parking and utilities.
3. Grades shall be not more than ten percent (10%).
4. Grades shall be not less than 0.5 percent (0.5%) in order to prevent pooling of water in a traveled way.
5. Any secondary road intersecting with another road shall be sloped one percent (1%) to three percent (3%) down and away from the intersection for a distance of 100 feet from the intersection.

If you have any questions or if I can be of any assistance, please do not hesitate to call me at (630) 434-5983.

Sincerely,

FIRE PREVENTION BUREAU



William A. Mierzejewski  
Fire Marshal

# Previous Plans

# WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations  
Attorneys & Counselors  
4915 Main Street  
P.O. Box 578  
Downers Grove, Illinois 60515

Michael C. Wiedel, P.C.  
Richard F. Hudzik, P.C.  
James F. Russ, Jr., P.C.†  
Michael G. Philipp, P.C.

Beth A. Indelicato\*

Telephone 630/969-2300  
Fax 630/969-1342

September 7, 2005

†Also Licensed in Wisconsin  
\* Also Licensed in California

Mr. Alan Jirik, Chairman  
Village of Downers Grove Plan Commission  
801 Burlington  
Downers Grove, IL 60515-4776

Dear Chairman Jirik:

Application for final plat approval has been submitted for property located on the east side of Carpenter Street south from Blanchard Street between Carpenter Street and Brookbank Road immediately north of Jefferson Avenue in Downers Grove, Illinois. The proposed project is for an eleven (11) lot subdivision. The property is currently zoned R-3 and all lots of said subdivision will meet or exceed all of the bulk criteria for lot width, lot depth and lot area of the Village of Downers Grove R-3 Zoning District. There are, however, a few exceptions which are requested from the Subdivision Control Ordinance, and they are as follows:

1. An exception to Chapter 20, Section 303(d)(3), which requires full width right-of-ways along Brookbank Road, Jefferson Avenue, Carpenter Street and Nelson Court are being requested. Under Chapter 20-303(d)(3), a right-of-way width of 70 feet is required and a pavement width of 30 feet is required. We are requesting an exception from the right-of-way requirement as Brookbank, Carpenter and Jefferson west of Brookbank currently exist with rights-of-ways of 66 feet as opposed to the 70-foot right-of-way required pursuant to the subdivision control ordinance. The Village Engineering Department appears to be in agreement that the Brookbank, Jefferson, Carpenter and Nelson Court should remain at 66-foot rights-of-ways.

2. Pursuant to Chapter 20, Section 401, of the Village Subdivision Control Ordinance, public improvements as listed must be provided with regard to any subdivision plat. We will be in compliance with public improvement requirements with the following exceptions:

(a) Jefferson Street - A 33-foot right-of-way on the north half of Jefferson Street will be dedicated. (A 2-foot exception from the required 35-foot right-of-way dedication is being sought per Public Works/Engineering staff.) Full public improvements will be made including, but not limited to, pavement width, curb and gutter, sidewalks, parkway trees and street lights to the currently non-existent north half of Jefferson easterly of Brookbank.

(b) Nelson Court - Full public improvements will be made with the exception of the right-of-way width. (A 66-foot right-of-way dedication verses a 70-foot right-of-way

dedication per Public Works/Engineering staff.) A full width cul-de-sac right-of-way (i.e., 120-foot diameter per the Subdivision Control Ordinance) will be provided. All curbing within the cul-de-sac will be mountable three inch rounded curb. It provides for a much cleaner more consistent look along the cul-de-sac and avoids the requirement of multiple curb cuts at every driveway along the cul-de-sac.

(c) Brookbank Road - Currently, there is a 33-foot dedicated, but unimproved, right-of-way north of Jefferson. We will dedicate the easterly half of the right-of-way at 33 feet in order to accomplish a 66-foot right-of-way and will improve the full right-of-way width up to and including the curb and gutter to the west side of Brookbank as is required by the Subdivision Control Ordinance. (A 66-foot right-of-way dedication verses a 70-foot right-of-way dedication per Public Works/Engineering staff.)

(d) Carpenter Street - No public improvements are being proposed for Carpenter Street as sidewalk exists on the east side of Carpenter Street only. Carpenter Street does not currently have curb and gutter and has a 66-foot right-of-way dedication. We are seeking to maintain Carpenter Street in its current rural/country character.

According to Chapter 20-602(c), "An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulty or particular hardship in the way of carrying out the strict letter of the provisions of this Chapter." The Plan Commission may consider the following factors in determining practical difficulty or particular hardship:

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 impact on the value of the surrounding properties nor the reasonable use of the surrounding properties. These properties will be developed consistent with R-3 single family zoning, which is consistent with the surrounding area. The value of the proposed subdivision homes will be comparable to or exceed the value of the existing homes in the surrounding area.

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

The exceptions requested are the result of various existing conditions of public improvements i.e., Carpenter being a rural style road, curb and gutter only on the south side of Jefferson Avenue, and existing right-of-way widths. Permitting development of their site with the exceptions requested will complete the existing half street on Jefferson Avenue and will complete a traffic and pedestrian linkage between Blanchard and Jefferson. The exceptions will maintain the rural nature of Carpenter Street.

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

Permitting development of this site with exceptions will complete an existing half street on Jefferson Avenue. Again, it will complete the street and pedestrian linkage between Blanchard and Jefferson to fulfill the neighborhood plan and will maintain the rural nature of Carpenter Street.

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 adequate vehicular and pedestrian improvements while respecting the neighborhood plan by getting rid of an exceptionally long dead-end road, i.e. Jefferson and completing the linkage between Blanchard and Jefferson by extending Brookbank Road.

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

Exceptions are being pursued in order to maintain consistency with a variety of characteristics in this area. Depending upon which side of the property is being discussed, various characteristics exist. Public improvements and right-of-ways will be consistent with how this area has been developed.

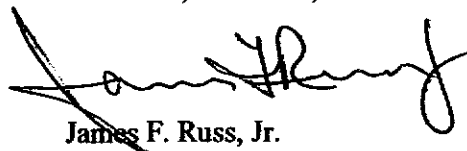
6. Whether the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

These exceptions will have no impact on the reasonable return of this property. These exceptions are requested from the perspective of practical difficulty as the petitioner desires to maintain the essential character of the area and to blend this development with the character of this area.

This development, we believe, will be of benefit to the community and will blend well with the existing area. We are seeking a positive recommendation to our Petition for Final Subdivision approval.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP



James F. Russ, Jr.



# C. M. Lavoie & Associates, Inc.

Consulting Civil Engineering  
Land Planning & Surveying

August 9, 2005

Mr. Keith Sbiral  
Village of Downers Grove  
Planning & Community Development  
801 Burlington Avenue  
Downers Grove, IL 60515

RE: Nelson Meadow  
West Side of Carpenter Street  
Downers Grove, IL

Dear Mr. Sbiral,

Pursuant to the review comments from the Village of Downers Grove dated July 5, 2005, and from Christopher B. Burke Engineering, Ltd. dated July 29, 2005, the Final Engineering Plans for the Nelson Meadow have been revised. Please find enclosed the following documents for your review and approval.

- Four sets of Final Site Improvement Plans last revised August 8, 2005, prepared by C. M. Lavoie & Associates.
- Final Plat of Subdivision last revised August 8, 2005, prepared by C. M. Lavoie & Associates.
- Four copies of Engineer's Opinion of Probable Costs last revised August 8, 2005, prepared by C. M. Lavoie & Associates.
- Four copies of Storm Sewer computation sheet last revised August 8, 2005, prepared by C. M. Lavoie & Associates.
- Four copies of Hydraulic Grade Line computation sheet last revised August 8, 2005, prepared by C. M. Lavoie & Associates.

The comments have been addressed as follows:

4. Details:

- Update Restrictor Detail.

**Not Accepted-Utilize standard design detail Dwg. ST-1 (attached)**

*Village standard ST-1 has been included in the details.*

- Plugged Tee and plugged cross thrust block installation details are to be changed.

**Not Accepted-Thrust block details need to be included with a change in the original Plugged "Tee" Thrust Block detail submitted**

*The Thrust Block Detail has been included, when the Village indicates how it wishes to "change" the original plugged tee thrust block detail, this will be revised.*

- Need Street Light Detail.

**Not Accepted-Eliminate decorative light fixture, ladder rest and flag holder. Replace light fixture with one that does not emit light 360 degrees. Provide photometrics and specifications.**

*A revised street light detail with manufacturer specs has been included. This detail will not emit light 360 degrees, but will shine down onto the roadway ROW. Upon receipt of photometric requirements, these calculations will be completed, and the specs may be slightly revised to conform to Village standards.*

5. Separate Lot 8 from the detention basin.

**Not Accepted**

*As noted previously, it is the intention of the plans to provide an easement over the detention pond on lot 8.*

6. Show details/profiles for water/sanitary/storm pipe crossings.

**Not Accepted-Revise "Lower" with "Encase" in your utility separation information in the plan. (i.e. – Change "Lower watermain 10' either side of crossing. Provide watermain encasement." With "Encase watermain 10'...")**

*Plans have been revised as noted.*

12. Provide detailed design for sidewalk connection for Jefferson Avenue to Carpenter Street and provide easement of 7.5' by moving retaining wall a few feet to the north.

*The retaining wall has been slightly revised to provide 7.5' from the wall to the property line. However, due to the location of the detention pond, as well as the floodplain which exists at the southeast corner of the property, the construction of a 5 ft. sidewalk does not appear to be a practical addition to the development. Additionally, there is no sidewalk along Carpenter Street with which to connect this sidewalk. The developer may be open to discuss other options along the south property line between Carpenter Street and Jefferson Street.*

13. Change the 7.5' drainage and utility easement on the east side of Brookbank Road to 10' as it is drawn on the plat.

*Revised as noted.*

**STORMWATER REVIEW COMMENTS**

4. Provide outlot for detention basin, with provisions on the Plat for maintenance by the property owner (homeowners association).

**Not Accepted**

- See comment from above regarding lot 8.

5. Relocate house on Lot8 a reasonable distance away from the high water level extent of the detention basin. Follow FEMA Bulletin 10-01 guidelines to ensure a basement that is reasonably safe from flooding. The simplified method requires a 10-foot setback; a lesser setback will require engineered fill and the engineer's certification of design and as built construction. Zoning code side yard setbacks will also apply with the creating of an outlot.

**Not Accepted-Provide additional design details and applicable professional and structural engineer's certifications.**

- *As discussed with Jon Hall, we would intend on providing the required documentation as found in FEMA Technical Bulletin 10-01 once the Village approves the current configuration of the siteplan, and upon receiving a building footprint for lot 8. CML believes that any work which is done to meet these requirements at this time will most likely need to be re-done once the actual building is located on the lot.*

6. Redesign overland drainage swales to be contained within easements.

**Not Accepted**

- *Overland drainage swales have been located within easements to the full extent as possible.*

8. Identify on the grading plan and on the erosion control plan all trees which may be considered worth saving by the owner/developer. Clearly delineate a "no-disturbance" zone around each tree that is appropriate for the size and species and consistent with Village forestry standards. For example, the existing mature tree line along the southern property line could be incorporated to enhance the site's landscaping, but this would require grading plan revisions in the vicinity of the detention basin.

**Not Accepted-Address tree protection south of the detention basin**

- *A construction fence will be installed to prevent construction from impacting the trees south of the property near the detention pond. This is at the request of the Village Forester. (See note below).*

#### **ADDITIONAL STORMWATER REVIEW COMMENTS**

13. Eliminate sump from SA7.

- *SA7 is now a manhole, with no sump.*

14. Change SA5 to a catch basin with open grate.

- *SA5 is now a catch basin*

15. Change structure SA6 to open grate to intercept drainage and lower rim elevation to capture overland flow.

- *SA6 now has an open grate and has been lowered to catch overland flow.*

16. Reduce height of detention basin for safety.

- *A handrail has been added behind the wall to provide safety. The developer proposes an approximately 42" to 48" handrail. If any further permits are required for this please notify the developer, and the permit will be applied for.*

17. Show proposed finished grades of all structures foundation corners.

- *Completed*

18. Provide water quality best management practice for Brookbank Road and Jefferson Avenue runoff in the parkway south of EX1.
  - *Much of the site stormwater is conveyed via overland flow, which drastically reduces the amount of silt or sediment which will flow into the storm sewer system. Catch Basins have been installed to provide settlement of sediment as well.*
19. In detention a basin extend the rock swale to inflow and outflow structures and provide cross-section detail for this rock swale.
  - *There is now a rip rap swale from the inlet on the west side of the ponds to the outlet.*

### **GRADING COMMENTS**

20. Storm water detention basin slope appears to be 3:1, this may be too steep for maintenance. We recommend a slope of no less than 4:1 for mow-able turf.
  - *As this will be owned and maintained by the single private owner of lot 8, we have kept the grading of the detention pond side slopes unchanged. The slopes as shown are 3.5:1 along the north and west side of the pond, and 3:1 along the east side.*
21. Slope East of Brookbank Road shall not exceed 25% (for maintenance purposes).
  - *The slope has been revised as requested.*
22. Longitudinal slope of sidewalk on Brookbank Road should not exceed 5%.
  - *The sidewalk slope is a maximum of 5%.*
23. Around the perimeter of each structure there must be a minimum area of 5' in width to drain away from structure (specific areas to be looked at are: north of lots 1, 3, 4, 6, 11, northwest of 5, west of 8, and between 1 & 2).
  - *The grading has been revised to provide area adjacent to the structure which will flow away from the house. See grading plan.*
24. Add swales between Lot 2 & 3 and 5 & 4.
  - *Due to the grade difference between lots 2 & 3 and 4 & 5, it is not possible to provide swales. However, the grading was revised to indicate that the side yard swales will be extended around the house to pick up stormwater from the rear yards.*

### **WATER DIVISION REVIEW COMMENTS**

#### **2. Details:**

- **Plugged Tee thrust block installation details need to be changed or eliminated.**

**Not Accepted-Thrust block details need to be included with a change in the original Plugged Tee Thrust Block detail submitted**

*The Thrust Block Detail has been included, when the Village indicates how it wishes to "change" the original plugged tee thrust block detail, this will be revised.*

#### ADDITIONAL WATER DIVISION COMMENTS

- All water services should be stubbed out to 1½ " Type K Copper and noted on plan showing all B-Box locations.

*All water services are stubbed to 1-1/2" Type K copper, and all B-Boxes are shown.*

- All water services along Jefferson should be installed as 1½ " K Copper with a new Roundway and B-Box and be noted on the plan

*The utility plan has been revised as requested.*

#### TRAFFIC REVIEW COMMENTS:

4. More Streetlights are required.

**Not Accepted-Provide photometrics to determine if the proposed numbers of streetlights are adequate.**

*A revised street light detail with manufacturer specs has been included. This detail will not emit light 360 degrees, but will shine down onto the roadway ROW. Upon receipt of photometric requirements, these calculations will be completed, and the specs may be slightly revised to conform to Village standards.*

#### FORESTRY REVIEW COMMENTS:

1. Revised plan sheets indicate which trees will be preserved and which ones will be removed. Currently along Carpenter Street there are two silver maples in acceptable condition in the parkway. These will both need protection and fencing installed around their stem per Municipal Code 24-7. The grading plan on page 8 shows that essentially the grade will remain the same around these trees and with adequate fencing and no soil disturbance around their stems, these 2 trees can be preserved. New water and sanitary connection will both need to be outside the tree protection fencing. As permits for each house are applied for, staff will review water and sanitary locations in relation to the 2 existing trees and the dimensions of the tree protection fence before a permit is issued
  - *The current Village tree protection detail was added to the plans, and the services were moved to avoid the trees to the fullest extent possible.*
2. Revised plans now show which trees will be preserved and which will be removed where Brookbank is to be a through street, and tree locations are included on the grading plan on page 8. Along Brookbank, most of the trees are black locust in fair to poor condition with stem decay and obvious deadwood. If the street were installed in the middle of the proposed right-of-way, most of the trees would need to be removed. Any trees listed as being preserved may not realistically survive depending on the exact position of the road edge and the amount of root severing which will occur when the road and curb are installed. Two hawthorns currently listed as being preserved (trees 774 and 775) should also be removed due to their poor form, decay and closeness to the curb where it appears they will need to be pruned back sharply to clear the new road. From a forestry

perspective, black locust is not one of the greatest trees, and when combined with existing decay and branch problems, removal and replanting with superior tree specimens is a better alternative than pressing the black locust. As a compromise, staff would like to observe the trees proposed for preservation in the middle of Brookbank first before requiring their removal. If as construction progresses and tree preservation looks unlikely, then removal would be needed. For the north and south portions of the west side of Brookbank where trees will be removed, 6 additional tree plantings will be required in addition to the 30 new tree plantings mentioned in previous plan reviews (discussed in number 3).

- *The trees which the developer felt could be saved are shown to be preserved. The developer is available to meet with the Forester prior to construction to decide upon the removal of the trees in Brookbank.*
3. Along the north side of Jefferson and the cul-de-sac, the east side of Brookbank and the west side of Carpenter, new parkway tree plantings shall be required. To complete the subdivision, the number of parkway trees required is 36. 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. Tree costs have been calculated based on 2005 Suburban Tree Consortium prices plus an administrative charge, and are listed below. Subject to availability and planting season, the Forestry Division may choose to substitute other appropriate tree species for approximately the same cost.
- *Noted.*
4. South of the property line south of the detention area is a row of black walnuts which are in good condition. To ensure survival, all work must remain north of the property line and not trespass at anytime.
- *A construction fence will be installed along the property line to prevent any construction from disturbing these trees.*

If you should have any questions or comments regarding the above mentioned information, please do not hesitate to give me a call.

Sincerely yours,  
C.M. Lavoie & Associates, Inc.



Brad L. Hartjes, P.E.  
Project Manager

C.M. LAVOIE & ASSOCIATES, INC.  
 633 ROGERS STREET  
 DOWNERS GROVE, ILLINOIS 60515

**STORMWATER FACILITIES  
 ENGINEER'S OPINION OF PROBABLE COST  
 FINAL ENGINEERING**

PROJECT NAME : NELSON MEADOW

PROJECT MANAGER: BLH

LOCATION : WEST OF CARPENTER STREET  
 DOWNERS GROVE, ILLINOIS

DATE: 8/8/2005

CLIENT NAME : JOEL ANDERSEN HOMES

PROJECT NUMBER: 04-239

PER PLANS LAST REVISED: 8/8/2005

ITEM NUMBER	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>EARTHWORK</b>					
1	6" TOPSOIL STRIP AND STOCKPILE	10,000	SY	\$1.50	\$15,000.00
2	CLAY EXCAVATION	4,000	CY	\$9.00	\$36,000.00
3	TOPSOIL RESPREAD	3,333	SY	\$2.00	\$6,666.00
				<b>TOTAL</b>	<b>\$57,666.00</b>
<b>STORM SEWER</b>					
4	12" CMP CULVERT PIPE	75	LF	\$15.00	\$1,125.00
5	12" CMP END SECTIONS	6	EA	\$250.00	\$1,500.00
6	12" RCP STORM SEWER	770	LF	\$18.00	\$13,860.00
7	18" RCP STORM SEWER	156	LF	\$21.00	\$3,276.00
	15" RCP STORM SEWER	216	LF	\$23.00	\$4,968.00
8	24" RCP STORM SEWER	101	LF	\$26.00	\$2,626.00
9	12" RCP FES	3	EA	\$500.00	\$1,500.00
10	24" RCP FES	1	EA	\$800.00	\$800.00
11	MANHOLE TYPE A	3	EA	\$1,500.00	\$4,500.00
12	CATCH BASIN TYPE A	11	EA	\$1,750.00	\$19,250.00
13	CATCH BASIN TYPE C	2	EA	\$1,000.00	\$2,000.00
14	RESTRICTOR STRUCTURE	1	EA	\$2,500.00	\$2,500.00
15	TRENCH BACKFILL	50	CY	\$20.00	\$1,000.00
				<b>TOTAL</b>	<b>\$58,905.00</b>
<b>EROSION CONTROL</b>					
16	RIP RAP	40	SY	\$50.00	\$2,000.00
17	POND LANDSCAPING (SOD)	3,333	SY	\$2.50	\$8,332.50
18	RETAINING WALL	800	SF	\$30.00	\$24,000.00
19	SILT FENCE	2,215	LF	\$1.50	\$3,322.50
20	HAY BALES WITH FILTER FABRIC	11	EA	\$15.00	\$165.00
21	STABILIZED ENTRANCE	1	LS	\$1,000.00	\$1,000.00
				<b>TOTAL</b>	<b>\$38,820.00</b>
				<b>GRAND TOTAL</b>	<b>\$155,391.00</b>
				<b>5% CONTINGENCY</b>	<b>\$7,769.55</b>
				<b>TOTAL PROJECT COST</b>	<b>\$163,160.55</b>

STORM SEWER COMPUTATION SHEET

Design storm  
 100 YEAR  
 10 YEAR

Project: NELSON MEADOW  
 Engineer: AWM  
 Job #: 04-239

STORM SEWER DESIGN  
 Date: 6/2/2005  
 Plan Date: 2/16/2005  
 Last Revised: 6/8/2005

Manhole's Wt:  
 Location: Downers Grove, IL

STRUCTURE INFORMATION										FLOW TIME (MIN)										K x C										PIPE										CAPACITY										VELOCITY										SLOPE										CAP VS RUNOFF									
FROM	TYPE	RM	MIN COVER	TO	TYPE	RM	MIN COVER	PIPE NUMBER	PIPE LENGTH (FT)	AREA (AC)	RUNOFF C	INCREMENT	TOTAL	TO UPPER	TO LOWER	INTENSITY (INH/FT)	RUNOFF = CIA (CFS)	TOTAL RUNOFF = CIA (CFS)	PIPE DIA (CFS)	PIPE DIA (IN)	CAPACITY (CFS)	VELOCITY (FPS)	UPPER INVERT	LOWER INVERT	SLOPE	CAP VS RUNOFF																																																					
SB4	CB, TYA	751.30	6.48	SB3	CB, TYA	751.30	6.18	PB3	75	0.19	0.67	0.13	0.13	15.00	0.39	8.20	2.07	1.06	12	12	2.56	3.41	746.41	745.00	0.60%	1.46																																																					
SB3	CB, TYA	751.30	6.16	SB2	MH, TYA	750.70	6.33	PB2	75	0.18	0.69	0.13	0.26	15.39	0.28	8.15	2.07	2.07	12	12	3.96	4.84	746.04	744.29	1.00%	1.49																																																					
SB2	MH, TYA	750.70	6.33	SB1	FES	---	---	PB1	67	0.00	0.00	0.00	0.26	15.67	0.30	8.06	2.06	2.06	12	12	3.62	3.21	744.29	744.00	0.00%	0.47																																																					
SA11	CB, TYA	758.82	6.14	SA9	CB, TYA	755.40	6.76	PA10	79	0.18	0.63	0.11	0.11	15.00	0.44	8.20	0.82	0.82	12	12	2.36	3.01	748.30	748.35	0.44%	1.45																																																					
SA10	CB, TYC	750.80	6.66	SA9	CB, TYA	755.40	6.76	PA9	115	0.17	0.46	0.08	0.08	15.00	0.64	8.20	2.48	0.66	12	12	2.36	3.01	749.06	748.65	0.44%	1.71																																																					
SA9	CB, TYA	755.40	6.49	SA7	MH, TYA	758.00	6.90	PA8	114	0.11	0.67	0.07	0.26	15.64	0.61	7.99	2.10	2.10	16	16	3.86	3.74	748.65	748.15	0.36%	1.75																																																					
SA8	CB, TYC	750.80	6.96	SA7	MH, TYA	758.00	6.77	PA7	132	0.43	0.53	0.23	0.23	15.00	0.73	8.20	1.59	1.59	12	12	2.36	3.01	748.73	748.15	0.44%	0.46																																																					
SA7	MH, TYA	758.00	6.23	SA6	MH, TYA	757.50	7.79	PA6	23	0.32	0.40	0.13	0.62	16.24	0.13	7.80	4.32	4.32	16	16	6.36	3.03	748.15	748.08	0.28%	0.53																																																					
SA6	CB, TYA	757.50	7.79	SA5	CB, TYA	757.40	8.03	PA5	133	0.00	0.00	0.00	0.62	16.37	0.73	7.77	4.60	4.60	18	18	6.36	3.03	748.08	747.74	0.28%	0.58																																																					
SA5	CB, TYA	757.40	8.30	SA4	CB, TYA	753.02	4.46	PA4	102	0.00	0.00	0.00	0.62	17.10	0.44	7.56	4.67	4.67	15	15	4.70	3.83	747.74	747.20	0.63%	0.03																																																					
SA4	CB, TYC	750.80	2.20	SA3	CB, TYA	753.02	4.73	PA3	71	0.19	0.42	0.08	0.08	15.00	0.39	8.20	0.84	0.84	12	12	2.36	3.01	747.51	747.20	0.44%	1.72																																																					
SA3	CB, TYA	753.02	3.86	SA2	CB, TYA	751.81	2.82	PA2	36	0.86	0.63	0.29	0.10	17.54	0.20	7.45	7.33	7.33	24	24	10.12	3.22	747.20	747.12	0.30%	2.77																																																					
SA2	CB, TYA	751.81	2.82	SA1	FES	---	---	PA1	82	0.12	0.78	0.10	0.08	17.75	0.32	7.40	8.01	8.01	24	24	10.12	3.22	747.12	747.00	0.30%	2.11																																																					
SD2	CB, TYA	747.02	4.00	SD1	CB, TYC	747.02	4.13	PD2	30	0.19	0.63	0.14	0.12	15.00	0.17	8.20	0.64	0.64	12	12	2.36	3.01	741.84	741.81	0.44%	1.38																																																					
SD1	CB, TYA	747.02	4.13	EX1	---	---	---	PD1	52	0.20	0.63	0.13	0.26	15.17	0.29	8.14	2.01	2.01	12	12	2.36	3.01	741.81	741.59	0.44%	0.35																																																					
SE1	CB, TYA	748.58	2.43	EX2	MH, TYA	748.00	2.12	PET	27	0.34	0.65	0.22	0.22	15.00	0.10	8.20	1.81	1.81	12	12	3.16	2.44	743.07	742.80	1.00%	1.70																																																					

Hydraulic Grade Line Computation Sheet

From	To	Const. bulding Pipes	Rim	Pipe #	Pipe Length	Pipe Dia.	Q	V (ft/s)	Upper Inv.	Lower Inv.	S	Outlet Water Elev.	D <sub>s</sub>	Q <sub>c</sub>	L <sub>s</sub>	S <sub>i</sub>	H <sub>i</sub>	V <sub>s</sub>	H <sub>s</sub>	V <sub>i</sub>	Q <sub>v</sub>	H <sub>t</sub>	Angle Conv. (K)	H <sub>d</sub>	H <sub>f</sub>	0.5 H <sub>f</sub>	H <sub>f+va</sub>	Inlet H <sub>2</sub> O Elev.	Rim Elev.				
					(ft)	(in)	(cfs)	(fps)			(ft/ft)		(ft)	(cfs)	(ft)	(ft/ft)	(ft)	(psf)	(ft)	(psf)	(cfs)	(ft)	(deg)		(ft)								
BASIN SA2	SA2	PA2	751.81	PA1	62	24	8.53	3.22	747.12	747.00	0.0019	750.66	2	8.53	62	0.0019	0.1200	2.7152	0.0288	7.21	2.30	18.55	0.0288	68	0.59	0.05	0.11	0.05	0.17	750.83	751.81		
SA2	SA3	PA3	753.02	PA2	39	24	7.21	3.12	747.20	747.12	0.0021	750.83	2	7.21	39	0.0021	0.0800	2.2950	0.0204	---	---	---	---	---	---	---	---	---	---	---	---		
		PA4				12							1																				
		PA5	757.40	PA4	102	15	4.07	3.83	747.74	747.20	0.0053	750.92	1.25	4.87	102	0.0053	0.8400	3.9055	0.0562	---	---	---	---	---	---	---	---	---	---	---	---		
SA3	SA5	PA5	757.50	PA5	133	18	4.80	3.03	748.09	747.74	0.0026	751.04	1.5	4.90	133	0.0026	0.3600	2.7182	0.0288	---	---	---	---	---	---	---	---	---	---	---	---		
		PA6				18							1.5																				
SA6	SA7	PA7	758.00	PA6	23	18	4.82	3.03	748.15	748.09	0.0026	751.94	1.5	4.82	23	0.0026	0.0800	2.7276	0.0288	---	---	---	---	---	---	---	---	---	---	---	---		
		PA8				15							1.25																				
SA7	SA8	PA8	755.40	PA7	114	15	2.10	3.14	748.65	748.15	0.0035	752.08	1.25	2.10	114	0.0035	0.4000	1.7112	0.0114	---	---	---	---	---	---	---	---	---	---	---	---		
		PA9				12																											
		PA10				12																											
SA9	SA10	PA10	758.52	PA9	118	12	0.82	3.01	748.80	748.65	0.0044	752.47	1	0.82	78	0.0044	0.3600	1.7174	0.0383	---	---	---	---	---	---	---	---	---	---	---	---	---	
		PA11				12																											
SA10	SA11	PA11	750.80	PA10	118	12	0.88	3.01	748.08	748.65	0.0044	752.47	1	0.88	118	0.0044	0.3100	0.8403	0.0057	---	---	---	---	---	---	---	---	---	---	---	---	---	
		PA12				12																											
BASIN SB1	SB1	PB1	760.70	PB1	87	12	3.00	3.31	744.28	744.00	0.0051	745.80	1	3.08	87	0.0051	0.3800	2.8101	0.0144	---	---	---	---	---	---	---	---	---	---	---	---	---	
		PB2				12																											
SB2	SB3	PB2	751.30	PB1	75	12	2.07	4.54	745.04	744.28	0.0100	751.01	1	2.07	75	0.0100	0.7600	2.6356	0.0270	---	---	---	---	---	---	---	---	---	---	---	---	---	
		PB3				12																											
SB3	SB4	PB3	751.95	PB2	75	12	1.06	9.07	745.41	745.04	0.0050	751.78	1	1.06	75	0.0050	0.3740	1.3488	0.0071	---	---	---	---	---	---	---	---	---	---	---	---	---	

**DRAINAGE CALCULATIONS SHEET**

Project: NELSON MEADOW  
 Engineer: AWM  
 Job # 04-239

DRAINAGE CALCULATIONS  
 DATE: 05/08/2005

COMPUTED PEAK FLOW (CFS)			
STORM ID	SA2	SA3	
100-yr, 24 Hr., 1st quartile	0.29	0.8	
100-yr, 24 Hr., 2nd quartile	0.15	0.56	
100-yr, 24 Hr., 3rd quartile	0.10	0.40	

COMPUTED PEAK FLOW (CFS) TO JEFFERSON AVE CATCH BASIN		
STORM ID	EX.	PRO.
2-yr, 24 Hr., 1st quartile	0.77	0.38
10-yr, 24 Hr., 1st quartile	1.24	0.58
100-yr, 24 Hr., 1st quartile	3.35	1.58

	Total Area (AC)	Impervious Area (AC)	Pervious Area (AC)	Cn	Tc (Hrs)
	Existing Conditions	2.74	0.31	2.43	76.7
Proposed Conditions	0.94	0.36	0.58	83.3	0.28



C.M. Lavoie & Associates, INC.  
 Consulting Civil Engineering  
 Land Planning & Surveying  
 633 Rogers Street  
 Downers Grove, IL 60515  
 voice: 630-434-2780  
 fax: 630-434-2781

COMPUTATIONS

CLIENT: ANDERSEN HOMES, INC.

DATE: 08/05 JOB NO.: 04-239
ENGINEER: ANDREW MEYERS
RE: letter by Thomas House of CBBEL to John Hill at Village 00

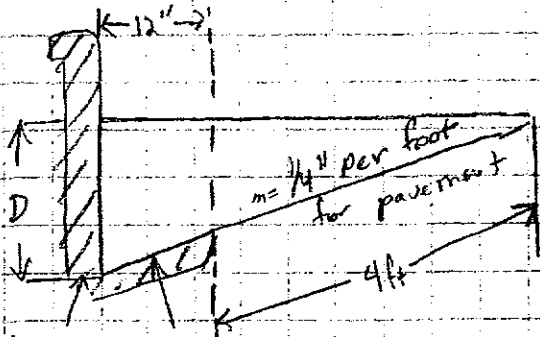
INLET CAPACITY & GUTTER FLOW/SPREAD CALC'S

• Designed for 100-year rainwater runoff capacities

computed peak flows for Nelson Court catch basins SA2 & SA3

COMPUTED PEAK FLOWS =>  $Q_{SA3} = .80$  cfs ;  $Q_{SA2} = .29$  cfs  
 (See Drainage Calculations Sheet)

Permissible spread on pavement  $\approx 4$  ft.



$$D = \text{depth at curb} \\
= (.06)(1') + \left(\frac{.25}{1'}\right)(4') \\
= .06' + 1" \approx .06' + .0833 \\
D = .143 \text{ feet}$$

Inlet Struct.  $m = .06$

$$Q = KD^{5/3}$$

GRATE INLET COEFFICIENT

$K =$  (constant unique to each grate)

$S_T =$  Transverse Gutter Slope  
 $= .06$

$$Q_{SA3} = .80 \text{ cfs} = K (.143 \text{ ft})^{5/3} \\
K_{SA3} \geq 20.46$$

$S_L =$  Longitudinal Gutter Slope  
 $= 5.02\%$

$$Q_{SA2} = .29 \text{ cfs} = K_{SA2} (.143 \text{ ft})^{5/3} \\
K_{SA2} = 7.42$$



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 633 Rogers Street  
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 fax: 630-434-2781

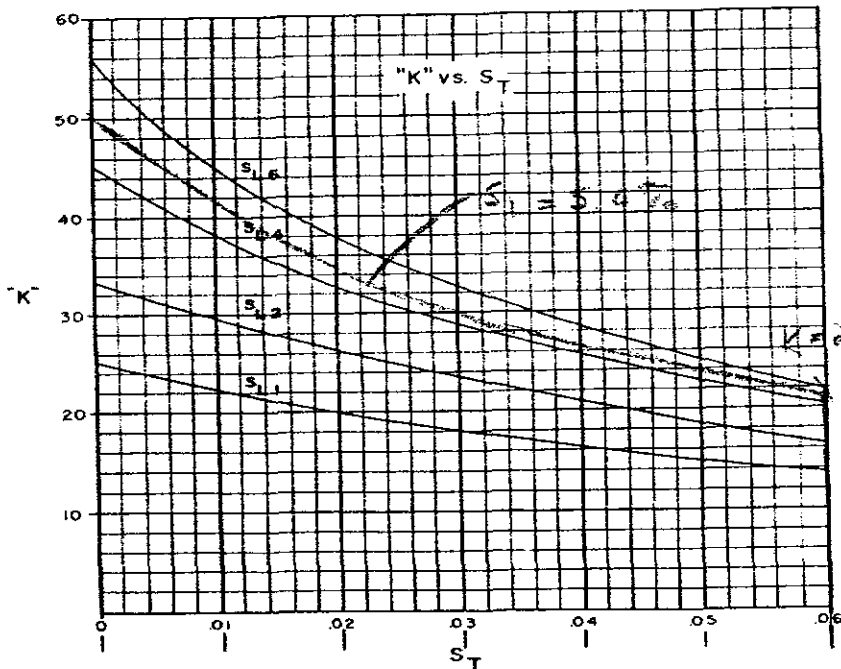
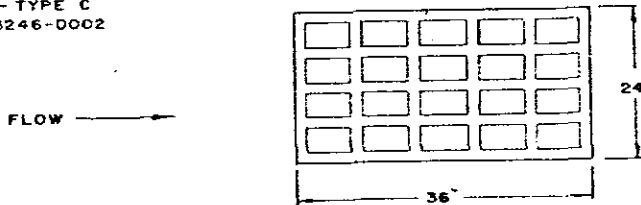
# COMPUTATIONS

CLIENT:

DATE:	JOB NO.:
ENGINEER:	
RE:	

## INLET SPREAD CALC'S CONT'D

CAT. NO. - R-3246A  
 DESCRIPTION - TYPE C  
 COMP. CODE - 3246-0002



$S_T$  = TRANSVERSE GUTTER SLOPE  
 $S_L$  = LONGITUDINAL GUTTER SLOPE  
 $K$  = GRATE INLET COEFFICIENT © 1976 Neenah Foundry Co.

### INLET TYPE

SELECTION FOR SA3

$$S_T = 0.06$$

$$S_L = 5.02\% \approx 5.0\%$$

$$\text{NEED } K_{SA3} \geq 20.48$$

Select R-3246-A Inlet

$$K = 21 \text{ w/ } S_T = 0.06; S_L = 5.0\%$$

$$Q = 0.82 \text{ cfs} \geq 0.80 \text{ cfs}$$

USE R-3246-A

Frame for inlet SA3



C.M. Lavoie & Associates, INC.  
 Consulting Civil Engineering  
 Land Planning & Surveying  
 633 Rogers Street  
 Downers Grove, IL 60515  
 voice: 630-434-2780  
 fax: 630-434-2781

# COMPUTATIONS

CLIENT:

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DATE:                      JOB NO.:

---

ENGINEER:

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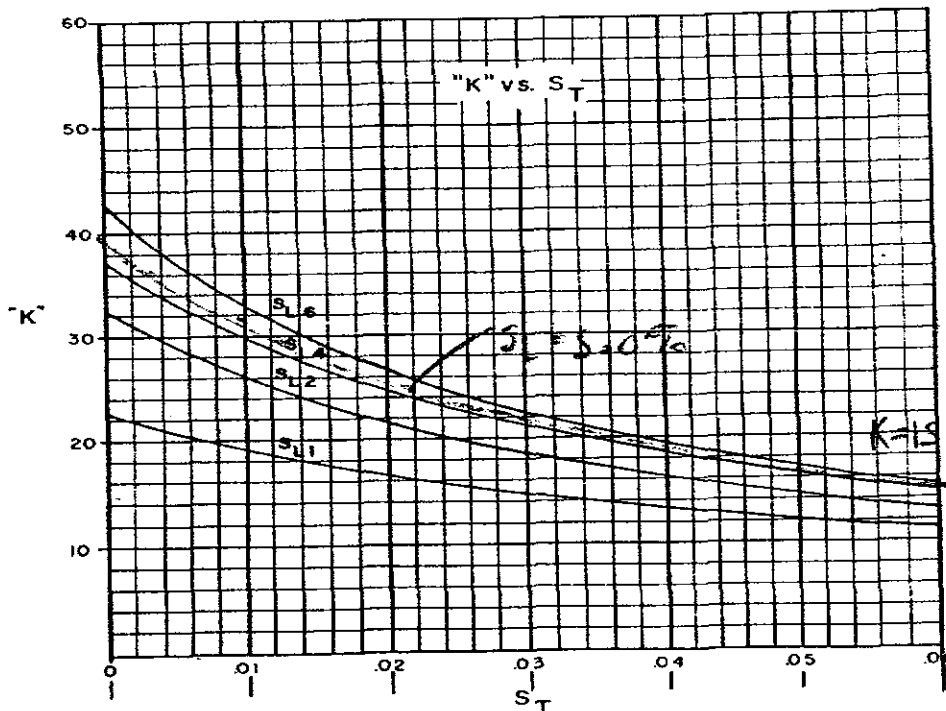
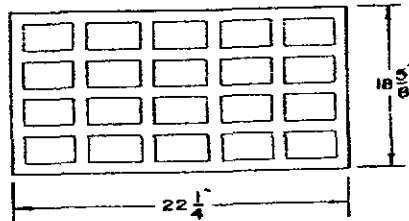
RE:

---

INLET SPEED CALC'S CONT'D

CAT. NO. - R-3236  
 DESCRIPTION - TYPE C  
 COMP. CODE - 3236-0002

FLOW →



$S_T$  = TRANSVERSE GUTTER SLOPE  
 $S_L$  = LONGITUDINAL GUTTER SLOPE  
 K = GRATE INLET COEFFICIENT © 1976 Neenah Foundry Co.

INLET TYPE SELECTION

for SAA

$S_T = 0.06$

$S_L = 5.0\%$

Need  $K_{S_T} \geq 7.42$

Select R-3236

inlet,  $K=15$

$Q_{S_T} = 387 \text{ cfs} \geq 29 \text{ cfs}$

Select R-3236

inlet from A

$S_T$



**C.M. Lavioe & Associates, INC.**  
 Consulting Civil Engineering  
 Land Planning & Surveying  
 633 Rogers Street  
 Downers Grove, IL 60515  
 voice: 630-434-2780  
 fax: 630-434-2781

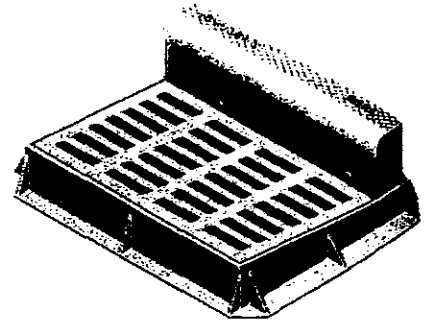
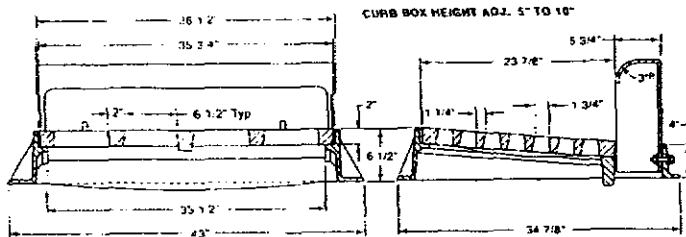
# COMPUTATIONS

CLIENT:

DATE:	JOB NO.:
ENGINEER:	
RE:	

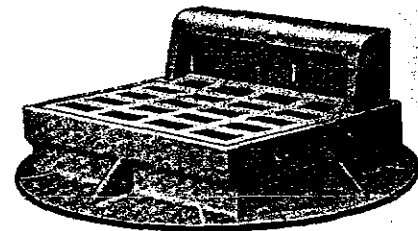
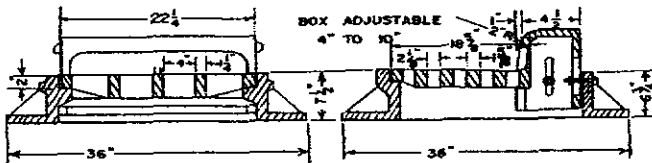
## R-3246-A Curb Inlet Frame, Grate, Curb Box

Heavy Duty  
 Also available with Type R-Diagonal Reversible grate.



## R-3236 Curb Inlet Frame, Grate, Curb Box

Heavy Duty



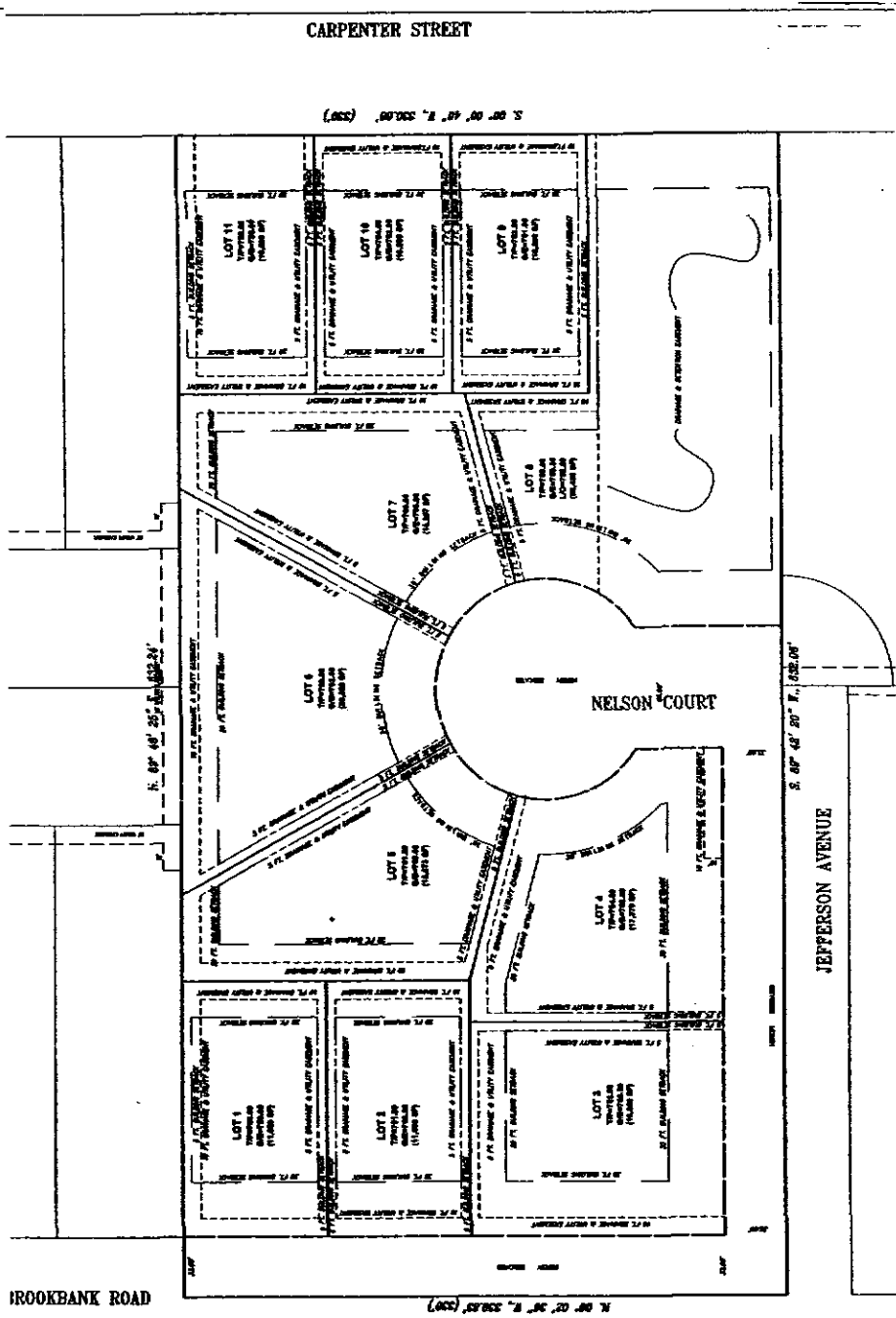
136

**NEENAH** FOUNDRY COMPANY

FINAL PLAN OF SUBDIVISION

**NELSON MEADOW**

LOT 82 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



**NELSON MEADOW**  
 A SUBDIVISION OF DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

FINAL PLAN OF SUBDIVISION

Created by C.M. JAYCO & ASSOCIATES, INC.  
 Land Surveyors & Engineers  
 1000 N. Waukegan Road  
 Waukegan, Illinois 60087  
 Phone: 847-266-1100  
 Fax: 847-266-1101

**C.M. JAYCO & ASSOCIATES, INC.**

REVISION NO.	DATE	DESCRIPTION
1	11/14/2013	PRELIMINARY PLAN
2	11/14/2013	FINAL PLAN

I, C.M. JAYCO, State Licensed Professional Engineer, No. 1212, and State Licensed Professional Land Surveyor, No. 1212, certify that the above is a true and correct copy of the original plan as shown to me by the applicant, and that the same conforms to the requirements of the Illinois Land Surveying Act, Chapter 125, Illinois Compiled Statutes (625 ILCS 125/1-125/10).

# FINAL PLAT OF SUBDIVISION NELSON MEADOW

LOT 62 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

GENERAL LEGAL OPINION: THE STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, DEPUTY CLERK OF THE COUNTY OF DU PAGE.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, DEPUTY CLERK OF THE COUNTY OF DU PAGE.

OWNER'S CERTIFICATE: I, \_\_\_\_\_, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

PLAT CLERK'S CERTIFICATE: I, \_\_\_\_\_, CLERK OF THE COUNTY OF DU PAGE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, CLERK OF THE COUNTY OF DU PAGE.

OWNER'S CERTIFICATE: I, \_\_\_\_\_, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

OWNER'S CERTIFICATE: I, \_\_\_\_\_, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

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DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

OWNER'S CERTIFICATE: I, \_\_\_\_\_, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

OWNER'S CERTIFICATE: I, \_\_\_\_\_, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

**NELSON MEADOW**  
FINAL PLAT OF SUBDIVISION  
DU PAGE COUNTY, ILLINOIS

OWNER: BRANIGAR BROTHERS  
OWNER'S ADDRESS: \_\_\_\_\_  
OWNER'S CITY: \_\_\_\_\_  
OWNER'S STATE: \_\_\_\_\_

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, OWNER.

**C.M. LAYTON**  
C.M. LAYTON & ASSOCIATES, INC.  
100 N. LAUREL ST., CHICAGO, ILL. 60610  
TELEPHONE: \_\_\_\_\_

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, CLERK OF THE COUNTY OF DU PAGE.



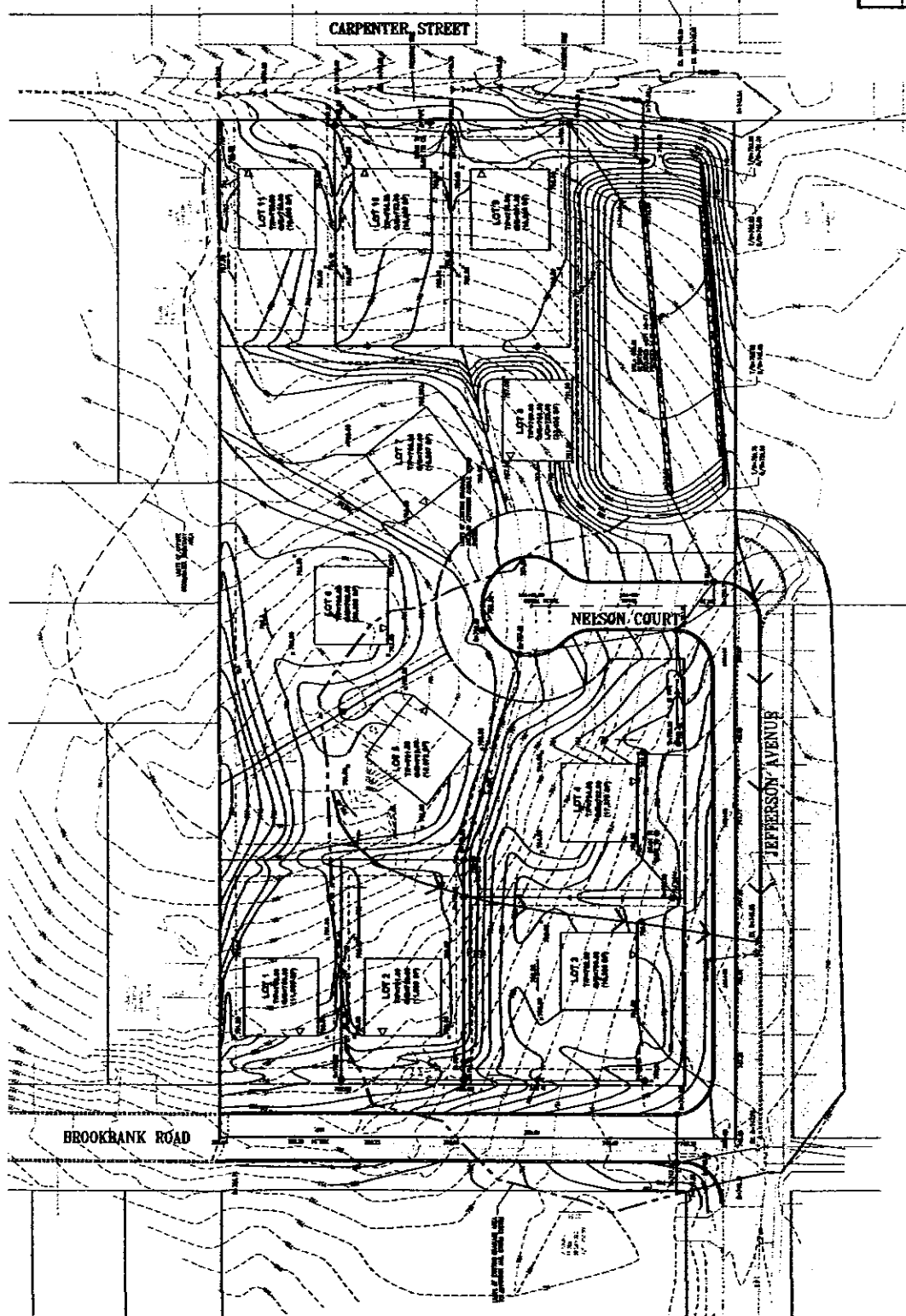
STATE OF ILLINOIS, COUNTY OF DU PAGE, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

DATE: AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

BY: \_\_\_\_\_, DEPUTY CLERK OF THE COUNTY OF DU PAGE.

NOTICE: THIS PLAT OF SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND TO ANY AMENDMENTS, SUPPLEMENTS, OR CORRECTIONS THEREOF. THE OWNER HEREBY CERTIFIES THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME AS THAT DESCRIBED IN THE ORIGINAL PLAT OF SUBDIVISION OF SAID REAL ESTATE, AND THAT THE SAME HAS NOT BEEN ALIENATED, MORTGAGED, OR OTHERWISE INCUMBED IN ANY MANNER SINCE THE DATE OF THE ORIGINAL PLAT OF SUBDIVISION.

# JEFFERSON AVENUE DRAINAGE EXHIBIT



LANDING MEADOW MAP, IN EXHIBIT, JEFFERSON, MO. DIVISION  
 PLANNING BOARD, JULY 15, 1958

--- DATE OF SURVEY: 1958  
 --- DATE OF SURVEY: 1958  
 --- DATE OF SURVEY: 1958

**NELSON MEADOW**  
 DRAINAGE EXHIBIT

DRAWN BY: J.M.	CHECKED BY: J.M.
SCALE: 1" = 20'	DATE: 1958
PROJECT: JEFFERSON	SHEET: 1 OF 1
DATE: 1958	BY: J.M.
CONSULTING CIVIL ENGINEER License No. 112-144-000 C. M. JAYVOIE C. M. Jayvoie, Inc.	

JEFFERSON, MO. DIVISION, JULY 15, 1958. J. M. JAYVOIE, INC.  
 This map was prepared by the Missouri State Survey and is subject to the same conditions as stated in the Missouri State Survey and the Missouri State Survey. The Missouri State Survey is a public utility and is not to be used for any other purpose. The Missouri State Survey is a public utility and is not to be used for any other purpose.

PROPOSED SITE IMPROVEMENTS  
FOR

# NELSON MEADOW

## WEST SIDE OF CARPENTER STREET DOWNERS GROVE, ILLINOIS

### INDEX OF PLAN SHEETS

1. COVER
2. GENERAL NOTES
3. GENERAL NOTES / DETAILS
4. DETAILS
5. DETAILS
6. EXISTING CONDITIONS
7. GEOMETRIC PLAN
8. GRADING PLAN
9. UTILITY PLAN
10. JEFFERSON AVENUE PROFILE
11. BROOKDALE ROAD PROFILE
12. REGION CONTROL PLAN
13. RETAINING WALL NOTES & DETAILS
14. RETAINING WALL DETAILS
15. RETAINING WALL PANEL ELEVATION

### BENCHMARK

1. PERMANENT BENCHMARK AND RECONSTRUCTED  
CONCRETE FOUNDATION SHALL BE CALIBRATED TO  
STATE BENCHMARK OF 2005.000  
ELEVATION = 102.0

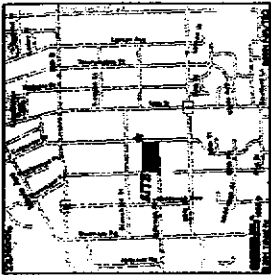
### LEGAL DESCRIPTION

LOT 25, BALDWIN SUBDIVISION, DOWNERS GROVE, ILLINOIS  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
THE PUBLIC RECORDS OF DECATUR COUNTY, ILLINOIS, IN  
VOLUME 118, PAGE 100. THE AREA OF THIS LOT IS 0.15  
ACRES. THE BENCHMARK OF 2005.000 IS LOCATED AT THE  
NORTH CORNER OF THE LOT.



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2005



SITE LOCATION

### PLANS PREPARED FOR:

JOEL ANDERSON HOMES, LTD.  
P.O. BOX 848  
DOWNERS GROVE, ILLINOIS 60130  
(630) 448-4448 (7)  
(630) 448-4449 (F)

### PLANS PREPARED BY:



Consulting Civil & Mechanical  
Engineering  
1020 W. 87th St.  
Downers Grove, Illinois 60130  
Phone: 630-448-1100  
Fax: 630-448-1101

### LEGEND

- PROPOSED FLARED END SECTION
- EXISTING FLARED END SECTION
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED INLET
- EXISTING INLET
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED VALVE AND VAULT
- EXISTING VALVE AND VAULT
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED VALVE BOX
- EXISTING VALVE BOX
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- HIGH WATER LEVEL
- LOW WATER LEVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- STRAW BALE
- EMERGENCY FLOOD ROUTE

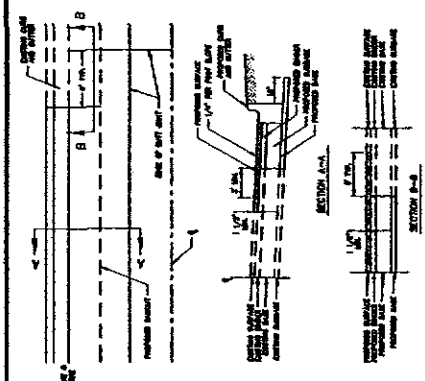
CURRENT REVISION DATE: 8-2-05

I, BRAD J. HARTZ, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

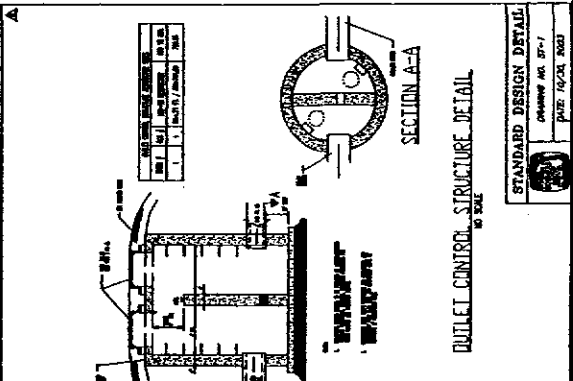


BRAD J. HARTZ  
REGISTERED PROFESSIONAL ENGINEER  
NO. 081-080000  
C.M. LAVOIE & ASSOCIATES, INC.  
1020 W. 87th St.  
Downers Grove, IL 60130  
630-448-1100





**BUTT JOINT DETAIL**



**STANDARD DESIGN DETAIL**

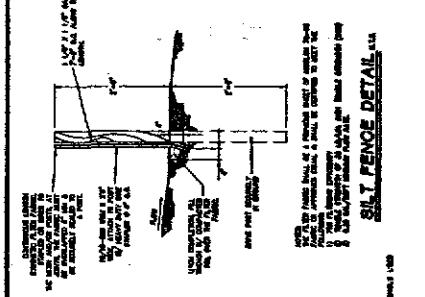
DESIGN NO. 87-1  
DATE: 10/20/80

**NELSON MEADOW**

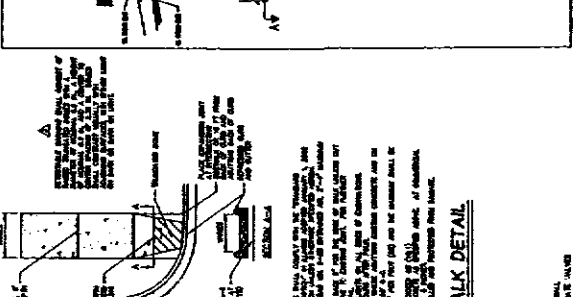
GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**SILT FENCE DETAIL**



**STANDARD DESIGN DETAIL**

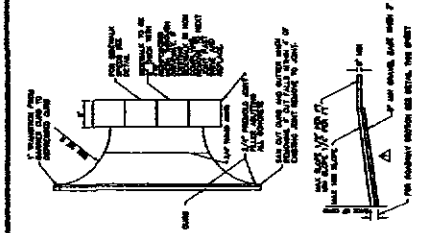
DESIGN NO. 87-1  
DATE: 10/20/80

**NELSON MEADOW**

GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**DRIVEWAY ENTRANCE**



**STANDARD DESIGN DETAIL**

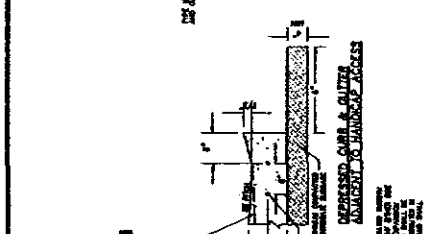
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**NELSON MEADOW**

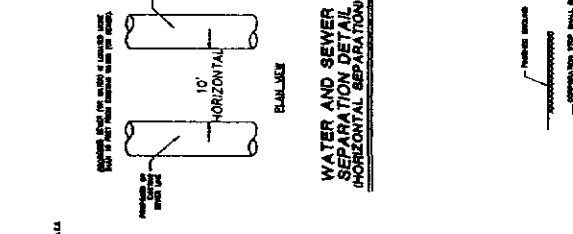
GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**CURB AND GUTTER DETAIL**



**STANDARD DESIGN DETAIL**

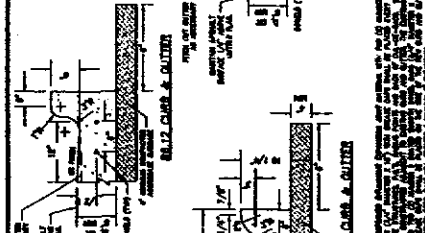
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DATE: 10/20/80

**NELSON MEADOW**

GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**CURB AND GUTTER DETAIL**



**STANDARD DESIGN DETAIL**

DESIGN NO. 87-1  
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**NELSON MEADOW**

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CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**CURB AND GUTTER DETAIL**



**STANDARD DESIGN DETAIL**

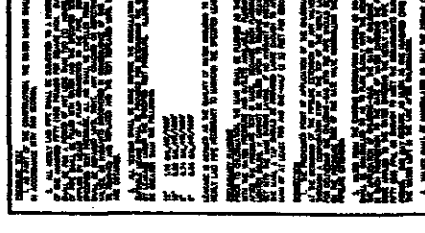
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DATE: 10/20/80

**NELSON MEADOW**

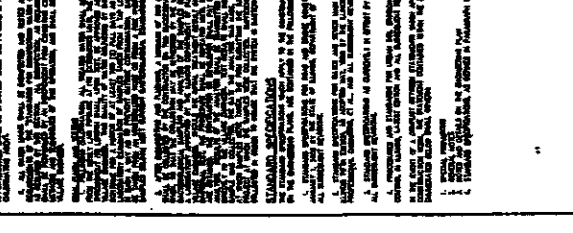
GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**



**CURB AND GUTTER DETAIL**



**STANDARD DESIGN DETAIL**

DESIGN NO. 87-1  
DATE: 10/20/80

**NELSON MEADOW**

GENERAL NOTES AND DETAILS

CONTRACT NO. 87-1  
SHEET NO. 10  
DATE: 10/20/80

**C.M. Laviole**

**TYPICAL PAVEMENT SECTION**

1. 1/2" ASPHALT SURFACE (MINIMUM 1/2")

2. 1" ASPHALT SURFACE (MINIMUM 1")

3. 4" ASPHALT SURFACE (MINIMUM 4")

4. 4" ASPHALT SURFACE (MINIMUM 4")

5. 4" ASPHALT SURFACE (MINIMUM 4")

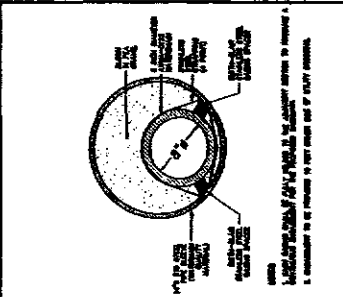
6. 4" ASPHALT SURFACE (MINIMUM 4")

7. 4" ASPHALT SURFACE (MINIMUM 4")

8. 4" ASPHALT SURFACE (MINIMUM 4")

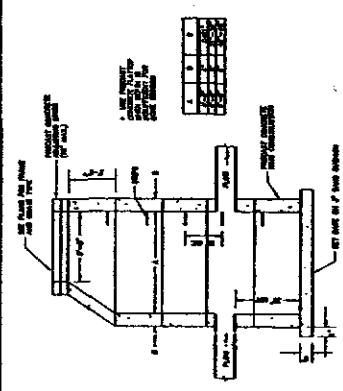
9. 4" ASPHALT SURFACE (MINIMUM 4")

10. 4" ASPHALT SURFACE (MINIMUM 4")



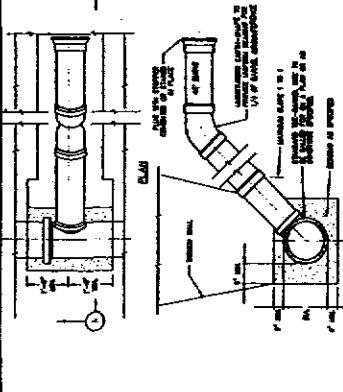
**ENCASUREMENT DETAIL**

ENCASUREMENT DETAIL IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



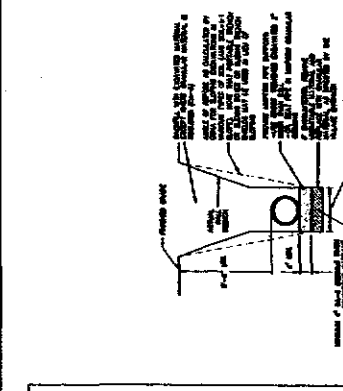
**CATCH BASIN (TYPE A)**

CATCH BASIN (TYPE A) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



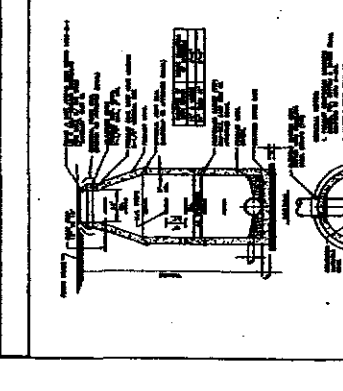
**RISER FOR SERVICE LATERAL**

RISER FOR SERVICE LATERAL IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



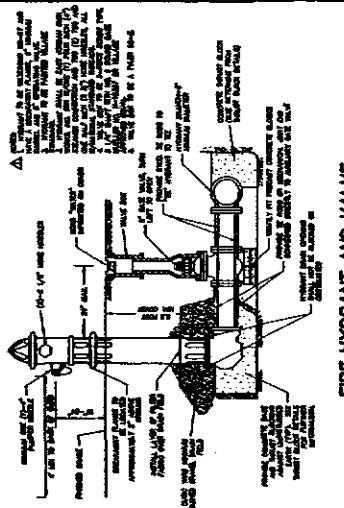
**TRENCH SECTION (WATERMAIN)**

TRENCH SECTION (WATERMAIN) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



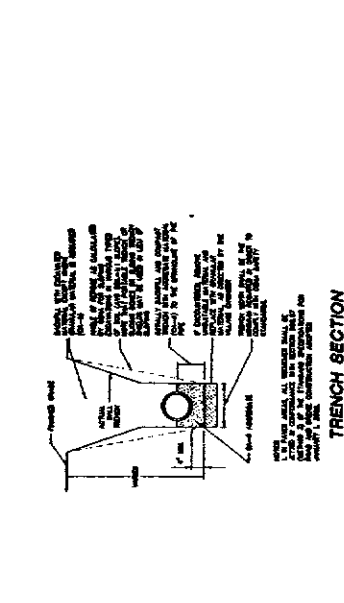
**STANDARD MANHOLE DETAIL (COVER 5 FEET)**

STANDARD MANHOLE DETAIL (COVER 5 FEET) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



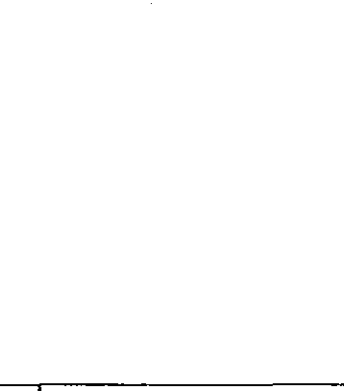
**FIRE HYDRANT AND VALVE**

FIRE HYDRANT AND VALVE IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



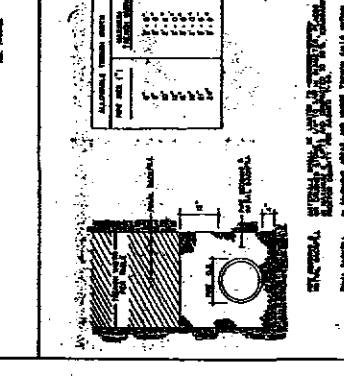
**TRENCH SECTION (STORM SEWER)**

TRENCH SECTION (STORM SEWER) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



**TRENCH SECTION (STORM SEWER)**

TRENCH SECTION (STORM SEWER) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.



**TRENCH SECTION (STORM SEWER)**

TRENCH SECTION (STORM SEWER) IS TO BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER OF THE FITTING.

**NELSON MEADOW**  
CONCRETE PRODUCTS DIVISION

**DETAILS**

Quantity and Description  
Unit  
Quantity  
Unit Price  
Total Price

DATE: 04-11-58  
SCALE: AS SHOWN  
SHEET: 4 OF 15

Checked by: [Signature]  
Drawn by: [Signature]

CONCRETE PRODUCTS DIVISION  
NELSON MEADOW  
115-21-2000  
MILWAUKEE, WISCONSIN  
JULY 1957

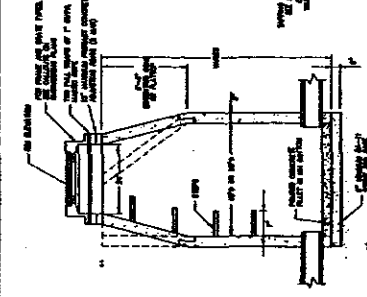
**PRECAST REINFORCED CONCRETE FLARED END SECTION**

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	12" DIA. x 10' LONG	1	EA.	120.00	120.00
2	12" DIA. x 8' LONG	1	EA.	96.00	96.00
3	12" DIA. x 6' LONG	1	EA.	72.00	72.00
4	12" DIA. x 4' LONG	1	EA.	48.00	48.00
5	12" DIA. x 2' LONG	1	EA.	24.00	24.00
6	12" DIA. x 1' LONG	1	EA.	12.00	12.00
7	12" DIA. x 0.5' LONG	1	EA.	6.00	6.00
8	12" DIA. x 0.25' LONG	1	EA.	3.00	3.00
9	12" DIA. x 0.125' LONG	1	EA.	1.50	1.50
10	12" DIA. x 0.0625' LONG	1	EA.	0.75	0.75
11	12" DIA. x 0.03125' LONG	1	EA.	0.375	0.375
12	12" DIA. x 0.015625' LONG	1	EA.	0.1875	0.1875
13	12" DIA. x 0.0078125' LONG	1	EA.	0.09375	0.09375
14	12" DIA. x 0.00390625' LONG	1	EA.	0.046875	0.046875
15	12" DIA. x 0.001953125' LONG	1	EA.	0.0234375	0.0234375
16	12" DIA. x 0.0009765625' LONG	1	EA.	0.01171875	0.01171875
17	12" DIA. x 0.00048828125' LONG	1	EA.	0.005859375	0.005859375
18	12" DIA. x 0.000244140625' LONG	1	EA.	0.0029296875	0.0029296875
19	12" DIA. x 0.0001220703125' LONG	1	EA.	0.00146484375	0.00146484375
20	12" DIA. x 0.00006103515625' LONG	1	EA.	0.000732421875	0.000732421875
21	12" DIA. x 0.000030517578125' LONG	1	EA.	0.0003662109375	0.0003662109375
22	12" DIA. x 0.0000152587890625' LONG	1	EA.	0.00018310546875	0.00018310546875
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25	12" DIA. x 0.0000019073486328125' LONG	1	EA.	0.00002288818359375	0.00002288818359375
26	12" DIA. x 0.00000095367431640625' LONG	1	EA.	0.000011444091796875	0.000011444091796875
27	12" DIA. x 0.000000476837158203125' LONG	1	EA.	0.0000057220458984375	0.0000057220458984375
28	12" DIA. x 0.0000002384185791015625' LONG	1	EA.	0.00000286102294921875	0.00000286102294921875
29	12" DIA. x 0.00000011920928955078125' LONG	1	EA.	0.000001430511474609375	0.000001430511474609375
30	12" DIA. x 0.000000059604644775390625' LONG	1	EA.	0.0000007152557373046875	0.0000007152557373046875
31	12" DIA. x 0.0000000298023223876953125' LONG	1	EA.	0.00000035762786865234375	0.00000035762786865234375
32	12" DIA. x 0.00000001490116119384765625' LONG	1	EA.	0.000000178813934326171875	0.000000178813934326171875
33	12" DIA. x 0.000000007450580596923828125' LONG	1	EA.	0.0000000894069671630859375	0.0000000894069671630859375
34	12" DIA. x 0.0000000037252902984619140625' LONG	1	EA.	0.00000004470348358154296875	0.00000004470348358154296875
35	12" DIA. x 0.00000000186264514923095703125' LONG	1	EA.	0.000000022351741790771484375	0.000000022351741790771484375
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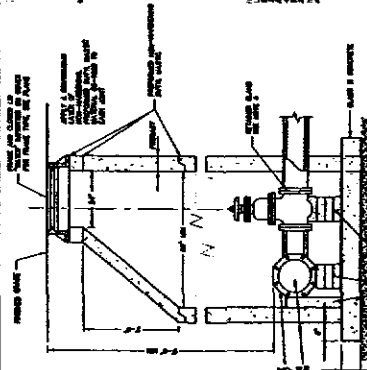
**PRECAST REINFORCED CONCRETE FLARED END SECTION**

CONCRETE PRODUCTS DIVISION  
NELSON MEADOW  
115-21-2000  
MILWAUKEE, WISCONSIN  
JULY 1957

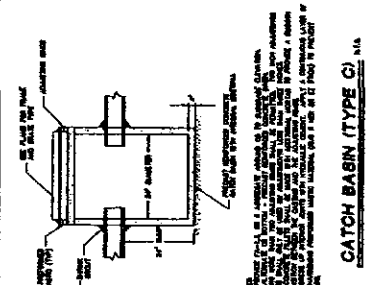
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**STORM MANHOLE (TYPE A)**  
 THIS MANHOLE IS DESIGNED TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT LEAST 18" ABOVE THE FINISHED GRADE. IT IS NOT TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT OR BELOW FINISHED GRADE.



**CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)**  
 THIS VALVE VAULT IS DESIGNED TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT LEAST 18" ABOVE THE FINISHED GRADE. IT IS NOT TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT OR BELOW FINISHED GRADE.



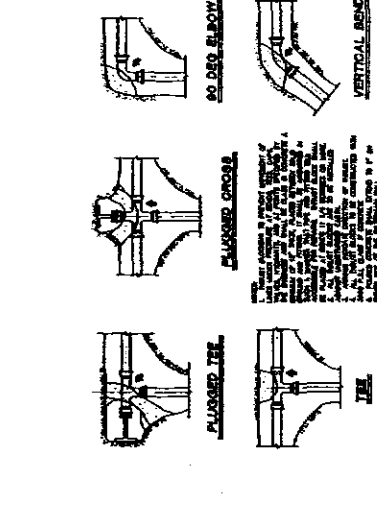
**CATCH BASIN (TYPE C)**  
 THIS CATCH BASIN IS DESIGNED TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT LEAST 18" ABOVE THE FINISHED GRADE. IT IS NOT TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT OR BELOW FINISHED GRADE.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
2	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
3	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
4	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
5	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
6	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
7	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
8	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
9	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
10	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA

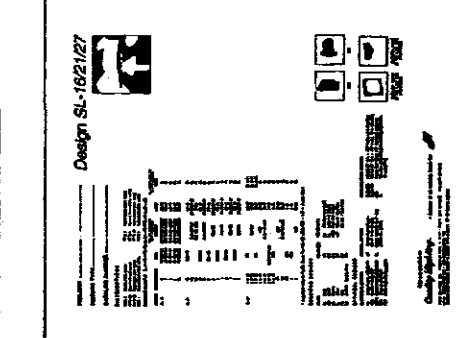
**CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)**  
 1. THIS VALVE VAULT IS DESIGNED TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT LEAST 18" ABOVE THE FINISHED GRADE. IT IS NOT TO BE USED IN AREAS WHERE THE GROUND SURFACE IS AT OR BELOW FINISHED GRADE.  
 2. THE VALVE VAULT SHALL BE CONSTRUCTED OF CAST IRON WITH A MINIMUM WALL THICKNESS OF 1/2" AND A MINIMUM INSULATION OF 2" POLYURETHANE FOAM.  
 3. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. ACCESS HOLE FOR MAINTENANCE AND A 6" DIA. CLEANOUT HOLE.  
 4. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 5. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 6. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 7. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 8. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 9. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.  
 10. THE VALVE VAULT SHALL BE PROVIDED WITH A 12" DIA. MANHOLE FOR ACCESS TO THE VALVE.

**Downer Grows The Protection Requirements**

Downer Grows The Protection Requirements... This is a section describing the requirements for downer growth in stormwater management systems. It includes a list of requirements and a diagram showing a tree growing in a stormwater management system.



**THRUST BLOCK INSTALLATION**



**Pole Section**

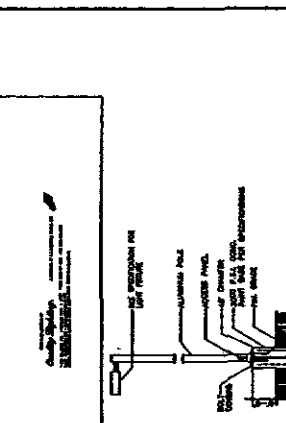
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
2	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
3	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
4	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
5	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
6	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
7	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
8	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
9	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA
10	CAST IRON SLEEVE PRESSURE TAP VALVE VAULT (TYPE B)	1	EA

**Light Pole Detail**



**Design SL-1821/27**

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**DETAILS**

DATE: 11/18/18  
 DRAWN BY: J. J. JAVOJE  
 CHECKED BY: J. J. JAVOJE  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 16

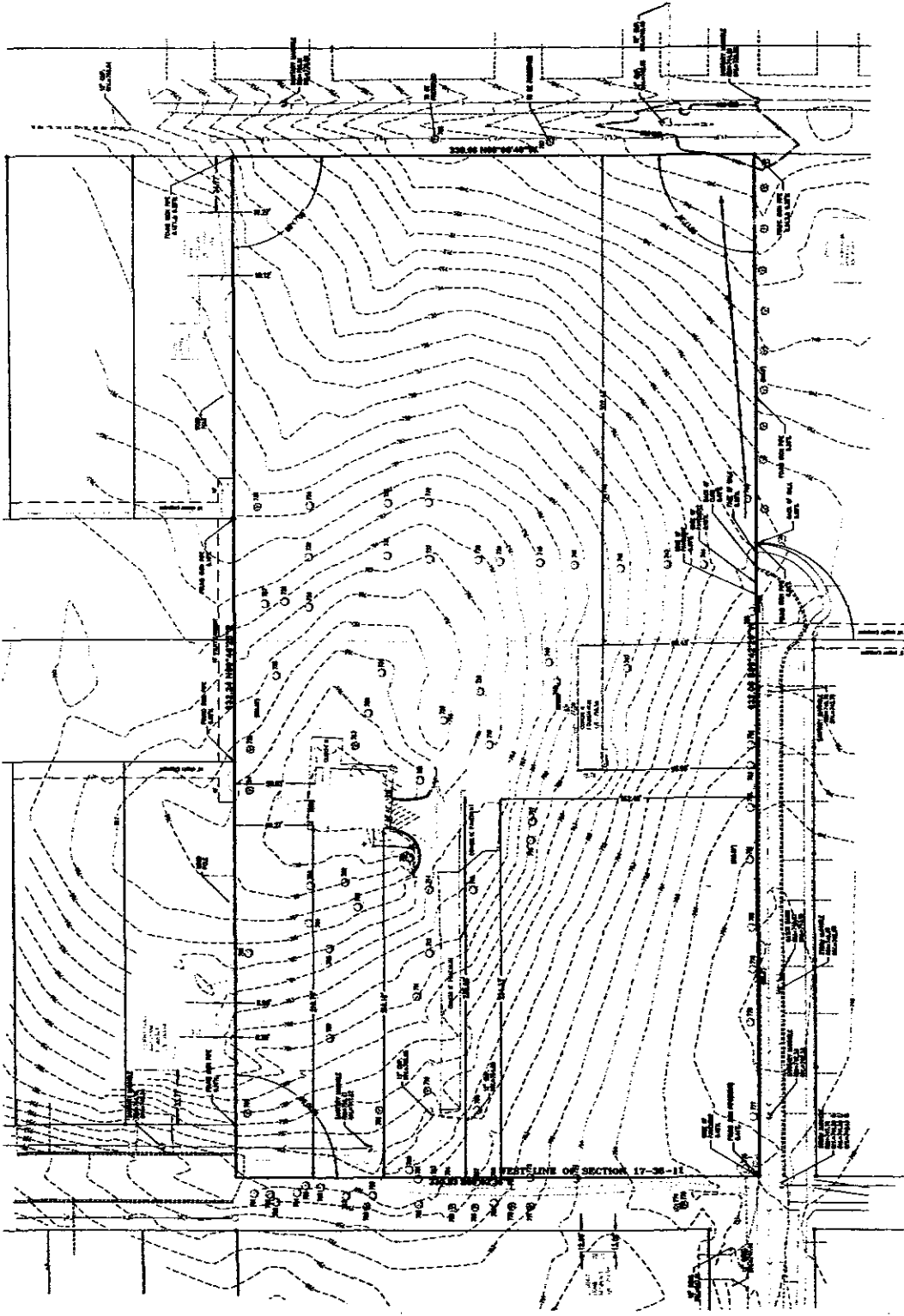
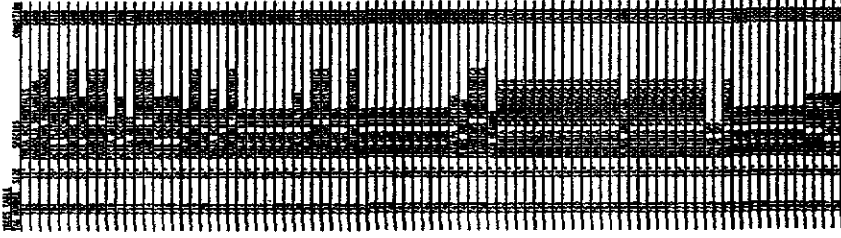
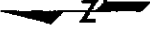
**NELSON MEADOW**  
 ENGINEERING & ARCHITECTURE

**C.M. Javoje**

1000 S. 10th Street, Suite 100  
 Lincoln, NE 68502  
 Phone: 402.441.1111  
 Fax: 402.441.1112  
 Email: info@nelsonmeadow.com

**DELIVERABLES**

1. COMPLETE SET OF DRAWINGS  
 2. MATERIAL SPECIFICATIONS  
 3. CONSTRUCTION SPECIFICATIONS  
 4. AS-BUILT DRAWINGS



# NELSON MEADOW

EXISTING CONDITIONS

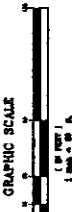
Consulting Civil Engineer  
Land Planning & Surveying  
1000 Main Street  
P.O. Box 100  
St. Paul, MN 55101  
Tel: 651-224-1100  
Fax: 651-224-1101

DATE: 08/15/08  
SHEET 6 OF 15

PROJECT: [Illegible]  
JOB NO.: [Illegible]  
DRAWN BY: [Illegible]  
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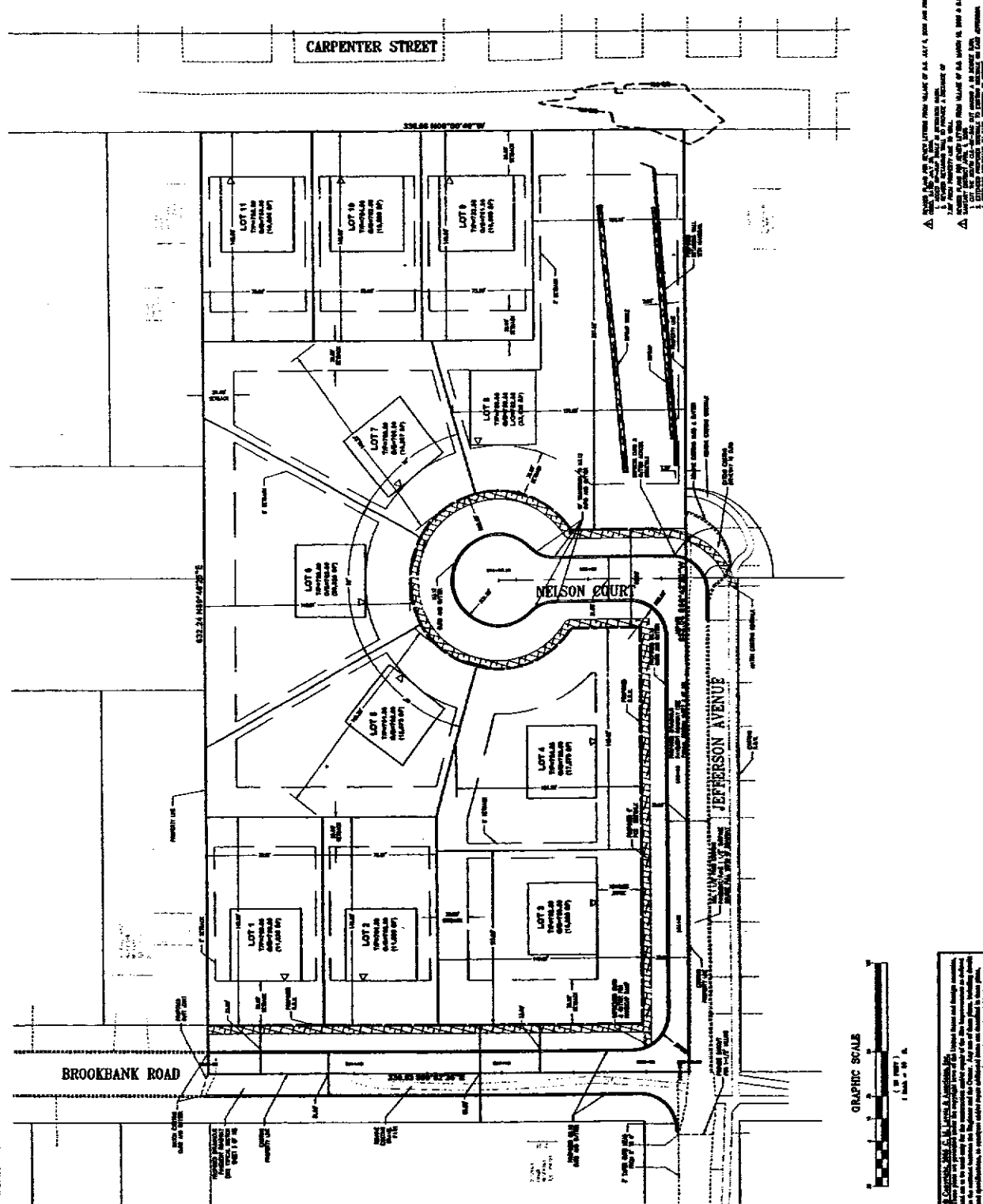


△ POINTS ARE TO BE USED FOR THE PURPOSE OF A.S. 17.1  
△ POINTS ARE TO BE USED FOR THE PURPOSE OF A.S. 17.2  
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△ POINTS ARE TO BE USED FOR THE PURPOSE OF A.S. 17.9  
△ POINTS ARE TO BE USED FOR THE PURPOSE OF A.S. 17.10



GRAPHIC SCALE  
1" = 40' ±

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<b>NELSON MEADOW</b>		OWNER: [REDACTED]	CHECKED BY: [REDACTED]
WEST SIDE OF CARPENTER STREET		SCALE: 1"=40'	DATE: 11/11/10
GEOMETRIC PLAN		SHEET: 7 OF 18	
		Consulting Civil Engineers 1000 N. 10th St. Phoenix, Arizona 85004 Tel: 602-955-1111 Fax: 602-955-1112	

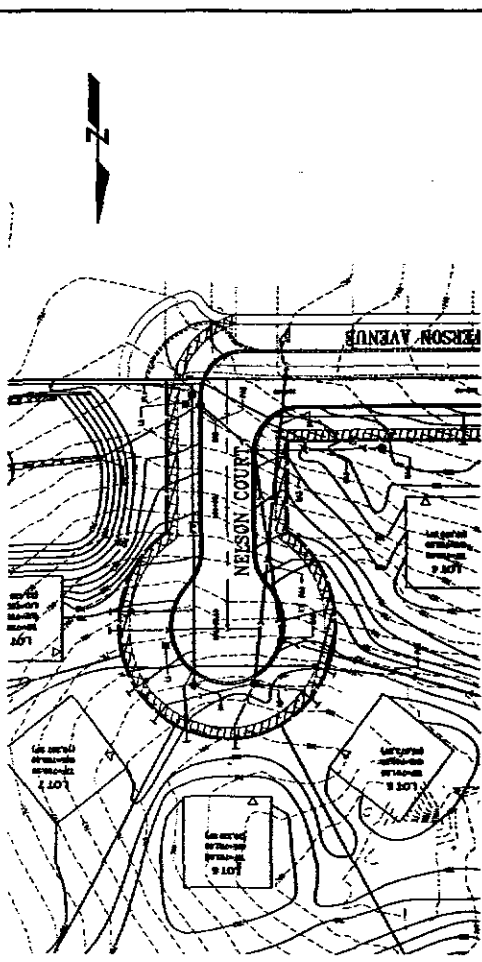
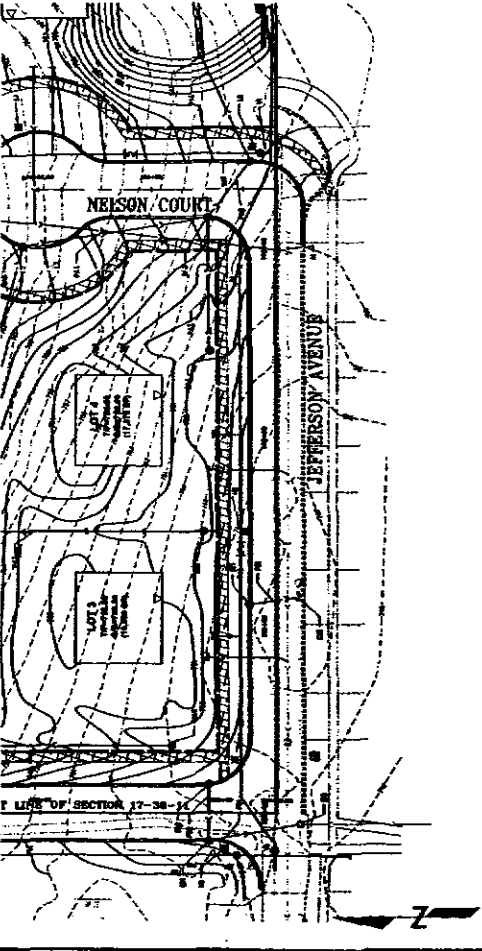
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- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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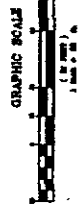
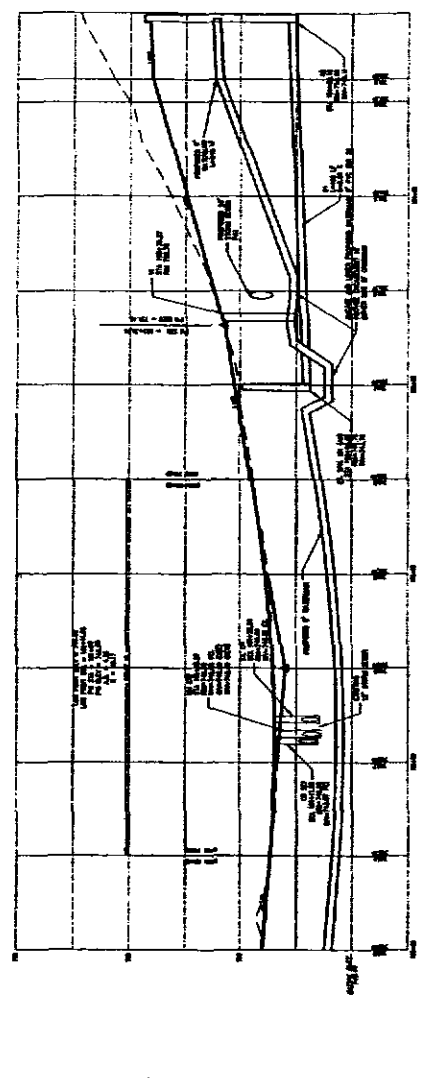
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.







JEFFERSON AVENUE/NELSON COURT-STA 100+00-104+62.18



GRAPHIC SCALE  
1" = 20' ±

NOTE: THE PROFILE VIEWS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE PROFILE VIEWS ARE TO BE USED TO DETERMINE THE VERTICAL ALIGNMENT OF THE ROAD AND TO DETERMINE THE GRADES OF THE ROAD AND TO DETERMINE THE GRADES OF THE ADJACENT LANDS. THE PROFILE VIEWS ARE TO BE USED TO DETERMINE THE VERTICAL ALIGNMENT OF THE ROAD AND TO DETERMINE THE GRADES OF THE ROAD AND TO DETERMINE THE GRADES OF THE ADJACENT LANDS.



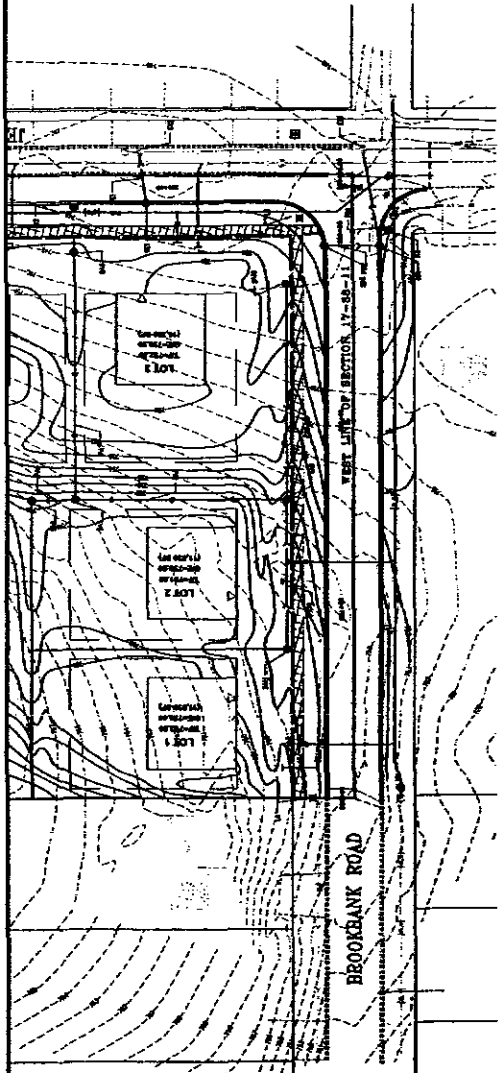
GRAPHIC SCALE  
1" = 20' ±

NOTE: THE PLAN VIEWS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE PLAN VIEWS ARE TO BE USED TO DETERMINE THE HORIZONTAL ALIGNMENT OF THE ROAD AND TO DETERMINE THE GRADES OF THE ROAD AND TO DETERMINE THE GRADES OF THE ADJACENT LANDS.

**NELSON MEADOW**  
 C. M. Lavole  
 CIVIL ENGINEER  
 1000 S. 10th Street, Suite 100  
 Lincoln, Nebraska 68502  
 Phone: (402) 441-1111  
 Fax: (402) 441-1112

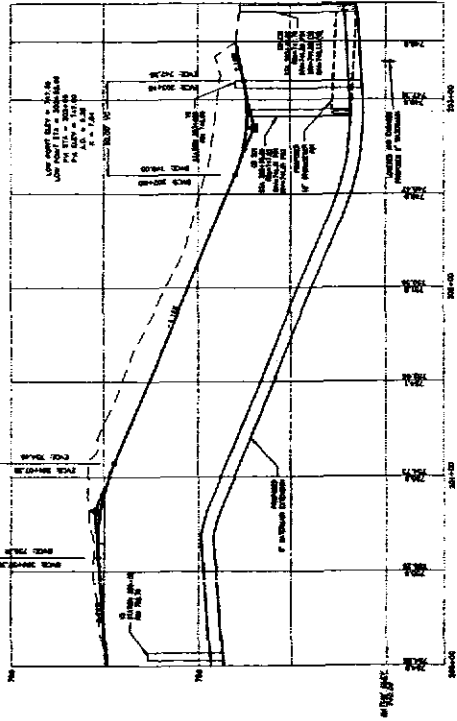
OWNER: JAMES	CHECKED BY: JAL
SCALE: 1"=20'	DATE: 04/14/04
SHEET: 10 OF 18	

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 △ ELEVATION POINTS ARE SPACING POINTS FROM PLANS OF A.S. 401.4.  
 △ ELEVATION POINTS ARE SPACING POINTS FROM PLANS OF A.S. 401.4.  
 △ ELEVATION POINTS ARE SPACING POINTS FROM PLANS OF A.S. 401.4.



BROOKBANK ROAD-STA 200+00-201+83

SEE SHEET 17-08-17 FOR  
 THE WEST LINE OF SECTION 17-08-17  
 AND SHEET 17-08-18 FOR  
 THE EAST LINE OF SECTION 17-08-17



GRAPHIC SCALE  
 1" = 20' H. A.

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 Education and Practice.

GRAPHIC SCALE  
 1" = 20' H. A.

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NELSON MEADOW  
 CONSULTING ENGINEERS, INC.

BROOKBANK ROAD PROFILE		DATE: 11/07/18
PROJECT NO.:	17-08-17	DATE: 11/07/18
JOB NUMBER:	17-08-17	DATE: 11/07/18
DRAWN BY:	JAVOIE	DATE: 11/07/18
CHECKED BY:	JAVOIE	DATE: 11/07/18
SCALE:	AS SHOWN	DATE: 11/07/18
PROJECT:	BROOKBANK ROAD	DATE: 11/07/18
LOCATION:	SECTION 17-08-17	DATE: 11/07/18
DATE:	11/07/18	DATE: 11/07/18
BY:	JAVOIE	DATE: 11/07/18
CHECKED BY:	JAVOIE	DATE: 11/07/18
APPROVED BY:	JAVOIE	DATE: 11/07/18



C. M. Javoie  
 Professional Engineer  
 License No. 115-200-0001  
 State of Wisconsin





**DESIGNER'S NOTES:**  
1. DESIGN IS BASED ON ALL LOADS IN ACCORDANCE WITH THE CURRENT BUILDING CODES. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL.

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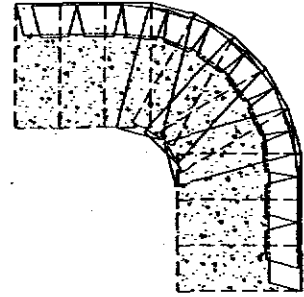
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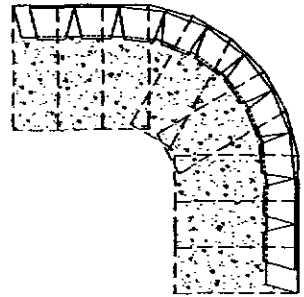
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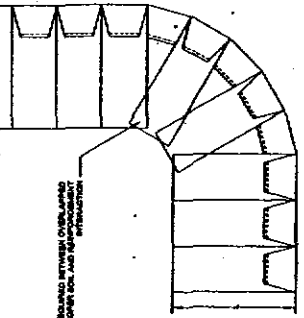
**FIG. 1 - PLAN FOR CURVED WALL WITH REINFORCEMENT**  
REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL.



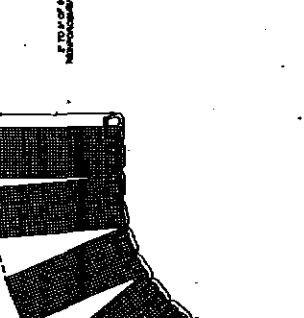
**FIG. 2 - PLAN FOR CURVED WALL WITH REINFORCEMENT**  
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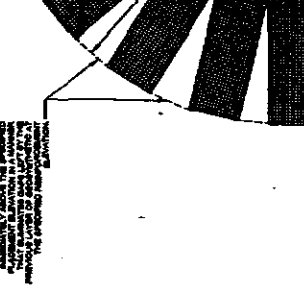
**FIG. 3 - PLAN FOR CURVED WALL WITH REINFORCEMENT**  
REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL.



**FIG. 4 - PLAN FOR CURVED WALL WITH REINFORCEMENT**  
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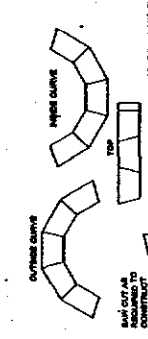


**FIG. 5 - PLAN FOR CURVED WALL WITH REINFORCEMENT**  
REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL. REINFORCEMENT IS SHOWN IN THE LOWER PORTION OF THE WALL.



**TYPICAL LAYOUT - ALL PRODUCTS**  
**OUTSIDE CURVED CORNER WITH REINFORCEMENT**

1. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL.



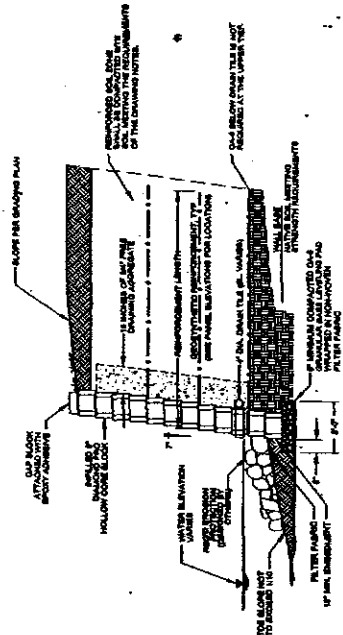
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**ANCHOR DIAMOND PRO BLOCK**  
**INSIDE CURVED CORNER WITH REINFORCEMENT**

1. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL. THE DESIGNER HAS ASSUMED THAT THE FOUNDATION IS SUFFICIENTLY STRONG TO SUPPORT THE WALL.



**ANCHOR DIAMOND PRO BLOCK**  
**DESIGN DETAILS - SEE NOTES**



**ANCHOR DIAMOND PRO BLOCK**  
**WATER PENETRATION**



**NELSON MEADOW**  
REINFORCING WALL DETAILS

OWNER: FT. MOUNTAIN CHURCH	SCALE: 1/4" = 1'-0"
DATE: 04/20/04	SHEET: 14 OF 15
PROJECT: NELSON MEADOW	
DESIGNED BY: J. L. HARRIS	
CHECKED BY: J. L. HARRIS	
DATE: 04/20/04	

**CML**  
C.M. Lavoie Inc.



1" = 4'-0"



# Neighborhood Comments

5614 Brookbank Road  
Downers Grove, IL 60516

Keith Sbiral  
Director of Planning – Downers Grove

Mr. Sbiral,

I am a Downers Grove resident who lives near the proposed Nelson Meadow development. Below, I have listed my concerns as a resident on Brookbank Road.

- 1. Intersection of Brookbank Road and Blanchard Street** With the increased traffic from construction and residents, I am requesting the village install four stop signs at this intersection. The Yield signs on Middaugh and Blanchard, as well as the stop signs on Carpenter and Blanchard, are sometimes ignored by motorists trying to "cut through" the neighborhood. The safety of the neighborhood children is my concern with this request.
- 2. Sidewalk completion from Jefferson to Blanchard along Brookbank** Please do not "dead-end" a sidewalk as the current plan dictates. The village should run the sidewalk from Jefferson to Blanchard, picking up the sidewalks that exist North of Blanchard on Brookbank Road. There is a current right of way that all residents use for walking, especially children on the way to Hillcrest school, that is used very frequently. My suggestion is to run the sidewalk on the West side of Brookbank between Jefferson and Blanchard. This will mimic the current walking traffic pattern already in place.
- 3. Water main hookup for Nelson Meadow** Since the current plan is to "hook up" to the Brookbank Road line that runs on the West side of Brookbank, I am suggesting a complete replacement of the water main from 55th Street to the South end of Brookbank Road, just after Blanchard where the development would begin. There have been at least 3 documented water main breaks which has caused either the entire block or portions of the block to have water disruption. Please replace the water main on Brookbank Road.
- 4. Construction traffic management** All construction traffic, including rough grade, infrastructure, and residential building, should have a suggested route in and out of the neighborhood. I understand the verbal description the developer gave regarding the rough grade and infrastructure portions, but a clearer definition for all phases of construction is needed to alleviate road degradation and, more importantly, resident safety.

If you should need further explanation, please contact me.

Respectfully,

Michael Crowley  
5614 Brookbank Road

**OBrien, Jeff**

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**From:** Sbiral, Keith  
**Sent:** Monday, August 29, 2005 10:16 AM  
**To:** OBrien, Jeff  
**Subject:** FW: Nelson Meadow Concerns  
**Attachments:** 1949639669-Sbiral Letter.doc

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**From:** Michael Crowley [mailto:mjcrowley8@yahoo.com]  
**Sent:** Friday, August 26, 2005 1:54 PM  
**To:** ksbiral@downers.us  
**Subject:** Nelson Meadow Concerns

Mr. Sbiral,

Thank you for returning my call earlier this week.

I have attached a brief letter with my concerns regarding the Nelson Meadow proposed development. All but one are not related to what the developer is responsible for, but I wanted the village to be aware of these issues.

Should you have any questions, please contact me.

Respectfully,  
Michael Crowley  
Cell 630-215-3430  
Home 630-971-1884

---

Start your day with Yahoo! - make it your home page

8/29/2005

# **Jefferson Avenue Neighborhood Recommendations**



**May 12, 2005  
Updated August 18, 2005**

# Jefferson Avenue Neighborhood Recommendations

May 12, 2005  
Updated August 18, 2005

## Background

- Neighborhood initially prompted to organize by April 13-15<sup>th</sup> tree removal
- Began with the seven most impacted families, expanded to fourteen families
- Viewed plans dated April 21<sup>st</sup> at Village Hall
- Formulated recommendations in nine categories
- Discussed with Village officials, led to July 28<sup>th</sup> neighborhood meeting attended by thirty-five neighbors
- Meeting with the Mayor on August 13<sup>th</sup> attended by thirty-one neighbors

## Goals

- Preserve the established character of the neighborhood – See Exhibit I
- Maintain safety of residents and properties
- Minimize disruption by construction
- Revise the current proposal to better balance the needs of the neighborhood, the Village common good, the developer, and the incoming new neighbors
- Apply the standards of the ordinance

## Expectations

- Learn current status of the proposal
- Expand the scope of neighborhood input
- Assess the developer's receptivity to revising the plan
- Establish process for ongoing discussions
- Prepare for Plan Commission and Village Council hearings

## Recommendations in Nine Categories

1. Construction entrance
2. Stormwater management
3. Jefferson Avenue infrastructure
4. Air quality and health concerns during construction
5. Traffic control for construction traffic on Jefferson Avenue
6. Jefferson Avenue buffer set-backs and treescape
7. Cul-de-sac entrance location
8. Brookbank Road R.O.W. (Right of Way) path and treescape
9. Retention pond impact on existing trees and pedestrian path

*Note: the order of presentation is preserved from the neighborhood's original May 12, 2005 priorities*

## 1. Construction Entrance

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• First three proposals showed construction entrance north off the east end of Jefferson Avenue</li> <li>• Current proposal shows construction entrance west off Carpenter Street</li> <li>• Substantial heavy truck traffic is expected</li> <li>• Construction traffic will have a large and deleterious impact on the neighborhood</li> <li>• The neighborhood is a crossroads for numerous children walking to school</li> </ul>	<ul style="list-style-type: none"> <li>• Provide circulation pattern for construction trucks (particularly earth-moving trucks), not in and out along the exact same route</li> <li>• Avoid excessive queuing and double construction traffic impacting each homeowner</li> <li>• Protect schoolchildren walking to Hillcrest and O'Neil schools</li> <li>• Protect children playing in front yards and on sidewalks along Jefferson Avenue</li> </ul>

## 2. Stormwater Management

See Exhibit II

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• The proposed development is on high ground with stormwater predominately flowing south and east to St. Joseph's Creek</li> <li>• This watershed is already under increasing pressure from development along its route</li> <li>• Local flooding already occurs on Jefferson Avenue and in the back yards on the south side of Jefferson Avenue</li> <li>• Previously the parcel provided approximately 4.8 acres of permeable surface and 88 major trees</li> <li>• The proposed development removes almost all the trees and vastly decreases the amount of permeable surface</li> <li>• The proposed stormwater detention system does not account for all the stormwater, and in particular at the southwest corner of the property stormwater is directed into Jefferson Avenue</li> <li>• Clear responsibility for maintaining the stormwater detention system is not well defined</li> <li>• Impact of a failure in the stormwater detention system on the neighboring properties is not well defined</li> </ul>	<ul style="list-style-type: none"> <li>• Prevent flooding and silting across Jefferson Avenue, both during construction and after</li> <li>• Prevent any additional increase in the level of St. Joseph's Creek during heavy storm conditions</li> <li>• Restore groundcover vegetation quickly after excavation</li> <li>• Provide a catchment basin in the street at Brookbank Road and Jefferson Avenue to capture all stormwater into the detention pond on the property</li> <li>• Define long-term responsibility for managing water detention area – safety and health issues</li> <li>• Define disaster plan in case of a failure in the stormwater detention system and its impact on neighboring properties</li> <li>• Define developer's responsibility if the development forces additional homes into official flood plain status</li> </ul>

### 3. Jefferson Avenue Infrastructure

See Exhibit III

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• The 1100 block of Jefferson Avenue is currently only a half-wide street and the timeline for its completion is undefined</li> <li>• It is currently incapable of handling two way traffic – cars wait at each end for opposing traffic to clear</li> <li>• On-street parking is problematic, except in the half cul-de-sac at the east end of Jefferson Avenue; this has been exacerbated by temporary fencing along the south side of the development property</li> <li>• Street construction and waterline replacement threaten to disrupt traffic on Jefferson Avenue</li> <li>• Experience in the 6000 block of Brookbank Road (the “Brookbank Prairie” development) demonstrates the adverse neighborhood impact of beginning home construction before all improvements are completed</li> <li>• Unclear whether the whole width of Jefferson Avenue will be rebuilt or just the north half added</li> </ul>	<ul style="list-style-type: none"> <li>• Complete and maintain final full-width pavement of Jefferson Avenue before any other construction begins</li> <li>• Maintain continuous access for residents over unobstructed pavement</li> <li>• Minimize interruptions and impact on families due to water main replacement</li> <li>• Provide 72-hour advance notice of street disruption</li> <li>• Provide a plan for alternative parking and handicap transportation if the street is impassable</li> <li>• Assure sufficient capacity for Jefferson Avenue sanitary sewer – already some backups</li> <li>• Retain the half cul-de-sac at the east end of Jefferson Avenue as on-street parking for 1117 and 1121 Jefferson Avenue</li> </ul>

### 4. Air Quality and Health Concerns During Construction

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• Young and old residents are particularly vulnerable to air pollution</li> <li>• Substantial heavy truck traffic is expected</li> <li>• The site is large and development could continue for several years</li> </ul>	<ul style="list-style-type: none"> <li>• Protect all residents, particularly children and the elderly, from adverse environmental changes</li> <li>• Effective dust control continuously</li> <li>• Reduce emissions by requiring idling vehicles to shut off their engines when queued on streets</li> <li>• Rigid enforcement of roadway clean-up requirements</li> <li>• Define developer’s responsibility for excessive dirt/dust blown onto neighbors’ properties</li> </ul>

## 5. Traffic Control for Construction Traffic on Jefferson Avenue

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• This is a walking route for numerous children to Hillcrest and O'Neil schools</li> <li>• Jefferson Avenue is a narrow street extending east from Dunham Road to a dead-end on the east</li> <li>• The 1100 block is currently only a half-wide street and the timeline for its completion is undefined</li> <li>• The 1200 and 1300 blocks are not curbed</li> <li>• There is a two-way stop at Jefferson Avenue and Dunham Road at Hillcrest School</li> <li>• There is an unprotected corner at Jefferson Avenue and Middaugh Avenue</li> <li>• The development proposes additional unprotected corners at Jefferson Avenue and Brookbank Road and at Jefferson Avenue and Nelson Court</li> <li>• The development proposal will create additional unprotected traffic at the corner of Blanchard Street and Brookbank Road</li> <li>• Extensive construction traffic is expected in the neighborhood that requires traffic control</li> </ul>	<ul style="list-style-type: none"> <li>• Temporary traffic light at Dunham and Jefferson to protect vehicle intersection and pedestrian crossings (especially Hillcrest schoolchildren)</li> <li>• Stop or yield at Middaugh and Jefferson to protect vehicle intersection and pedestrian crosswalks</li> <li>• Stop or yield at Brookbank and Jefferson to protect vehicle intersection and pedestrian crosswalks</li> <li>• Stop sign at bottom of construction entrance to prevent trucks barreling onto Jefferson Avenue</li> <li>• Parking limitations posted to require construction vehicles to park on the developed property and not block the street</li> <li>• Posted residential speed limit on Jefferson Avenue – add speed bumps</li> </ul>

## 6. Jefferson Avenue Buffer Set-Backs and Treescapes

See Exhibit IV

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• Village currently owns a 35-foot R.O.W. in the 1100 block of Jefferson Avenue between the Brookbank Road and the eastern end of Jefferson Avenue</li> <li>• This was developed in 1971 as a half-width road with full-width parkway and sidewalk on the south side</li> <li>• Plats show 35-foot building set-backs from the property line south of the sidewalk, and actual fronts of houses are set back even farther (the front windows of the home at 1125 Jefferson Avenue are 92 feet from the center line of the street)</li> <li>• Set-backs in the 1200 block of Jefferson Avenue are equal or greater</li> <li>• Removal of ten large mature trees from the property on the north side of Jefferson Avenue have already deprived the neighborhood of a natural buffer between the older homes and newer larger ones</li> <li>• The developer proposes only a 33-foot R.O.W. dedication and shows minimum 30-foot building set-backs, inconsistent with the existing set-backs and destructive of the character of the neighborhood</li> <li>• Specific tree replacement location is not identified in the proposal, and there is no guarantee of how many trees will be placed along the north side of Jefferson Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• At least a 35-foot Right of Way dedication</li> <li>• At least a 35-foot Building Set-Back (by easement or other binding legal covenant)</li> <li>• Additional buffer up to a total 90 feet from center of the street to front of homes because the new homes will be on higher elevation and also much larger and taller</li> <li>• A double row of trees, one row north and one south of the new sidewalk (staggered placement to give the appearance of one tree every 20 feet, total of 13 trees)</li> <li>• Optimal placement of utilities to accommodate maximum tree placement on Jefferson Avenue (plan the tree placement first)</li> <li>• Optimal placement of driveways to accommodate maximum tree placement on Jefferson Avenue (plan the tree placement first)</li> <li>• Specific plan for adequate tree placement and accelerated schedule</li> </ul>

## 7. Cull-de-Sac Entrance Location

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• Jefferson Avenue already dead-ends to the east</li> <li>• The develop proposes to extend this dead-end situation into the proposed Nelson Court cul-de-sac</li> <li>• This creates a dangerous 90-degree corner at Jefferson Avenue and Nelson Court</li> <li>• A shorter cul-de-sac with more direct access to major streets could be built with entrance off Carpenter Street</li> </ul>	<ul style="list-style-type: none"> <li>• Relocate new cul-de-sac entrance from Jefferson Avenue, so that access is from Carpenter Street instead</li> <li>• Reduce traffic impacting Hillcrest schoolchildren</li> <li>• Shorter access route for new normal and emergency traffic – eliminate undesirable corner within cul-de-sac</li> </ul>

## 8. Brookbank Road R.O.W. Path and Treescape

See Exhibit V

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• Village currently owns a 33-foot R.O.W. between the foot of Brookbank Road and Jefferson Avenue</li> <li>• This is a natural wooded path and matches the R.O.W. south of Jefferson Avenue</li> <li>• It is an active walking route for school children as well as a popular recreational path</li> <li>• This provides a buffer between the proposed development and the existing residence at 1202 Jefferson Avenue, whose owner has been caring for the R.O.W. land for many years</li> <li>• Current development plan proposes removal of the existing path and marks most of the trees for destruction</li> <li>• While there is dispute with the Village about the absolute quality of the trees, the neighborhood adamantly desires their protection as our common property</li> <li>• Current development plan proposes a water line on the west side of the R.O.W. that will damage/destroy additional trees and shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• Save all the still-existing trees along Brookbank Road extension south to Jefferson Avenue</li> <li>• Save the natural walking path on the west side of the Brookbank Road R.O.W.</li> <li>• Three viable alternatives to saving all the trees and the path:             <ol style="list-style-type: none"> <li>a. Don't build the road at all, and permit one home to have a "grandfathered" driveway entrance from the foot of Brookbank Road as the Nelson family home was before</li> <li>b. Build a cul-de-sac entirely within the developed property lines, starting the eastward shift 20 feet north of the foot of Brookbank Road</li> <li>c. Build the road but shift it to the east entirely within the developed property lines (require full 35-foot R.O.W. dedication or more if necessary to save all the trees and the path)</li> </ol> </li> <li>• Relocate the proposed water line to the eastern side of the R.O.W.</li> </ul>

## 9. Detention Pond Impact on Existing Trees and Pedestrian Path

See Exhibit VI

<i>Situation</i>	<i>Neighborhood Recommendations</i>
<ul style="list-style-type: none"> <li>• On the south the development parcel adjoins to existing private homes at 1202 Carpenter Street and 1117 Jefferson Avenue</li> <li>• A line of large mature trees survives along that property line and needs to be protected</li> <li>• Proposed location of the detention pond encroaches on the Critical Root Zone of those large mature trees, against established forestry standards</li> <li>• Current development plan proposes a water line on the south side of the property. that further threatens to damage/destroy these trees</li> <li>• The area provides an active walking route for school children as well as a popular recreational path across the private property that will be endangered by the construction of the detention pond and waterline</li> <li>• No provision is made for connecting the neighborhoods along Carpenter Street and Jefferson Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• Move the current silt fence northward so that it is at least 21 feet from the property line</li> <li>• Install proper tree fencing to protect the entire area between the new silt fence and property line to protect the Critical Root Zone from any incursion from east, north, or west</li> <li>• Mark the fenced area prominently to identify it as a protected Critical Root Zone</li> <li>• Revise the excavation and grading plans to keep this protected area undisturbed, moving the detention pond and its retaining wall at least 21 feet from the property line – or more if necessary to keep all construction traffic off the protected Critical Root Zone</li> <li>• Relocate the proposed eastern water line to the north at least 21 feet from the property line</li> <li>• Use non-compacting techniques to construct sidewalk</li> </ul>

## Additional Concerns Expressed by Neighbors

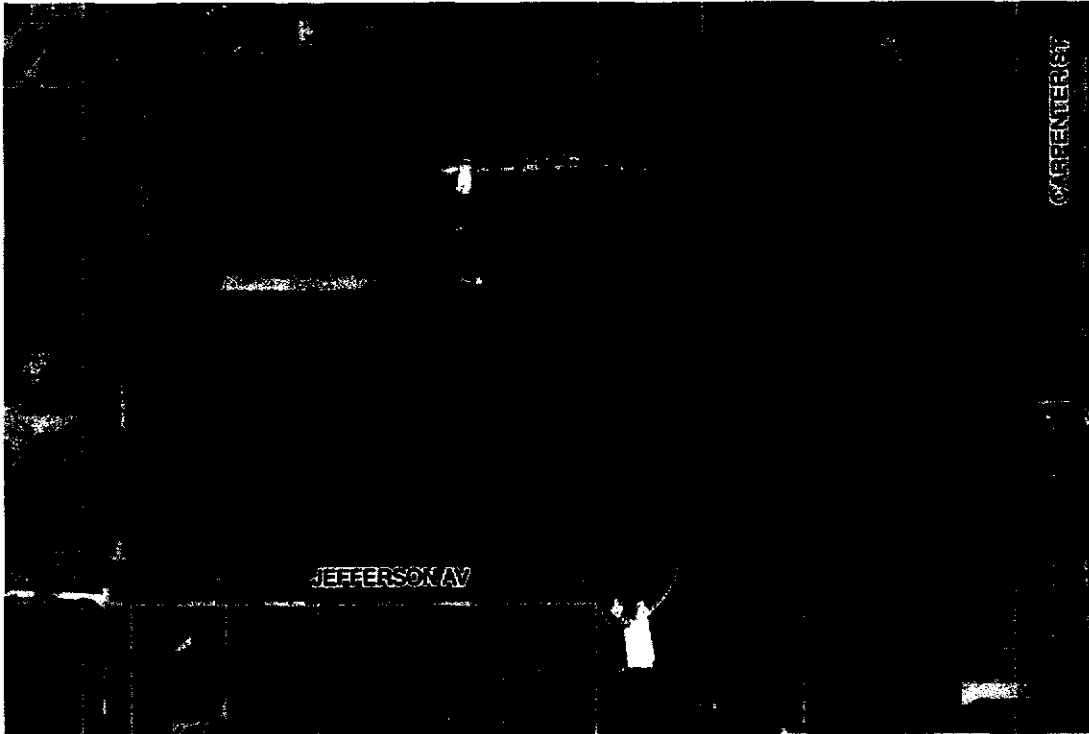
- Impact on Hillcrest School
- Match building line set-backs on Brookbank Road and Carpenter Street as well as Jefferson Avenue to preserve character of neighborhood
- Brookbank Road neighbors -- stormwater and construction traffic
- Impact on existing water main in Brookbank Road
- Carpenter Street neighbors -- stormwater and construction traffic
- Public improvements along Carpenter Street, especially street lighting
- Downstream flooding at Main Street
- Preemption of the process by tree removal before hearings and votes precluded boulevard configuration for Jefferson Avenue to save large mature trees
- Developer's assertions that the Village has driven the design to its current form – without consulting or reflecting neighborhood concerns
- Developer's refusal to allow copies of the engineering plans for neighbor's review and expert consultation
- Violations of code on the property
- Absence of a development time-line, and difficulty identifying whether this is the Village responsibility or the developer's responsibility
- Apply the standards in the ordinance – no possible justification for exceptions, and every exception further impacts the existing character of the neighborhood

Respectfully submitted on behalf of the Jefferson Avenue Neighborhood,

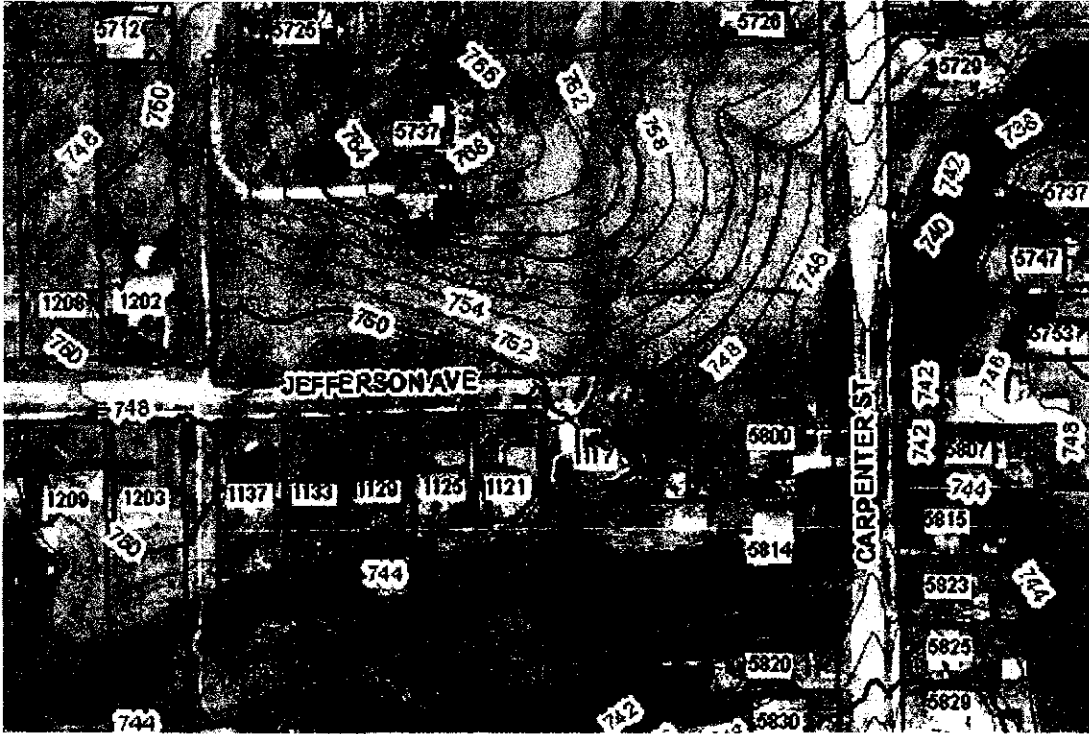
John Schofield  
1125 Jefferson Avenue  
Downers Grove, IL 60516  
630-810-1403  
johnschofield@gsb.uchicago.edu

# Exhibits

## I. Jefferson Avenue Neighborhood



## II. Stormwater Management



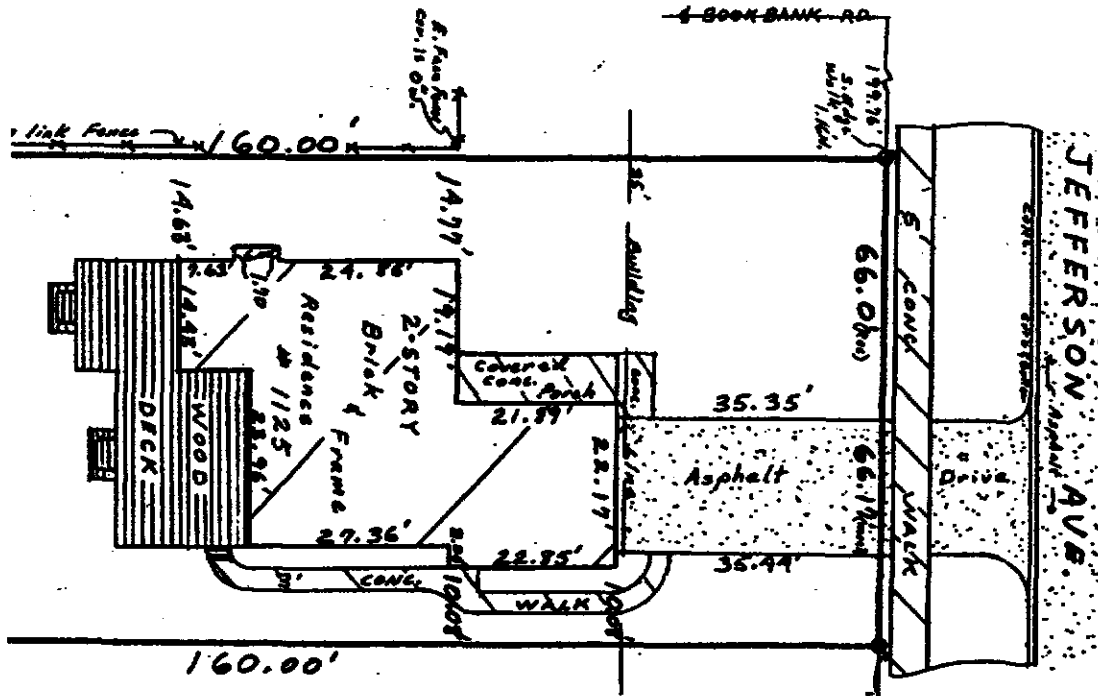
## III. Jefferson Avenue Infrastructure (not like this)



# IV. Jefferson Avenue Buffer Set-Backs and Treescape



Copyright © 2005 John Schofield



## VI. Brookbank Road R.O.W. Path and Treescape



## VI. Detention Pond Impact on Existing Trees and Pedestrian Path



DOWNERS GROVE, ILLINOIS 60516

**RECEIVED**

MAY 13 2005

Planning and Community  
Development

May 12, 2005

Mr. David Barber, PE  
Director, Public Works  
Village of Downers Grove  
5101 Walnut Avenue  
Downers Grove, Illinois 60515

Mr. Keith Sbiral, AICP  
Director, Planning and Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515

Re: Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision

Dear Mssrs. Barber and Sbiral:

Our neighborhood thanks both of you for the opportunity to present our recommendations to improve the proposed "Nelson Meadow" subdivision plan.

We strive to improve the neighborhood for all residents by incorporating these recommendations into the final staff recommendation to the Village's Plan Commission and ultimately to the Village Council.

Based on the version of proposed plans seen by one of us on April 21, we have carefully considered the impact on the neighborhood and evaluated ways that the plan can be improved. Our nine recommendations are listed on the attachment with specific points of action.

Necessarily these are still preliminary recommendations. We welcome the opportunity to review more up-to-date plans as they are made available, and to develop each recommendation in more detail by meeting with appropriate members of Village staff.

In our neighborhood review we request the same consultative, iterative process that has already been afforded the developer by the Village. Noting that the developer's proposal has been in the Village offices in some form since January 2005, we respectfully request sufficient opportunity to develop and discuss our recommendations for its improvement.

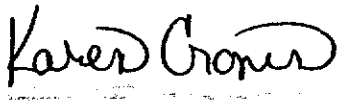
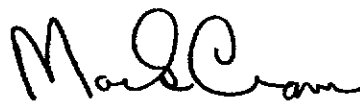

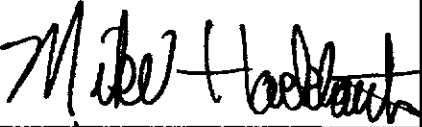
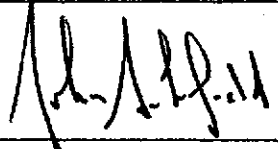
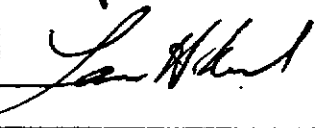

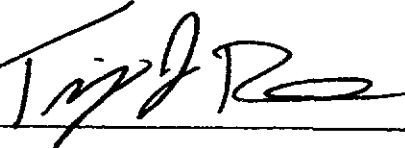
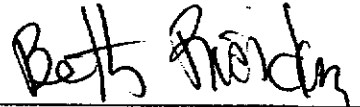
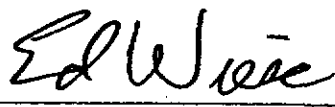

Thank you again for welcoming our neighborhood participation.

Sincerely,

The Undersigned Neighborhood Residents



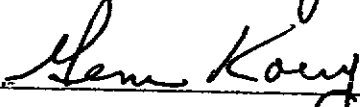
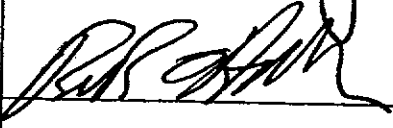
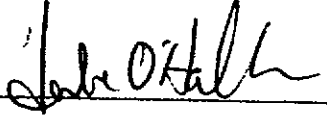
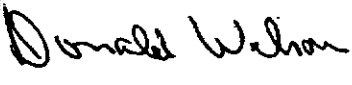
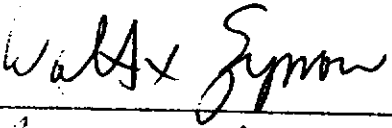
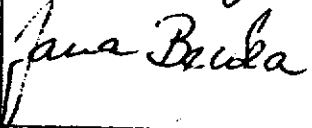
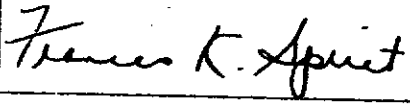
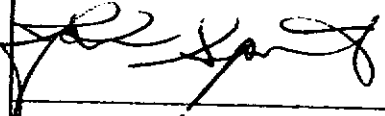

Mssrs. David Barber and Keith Sbiral

Re: Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision  
May 12, 2005

Signature	Name, printed	Address
	Karen Cronin	1117 Jefferson
	MARIE Cronin	1117 Jefferson
	SHARON HACKBARTH	1121 JEFFERSON
	MIKE HACKBARTH	1121 JEFFERSON
	John Schofield	1125 Jefferson
	Lana Renaud	1129 Jefferson
	Dan Renaud	1129 Jefferson
	Timothy J Riordan	1133 Jefferson
	Beth Riordan	1133 Jefferson
	Ed Wiese	1137 Jefferson
	Nadine Wiese	1137 Jefferson

Mssrs. David Barber and Keith Sbiral

Re: Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision  
May 12, 2005

Signature	Name, printed	Address
	Lucille Wilson	1203 JEFFERSON
	LORETTE KOENIG	1208 JEFFERSON
	GENE KOENIG	1208 JEFFERSON
	RICK O'HALLORAN	1202 JEFFERSON
	Julie O'Halloran	1202 Jefferson
	Donald Wilson	1203 Jefferson
	WALT SZYMANSKI	1232 Jefferson
	JANA BECKA	1226 JEFFERSON
	Frances K. Spriet	1209 Jefferson
	JOHN SPRIET	1209 JEFFERSON
	Robert Jensen	1215 JEFFERSON

Mssrs. David Barber and Keith Sbiral  
 Re: Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision  
 May 12, 2005

Signature	Name, printed	Address
<i>Lorraine Havens</i>	Lorraine Havens	1214 Jefferson
<i>Gordon L. Goodman</i>	GORDON L. GOODMAN	5834 MIPPAUGH AVE
<i>Jean Rosen</i> <i>Jean Rosen</i>	Jean Rosen	1221 Jefferson
<i>Jean Rosen</i>	Jean Rosen	1221 Jefferson
<i>Steve Szymanski</i>	Steve Szymanski	1232 Jefferson
<i>Gordon Szymanski</i>	Gordon Szymanski	1232 Jefferson
<i>John Evans</i>	JOHN EVANS	1220 JEFFERSON

# Neighborhood Recommendations To Improve Proposed "Nelson Meadow" Subdivision

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## 1. Construction Entrance Traffic

- Provide circulation pattern for construction trucks (particularly earth-moving trucks), not in and out along the exact same route – avoid excessive queuing and double construction traffic impacting each homeowner
- Relocate construction entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Protect numerous schoolchildren walking along Jefferson Avenue to Hillcrest and O'Neil schools
- Protect numerous children playing in front yards and on sidewalks along Jefferson Avenue

## 2. Stormwater Management

- Prevent flooding across Jefferson Avenue, both during construction and after
- Prevent any additional increase in the level of St. Joseph's Creek behind Jefferson Avenue homes during flooding conditions – watershed already under pressure from other upstream developments
- Long-term responsibility for managing water detention area – health issues

## 3. Jefferson Avenue Infrastructure

- Maintain continuous access for residents over unobstructed pavement
- For safety and parking, require full width (no variance) of final pavement, parkways, and sidewalks
- Additional capacity for Jefferson Avenue sanitary sewer – already some backups
- Additional capacity for domestic water supply and hydrant water pressure
- Retain curved-out curb/pavement/sidewalk as on-street parking for 1117 and 1121 Jefferson Avenue
- Complete and maintain pavement before any other construction begins

## 4. Air Quality/Health Concerns During Construction

- Protect all residents, particularly children and the elderly, from adverse environmental changes
- Effective dust control continuously
- Reduce emissions by requiring idling vehicles to shut off their engines when queued on streets

## 5. Traffic Control Required If Construction Entrance Stays On Jefferson Avenue

- Temporary traffic light at Dunham and Jefferson to protect vehicle intersection and pedestrian crossings (especially Hillcrest schoolchildren)
- Stop or yield at Middaugh and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop or yield at Brookbank and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop sign at bottom of construction entrance to prevent trucks barreling onto Jefferson Avenue
- Posted residential speed limit on Jefferson Avenue

## 6. Restore Jefferson Avenue Treescape

- Restore north side of Jefferson Avenue with the maximum number of large trees (12" minimum)
- Designate tree locations first, then utilities to avoid interference that could limit the number of trees
- Face new driveways to the sides of lots (to Brookbank and new cul-de-sac respectively) if necessary
- Protect earth from compaction/disturbance that would be hostile to large tree plantings

## 7. New Cul-De-Sac Entrance Location

- Relocate new cul-de-sac entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Reduce traffic impacting Hillcrest schoolchildren
- Shorter access route for new normal and emergency traffic – eliminate undesirable corner within cul-de-sac

## 8. Save Brookbank Avenue Treescape

- Save all the still-existing trees along Brookbank Avenue extension south to Jefferson Avenue
- Shift street to the east if necessary

## 9. Sidewalk Connecting Carpenter Street And East End Of Jefferson Avenue

- All-weather pedestrian access for schoolchildren and walkers/runners
- Safety protection along top of any retaining wall or retention pond – reduce risks of drownings and falls
- Save all the still-existing trees along this southern property boundary
- Shift the detention pond north if necessary

## NELSON MEADOW CONCERNS – RESIDENTS NORTH AND WEST OF PROPOSED DEVELOPMENT

The people to the North and West of the proposed Nelson Meadow development want to be sure that their specific concerns are addressed. We, the undersigned, present these concerns to the Village Staff, Commissions and Council for their consideration as plans for the development are finalized. We appreciate the efforts of the Village to make this development a success for all involved, and we are confident that due consideration will be given to the following three issues. We have enumerated our issues below, and have made suggestions for improvement that we hope the Village and, where appropriate, the developer will consider.

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
1	JOHN Schrage	5725 Brookbank	<i>[Signature]</i>
2	Barbara Schrage	5725 Brookbank Rd	<i>[Signature]</i>
3	<del>John S. Torres</del> S. TORRES	5713 BROOKBANK	<i>[Signature]</i>
4	Judith F. Torres	5713 BROOKBANK	<i>[Signature]</i>
5	Laura Trompeter	1221 Blanchard	<i>[Signature]</i>
6	John Trompeter	1221 Blanchard	<i>[Signature]</i>
7	Deb Bilek	1201 Blanchard	<i>[Signature]</i>
8	<del>Robert E. Spittler</del> Janet Spittler	5707 Brookbank	<i>[Signature]</i>
9	ROBERT E. SPITTLER	5707 BROOKBANK	<i>[Signature]</i>
10	LORRAINE HARTMAN	1131 BLANCHARD	<i>[Signature]</i>
11	Evel Jandacak	1215 Blanchard	<i>[Signature]</i>
12	DAN BARNBERY	5708 BROOKBANK	<i>[Signature]</i>
13	Kris Barnbery	5708 Brookbank	<i>[Signature]</i>
14	JEFFREY BILEK	1201 BLANCHARD	<i>[Signature]</i>
15	Lisa Kaval	5610 Brookbank	<i>[Signature]</i>
16	Carol Maas	5633 Brookbank	<i>[Signature]</i>
17	Jim Maas	5633 Brookbank	<i>[Signature]</i>
18	Lisa Damagala	5629 Brookbank	<i>[Signature]</i>
19	Paul Dougherty	5129 Brookbank	<i>[Signature]</i>
20	Dennis Skold	5631 Brookbank	<i>[Signature]</i>

	Printed Name	Address	Signature
21	Maureen Storch	5631 Brookbank	<i>Maureen Storch</i>
22	<del>Patricia B. Stone</del>	1126 Blanchard	<del>Patricia B. Stone</del>
23	Mark Strelau	5611 Brookbank	<i>Mark Strelau</i>
24	<del>William Strelau</del>	5611 Brookbank	<del>William Strelau</del>
25	<del>William Strelau</del>	5609 Brookbank	<del>William Strelau</del>
26	SUSAN PRINGLE	5609 BROOKBANK	<i>Susan Pringle</i>
27	Daniel Orth	5605 Brookbank	<i>Daniel Orth</i>
28	MICHAEL ENDBIGLIS	5524 BROOKBANK	<i>Michael Endbiglis</i>
29	Kathy Endbiglis	5524 Brookbank	<i>Katherine Endbiglis</i>
30	<del>John Broder</del>	5508 Brookbank	<del>John Broder</del>
31	<del>Charles Broder</del>	5508 Brookbank	<del>Charles Broder</del>
32	<del>John W. Dingle</del>	5516 Brookbank	<del>John W. Dingle</del>
33	Karen S Dingle	5516 Brookbank	<i>Karen S Dingle</i>
34	Laura Feste	5532 Brookbank	<i>Laura Feste</i>
35	Michael Crowley	5614 Brookbank	<i>Michael Crowley</i>
36	<del>John W. Dingle Jr</del>	5618 Brookbank	<del>John W. Dingle Jr</del>
37	<del>Paul W. Dingle</del>	5508 Brookbank	<del>Paul W. Dingle</del>
38	Jennifer C. Bates	1209 Blanchard	<i>Jennifer C. Bates</i>
39	<del>John W. Dingle</del>	1209 Blanchard	<del>John W. Dingle</del>
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Food Pringle

## ISSUE 1 – EXTENSION OF BROOKBANK THROUGH TO JEFFERSON

We estimate approximately 100 people per day walk down Brookbank from Blanchard to Jefferson as a means to reach Hillcrest School or for recreational purposes. The path is not only a safe way for these individuals to commute or relax, but it does so in an aesthetically pleasing way, with a tree-lined gravel path. The number of individuals using this route continues to increase, as recent tear-downs have attracted a significant number of young families with children.

Extending Brookbank through to Jefferson will greatly increase the traffic on this route and jeopardize the ability for individuals, especially children, to commute safely. We have the following concerns and related suggestions.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Increased traffic will make pedestrian commuting unsafe.	Only extend the street through to the front of the two new homes, as originally planned by the developer. Also, add a sidewalk on Brookbank south of Blanchard to connect with the sidewalk in front of the two new houses or connect to the walking path.
Elimination of the trees and walking path will significantly degrade the aesthetics of the area.	Similar to the arrangement at Brookbank at 59 <sup>th</sup> Street, make this two house extension a "1/2" street and preserve the trees and walking path. If the street must go through, put a "1/2" street through to Jefferson, similar to the arrangement at Brookbank at 59 <sup>th</sup> Street, and preserve the trees and walking path.
The corner at Brookbank and	Implement four-way stop at

6/11

<p><b>Blanchard is already very dangerous, with cars using Blanchard as a thoroughfare from Main to Dunham. Additional homes on Brookbank will increase the likelihood of an automobile accident at the intersection.</b></p>	<p><b>Brookbank and Blanchard</b></p>

**ISSUE 2 – WATER MAIN ON BROOKBANK NOT CAPABLE OF SUPPORTING ELEVEN NEW HOMES.**

We understand the water main that runs down Brookbank is the suggested connecting point for the 11 new residences. This pipe has had a history of breakages, and has broken 3 times in the last 2 years on the section South of Blanchard.

<u>Concern</u>	<u>Suggestions for Improvement</u>
The current pipe is old and unreliable. Continued breakages will impact even more homes if all 11 new residences are added to the existing, unstable infrastructure	Replace the main from Blanchard to current termination.
Water pressure for existing residences will be impaired by the additional homes.	Install a larger main line from Blanchard to current termination.

### **ISSUE 3 – STORM WATER RUN-OFF MAY IMPACT HOMES NORTH AND WEST OF THE DEVELOPMENT**

Given that the development is significantly elevated compared to neighboring lots, improper engineering could result in water flowing in a way that impacts lots to the North and West. During heavy rains, water is already taxing the entry points to underground drainage systems at the corner of Brookbank and Blanchard as well as in the middle of the Brookbank between Blanchard and 55<sup>th</sup> Street.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Storm water facilities in the middle of the 5600 block of Brookbank may not be sufficient to control additional water diverted from new development.	Ensure that the developer has performed appropriate studies of ground water impact on the system to the North and West of his development.
Plans indicate sewer heads in front of the 2 new homes on Brookbank. There is no piping under the existing portions of Brookbank to connect to.	Add additional underground storm water tiles to connect the new sewers.

Plan Commission  
DRAFT Minutes from  
October 3, 2005  
(Including Neighbor  
Presentations)

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING, OCTOBER 3, 2005, 7:30 P.M. .

Chairman Jirik called the October 3, 2005 meeting of the Plan Commission to order at 7:30 p.m. and asked for a Roll Call:

**PRESENT:** Chairman Jirik, Mr. Matejczyk, Mr. McCormick, Mr. Quandt, Mr. Waechtler  
Mr. Webster

**ABSENT:** Mr. Griesbaum, Mr. Nicholaou, Mrs. Rabatah,

**STAFF**

**PRESENT:** Keith Sbiral, Director of Planning; Jeff O'Brien, Planner; and Alice Dornan, Recording Secretary

**MR. MATEJCZYK MOVED TO APPROVE THE SEPTEMBER 12, 2005 MINUTES AND MR. MCCORMICK SECONDED THE MOTION. MOTION PASSED BY VOICE VOTE OF 6-0.**

Chairman Jirik opened up the continued public hearing for the following petition:

**FILE NO. PC-24-05 (continued from 9/12/05 meeting)** - Petition seeking approval of a Lot Split to include lot width exceptions. Property located on the west side of Main Street, approximately 435 feet south of 55<sup>th</sup> Street, commonly known as 5532 Main Street, Downers Grove, IL (PIN 09-17-101-032); James F. Russ, Jr., Attorney/Petitioner; William Haider, owner

Mr. Sbiral reported the petitioner requested to continue the public hearing until November 7, 2005. The Village notified the neighbors within the 250 feet requirement of the continuation request. Chairman Jirik entertained a motion to continue the public hearing on this matter.

**WITH RESPECT TO FILE NO. PC 24-05, MR. MCCORMICK MOVED TO CONTINUE THE PUBLIC HEARING ON THIS PETITION TO NOVEMBER 7, 2005. MR. WAECHTLER SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: MR. MCCORMICK, MR. WAECHTLER, MR. MATEJCZYK, MR. QUANDT,  
MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED. VOTE: 6-0**

**FILE NO. PC-25-05 (continued from 9/12/05 meeting)** – Petition seeking approval of the Final Plat of Nelson Meadows Subdivision with exceptions from Code. Property located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street, commonly known as 5737 Brookbank Road, Downers Grove, IL (PIN 09-17-108-015); Joel Andersen Homes, Ltd., Petitioner; Joel Andersen, Owner.

Chairman Jirik reminded the public Meeting Guidelines One through Four were completed at the September 12, 2005 public hearing. Chairman Jirik swore in those individuals who would be speaking on Petition No. PC-25-05.

Mrs. Alice Strelau, 5611 Brookbank Rd., was pleased to see the developer adding sidewalks; however she had concerns about creating a gapped sidewalk along a small block of Brookbank Road south of Blanchard to Nelson Meadows on the west side of the street. She noted at a March 16, 2004 Village Council meeting, the Director of Public Works Mr. Barber stated, "a new definition of Gap, which is completing pieces to get a complete sidewalk on one side of the street, particularly in areas near schools, where there are safety issues." Because of Mr. Barber's argument, the Village approved capital money to eliminate the gap sidewalk matrix all together. In an April 26, 2005 memo from Mr. Barber to the Village Manager, he stated, "Since 12 segments on the gap list that were true gaps are now complete, the Gap program is no longer necessary and should be dropped." The Council supported this recommendation, and the 2005 to 2010 Capital Budget Plan for the Village of Downers Grove no longer includes Gap sidewalk programs. However, months after that, the proposed project comes along and creates a gap sidewalk. While Mrs. Strelau understood the Village could not require a developer to pay for the sidewalks, she is requesting the portion of money the developer agreed to pay in lieu of sidewalks on the west side of Carpenter be used to create sidewalks on the small stretch of Brookbank. She also requested a painted crosswalk be provided on Jefferson to guide pedestrians to the south side of Jefferson where the sidewalk continues. She expressed safety concerns for the children if they have to walk in the street.

Mr. Mike Kelch, 5729 Carpenter, indicated the neighbors appeared excited about the development in general, but he wanted to address the pathway, flood zone designations, and setbacks. Reviewing his PowerPoint presentation, Mr. Kelch stated children have used the pathway for many years to travel to the school and park, and it appears to be the safest route to the school due to the hills and difficult sight lines in the area. Addressing the flood plain, he is concerned about the development as well as surrounding residents being charged with flood insurance as 40 to 50 Downers Grove property owners recently received notification from the Federal Government that they were in the flood plain. He expressed concerns about decreasing property values. He requested the stormwater drainage be very conservative and not impact the neighbors. He believes the 11 houses proposed for the site is very aggressive, and staff's recommendation to reduce it to ten homes is very good. As to setbacks, his house is the closest to the street. His neighbors to the south are set back approximately 100 feet. His understanding is the developer is proposing homes on Nelson Court to have 63 ft. setbacks, which

would not fit with the character of the neighborhood and would have a negative impact to the homes across the street.

Mr. James Russ, Jr., Attorney, 4915 Main Street, Downers Grove, on behalf of the developer, indicated revised plans submitted since the last meeting, which address the questions being raised from the neighbors. Regarding the pathway, it would be five feet in width between Jefferson and Carpenter with a proposed easement. The petitioner will provide for a 35-foot right-of-way on the north side of Jefferson from Brookbank to Nelson Court. The retaining wall will be relocated north ten feet from the property line to provide for the 7.5 ft. sidewalk and utility easement along the south end of the property between Carpenter and Jefferson.

Mr. Sbiral noted the modifications discussed by Mr. Russ were received after the Plan Commission packets went out to the Plan Commission members. Staff did not have time to review the modifications and was not prepared to comment on them.

For clarification purposes, Mr. Russ noted some of the issues raised by the public at the last meeting, as well as some of staff's recommendations, were taken into consideration and conceded to in the interest of time. Mr. Russ reviewed the requested 35-foot right-of-way, the new stone five-foot path with easement and the relocation of the retaining wall, which will provide ten feet between the property line and the closest point of the wall.

Chairman Jirik clarified to the Commissioners and to the public that the three modifications discussed above would have to be part of a motion to amend the application since they were not a part of the original application. However, if the three items become too complex, the Commissioners would require more review.

Mr. Tom Sisul, 5120 Main Street, attorney for the residents, expressed concern as how to proceed, stating the items discussed have probably been reduced to detailed plans. He asked to proceed with the original plans that were submitted.

Mr. Dan Barnebey, 5708 Brookbank, on behalf of some of his neighbors on Brookbank and Blanchard, called attention to the names on the petition that went around. While the neighborhood accepted the coming development, he requested the Plan Commission take into account certain concerns. One of those concerns includes increased traffic with the extension of Brookbank through Jefferson. He suggested extending Brookbank part way to the front first two lots and preserving the walking path as much as possible as well as preserving the trees. The neighbors requested the petitioner consider a sidewalk on Brookbank south of Blanchard to connect the gap piece of sidewalk using the in-lieu of funds from the Carpenter segment. Lastly, the neighbors requested the intersection of Brookbank and Blanchard be controlled, as the installation of a road would result in more traffic.

Mr. Sbiral provided his input regarding the installation of a stop sign. Mr. Waechtler discussed the requirement differences for stop signs and signalized lights. As to extending Brookbank only half way, Mr. Sbiral explained the Village's Code required it if a developer was developing next to the end of a right-of-way, the developer must continue the right-of-way to the next street or provide a cul-de-sac. Extending the street through allows for better emergency vehicle access. Mr. Sbiral clarified to the Commissioners the gap sidewalk was not being created by the proposed development

Mr. Barnebey raised concern about three water main breaks on Brookbank and the age of the water main. He questioned what area was fed from the north.

Mr. Hartjes, engineer with C.M. LaVoie & Associates, 1050 W. Route 126, Plainfield, IL, reported the water main was being extended from Brookbank where it currently dead-ended to Jefferson, and Lots 1 and 2 would be fed from there. Water main locations were noted on the overhead projector. Mr. Sbiral stated removing the dead-end water main and looping it would be beneficial.

Mr. Barnebey expressed concern how the stormwater drainage down on Brookbank would flow. Mr. Hartjes indicated the high point of the development is on Lot 1. Water drains to the northwest corner of the site. Water would be contained in Lots 1 and 2 of the site and routed to the detention pond. The north 65 feet of Brookbank would flow as it does currently. All water on the development would be caught prior to leaving and entering into Brookbank, then routed to the detention pond, and discharged to the east.

Mr. Mike Davenport, 6636 Blackstone Drive, resident and architect, discussed the parallels of the zoning discussions taking place in the Village and the proposed development. In his opinion, the development represents one giant planning teardown, and he stated the neighbors are trying to get something that is a continuation of what they have. Cutting the trees down on Jefferson sent a message to the neighbors that the developer was not concerned. He expressed concern that the removed trees brought a substantial change to the neighborhood. He supported having an increased setback along Carpenter Street to match the existing house line on the street since it would be in keeping with the rhythm of the neighborhood.

Mr. John Schofield, 1125 Jefferson Avenue, stated he was going to give a PowerPoint presentation. He thanked his neighbors, the Village Planning Department, the developer and the Village Council for listening to the neighbors. He thanked the developer for relocating the stabilized construction entrance as promised at the July 28, 2005 neighborhood meeting.

Mr. Schofield described what the area looked like in April 2005 with trees. After the trees were cut down, the neighbors gathered together to address the situation. Mr. Schofield walked through the steps

he and his neighbors took to obtain copies of the plans from the developer and the formulation of nine recommendations to the Village. Their goals include preserving the character of the neighborhood, maintain safety, minimize construction disruption, determine a way for the Village and the Plan Commission to better balance the needs of the existing neighborhood for the Village's common good, the developer, and the incoming neighbors. He and his neighbors requested the Commission and the Village Council, if necessary, make a finding that no practical difficulties or particular hardships, claimed or proven by the petitioner, exist and, therefore, reject all proposed exceptions.

Mr. Schofield reviewed the exceptions being requested by the petitioner. It was Mr. Schofield's opinion that the right-of-way exceptions be rejected because they help to retain the established line of home fronts mentioned earlier. Except for the Jefferson right-of-way that was just conceded by the petitioner, Mr. Schofield stated if the Village granted all of the other right-of-way exceptions, the Village would narrow the parkways by two feet and allow the new homes to be two feet closer to the roadway rather than pushing them back. A rural country character could be equally implemented with a 35-ft. right-of-way or a 33 ft. right-of-way.

For the record, Mr. Schofield handed out copies of a document entitled: "Nelson Meadow Subdivision Exception Analysis" and asked the Commissioners to consider the document in their deliberations. The handout documented the requested exception, the stated justification for the exception, the practical difficulty and particular hardship that existed, if any. Mr. Schofield stated the development altered the character of the area, created hazards, and destroyed the ecology of the area. It includes ridiculous grading. He asked the Commissioners to reject the petition and recommend the petitioner start new and in a way that will fit into the community.

Per the Chairman's question, Mr. Sbiral stated he did not believe the trees existed in the public right-of-way. Chairman Jirik stated his understanding is the trees are on private property, and the landowner has every right to cut down the trees.

Mr. Schofield indicated it might have been so, but there were trees that existed in the Brookbank right-of-way, and the Village did not have to accept the owner's land. Chairman Jirik clarified the act of the owner cutting down his trees is immaterial and irrelevant to the proceedings. Discussion followed that the trees located in the Brookbank right-of-way were the only trees under discussion and would be cut down.

Mr. Tim Riordan, 1133 Jefferson, expressed concern about the additional stormwater coming to the sewer in front of his house on Jefferson as well as from the new Brookbank Road and the water diversion that was to take place behind the Jefferson Avenue homes. He believed it was better to capture some of that water and direct it into the new development's pond. He inquired who was responsible for the water behind the homes and for the newly proposed homes since the water was never maintained. The same question was asked of the petitioner at the July 28, 2005 meeting, with a response being once the water left the site it was not their responsibility. Mr. Riordan had concerns because the petitioner's property sits 10 to 15 feet higher than his property.

Mr. Brad Hartjes, C.M. LaVoie & Associates, 1050 W. Rt. 126, Plainfield, Illinois, confirmed the location of the 1133 Jefferson catch basin and confirmed how the water traveled in the area ending at St. Joseph's Creek. Water on the development's site would be caught in catch basins prior to leaving the site, routed to the on-site detention pond and then discharged slowly. Mr. Hartjes stated redevelopment and post-development studies were done on the site indicated the Jefferson catch basin could not handle the 100-year flood event, which explained the current flooding taking place. However, because a majority of the water would be caught on the petitioner's detention pond, the pipe would have the capacity to handle the post-development 100-year storm. Mr. Hartjes provided details of how the water would flow noting two catch basins have been added as recommended by staff but are not reflected in the September 12, 2005 plans being discussed tonight. He further noted the petitioner would be catching future Village right-of-way water and detaining it, which, in his opinion, is beyond the requirements of the Stormwater Ordinance.

Mr. Riordan still expressed concern about water runoff and who was in charge of it once it traveled off the petitioner's property, wherein Mr. Hartjes and Mr. Sbiral explained the water would travel either to private properties or on Village property, which would be the responsibility of Village Public Works. Mr. Hartjes explained the release rate of the water on the site currently and what is being proposed, explaining the water currently left the site at 5 cubic feet per second. After the collection of water at the detention area and through the outlet restrictor, it would be .1 cubic feet per second for every acre of development. The post-development release rate was .5 cubic feet per second.

As to the 33-foot road versus the 35-foot road, Mr. Ken Rathje, Rathje Consulting Services, 412 Chicago Avenue, explained the reason for pursuing the right-of-way was at the suggestion of Public Works staff and what was currently being developed in the neighborhood. Prior to the 1970's, local street rights-of-way of 66 feet were the standard. To install a slightly wider right-of-way for smaller

sections of otherwise uniform rights-of-way is not in the best interest of the property owners, the neighbors, or the Village because it is additional land that has to be maintained, and additional land removed from the tax rolls. He explained the standards established under the Subdivision Control Ordinance discussed the Plan Commission making a finding of practical difficulty or particular hardship in the way of carrying out the strict letter of the provisions of the Chapter. Mr. Rathje stated there should be an opportunity for a petitioner to ask for relief for exceptions and for a board to be able to grant it, short of it being something that requires legislative changes to the Code or through litigation. Mr. Rathje explained the petitioner is seeking reasonable exceptions, which are designed with a practical condition that exists in the surrounding area.

Chairman Jirik asked whether the 33-foot request engendered more consistency or less consistency with the neighborhood, wherein Mr. Rathje indicated it engendered more consistency. He proceeded to point out examples existing on Carpenter, Brookbank, Jefferson and parts of Main Street.

Mr. Schofield, 1125 Jefferson, asked the petitioner to calculate the building line setbacks as recorded on the same plats and emphasized the neighbors were asking the house lines be maintained as on the plat.

Mr. Rathje explained the building line setbacks were established by the Zoning Ordinance as a standard that would be equally applied throughout any given zoning district. He stated the area of the subject property (R-3 zoning) has a minimum setback requirement of 30 feet for either new homes or homes with potential modifications. People chose to set back their homes at a greater distance as an option.

Mr. Ed Weise, 1137 Jefferson Avenue, also expressed concern about drainage onto Jefferson and believed the petitioner was doubling the area that was draining into the catch basin and flowing back into St. Joseph's Creek. He explained the system currently backed up into the catch basin and could not handle the water. He also was concerned about the impervious surface. Chairman Jirik pointed out; however, the petitioner was not causing an increase to the basin, nor was he obligated to fix a pre-existing problem.

Due to the lateness of the hour, Mr. Sbiral interjected and asked if the Plan Commission could focus on completing the public comment and give the petitioner time to provide a rebuttal.

Mr. Thomas Sisul, attorney for the residents, stated the petitioner indicated he was only following what the Public Works staff requested regarding the right-of-way. He stated staff noted if the petitioner did not get the setbacks, etc. there would be number of requested exceptions. Mr. Sisul explained the neighbors were looking for some more relief so the development would be more consistent with the rural effect the developer was, in fact, trying to achieve. He stated covenants run with the land, and the neighbors to the north as well as the neighbors on Jefferson are faced with a 35 ft. building line. He asked the Plan Commission for consideration in understanding what the neighbors were looking for, citing a home located on Seeley Avenue where there was no uniformity.

Ms. Beth Riordan, 1133 Jefferson, a Downers Grove resident her entire life, choose to live on Jefferson due to the country atmosphere, quiet street and many children. She said her neighbors agreed with the petitioner's statement "desire to maintain the essential character of the area and to blend this development with the character of this area." Her neighbors are concerned the development will have a negative impact on the value of their property because there are no uniform setback building lines, and the open country atmosphere will be lost with the petitioner's current proposal. She indicated there is no hardship for the petitioner to provide for a larger setback other than he might not be able to build the homes that he "wanted," which is his problem and not the Village's nor the neighborhood's. She asked the Commissioners to vote negatively on the right-of-way exceptions and vote positively for adding building lines to make her street symmetrical. Ms. Riordan submitted her formal petition on this matter with neighborhood signatures.

Mr. Thomas Sisul reiterated the neighbors are seeking a consistent building line on Brookbank and on Carpenter to fit in with the character of the area. Should the right-of-way help the petitioner to meet his obligation, Mr. Sisul, on behalf of the residents, requested the new homes then be set back further.

Mr. Mark Cronin, 1117 Jefferson, a resident of 21 years, pointed out his house on the overhead projector and discussed the difficulty of emergency vehicles locating his house, which the proposed development would only exacerbate the problem. He expressed safety concerns when pulling out of his driveway, freezing water issues in the winter and suggested extending Jefferson on a gradual slope. He discussed the plans the Village had for Jefferson Avenue back in 1979, 1987, and 1988. In 1988, he was required to build and pay for the south half of the Jefferson cul-de-sac, which required new curb and gutters, 425 sq. feet of walkway and pavement for the cul-de-sac and he had to deed it over to the Village. Mr. Cronin read minutes from a January 12, 1988 Plan Commission meeting discussing the Village's intention for the immediate area.

Mr. Jirik asked for clarification as to what Mr. Cronin wanted, wherein Mr. Cronin indicated he wanted the Village to end the road at his house as a cul-de-sac since his house was positioned with that in mind. He stated the Village intended Jefferson to end as a cul-de-sac.

Mr. Cronin further asked the Plan Commission to reject the Nelson Court Plan, recognize the safety and traffic impacts the plan holds, eliminate the unsafe corner within the cul-de-sac and the longer access route for emergency vehicles, honor the previous Plan Commission and Village Council decisions and honor the Village's agreement with the Cronins when he dedicated the land, paid for the public improvements and built his house at this location in 1988. Mr. Cronin then asked for clarification of the petitioner's request for two feet.

Mr. Sbiral clarified staff did not require the petitioner to design the proposal being presented. However, he explained when a proposal comes in, it is better to take an exception off the right-of-way than off the lot size. In addition, when a plan develops, reasons come up where staff may believe there may be a different approach to the development. Staff's recommendations that the exceptions be granted on Brookbank and Carpenter as well as Nelson Court made sense. Trade-offs between rights-of-way and lot sizes do exist.

Mr. Rick O'Halloran, 1202 Jefferson, a life-long resident, wants to stay in the area because he likes the setting. His property borders 300 feet of the project along Brookbank. He confirmed the pathway is heavily used, and he has maintained the path while living there for the past 12 years. While he understood he would get a new road, he expressed concern that 25 trees would be cut down to make room for the new water main, and he also expressed concern about the trees on his property being affected. He believes connecting Brookbank is unnecessary and goes against the Village's Tree Preservation Ordinance. He recommends rejecting the 33-foot dedication because there is no justification for the exception. He asked to have the water main moved to the east side of Brookbank so as not to infringe on his property and his trees. He recommends no extension of Brookbank since it will add to traffic and drainage issues. He supports the walking path. If Brookbank has to go through, he recommends building the extension on the Nelson property side, as discussed in the May 8, 1979 Plan Commission Southwest Area Neighborhood Plan meeting. He does not support the petition.

On Page 11, Paragraph 2 of the Forester's report, Mr. Waechtler noted a statement that new trees would be planted.

Ms. Gail Van Gorp Mazer, 5800 Carpenter, has owned her residence since 1997 and has lived in Downers Grove since 1991. Reviewing her PowerPoint presentation, she noted her home sits in the southeast portion just outside the Nelson Meadows property. Currently, there are 12 mature walnut trees

along her property line, which were evaluated to be in very good condition. The trees share a history of her home and her neighborhood. She expressed concern about how the close proximity to the detention pond would affect the trees' root system. She contacted professional arborists who recommended no construction, construction traffic, or compacting take place within the trees' drip zone in order to protect her trees. A mulch path has been recommended for any path, which path is still under discussion. She recommended moving the silt fence northward 20 to 21 feet from the property line to protect the tree, roots, installing property proper tree fencing during the project, revising the excavation and grading plans so as not to affect the trees, and requested the proposed east water main to the north be moved at least 21 feet from the property line due to the trees. She emphasized it is important to protect the area for the next generation of families, and an opportunity now exists to do the right thing just as the Village would do for its own trees.

Mr. William McCune, 1436 Thornwood Drive, echoed the same comments as to the impact of the detention pond on the trees. He asked for clarification of the property lines in relation to the trees since he heard conflicting accounts of where the property line existed. He stated Mr. Rathje at the last meeting indicated, "The trees are some distance away from the property line". He noted discrepancies existed.

Mr. Sbiral explained the property line should be reflected on the plans. In reviewing the survey, Mr. Sbiral indicated the tree trunks are not on the property line.

Mr. McCune presented a drawing of the retention pond with some of his modifications added as well as cross-sections of the trees' root zones. He expressed concern about root suffocation, cutting the roots and the unsafe grade of the slope for the retention pond. He quoted the Village's Forester in a September 2, 2005 Public Works memo: "South of the property line, south of the detention area is a row of black walnuts in good condition. To ensure survival, all the work must remain north of the property line and not trespass at any time." He believes the statement is weak and allows the developer to do any construction activity up to the property line, which he feels is unacceptable. He recommends the Plan Commission prohibit any construction within the critical root zone and make the same recommendation to the Village Council.

He stated in the spring of 2005 a Freedom of Information request was made to the Village for documents concerning Anderson Homes' dealings with the Village regarding destruction and removal of parkway trees. The Village sent back a package of information which contained a memo to the Village Clerk, April Holden, from the Village Forester dated May 17, 2005. He assumed it was she because the memo discussed the damage of four parkway trees. In summary, Mr. McCune stated it appears the Village can forward a bill to a developer for tree damage, and a developer can just pay the fine.

Chairman Jirik ruled the last matter was out of order and moved the meeting forward.

Mr. Tom Sisul, attorney for the residents, thanked the Commission for having patience with the residents and stated he would provide the Commission with all of the PowerPoint presentations for their files. Most importantly, Mr. Sisul reviewed a topographical photo of the site, noting the six-foot drops in the detention area and the safety concerns of the lot. He believed a pipe railing would not be appropriate along the path. He suggested better sloping of the hill and discussed some of the steps taken at other locations, such as the St. James lot.

Mr. John Spriet, 1209 Jefferson, stated he moved into the area in 1999 because of the feel of the area, the larger lot sizes and the cul-de-sac. He is disappointed to see the proposed lot sizes will be half the size of his lot. He would like the new development to maintain the style and character of the neighborhood. He would like the walking path to continue. The issue of the sanitary sewer system has not been raised. Chairman Jirik and staff explained the Downers Grove Sanitary District is a separate governmental agency. Mr. Sbiral added the Sanitary District staff conveyed their approval of the proposed plan. Chairman Jirik suggested Mr. Spriet refer his questions and concerns to the Sanitary District.

Discussion followed on whether to proceed further this evening or continue the public hearing, wherein the Chairman stated it would be beneficial to get to a point where rebuttal can take place since there was nothing further to discuss. Mr. Sbiral explained if the Commission chose to continue the public hearing, then the Commission must narrow down the specific issues it wants addressed for staff and the petitioner.

Chairman Jirik summarized his concerns: 1) Decide the issue on Brookbank and switching the money over and how it is to be accomplished, can it be accomplished; 2) Can there be an installation of a stop sign; 3) Is it more important to have a 35 ft. setback on Carpenter and Brookbank but not on Jefferson, and can it be done; 4) Examine the location of the water main on the east side of Brookbank, 5) Determine the pros and cons of extending Brookbank; 6) Provide more detail on the walnut trees and root zones; 7) Review any new changes that have not yet been addressed by staff, such as the new catch basins on Jefferson and the relocation of the retaining wall; 8) Clarification of the base elevation on Lot 8 and are any other lots below the 100-year flood; 9) Roll curbs adjacent to driveways are not ideal; and 10) Provide more information on the gravel path. The Chairman recommended the above items be included in a packet of information for the next meeting.

Mr. Sbiral suggested starting with staff's recommendation so if the meeting is continued to another date, staff would have time to review the plans the petitioner submitted at the end of last week but would also give the petitioner an opportunity to put together plans that would be somewhat final for moving

forward to the Village Council. Mr. Sbiral asked where the Commission stood as to staff's five recommendations in its September 7, 2005 memo, because staff's recommendation already requires significant changes to the petitioner's plans. If the Commissioners agreed with staff's recommendations, then the additional items, such as Chairman Jirik's list, could be added to or deleted from staff's recommendations.

Mr. McCormick stated he did not deliberate the matter now and would rather continue to a date certain in order to obtain all of the information.

Mr. Waechtler voiced the prior suggestion of landscaping around the detention pond. Regarding the water main, he questioned the feasibility of installing it on the east side of Brookbank, as Mr. Sbiral conveyed there could be a conflict with the sanitary line. As to the tree issue, Mr. Waechtler asked whether new tree plantings would take place.

In summary, Mr. Waechtler thanked the public for their presentations, stating the information provided was organized and very well done. Mr. Waechtler agreed staff's recommendations should remain along with the requested additional information and another meeting should be held.

Chairman Jirik declared the Public Participation portion of the meeting closed unless a matter was new or different from what has been discussed.

Staff expressed concern about moving forward with an additional continuance to occur at the next meeting because new plans had to be developed. Mr. Waechtler expressed his belief that the petitioner should have an opportunity to respond since the public spoke again.

Mr. James Russ, Jr., attorney for the petitioner, did not have a concern waiting until the next meeting to address the specific questions, but he did have a concern about having pre-deliberations on this matter without an opportunity to respond. While he understood staff's position of moving the matter forward, he believed the changes as recommended by the public, were not substantial in that a hearing would have to be republished. Mr. Sbiral, however, disagreed with the petitioner and pointed out staff's report might require substantial changes to the plans.

Chairman Jirik walked through his recommendations briefly, providing Mr. Sbiral with the names of who would have the appropriate information on them, i.e., the Village, the petitioner, or staff.

Should the petitioner be considering additional modifications or wants to provide a written statement regarding the issues raised, Mr. Sbiral stated the petitioner should have the information to staff by

October 12, 2005 in order to route it to the Commissioners. Chairman Jirik concurred stating the material must be presented to staff in a timely fashion. Mr. Sbiral will provide the Commissioners with a memo on the information and move on from there.

**WITH RESPECT TO FILE NO. PC-25-05, MR. WAECHTLER MOVED TO CONTINUE THE PETITION TO NOVEMBER 7, 2005. MR. QUANDT SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: MR. WAECHTLER, MR. QUANDT, MR. MATEJCZYK, MR. McCORMICK,  
MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED. VOTE: 6-0**

**FILE NO. PC-27-05.** Petition seeking a Special Use Amendment to allow the construction of a Fitness Center and an Executive Office building on the campus of Midwestern University - Property commonly known as 555 31<sup>st</sup> Street, Downers Grove, Illinois (PIN 06-32-200-015 & 06-32-400-026); Midwestern University, Petitioner/Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-27-05.

Mr. O'Brien stated the petitioner is requesting a special use to expand the campus to include an executive office building, accessory parking and a 25,820 sq. ft. recreational fitness center in the southeast portion of the campus. The R-1 single-family residence district allows a college/University with a special use as long as the site is over 40 acres. The single-story executive office building being proposed is approximately 11,000 sq. feet and will include 26 adjacent parking spaces with two handicap stalls. The proposed office building will accommodate the office functions in the current administration building. The current building will then be renovated and continue to be used as office space. The single-level recreational fitness center will be located in the southeast corner of the site to the north of the existing parking lot. Current campus acreage is 105 acres. To date, the floor area ratio is 0.123; the added floor area for the office and recreational area will increase the overall floor area ratio to 0.14. The maximum allowable is 0.6. The project meets all height, setback, green space requirements of the Zoning Ordinance.

Mr. O'Brien explained a meeting was held to present plans to the neighborhood. Construction will begin as soon as possible with completion by November 2006. Staff's report includes the Standards for Special Use approval. Staff believes the proposed addition to the campus meets the standards, and staff recommends approval of the project to the Village Council subject to the following conditions: 1) Compliance with all public works requirements and conditions outlined in the petitioner's memorandum dated September 16, 2005; 2) Any changes to the conditions represented by the petitioner as the basis

for this petition, whether those changes occurred prior to or after Village approval, shall be reported to the Village. Changes may require additional review; and 3) Petitioner shall be obligated to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

No Commissioner questions followed.

Dr. Kathleen H. Goepfinger, President & CEO of Midwestern University, explained she has been involved with the University for 21 years with the last 10 years as the President and CEO. To date, approximately \$70,000,000 has been invested into the campus with the support of the Village of Downers Grove. She believes the University serves as an economic engine for the Village with approximately 1800 students attending the school. Many faculty and staff live in the community. She asked for continued investment into the Village. Currently, the recreational facility does not meet the students' current needs. Specifically, the school educates a number of medical professionals who do not use the indoor pool at the University. Instead, a more contemporary facility is proposed and will include handball courts, music rooms, craft rooms, a smaller gym and a wellness facility. Because the administration staff is smaller, the existing space will be turned into academic space. The administration portion of the office will then be relocated to offices near the students.

Dr. Goepfinger explained much time was spent on the location of the two proposed structures. Letters were sent inviting the neighbors to a meeting where their proposed expansion would be explained. Staff and faculty were the only ones in attendance. After making some phone calls, it was determined many of the neighbors did not show up because the proposed buildings did not infringe upon their property.

Mr. Waechtler confirmed the recreational facility would only be for the University faculty, staff and students.

Chairman Jirik opened up the meeting to the public. No comments were received. He closed the Public Participation portion of the meeting.

Dr. Goepfinger closed by thanking the Commissioners and her neighbors for the opportunity to speak.

Mr. Waechtler stated the University is a great asset to the Village and a great neighbor.

Mr. Sbiral closed by explaining staff's basis for its strong recommendation for approval is the Standards listed in Section 28.1902 of the Zoning Ordinance, which the University exceeded. Chairman Jirik concurred and added the University's proposal is very desirable.

**WITH RESPECT TO PETITION PC-27-05, MR. MCCORMICK MOVED TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR A SPECIAL USE**

**AMENDMENT TO ALLOW THE CONSTRUCTION OF A FITNESS CENTER AND AN EXECUTIVE OFFICE BUILDING ON THE CAMPUS OF MIDWESTERN UNIVERSITY, NOTING THE PETITION MEETS THE CRITERIA SET FORTH IN SECTION 28-1802 OF THE ZONING ORDINANCE SUBJECT TO:**

- 1) COMPLIANCE WITH ALL THE REQUIREMENTS AND CONDITIONS OUTLINED IN THE PUBLIC WORKS' MEMORANDUM DATED SEPTEMBER 16, 2005;**
- 2) 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 REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW; AND**
- 3) PETITIONER SHALL BE OBLIGATED TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES. MR. WAECHTLER SECONDED THE MOTION.**

**ROLL CALL:**

**AYES: MR. MCCORMICK, MR. WAECHTLER, MR. MATEJCZYK; MR. QUANDT, MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED. VOTE OF 6-0.**

Mr. Sbiral noted the above petition would be scheduled for a workshop on the second Tuesday in November 2005. Questions should be directed to Mr. O'Brien at the Village.

**OTHER BUSINESS**

Staff announced the next meeting date is October 17, 2005 to discuss the Curtiss Block.

The Chairman indicated that in the future he would be firmer in running the meetings. He also recommended the Commission hold a workshop to discuss limiting scope. Mr. Sbiral mentioned the American Planning Association provides good information on meeting organization and caseloads. Staff will provide more direct information in its reports and during Commission meetings. Upcoming agendas and enforcement of the five-minute rule were discussed.

The meeting was adjourned at 11:50 p.m. on motion by Mr. McCormick, seconded by Mr. Waechtler. Motion carried unanimously by voice vote of 6-0.

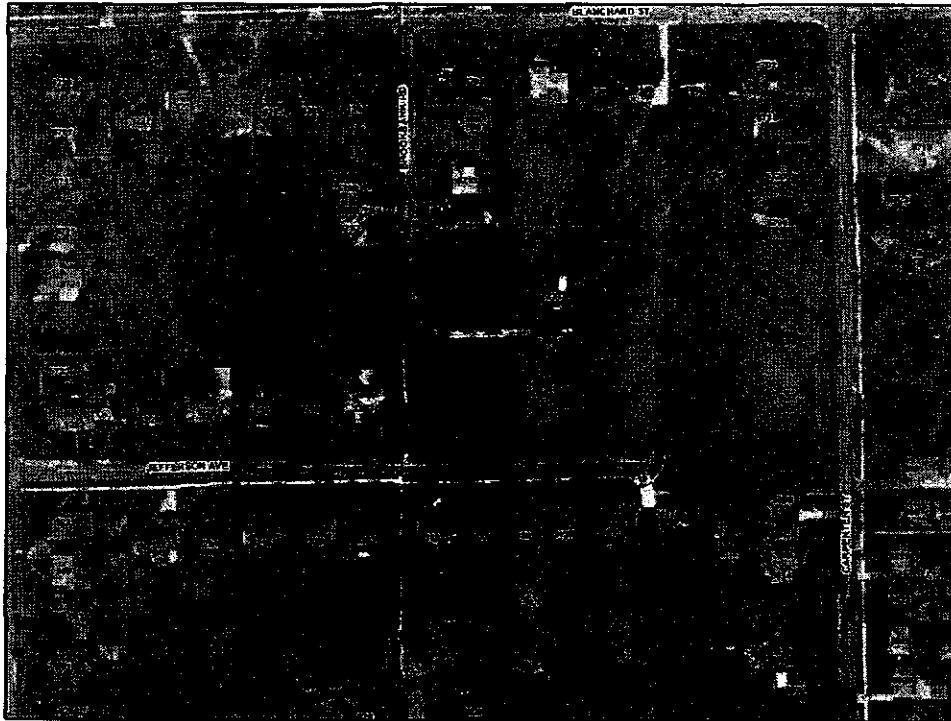
/s/ Celeste K. Weilandt  
Celeste K. Weilandt  
(As transcribed by tape)

# Jefferson Avenue

## Neighborhood Recommendations

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

John Schofield  
1125 Jefferson Avenue



# Thanks!

- To all our neighbors who have participated in this effort
- To the Village Planning Department for an open process and fair treatment
- To the Petitioner for relocating the “Stabilized Construction Entrance” as promised in the July 28<sup>th</sup> neighborhood meeting
- To the Plan Commission and Village Council for hearing our recommendations



## Background

- Neighborhood prompted to organize by the pre-emptive tree removal on April 13-14, 2005
- Initially the 7 most impacted families, expanded to 14 families plus others from neighboring streets
- Viewed plans dated April 21<sup>st</sup>
- Formulated recommendations in 9 categories
- Recommendations to Village officials on May 12<sup>th</sup> and to Petitioner and Village officials on July 28<sup>th</sup>
- Plan Commission has copies of our detailed recommendations in the written record

## Goals

- Preserve the essential character of the existing neighborhood
- Maintain safety of residents and properties
- Minimize disruption by construction
- Revise the current proposal to better balance the needs of
  - the existing neighborhood
  - the Village common good
  - the developer
  - the incoming new neighbors

## Recommendations in 9 Categories

1. Construction entrance
2. Stormwater management
3. Jefferson Avenue infrastructure
4. Air quality and health concerns during construction
5. Traffic control for construction traffic on Jefferson Avenue
6. Jefferson Avenue buffer set-backs and treescape
7. Cul-de-sac entrance location
8. Brookbank Road R.O.W. path and treescape
9. Detention pond impact on existing trees and pedestrian path

**Plan Commission  
Requested Action**

## Requested Action

1. Find that no "practical difficulties or particular hardships" are claimed or proven by Petitioner
  - therefore ~~reject~~ all proposed exceptions

## Exception Analysis

An exception shall be recommended by the Plan Commission

**only** if it finds that there are  
**practical difficulties** or  
**particular hardships**

in the way of carrying out the **strict** letter of the provisions of this Chapter.

– 1st sentence of 20-603(c)

## Exception Analysis

- Jefferson Avenue R.O.W dedication width (33 feet instead of 35 feet)
- Nelson Court stem R.O.W. dedication width (33 feet instead of 35 feet)
- Nelson Court cul-de-sac mountable curb
- Brookbank Road R.O.W. dedication width (33 feet instead of 35 feet)
- Carpenter Street R.O.W. dedication width (33 feet instead of 35 feet)
- Carpenter Street curb, gutter, and sidewalk
- Carpenter Street lighting

## Exception Analysis

- Rejecting all the R.O.W exceptions helps to retain the established lines of home fronts – neighborhood character
- Rejecting the R.O.W exception on Jefferson Avenue matches the prior R.O.W. dedication width on the south side of Jefferson Avenue fronts – neighborhood character
- Accepting any of the R.O.W exceptions narrows the parkways by 2 feet, making the streetscape less symmetrical
- Accepting any the R.O.W exceptions allows new homes 2 feet closer to the roadway pavement, making the streetscape less symmetrical
- A “rural/country character” can be equally implemented with 33-foot or 35-foot R.O.W. width dedications .
- The roadway pavement width remains the same regardless of the width of the R.O.W.
- Street lighting is a safety issue

### "Nelson Meadow" Subdivision Exception Analysis

An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Chapter. [1<sup>st</sup> sentence of 20-603(c)]

<i>Exception</i>	<i>Stated Justification for Exception</i>	<i>Practical Difficulty</i>	<i>Particular Hardship</i>	<i>Impact</i>
Jefferson Avenue R.O.W. dedication width (33 feet instead of 35 feet)	"Per Public Works/Engineering staff"	None	None	Rejecting this exception helps to retain the established line of home fronts on Jefferson Avenue, and matches the prior R.O.W. dedication width on the south side of Jefferson Avenue. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement, making the streetscape more asymmetrical. The roadway pavement width remains the same in both cases.
Nelson Court stern R.O.W. dedication width (33 feet instead of 35 feet)	"Per Public Works/Engineering staff"	None	None	Rejecting this exception helps to retain consistency with the established line of home fronts on neighboring Jefferson Avenue. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement. The roadway pavement width remains the same in both cases. A narrower R.O.W. dedication also makes it more difficult to widen the arc of the inside corner at Jefferson Avenue and Nelson Court.
Nelson Court cul-de-sac mountable curb	"Provides a much cleaner more consistent look along the cul-de-sac and avoids the requirement of multiple curb cuts at every driveway along the cul-de-sac"	✓	None	Appears to provide genuine benefit to the new homeowners as well as the Petitioner because it affords easier parking along the curved cul-de-sac.

### "Nelson Meadow" Subdivision Exception Analysis

<i>Exception</i>	<i>Stated Justification for Exception</i>	<i>Practical Difficulty</i>	<i>Particular Hardship</i>	<i>Impact</i>
Brookbank Road R.O.W. dedication width (33 feet instead of 35 feet)	"Per Public Works/Engineering staff"	None	None	Rejecting this exception helps to retain the established line of home fronts on Brookbank Road. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement. No "rural/country character" remains if the west line of trees greenspace and walking path are destroyed. The roadway pavement width remains the same in both cases.
Carpenter Street R.O.W. dedication width (33 feet instead of 35 feet)	"Rural/country character"	None	None	A "rural/country character" can be equally implemented with 33-foot or 35-foot R.O.W. width dedications. Rejecting this exception helps to retain the established line of home fronts. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement, thus diminishing the "rural/country character" of Carpenter Street and making the streetscape more asymmetrical. The roadway pavement width remains the same in both cases.
Carpenter Street curb, gutter, and sidewalk	"Rural/country character"	None	None	Rejecting this exception provides required standard public improvements. Residents of the street should be polled for their preference.
Carpenter Street lighting	"Rural/country character"	None	None	Rejecting this exception improves safety as the number of homes and traffic increase and satisfies residents' preference as well as Village standards.

Respectfully submitted to the Downers Grove Plan Commission by John Schofield on behalf of the Jefferson Avenue Neighbors.

## Requested Action

1. Find that no “practical difficulties or particular hardships” are claimed or proven by Petitioner
  - therefore reject all proposed exceptions
2. Find that the proposed Plat and plans “will alter the essential character of the locality”
  - therefore reject the petition as submitted
3. Recommend that Village Council not approve petition as submitted
4. Request that Petitioner redraw the plan to better balance the needs and recommendations of the neighborhood, the Village common good, the developer, and the incoming new neighbors

**Thank you!**

**Recommendation #2**

**Stormwater Management**

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Tim Riordan, 1133 Jefferson Avenue  
Ed Weise, 1137 Jefferson Avenue  
Bob Jensen, 1215 Jefferson Avenue



How much new impermeable  
pavement is added that  
drains stormwater to the Jefferson  
Avenue stormwater intakes and  
then directly into  
St. Joseph's Creek South Branch?



## Stormwater Management

- ? Prevent flooding and silting across Jefferson Avenue, both during construction and after
- ? Prevent any additional increase in the level of St. Joseph's Creek behind Jefferson Avenue homes during flooding conditions – watershed already under pressure from other upstream developments
- ? Collect all the stormwater from the new Brookbank Road and Jefferson Avenue pavements in the detention pond
- ? Define long-term responsibility for managing stormwater facilities and detention area – safety and health issues
- ? Publish specific plans for maintenance of stormwater facilities, as well as emergency response plans

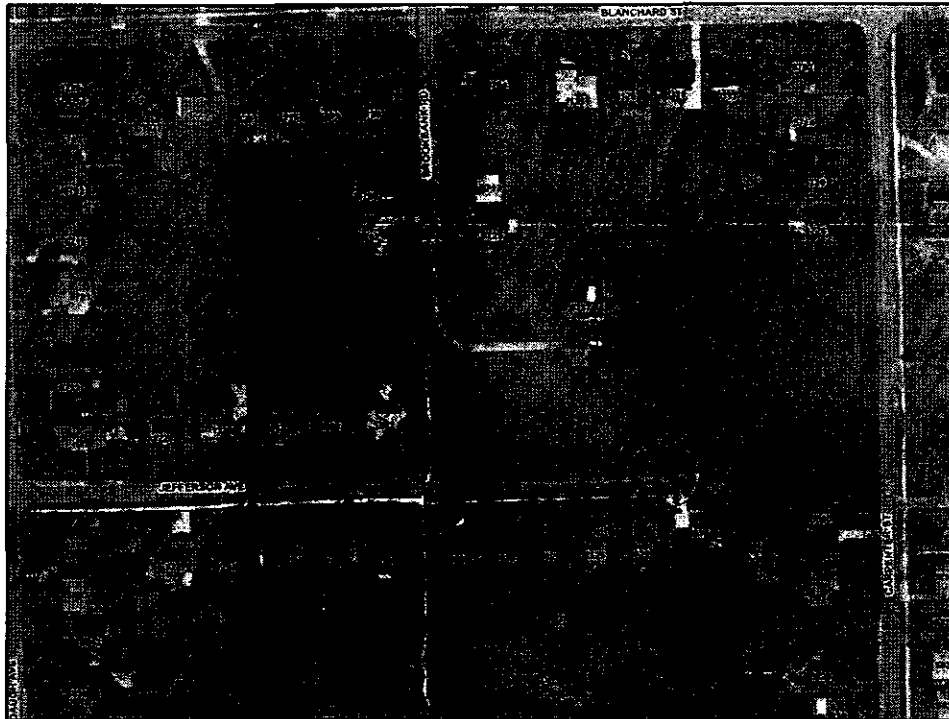
**Thank you!**

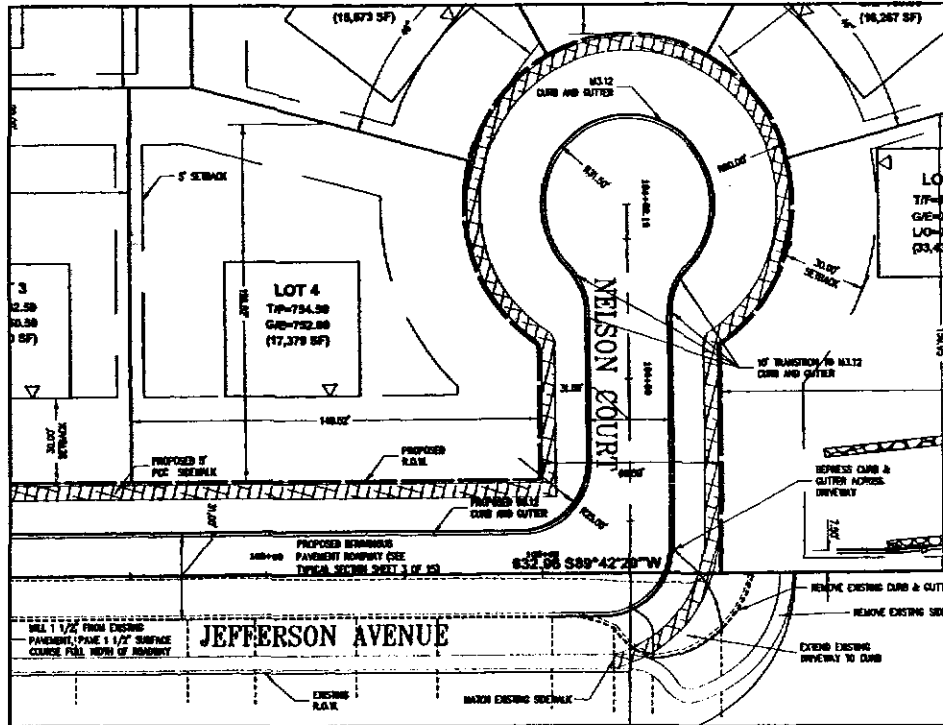
**Recommendation #7**

**Jefferson Avenue  
Cul-de-Sac**

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Mark Cronin  
1117 Jefferson Avenue

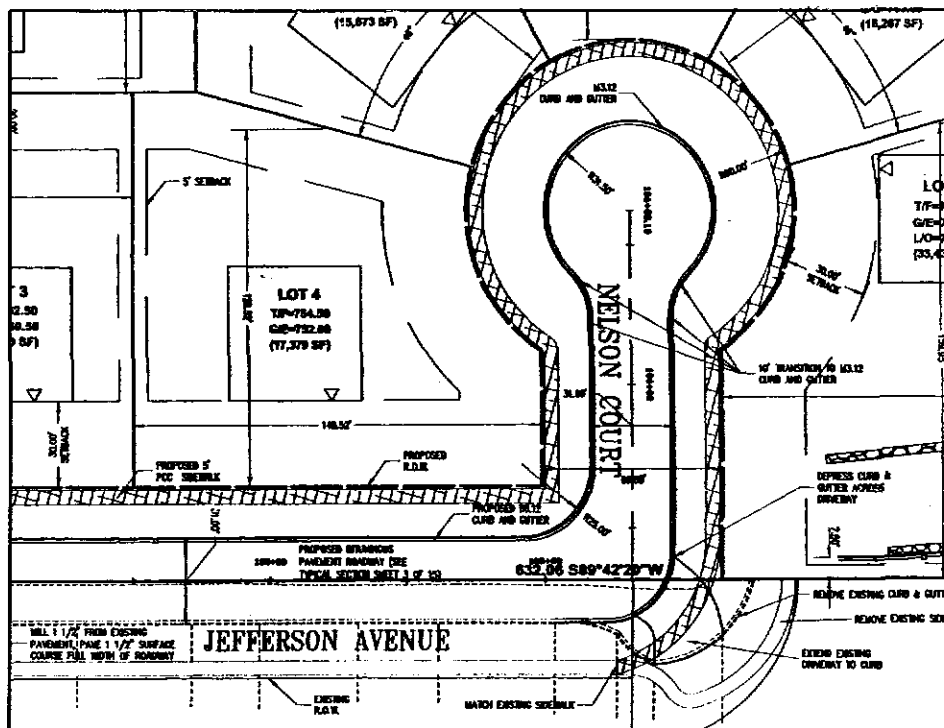




## Jefferson Avenue Cul-de-Sac

Adverse impacts of the "Nelson Court" proposal

- The dead-end "problem" is worsened by extending it – longer access route for emergency response
- The dead-end "problem" is worsened by the proposed tight 90-degree turn – safety
- Inevitably in winter, drains will freeze and clog, putting water and ice onto Jefferson Avenue
- Eliminates on-street parking for 1117 Jefferson Avenue
- If Jefferson Avenue must be extended, do it with a gentle curve to the northeast – a safer idea!



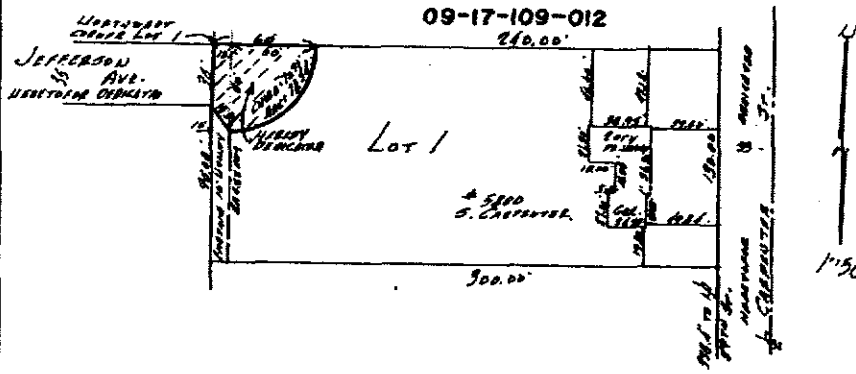
## Jefferson Avenue Cul-de-Sac

- The 1979 “plan” envisioned the possibility of “a roadway system within the property which connects Jefferson to Carpenter”
- In 1987 the Village decided that the east end of Jefferson Avenue would be a cul-de-sac
- In 1988 we were required to dedicate the R.O.W. from our land and to build and pay for the south half of this cul-de-sac
- We built our home at 1117 Jefferson Avenue with the understanding that the street ended in this cul-de-sac – that was our agreement with the Village!
- All five of the other homes on our block have been purchased with the same understanding

# PLAT OF DEDICATION

Book 130  
Page 87

Of that part of Lot 1 in Bataj Resubdivision of the East 300 feet of Lot 53 in Franigar Brothers Downers Grove Farms, a Subdivision in Sections 17 and 18, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat recorded September 14, 1920 as Document No. 144275 in DuPage County, Illinois, described as follows: Beginning at the Northwest corner of McDonald Lot 1; thence East on the North line of said Lot 1, a distance of 60 feet; thence Southwesterly along a arc, convex to the southeast, and having a radius of 50 feet, a distance of 78.54 feet to a point; said point being 50 feet south of the North line of said Lot 1 and 10 feet East of the West line of said Lot 1, measured at right angles thereto; thence Northwest, a distance of 18.02 feet to a point on the West line of said Lot 1, 35.00 feet South of the Northwest corner of said Lot 1; thence North 35.00 feet along the West line of Lot 1 to the Place of Beginning.



## Jefferson Avenue Cul-de-Sac

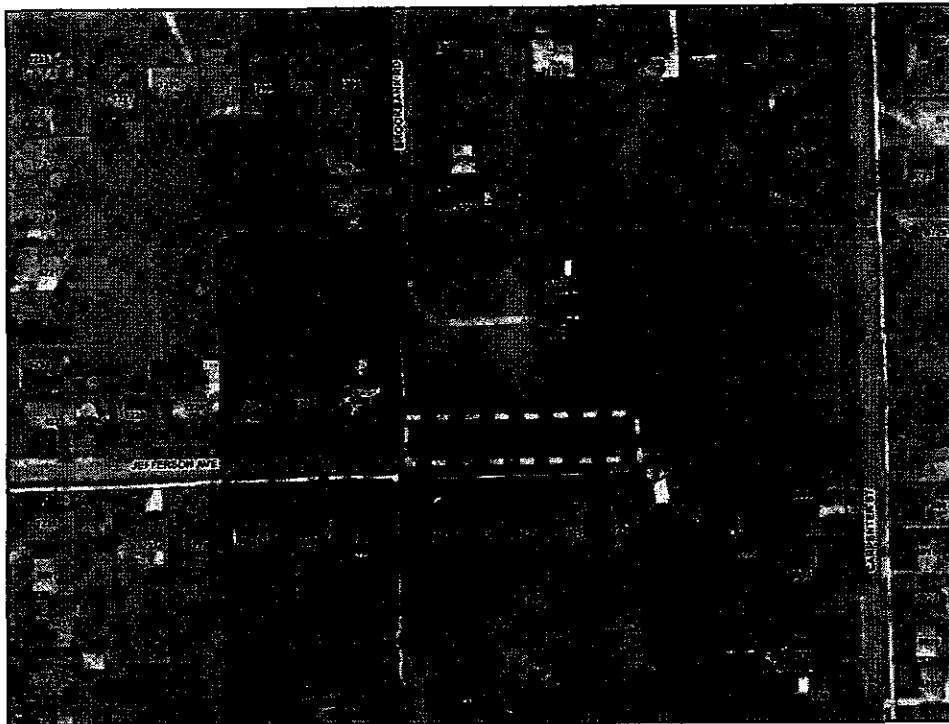
- Reject the proposed "Nelson Court" plan
- Recognize the safety and traffic impacts of the proposed "Nelson Court" plan
- Eliminate unsafe corner within cul-de-sac and the longer access route for emergency response
- Reduce traffic impacting Hillcrest schoolchildren
- Honor the previous Plan Commission and Village Council decisions
- Honor the Village's agreement with us when we dedicated the land and paid for the public improvements

**Recommendation #6**

**Jefferson Avenue  
Set-Back Buffer**

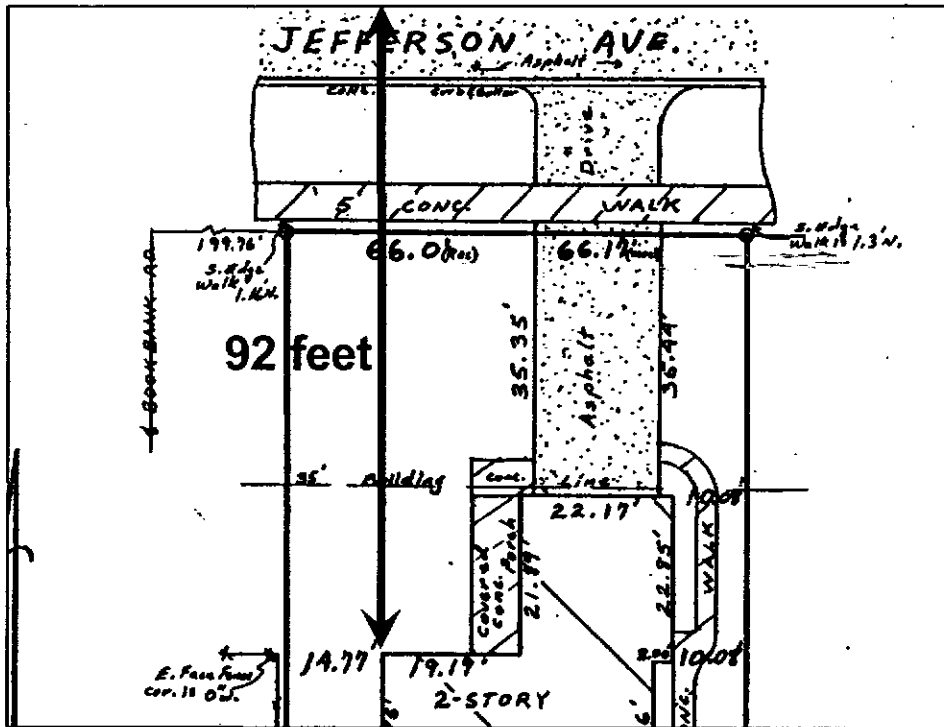
Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Beth Riordan  
1133 Jefferson Avenue





## **Building Lines**



## Jefferson Avenue Set-Back Buffer Requested Action – Building Line

- Require Front Building Set-Back Line on North side of Jefferson Avenue
- To align with average fronts of homes at 1202-1232 Jefferson
- To match geometry on South side of Jefferson Avenue (1117-1137, our homes)
- Minimum 35 feet Building Line front set back
- Minimum 70 feet from the street center line
- Additional buffer up to a total 90 feet from center of the street to front of homes because the new homes will be on higher elevation and also much larger and taller
- Provide room to replace the lost parkway treescape with 13 trees in two rows
- Alternative to Building Line is equivalent additional R.O.W. dedication in lieu of Building Lines requirement

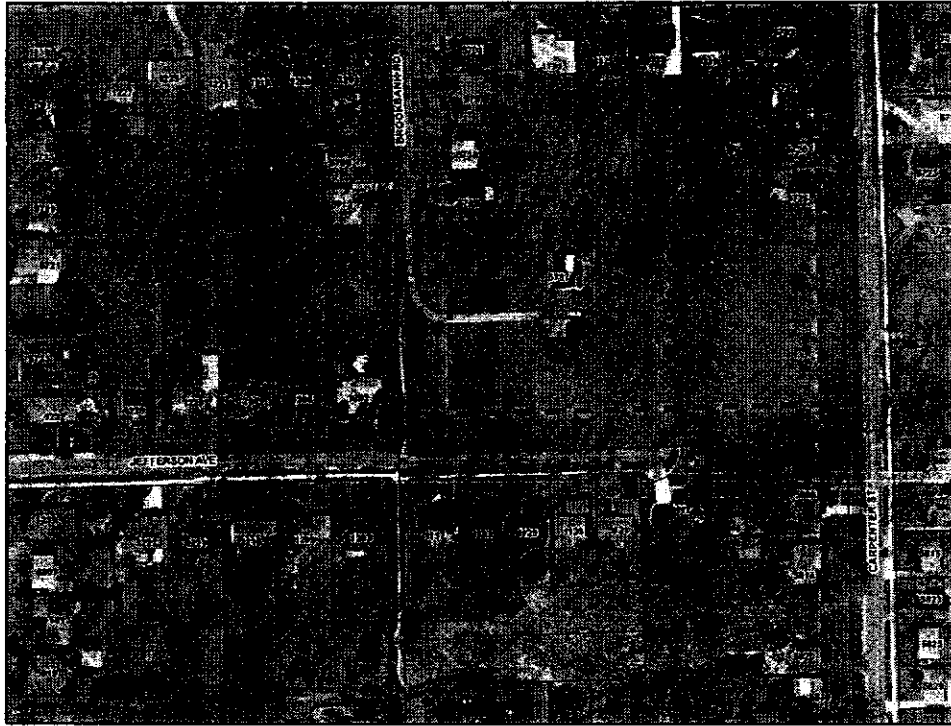


## Petition

To the Village of Downers Grove Plan Commission and Village Council:

We, the undersigned Neighbors of the proposed "Nelson Meadow" subdivision, petition the Village of Downers Grove to preserve the open and airy country character of our established Neighborhood by requiring Front Building Set-Back Lines that extend the existing uniform lines of home fronts across to the proposed new subdivision lots.

We are very concerned that, without uniform Front Building Set-Back Lines of at least 35 feet (at least 70 feet from the street center line), the proposed "Nelson Meadow" subdivision will have a deleterious impact on the unique character and appearance of our Neighborhood and on the value of our properties.



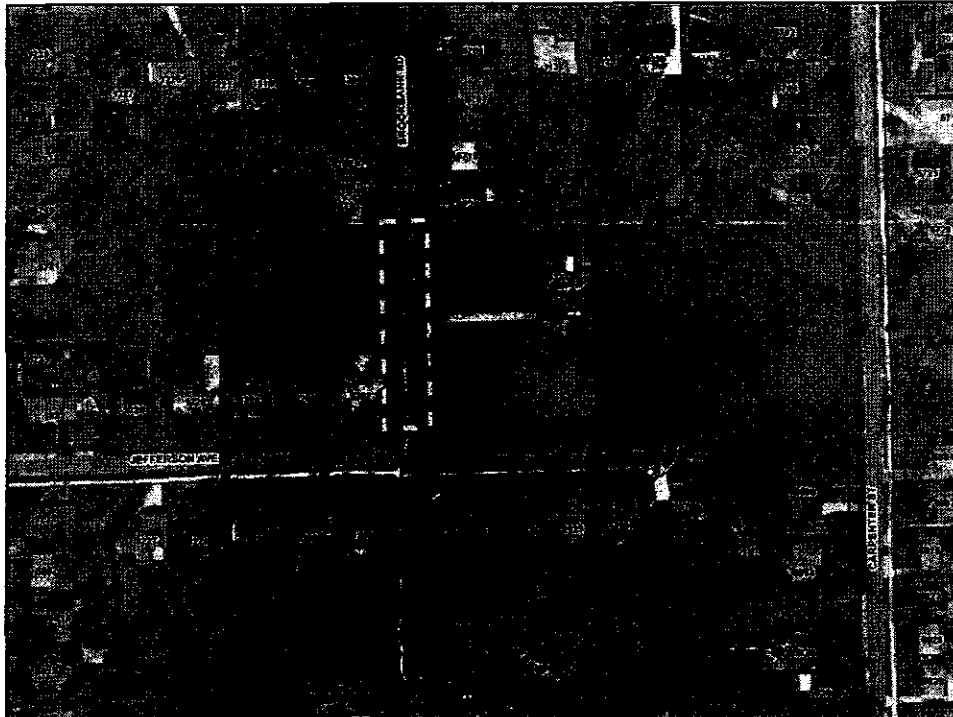
**Thank you!**

**Recommendation #8**

**Brookbank Road R.O.W.  
Path and Treescape**

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Rick and Julie O'Halloran  
1202 Jefferson Avenue





## Brookbank Road R.O.W Path and Treescape

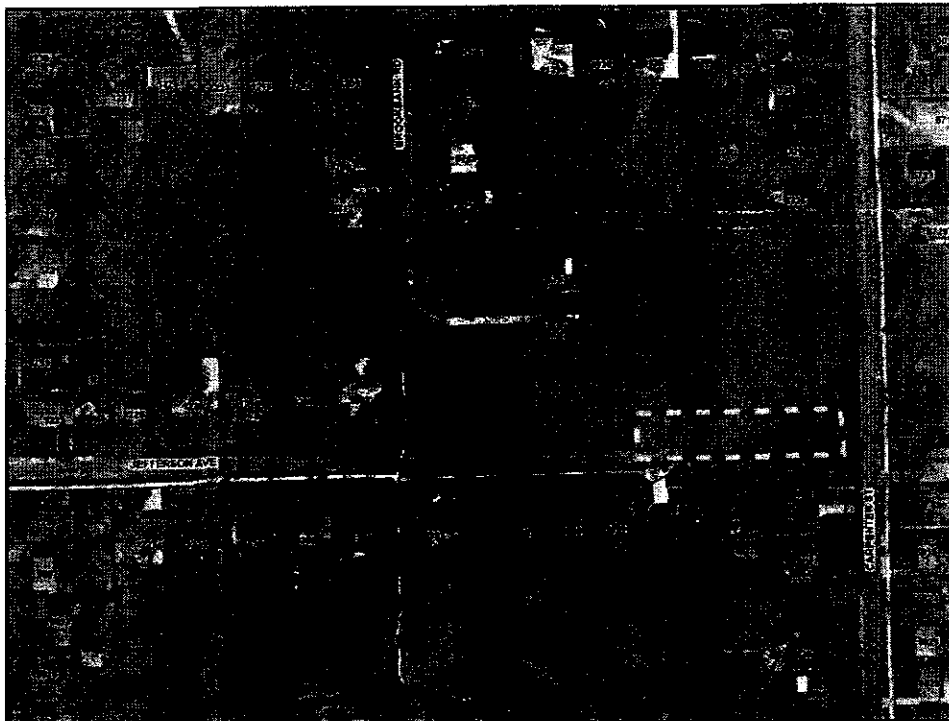
- Save all the still-existing trees along Brookbank Road extension south to Jefferson Avenue
- Save the natural walking path on the west side of the Brookbank Road R.O.W.
- Three viable alternatives to saving all the trees and the path
- Relocate the proposed western water line to minimize damage to trees and shrubs
- Shift street to the east if necessary
- Require full 35-foot R.O.W. dedication or more if necessary to save trees and path

**Recommendation #9**

**Detention Pond Impact on  
Existing Trees and  
**Pedestrian Path****

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Jim and Gail VanGorp Mazer  
5800 Carpenter Street





## Detention Pond Impact on Existing Trees and Pedestrian Path

- Move the current silt fence northward at least 21 feet from the property line
- Install proper tree fencing to protect the entire area between the new silt fence and property line to protect the Critical Root Zone from any incursion Mark the fenced area prominently to identify it as a protected Critical Root Zone
- Revise the excavation and grading plans to keep this protected area undisturbed, moving the detention pond and its retaining wall at least 21 feet from the property line – more if necessary to keep all construction traffic off the protected Critical Root Zone
- ? Relocate the proposed eastern water line to the north at least 21 feet from the property line
- Use non-compacting techniques in grading and construction

# Pathways & Stormwater

Mike Kelch  
5729 Carpenter

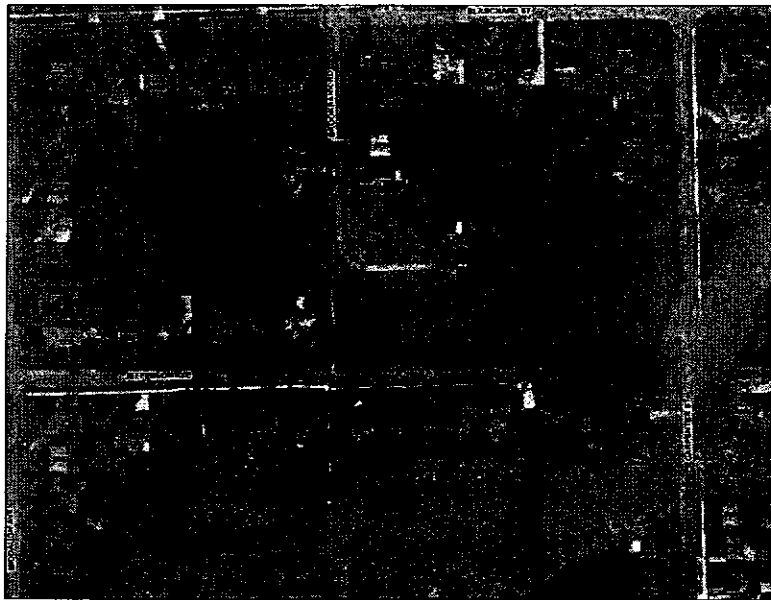
## Topics

- Carpenter To Jefferson Pathway
- Flood Zone Designations
- Setbacks

## Pathway

- Children Traveling to School
- Children Traveling to Park
- Used for 40 + Years
- Safest Route Due to Hills at Each End

## Flood Plain



## Flood Zone Designation

- Surprise Designation of 45 – 50 DG Properties
- Insurance Cost \$2,500 to \$5,000 per Year
- NPV of \$35,000 to \$70,000 =
  - Drop in **Value** of Homes!
- Does Village Understand Federal Government Algorithm for Flood Zone Designation?
  - Need for Conservative Development
  - 11 Houses is Very Aggressive for Site

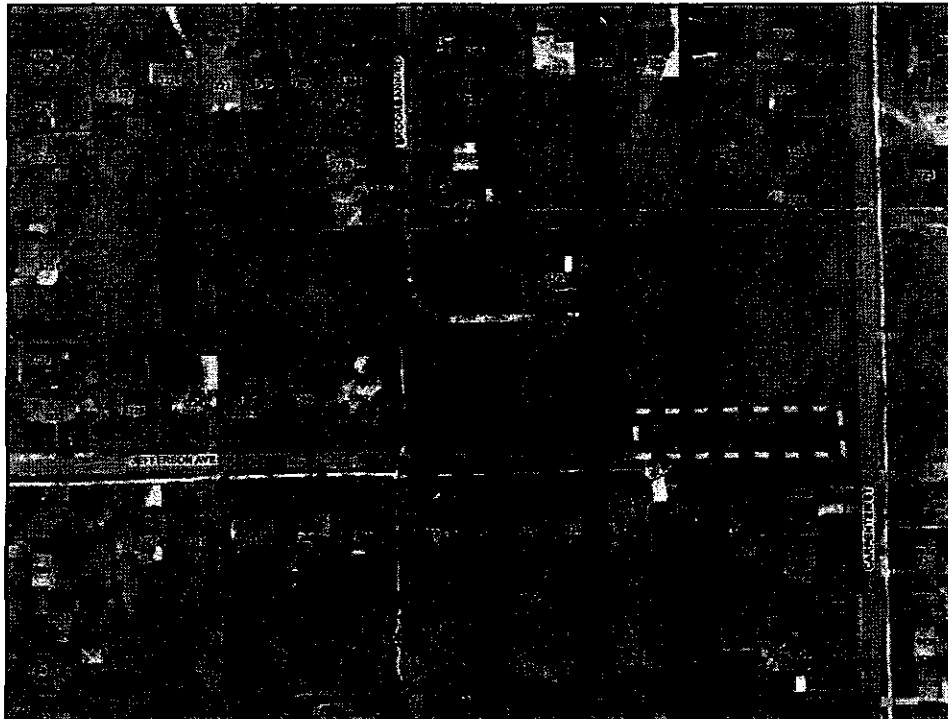
## Setbacks

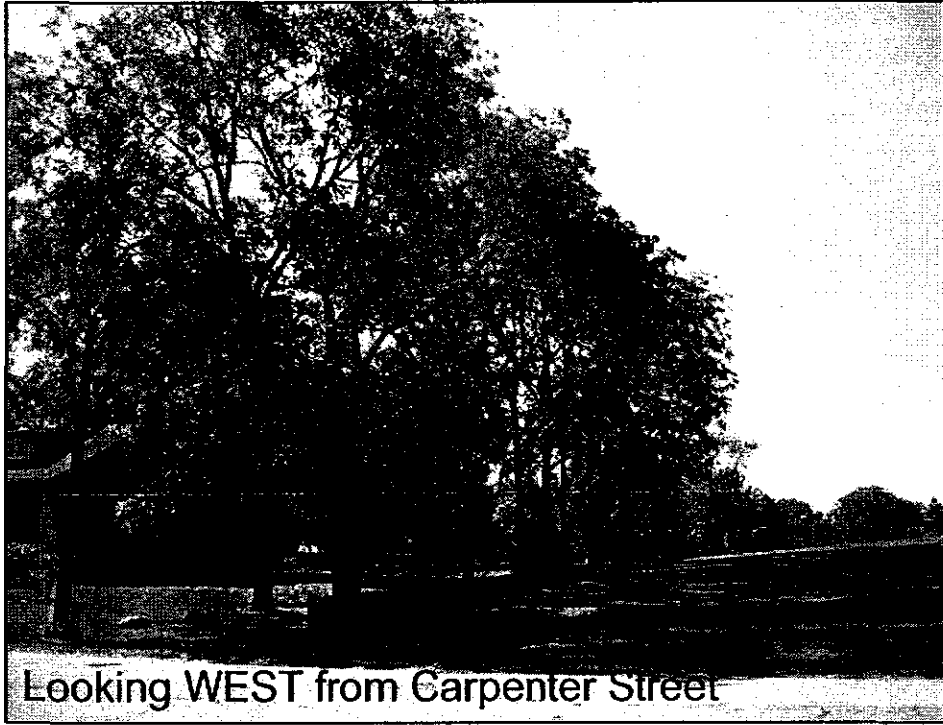
- My House is 78 Feet
- My Neighbors to South are > 100 Feet
- Nelson Carpenter Street Proposal is 63 Feet
- Does Not Fit Current Character
- Will Negatively Impact Neighboring Home Values

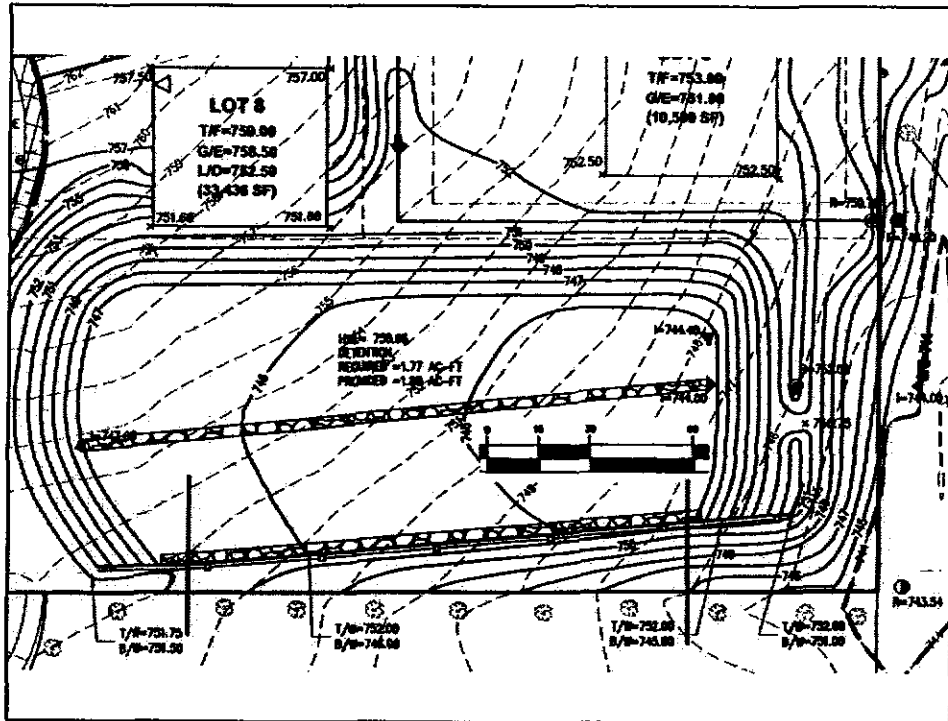
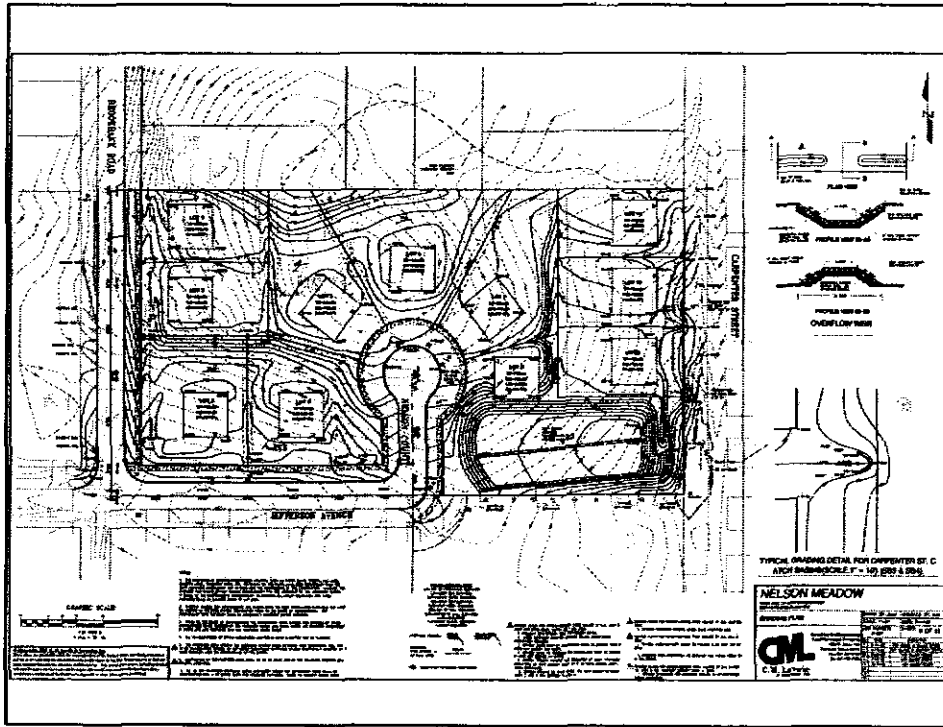
# Detention Pond Impact on Remaining Walnut Trees

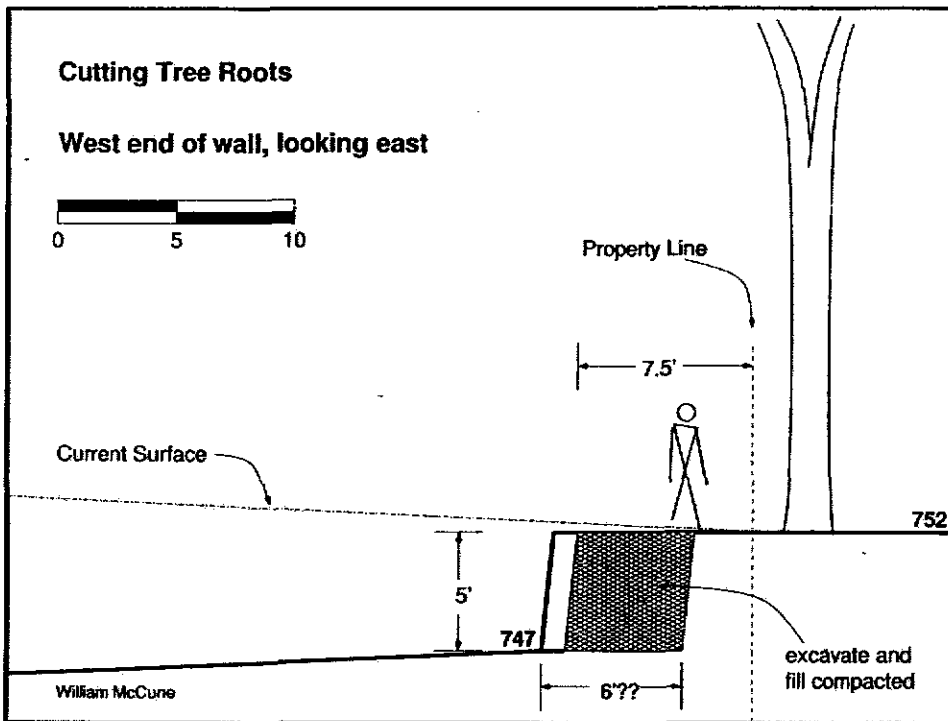
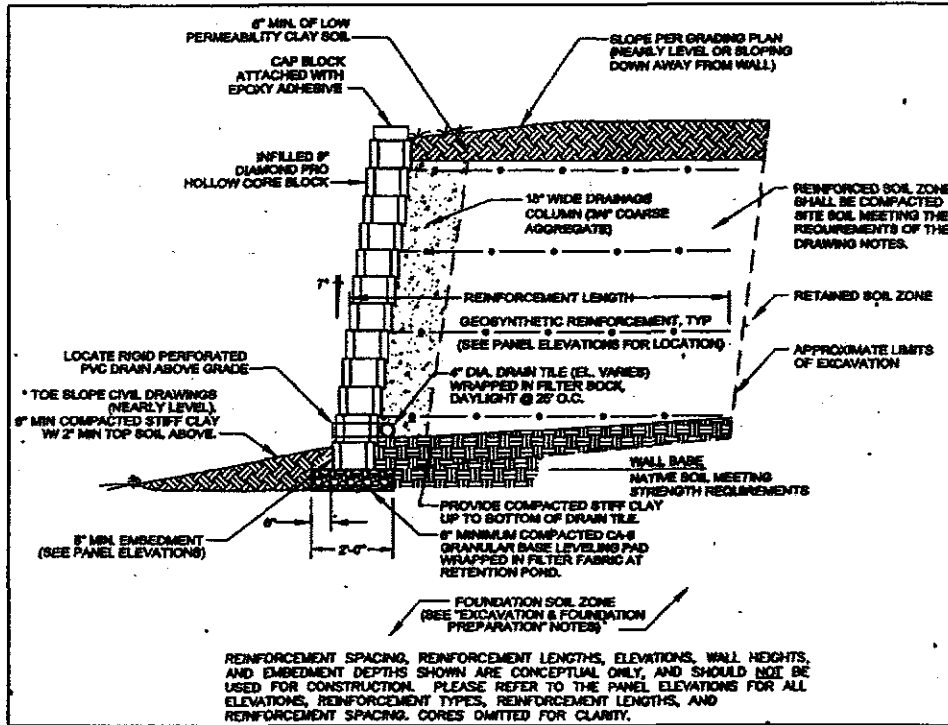
Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

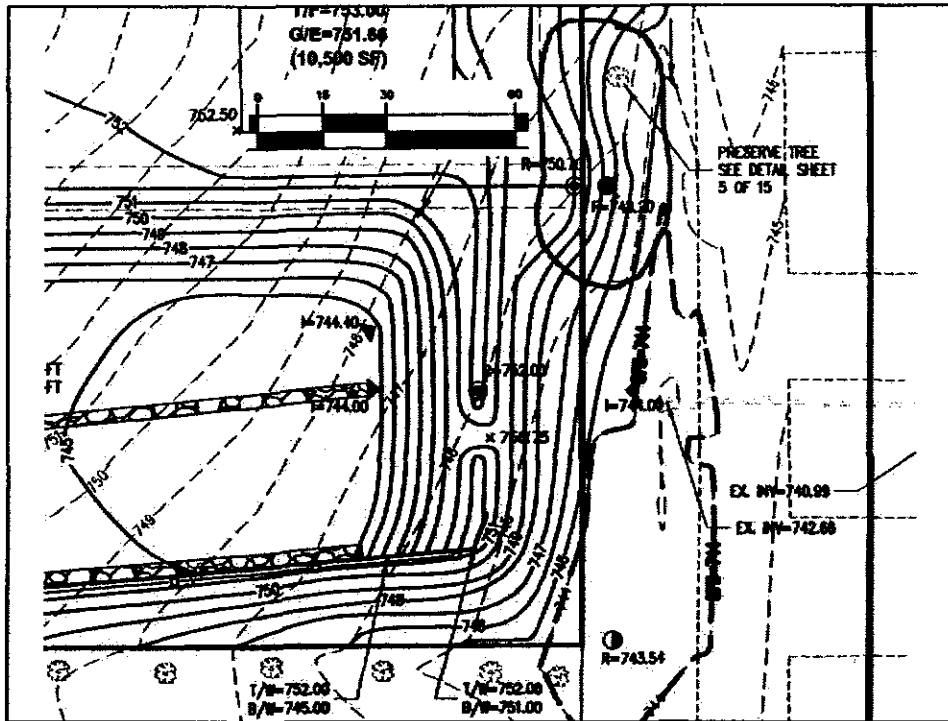
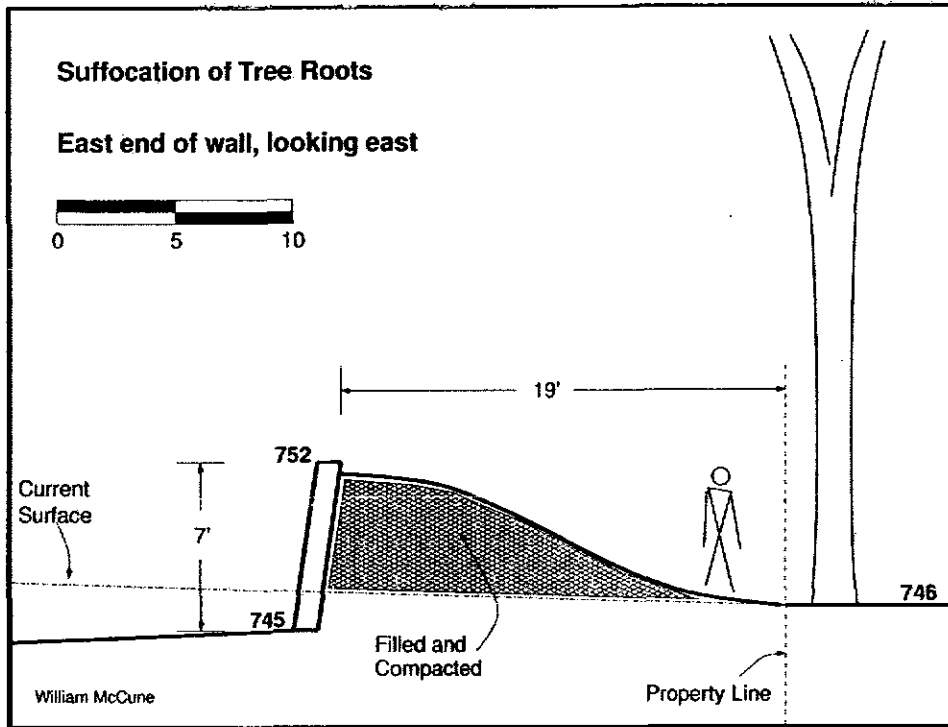
William McCune  
1436 Thornwood Drive













## Downers Grove Tree Protection Requirements

Ordinances regarding trees, including tree protection requirements for public trees, are located in Chapter 24 of the Downers Grove Municipal Code. The Forestry Division of the Public Works Department implements and enforces these codes. The following identifies tree protection requirements for projects near public parkway trees.

Tree protection shall include avoiding damage to the above ground tree branches and trunk, and the below ground root system and surrounding soil. Roots are one of the most vital parts of a tree and must be protected from severing or changes in their soil environment caused by compaction and regrading. The majority of a tree's nutrient and water absorbing roots are in the upper 18 to 24 inches of soil. Damage to the roots can lead to irreversible tree decline or death in the coming years, unless the area around the tree trunk is protected during construction activities.

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is generally a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to 4 feet below the natural ground surface level.

Village Forester in Public Works Memo, Sept. 2<sup>nd</sup>, 2005:

**4. South of the property line south of the detention area is a row of black walnuts which are in good condition. To ensure survival, all work must remain north of the property line and not trespass at anytime.**

Page 11 of 12

C:\Documents and Settings\johriar\Local Settings\Temporary Internet Files\OLKJ\IPW Review IV.doc

**This is a very weak requirement.**

## Recommendation

- We ask the Plan Commission to prohibit any construction activity within the standard Critical Root Zone.
- One foot of radius for each inch of trunk diameter.

To: April Holden

Date: May 17, 2005

Re: Request for public records from John Schofield

I have dealt with Andersen Homes about the damage and/or removal of 4 parkway trees at 3 locations. For the first 2 addresses, I sent letters and invoices and copies are attached. The 3rd address had the unauthorized removal of 2 parkway oak trees. At that address, I filed a complaint and calculated the tree values and copies are attached. An invoice was never printed for the 3<sup>rd</sup> address. However, Andersen settled before the case went to court. All 4 trees (total value \$15,382.60) were paid for on September 28, 2004.



# Jefferson Avenue Treescape Buffer

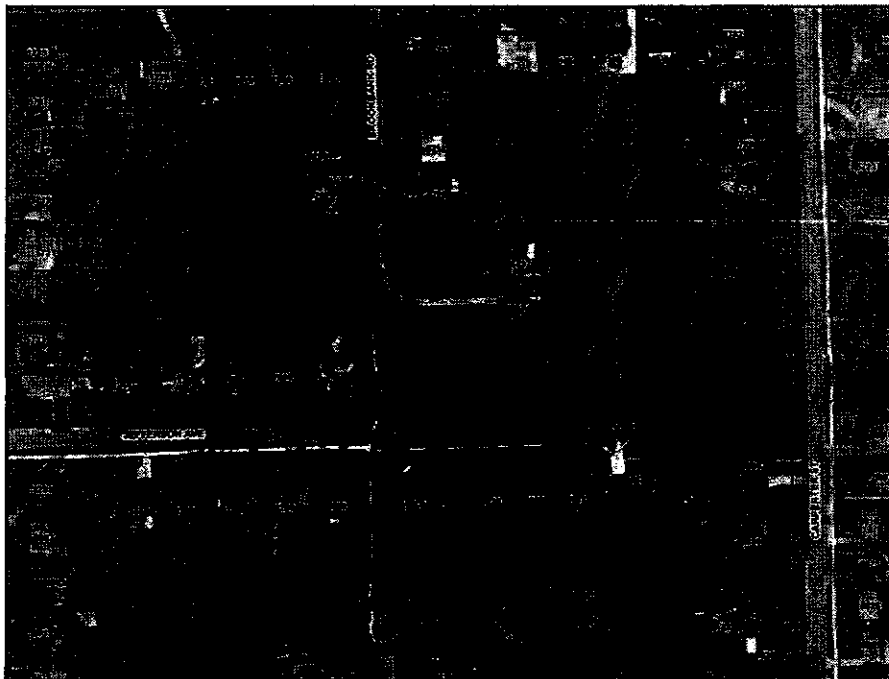
Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Mike and Sharon Hackbarth  
1121 Jefferson Avenue



## Trees

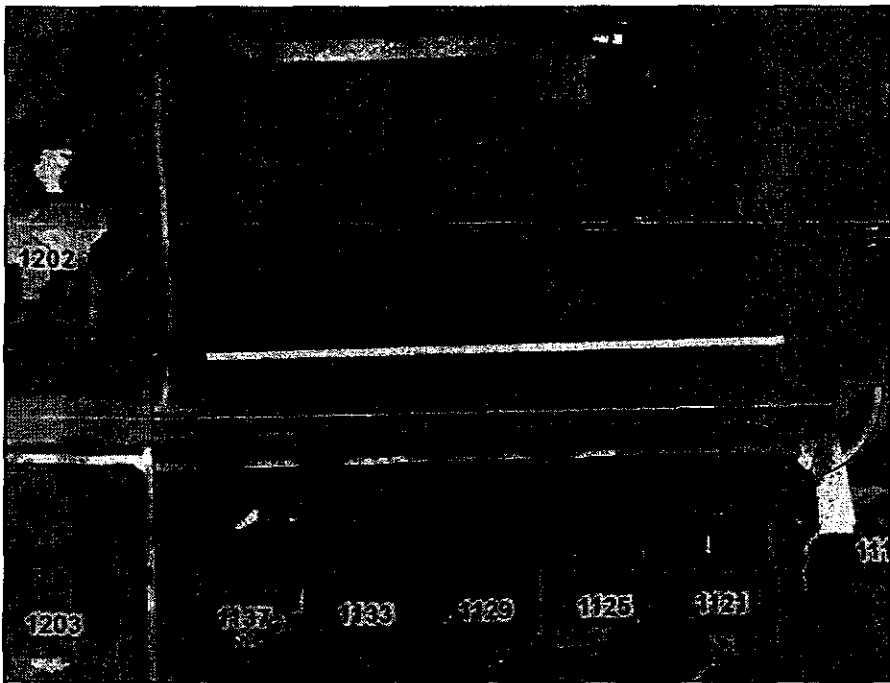
- Large mature trees are an essential characteristic of the neighborhood
- 40+ large mature trees removed from the interior of the subject property on April 12<sup>th</sup> and 13<sup>th</sup> – private property
- 10 large mature trees removed from the Jefferson Avenue edge of the property – from land proposed to be dedicated to the Village of Downers Grove – pre-empted any possibility of public hearing input
- 18-25 large mature trees proposed to be removed from public Village property in the Brookbank Road R.O.W. – we respectfully disagree that these trees are not worth saving
- 13 large mature trees threatened on private property south of the subject property by the proposed location of the detention pond
- Only 36 small 2-inch trees are currently required as replacements
- More and larger trees are required to restore a semblance of the neighborhood character





## Jefferson Avenue Treescape Buffer

- Replace the lost parkway treescape with a double row of trees:
  - Total of 13 trees
  - 7 trees in a row north of the new sidewalk
  - 6 trees in a row south of the new sidewalk
  - Staggered placement
  - Give the appearance of one tree every 20 feet,
- Optimal placement of utilities to accommodate maximum tree placement (plan the tree placement first)
- Side-loading driveways (off Brookbank and the new cul-de-sac respectively) to accommodate maximum tree placement
- Require a detailed tree plan acceptable to the Village and the neighbors prior to approval

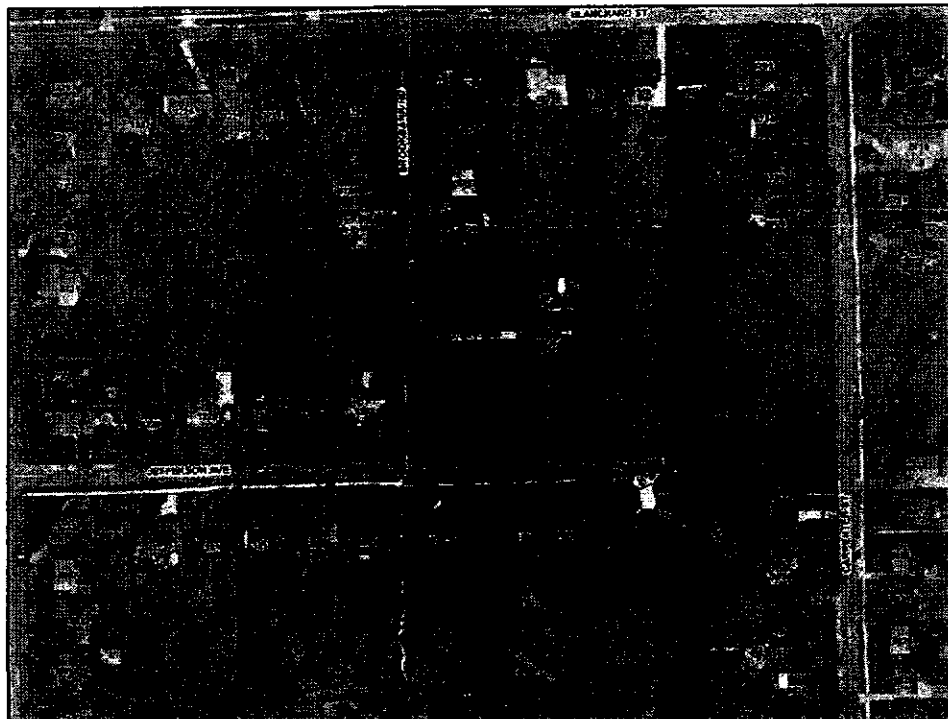


# Jefferson Avenue

## Neighborhood Recommendations

Village of Downers Grove  
Plan Commission Hearing  
File PC-25-05  
October 3, 2005

Thomas J. Sisul  
5120 Main Street





## Requested Action

1. Find that no "practical difficulties or particular hardships" are claimed or proven by Petitioner
  - therefore reject all proposed exceptions
2. Find that the proposed Plat and plans "will alter the essential character of the locality"
  - therefore reject the petition as submitted
3. Recommend that Village Council not approve petition as submitted
4. Request that Petitioner redraw the plan to better balance the needs and recommendations of the neighborhood, the Village common good, the developer, and the incoming new neighbors



**Thank you!**

# Petition

## To the Village of Downers Grove Plan Commission and Village Council

We, the undersigned Neighbors of the proposed "Nelson Meadow" subdivision, petition the Village of Downers Grove to preserve the open and airy country character of our established Neighborhood by requiring Front Building Set-Back Lines that extend the existing uniform lines of home fronts across to the proposed new subdivision lots. We are very concerned that, without uniform Front Building Set-Back Lines of at least 35 feet (at least 70 feet from the street center line), the proposed "Nelson Meadow" subdivision will have a deleterious impact on the unique character and appearance of our Neighborhood and on the value of our properties.

Signature	Printed Name	Address	Date
<i>Mark Cronin</i>	MARK Cronin	1112 Jefferson	9/23/05
<i>Karen Cronin</i>	Karen Cronin	1117 Jefferson	9/23/05
<i>Mike Hackbart</i>	MIKE HACKBARTH	1121 JEFFERSON	9/23/05
<del><i>Suzanne Hackbart</i></del>	<del>SUZANNE HACKBARTH</del>	1121 JEFFERSON	9/23/05
<i>John Schridt</i>	John Schridt	1125 Jefferson	9/23/05
<i>Dan Renaud</i>	Dan Renaud	1129 Jefferson	9-24-05
<i>Lana Renaud</i>	Lana Renaud	1129 Jefferson	9-24-05
<i>Timothy J. Riordan</i>	Timothy J. Riordan	1133 Jefferson	9-26-05
<i>Beth Riordan</i>	Beth Riordan	1133 Jefferson	9-24-05
<i>Ed Wiese</i>	Ed Wiese	1137 Jefferson	9-24-05
<i>Nadine Wiese</i>	Nadine Wiese	1137 Jefferson	9-24-05
<i>Rock O'Halloran</i>	ROCK O'HALLORAN	1202 Jefferson	9-27-05
<i>Julie O'Halloran</i>	Julie O'Halloran	1202 Jefferson	9-24-05
<i>Don Wilson</i>	Don Wilson	1203 Jefferson	9-24-05

# Petition

## To the Village of Downers Grove Plan Commission and Village Council

We, the undersigned Neighbors of the proposed "Nelson Meadow" subdivision, petition the Village of Downers Grove to preserve the open and airy country character of our established Neighborhood by requiring Front Building Set-Back Lines that extend the existing uniform lines of home fronts across to the proposed new subdivision lots. We are very concerned that, without uniform Front Building Set-Back Lines of at least 35 feet (at least 70 feet from the street center line), the proposed "Nelson Meadow" subdivision will have a deleterious impact on the unique character and appearance of our Neighborhood and on the value of our properties.

Signature	Printed Name	Address	Date
<i>Linda Nelson</i>		1203 Jefferson	9-24-05
<i>Lorette Koenig</i>	LORETTE KOENIG	1208 JEFFERSON	9/24/05
<i>Eugene Koenig</i>	EUGENE KOENIG	1208 JEFFERSON	9-24-05
<i>Frances K. Spriet</i>	FRANCES K. SPRIET	1209 Jefferson	9-24-05
<i>John Spriet</i>	JOHN SPRIET	1209 JEFFERSON	9-25-05
<i>Lorraine Havens</i>	Lorraine Havens	1214 Jefferson	9-25-05
<i>Robert Jensen</i>	ROBERT JENSEN	1215 JEFFERSON	9-26-05
<i>John Evans</i>	JOHN EVANS	1220 JEFFERSON Ave.	9-27-05
<i>Pulmanova</i>	PULMANOVA	1227 JEFFERSON	9-27-05
<i>M. Pulman</i>	PULMAN	1226 JEFFERSON	9-27-05
<i>Walt Szymanski</i>	WALT SZYMANSKI	1232 Jefferson	9/27/05
<i>Gordon Szymanski</i>	Gordon SZYMANSKI	1232 Jefferson	9/27/05
<i>James R. Sterner</i>	JAMES R. STERNER	1231 JEFFERSON	9/27/05
<i>Barbara A. Sterner</i>	Barbara STERNER	1231 Jefferson	10/1/05

# Petition

## To the Village of Downers Grove Plan Commission and Village Council

We, the undersigned Neighbors of the proposed "Nelson Meadow" subdivision, petition the Village of Downers Grove to preserve the open and airy country character of our established Neighborhood by imposing Front Building Set-Back Lines to extend the existing uniform lines of home fronts across the proposed new subdivision lots. We are very concerned that, without uniform Front Building Set-Back Lines of at least 35 feet, the proposed "Nelson Meadow" subdivision will have a deleterious impact on the unique character of our Neighborhood and the value of our properties.

Signature	Printed Name	Address	Date
	Michael Kelch	5729 Carpenter	10/2/05
	Nicholas Stepp	5723 Carpenter	10/2/05
	Terry Stepp	5723 Carpenter	10/2/05
	Cathy Brady	5719 Carpenter	10/2/05
	C. Fosnaugh	5714 Carpenter	10/2/05
	ERNESTO ZAMORA	5714 CARPENTER	10/2/05
	STEVE LEONARD	1128 BLANCHARD	10/2/05
	Daniel Ackley	1128 Blanchard	10/2/05
	ADAM SIMICELLI	5801 Carpenter St	10/2/05
	Penny Simicelli	5801 Carpenter	10/2/05
	Gail Sub Mazer	5800 Carpenter	10/2/05
	JAMES MAZER	5800 CARPENTER	10/2/2005
	D. Kjellstrand	5801 Carpenter	10/2/2005
	Lynda Kelch	5729 Carpenter	10/3/2005



## NELSON MEADOW CONCERNS – RESIDENTS NORTH AND WEST OF PROPOSED DEVELOPMENT

The people to the North and West of the proposed Nelson Meadow development want to be sure that their specific concerns are addressed. We, the undersigned, present these concerns to the Village Staff, Commissions and Council for their consideration as plans for the development are finalized. We appreciate the efforts of the Village to make this development a success for all involved, and we are confident that due consideration will be given to the following three issues. We have enumerated our issues below, and have made suggestions for improvement that we hope the Village and, where appropriate, the developer will consider.

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
1	John Schrage	5725 Brookbank	<i>[Signature]</i>
2	Barbara Schrage	5725 Brookbank Rd.	<i>[Signature]</i>
3	HELEN S. TORRES	5713 BROOKBANK	<i>[Signature]</i>
4	Judith F. Torres	5713 BROOKBANK	<i>[Signature]</i>
5	Laura Trompeter	1221 Blanchard	<i>[Signature]</i>
6	John Trompeter	1221 Blanchard	<i>[Signature]</i>
7	Deb Bilek	1201 Blanchard	<i>[Signature]</i>
8	<del>Janet</del> Janet Spittler	5707 Brookbank	<i>[Signature]</i>
9	ROBERT E. SPITLER	5707 BROOKBANK	<i>[Signature]</i>
10	LORRAINE HARTMAN	1131 BLANCHARD	<i>[Signature]</i>
11	Evel Jandacek	1215 Blanchard	<i>[Signature]</i>
12	DAN BARNBET	5708 BROOKBANK	<i>[Signature]</i>
13	Kris Barnbet	5708 Brookbank	<i>[Signature]</i>
14	JEFFREY BILEK	1201 BLANCHARD	<i>[Signature]</i>
15	Lisa Kaval	5610 Brookbank	<i>[Signature]</i>
16	Carol Maas	5633 Brookbank	<i>[Signature]</i>
17	Jim Maas	5633 Brookbank	<i>[Signature]</i>
18	Lisa Domingala	5629 Brookbank	<i>[Signature]</i>
19	Paul Mangels	5129 Brookbank	<i>[Signature]</i>
20	Dennis Skord	5631 Brookbank	<i>[Signature]</i>

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>
21	Maureen Skord	5631 Brookbank	<i>Maureen Skord</i>
22	<del>Patricia B. Stone</del>	1126 Blanchard	<i>Patricia B. Stone</i>
23	Mark Strelac	5611 Brookbank	<i>Mark Strelac</i>
24	<del>William Strelac</del>	5611 Brookbank	<i>William Strelac</i>
25	<del>B. Pringle</del>	5609 Brookbank	<i>B. Pringle</i> Found Pringle!
26	SUSAN PRINGLE	5609 BROOKBANK	<i>Susan Pringle</i>
27	Daniel Orth	5605 Brookbank	<i>Daniel Orth</i>
28	MICHAEL ENDBRIGILIS	5524 BROOKBANK	<i>Michael Endbrigilis</i>
29	Kathy Endbrigilis	5524 Brookbank	<i>Kathy Endbrigilis</i>
30	<del>Lou Barber</del>	<del>5528 Brookbank</del>	<del><i>Lou Barber</i></del>
31	<del>Charles Barber</del>	<del>5508 Brookbank</del>	<del><i>Charles Barber</i></del>
32	<del>John W. Dinger</del>	5516 Brookbank	<i>John W. Dinger</i>
33	Karen S Dinger	5516 Brookbank	<i>Karen S Dinger</i>
34	Laura Feste	5532 Brookbank	<i>Laura Feste</i>
35	Michael Crowley	5614 Brookbank	<i>Michael Crowley</i>
36	<del>John W. Dinger Jr</del>	5618 Brookbank	<del><i>John W. Dinger Jr</i></del>
37	Paul W. Dinger	5508 Brookbank	<i>Paul W. Dinger</i>
38	Jennifera C. Bates	1209 Blanchard	<i>Jennifera C. Bates</i>
39	<del>Pat G</del>	1209 BLANCHARD	<del><i>Pat G</i></del>
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## **ISSUE 1 – EXTENSION OF BROOKBANK THROUGH TO JEFFERSON**

We estimate approximately 100 people per day walk down Brookbank from Blanchard to Jefferson as a means to reach Hillcrest School or for recreational purposes. The path is not only a safe way for these individuals to commute or relax, but it does so in an aesthetically pleasing way, with a tree-lined gravel path. The number of individuals using this route continues to increase, as recent tear-downs have attracted a significant number of young families with children.

Extending Brookbank through to Jefferson will greatly increase the traffic on this route and jeopardize the ability for individuals, especially children, to commute safely. We have the following concerns and related suggestions.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Increased traffic will make pedestrian commuting unsafe.	Only extend the street through to the front of the two new homes, as originally planned by the developer. Also, add a sidewalk on Brookbank south of Blanchard to connect with the sidewalk in front of the two new houses or connect to the walking path.
Elimination of the trees and walking path will significantly degrade the aesthetics of the area.	Similar to the arrangement at Brookbank at 59 <sup>th</sup> Street, make this two house extension a “1/2” street and preserve the trees and walking path. If the street must go through, put a “1/2” street through to Jefferson, similar to the arrangement at Brookbank at 59 <sup>th</sup> Street, and preserve the trees and walking path.
The corner at Brookbank and	Implement four-way stop at

<p>Blanchard is already very dangerous, with cars using Blanchard as a thoroughfare from Main to Dunham. Additional homes on Brookbank will increase the likelihood of an automobile accident at the intersection.</p>	<p>Brookbank and Blanchard</p>
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**ISSUE 2 – WATER MAIN ON BROOKBANK NOT CAPABLE OF SUPPORTING ELEVEN NEW HOMES.**

We understand the water main that runs down Brookbank is the suggested connecting point for the 11 new residences. This pipe has had a history of breakages, and has broken 3 times in the last 2 years on the section South of Blanchard.

<u>Concern</u>	<u>Suggestions for Improvement</u>
The current pipe is old and unreliable. Continued breakages will impact even more homes if all 11 new residences are added to the existing, unstable infrastructure	Replace the main from Blanchard to current termination.
Water pressure for existing residences will be impaired by the additional homes.	Install a larger main line from Blanchard to current termination.

### **ISSUE 3 – STORM WATER RUN-OFF MAY IMPACT HOMES NORTH AND WEST OF THE DEVELOPMENT**

Given that the development is significantly elevated compared to neighboring lots, improper engineering could result in water flowing in a way that impacts lots to the North and West. During heavy rains, water is already taxing the entry points to underground drainage systems at the corner of Brookbank and Blanchard as well as in the middle of the Brookbank between Blanchard and 55<sup>th</sup> Street.

<u>Concern</u>	<u>Suggestions for Improvement</u>
Storm water facilities in the middle of the 5600 block of Brookbank may not be sufficient to control additional water diverted from new development.	Ensure that the developer has performed appropriate studies of ground water impact on the system to the North and West of his development.
Plans indicate sewer heads in front of the 2 new homes on Brookbank. There is no piping under the existing portions of Brookbank to connect to.	Add additional underground storm water tiles to connect the new sewers.

Plan Commission  
Minutes from  
September 12, 2005

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING, SEPTEMBER 12, 2005, 7:30 P.M.

Chairman Jirik called the September 12, 2005 meeting of the Plan Commission to order at 7:30 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Griesbaum, Mr. Matejczyk, Mr. McCormick, Mr. Nicholaou, Mr. Quandt, Mr. Webster

**ABSENT:** Mrs. Rabatah, Mr. Waechter

**STAFF**

**PRESENT:** Keith Sbiral, Director of Planning; Lori Sommers, Planner; and Alice Doman, Recording Secretary

**AUGUST 1, 2005 MINUTES. MINUTES WERE APPROVED ON MOTION BY COMMISSIONER GRIESBAUM, SECONDED BY COMMISSIONER NICHOLAOU. MOTION PASSED BY VOICE VOTE OF 7-0.**

The Chairman asked those in the audience wishing to speak to sign in. He explained the process of the meeting, noting the next regular Plan Commission meeting is scheduled for October 3, 2005.

**FILE NO. PC-23-05** – Petition seeking 1) approval of a Special Use for a drive-up banking facility for a proposed bank; 2) variations from the Code relative to required setbacks. Property located at the southwest corner of Fairview and Ogden Avenues, commonly known as 401 Ogden Avenue (PIN 09-05-415-029), 405 Ogden Avenue (PIN 09-05-415-013, -012) and 413 Ogden Avenue, Downers Grove, IL (PIN 09-05-415-011); R. Tony Burgoyne (GPD Group), Petitioner; Sherwood Blitstein, current owner; and National City Bank of the Midwest, future owner

Chairman Jirik swore in those who would be speaking on behalf of File No. PC-23-05.

Mrs. Lori Sommers, Planner, introduced Ms. Ann Lazarz, Vice President National City Bank, Tony Burgoyne with the GPD Group (petitioner), and current owner Sherwood Blutstein. The property is comprised of 401 Ogden, 405 Ogden and 413 Ogden Avenue and is zoned and will continue to be zoned B-3 General Services and Highway Business. The petitioner is requesting approval of a special use for the proposed bank per Chapter 28, Sect. 28.609 as well as approval of a variation of Chapter 28, Sect. 2818.02(c) to reduce the required parking setback to allow a 38-foot setback versus the minimum requirement of 50 feet.

The proposed two-story brick building will have three drive-through lanes. Operating hours for the interior lobby will be 9:00 a.m. to 7:00 p.m., and the drive-through hours will be 8:00 a.m. to 7:00 p.m. Commercial zoning surrounds the site except for the southern portion, which is zoned residential. The plan is consistent with the Future Land Use Plan ("FLUP"). The three buildings located on the site will be demolished in order to construct the bank on a 30,353.84 square foot site. Approximately 169 feet of frontage exists along Ogden Avenue and approximately 115 feet along Fairview Avenue. One curb cut is proposed along Ogden Avenue, with the petitioner working with the property owner to the west to consolidate his curb cut.

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Proposed gross floor area of the building is 7,560 sq. feet with a floor area ratio of .25 which is within the maximum requirement for the district. Overall height of the building is proposed to be 33 feet, 8 inches and is within the maximum height of 60 feet. Approximately 19% of the total site will be landscaped. A public sidewalk is proposed along both Ogden Avenue and Fairview Avenue.

Publics Works, Engineering and the Traffic Departments have reviewed the petition, as well as Forestry & Landscaping and the Fire Department, with no negative issues raised. The Engineering Department has recommended additional sidewalk construction detail modifications be made, but this will be addressed prior to permitting. Parking will include 23 spaces including one additional handicap space. The proposal meets the parking requirement with four additional parking spaces. The sign package, which complies with the Village's new Sign Ordinance, will be reviewed at the time of permitting.

Mrs. Sommers explained how the petitioner's proposal complies with the Ogden Avenue Master Plan. To date, she has not heard comments from the neighbors. Standards for approval and staff's recommendation are noted in the report. Staff believes the requested action is consistent with the FLUP, the Zoning Ordinance, the Village's Ogden Avenue Master Plan, Ogden Avenue Implementation Plan and the planning documents of the Village. Staff recommends that the Plan Commission forward a favorable recommendation and Findings of Fact to the Village Council subject to the eight (8) conditions listed in its September 6, 2005 staff report.

Chairman Jirik opened up the meeting to Commissioner comments/questions.

Mr. Nicholaou confirmed what business is to the west and the zoning setback requirements as explained in Chapter 2818-02(c).

Chairman Jirik asked for the petitioner's presentation.

Mr. Tom Sisul, on behalf of Mr. Tim McJoynt, the attorney for National City Bank (the "Bank") who was not present, introduced Mr. Tony Burgoyne.

Mr. Burgoyne, Project Engineer for GPD Group, 520 S. Main Street, Suite 2531, Akron, Ohio 44313, on behalf of the Bank and the owners of the development from Mosaic Properties, thanked staff for its presentation and thanked the Commission the opportunity to speak. Mr. Burgoyne presented a color rendering of the bank and explained the petitioner plans to construct a two-story, 7,650 sq. foot bank, 33 feet 8 inches in height, which will include a three-brick blend of tan-colored masonry. The southwest corner of the Bank will be the highlight of the building and include a glass curtain wall constructed out of pre-cast panels. The roof will include brown asphalt shingles to match the brick. Site circulation will include a shared access off Ogden Avenue to eliminate the many curb cuts along Ogden Avenue. The drive-through contains three lanes with the first lane designated for ATM traffic only. The outer two lanes will be for customer/patron tele-transactions. The Bank is proposing to construct a six-foot, white vinyl privacy fence on the south boundary to shield lighting. The proposed landscaping for the site is ample and will include perennial shrubs, trees, etc. to soften the corner. Any utilities will be roof mounted and screened or shielded by landscaping. If ground-mounted utilities are necessary, a proposed structure on the west side of the building will be proposed. The site will be ADA accessible and include an internal elevator system.

Chairman Jirik opened up the meeting to Commissioner questions/comments to the petitioner. Per Mr. Nicholaou's questions, Mr. Burgoyne explained how a patron would access the site if traveling westbound and explained how a patron would leave the bank using the Fairview exit.

Mr. Matejczyk inquired whether the left-hand turn lane heading east on Ogden Avenue at Fairview backed up to the site's Ogden Avenue entrance whereby patrons would be required to navigate across that turn lane in order to travel east on Ogden Avenue. Mr. Burgoyne could not confirm the distance. However, the property owner of 415 Ogden Avenue confirmed the left-turn lane existed at that point and starts about 10 feet before the Bank's proposed shared access. A patron would have to cross that lane.

Chairman Jirik opened up the meeting to the public.

Mr. Ken Gould, 408 Lake Avenue, walked through staff's report in detail but mainly expressed his concerns about the car headlights coming into his home at night due to the elevation of his home, cars having to cross five lanes, the merging of two lanes into one lane on Fairview heading south. While he supported the construction of the Bank, he indicated more "honesty" needs to be addressed. Other concerns included the site's lighting, water run-off, and the fact that 22 parking spaces were counted on the plans, and 10 employees would be taking up those spaces leaving only 12 spaces for patrons. Mr. Gould indicated staff received no negative comments from the neighbors because the information was not received until one week ago and the only information available was at the library. Not enough lead time was given to the residents. Another concern raised by Mr. Gould had to do with the sod, vinyl fence proposed for the south property line and the fact that existing mature trees would be replaced with younger trees. He suggested the fire hydrant at Ogden and Fairview be protected since it has been struck by trucks on several occasions. Regarding the letter from National City Bank referring to a site plan, it was not included in the letter. Lastly, he stated no neighborhood survey of the Lake Avenue neighbors was taken by the attorney for the project as stated in the planning documents. Mr. Gould invited the Commissioners, the petitioner, and the public to his house to view the site from his perspective.

Planning Director Sbiral explained the standard public notice procedures were followed 15 days prior to the public hearing. After reviewing the parking plan, Mr. Sbiral confirmed 23 parking spaces existed and resulted in a net excess of four spaces. Regarding the stormwater requirements and pre-developed property, he explained the stormwater standards did change within the past year, which was why the requirements were different than for the CVS store back in 1999. As to the landscaping requirements, sod counts as green space.

Mr. Burgoyne indicated a letter was mailed as a courtesy to the neighbors, and if the neighbors contacted him, he offered to send full-scale plans to them. Regarding the Ogden Avenue access, the petitioner's first proposal did include a right in/right out access. However after working with staff, it was determined that instead of having an additional curb cut, the petitioner sought a shared access to eliminate the additional curb cut. Regarding the Fairview access, the drive-through follows a first-come/first-serve basis, and Mr. Burgoyne estimated one car to exit the site from the drive-through onto Fairview. He was not expecting to increase the amount of traffic on Fairview. Regarding the merging of two lanes into one lane heading toward Lake Street, Mr. Burgoyne indicated public safety is a concern of the Bank, but what occurs southbound on Fairview cannot be addressed by the Bank but could be addressed by the Village Council.

As to the site's lighting, Mr. Burgoyne explained the lighting would be tall and down-directed. Precautions will be taken to shield the lights on the fixture, and light will not spill across the Bank's property line. On the south property line, no tall lights are being proposed. As to the six-foot vinyl fence, the petitioner is trying to stay within Village Code but would be more than willing to increase its height and work with Village staff and the neighbors to address that issue. As to the headlight issue,

## APPROVED

Mr. Burgoyne explained if a residence is elevated above the centerline of Ogden Avenue, the three-foot headlamp of a car should not impact that residence.

As to the stormwater runoff, currently three buildings exist on the site and include impervious surface. The petitioner is proposing one building with additional green space plus a stormwater management system to capture surface water and deposit it into the public stormwater system. The fire hydrant issue is the responsibility of either the Village or IDOT. Lastly, regarding foot traffic, the petitioner is seeking to attract patrons, which is why sidewalks and ADA access were being proposed.

As a side note, Mr. Sbiral announced the Village does have full-scale plans available for review but asked those interested to contact staff to review them.

Mr. Joe Scheibenreif, 430 Lake Street, Downers Grove, expressed concern about the hazards of those customers exiting at Fairview who want to head northbound. A left turn at either Fairview or Ogden will create hazards and T-bone accidents.

Ms. Linda Clevenger, 438 Lake Avenue, Downers Grove, noted banks are good neighbors versus other uses. However, she expressed concern about the traffic since Fairview already contains heavy traffic from Lester School. She suggested having an entrance only on Fairview and two exits out to Ogden. An 8-foot fence would be ideal. She reiterated some of the issues raised, calling attention to the fact that the stormwater requirements have become stricter.

Mr. James Berg, 418 Lake Avenue, Downers Grove, confirmed a west wall near the Elegant Peddler would not be constructed. He also expressed concern about seeing the cars entering and leaving the bank. He supported the bank but believed a wall should be installed on the west side.

Mr. Bill Whalen, 425 Lake Avenue, Downers Grove, called attention to the number of Lake Street residents present in the room. He expressed concern about traffic safety and the heavy traffic at the intersection of Fairview and Ogden. He did not know whether the petitioner meant one car exiting onto Fairview per minute or per hour and suggested if it was one car per hour, eliminate the Fairview exit. He noted with the increase in businesses east of Fairview, more traffic was trying to avoid the congestion by traveling down Lake Avenue, which is a dead-end street. He had concern about the safety of the children on the block. He also confirmed that no survey was taken of the neighbors. He had concern about noise pollution from the added in-ground sprinkler system.

Mr. Whalen suggested the Ogden Avenue access have an eastbound exit only and a southbound only exit for Fairview. He suggested changing the direction of the drive-through from east to west so that the lights on the site at night would reflect on the businesses west of the Bank and not on the residents to the south. Should the petition be approved, he recommended changing the dead-end signage on Lake Avenue and the addition of speed bumps.

Chairman Jirik asked Mr. Gould his thoughts on increasing the privacy fence by two feet, wherein Mr. Gould suggested a pre-stressed concrete sound wall or something with structure to it other than flatness. Currently, he has a six-foot fence on his property, and it does nothing. An eight-foot fence would improve the situation.

Mr. Nicholaou recalled a discussion that took place regarding the Mid-America Bank petition and recalled this Commission recommended a six-foot fence with an elevated berm. Mr. Burgoyne stated the Bank would consider the fence height but called attention to the fact that only five feet of landscaping area existed. The proposed vinyl fence would be maintenance-free and contain no gaps.

As to reversing the drive-through in order to have the lighting on the business side, Mr. Burgoyne explained after reviewing the circulation of the site, the proposal before the Commission was the best for the area, and the Bank preferred to have vehicles stacked behind the building. Rotating the building would significantly decrease the on-site parking and setback restrictions would become an issue.

Returning to the fence issue, Chairman Jirik confirmed with Mr. Burgoyne that a two-foot berm with a six-foot fence was unreasonable. Mr. Burgoyne stated the vinyl fencing would reflect sound away from the residents.

Chairman Jirik confirmed with Mr. Burgoyne on how the general flow of traffic was determined for the site. Mr. Burgoyne explained how the plan was determined, noting that staff comments were taken into consideration. Chairman Jirik asked whether confirmation existed as to whether more traffic would come from Ogden Avenue versus Fairview Avenue or vice versa. Mr. Burgoyne stated no formal traffic study was done nor was one required. He could not confirm where the main point of traffic would come from. Personally, he believed certain turning movements from Ogden and Fairview were easier than others.

Mr. Griesbaum confirmed with Mr. Burgoyne that the ATM was a 24-hour drive-through.

Mr. Webster asked about the jurisdiction of Fairview Avenue to which staff confirmed Fairview was the Village's jurisdiction. Mr. Webster believed it was a developmental strategy to leave the accesses that were already there, wherein Mr. Sbiral stated the goal of the Ogden Avenue Master Plan and Implementation Plan was to reduce the number of access points, which this plan does. Mr. Webster asked whether IDOT was required to review the project, wherein Mr. Sbiral said IDOT would be reviewing the permitting aspect of the project. Regarding no traffic study being required, Mr. Sbiral explained the traffic letter that was submitted was deemed sufficient by the Village's traffic engineer. Mr. Webster believed to limit the development to a right-in/right-out on Ogden Avenue was not the Village's jurisdiction. Mr. Sbiral explained staff was working with IDOT relative to the curb cuts as well as with the Village's Ogden Avenue Master Plan, and the proposed access provides the best alternative for reducing curb cuts and gives the best overall plan. Mr. Webster then pointed out the restrictions that come with a right-in/right-out access and the fact that development becomes less attractive to a developer with such a restriction.

Mr. Burgoyne did not have any questions of the public and closed by thanking the Village staff, the Commissioners, and the community. He believes the petitioner developed the best concept for the parcel and will be setting precedence for a high quality building. He offered to answer any other questions and provide his business cards to the any members of the public requesting it.

Mr. Nicholaou, in reviewing his photographs on the overhead projector, recalled that a number of discussions took place by five members of this Plan Commission regarding the "gateways" into the Village of Downers Grove. He discussed the traffic challenges at Ogden and Fairview and reviewed the photos of where the Ogden shared access was proposed. He reviewed the Fairview exit, calling attention to the fact that where Fairview merges from three lanes down to two lanes, the Village has to recognize that Lester School sits in one of the largest landmasses in the Village and cars will race to merge no matter what time of day.

For the record, Mr. Nicholaou indicated whether it fell within the purview of the Village or IDOT, he was not satisfied with the egresses to the Bank's site, and the site is developable with modified egresses. Because the Village favored curb cuts on Ogden Avenue and because many Plan Commissioners spent hours discussing the elimination of curb cuts, the Village should not eliminate them due to aesthetic

## APPROVED

purposes. By eliminating them, a safety problem, which already existed on the corner, would be increased. Mr. Nicholaou suggested the Plan Commission make a recommendation to the Village Council that even though it may not be in this Commission's purview, the Plan Commission did discuss the matter and considered it an important item.

Per Chairman Jirik's question on how Mr. Nicholaou would revise the proposal, Mr. Nicholaou stated he specifically questioned the petitioner if it was feasible to revise the driveway to egress onto Ogden Avenue, noting in the future the Fairview section would have to be dealt with and should be addressed now. Mr. Nicholaou further discussed the purpose of creating the gateways was to capture revenue; however, banks and real estate offices did not provide revenue but instead provided "services", and he believed in order to have a service-oriented entity on the corner, he disagreed with the petitioner that the plan could not work. Mr. Nicholaou stated he did not want to see a left-hand turn going across five lanes of Ogden Avenue or four lanes of Fairview Avenue.

Mr. Matejczyk expressed concern that the Village's Traffic Division made no comments on the development since the issues being raised are major.

Mr. Sbiral reiterated staff did work several months with the petitioner in reviewing its plans in order to arrive at a best plan. Many of the items being raised were not required of staff to go beyond what was required. Many were suggestions of staff. Regarding the traffic specifically, Mr. Sbiral felt staff did a very good job. For the record, Mr. Sbiral did not want anyone going away with the misconception that anything was missed. Staff thoroughly covered all aspects that were allowed by the Ordinance.

Mr. Griesbaum concurred traffic was an issue and noted whenever any traffic issue was raised usually a traffic analysis was provided, and this presentation did not include such a study.

Mr. Matejczyk conveyed while more curb cuts would be eliminated, he surmised more traffic would be exiting out of the Bank as a result of the development. He conveyed the difficulties to be expected when using either exit and stated it is a difficult situation.

Conversation followed that the traffic issue would be raised with any type of development created on the site and what other type of use would generate less traffic.

Personally, Chairman Jirik favored seeing a formal traffic study done by the developer to clearly illustrate the issue. Mr. Sbiral indicated a staff traffic engineer performed a traffic analysis, which was represented in staff's report. If another traffic study were required, it would be an independent consultant. Mr. Nicholaou concurred the Village Council strongly consider the Fairview access becoming a right-hand turn only.

Mr. Webster favored the right-in and right-outs but believed it was up to a traffic consultant to review the impact of such measures and leaving it up to the Village Council to make its determination.

**WITH RESPECT TO FILE NO. PC 23-05, MR. GRIESBAUM RECOMMENDED THAT THE PLAN COMMISSION FORWARD A FAVORABLE RECOMMENDATION FINDING OF FACT TO THE VILLAGE COUNCIL WITH RESPECT TO THE PETITIONER'S REQUESTED ACTIONS, SUBJECT TO:**

**1) STAFF'S EIGHT (8) CONDITIONS LISTED IN ITS SEPTEMBER 6, 2005 REPORT;**

**2) PERFORMING A FORMAL INDEPENDENT TRAFFIC STUDY WITH DETAILED INFORMATION TO INCLUDE TRAFFIC FLOW, ANTICIPATED TRAFFIC FLOW, AND SAFETY CONSIDERATION FOR INGRESSING AND EGRESSING VEHICLES; AND**

**3) ADDING A BERM OR FENCE ALONG THE SOUTH AND WEST (THE LOWER 1/3) PROPERTY LINES TO ACHIEVE A FENCE HEIGHT NOT TO EXCEED 8 FEET, FOR INPUT TO THE VILLAGE COUNCIL. THE MOTION WAS SECONDED BY MR. NICHOLAOU.**

**ROLL CALL:**

**AYE: MR. GRIESBAUM, MR. NICHOLAOU, MR. MATEJCZYK, MR. McCORMICK,  
MR. QUANDT, MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED UNANIMOUSLY.**

**FILE NO. PC-24-05** - Petition seeking approval of a Lot Split to include lot width exceptions. Property located on the west side of Main Street, approximately 435 feet south of 55<sup>th</sup> Street, commonly known as 5532 Main Street, Downers Grove, IL (PIN 09-17-101-032); James F. Russ, Jr., Attorney/Petitioner; William Haider, Owner.

Chairman Jirik indicated the representative of the petitioner has requested that the Plan Commission continue this agenda item to a date certain (October 3, 2005, 7:30 p.m.) due to another commitment.

A resident stated the Plan Commission should have made the public aware earlier wherein the Chairman indicated it was just announced by the representative. For the record, the same resident stated the petitioner has made many attempts to delay this matter with the residents.

**WITH RESPECT TO FILE NO. PC 24-05, COMMISSIONER McCORMICK MADE A MOTION TO CONTINUE THE PETITION TO OCTOBER 3, 2005 AND COMMISSIONER QUANDT SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: MR. GRIESBAUM, MR. NICHOLAOU, MR. MATEJCZYK, MR. McCORMICK,  
MR. QUANDT, MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED UNANIMOUSLY.**

(The commissioners recessed at 9:40 p.m. and reconvened at 9:50 p.m.)

**FILE NO. PC-25-05** – Petition seeking approval of the Final Plat of Nelson Meadows Subdivision with exceptions from Code. Property located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street, commonly known as 5737 Brookbank Road, Downers Grove, IL (PIN 09-17-108-015); Joel Andersen Homes, Ltd., Petitioner; Joel Andersen, Owner.

Chairman Jirik swore in those who would be speaking on behalf of File No. PC 25-05.

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Mr. Sbiral, Planning Director, reviewed the staff report in detail, discussing the 4.8-acre site located on the east side of Brookbank Road, north of Jefferson, with a property address of 5737 Brookbank Road. The land is zoned R-3, Single Family Residence, and the application has been filed in accordance with all applicable procedures and public notice requirements. The requested action includes 1) the approval of a final plat of subdivision per Chapter 20 of the Village Subdivision Ordinance for an 11 lot residential subdivision, and 2) certain exception requirements from Chapter 20, Subdivision Ordinance, including a) to allow right-of-way widths of less than the required seventy (70) feet on the following roads: Jefferson Avenue, Brookbank Road, Carpenter Street and the proposed Nelson Court; b) an exception requirement from Chapter 20, Subdivision Ordinance, *Required Public Improvements*, to not provide sidewalks over portions of lots 8, 9, 10, and 11 along the west side of Carpenter Street; c) an exception from Chapter 20, *Required Public Improvements*, to not provide street lights along Carpenter Street and d) an exception from Chapter 20, *Required Public Improvements*, to not widen the pavement or provide curb and gutter along Carpenter Street.

The size of the site is 330 feet by 632 feet, is surrounded by R3 zoning with single-family residences (0 to 6 dwelling per acre), and is consistent with the FLUP designation. The proposal will constitute 2.3 dwelling units per acre. Reviewing the plan on the overhead projector, Mr. Sbiral noted the site has a gentle slope beginning at the center of the site and flows down to the southeast and southwest corners. A single-family residence on the property was recently demolished. The site sits within a flood plain located at the very southeast corner of the property. A small portion of the 500-year flood plain exists at the southwest corner of the site.

With regard to the Final Plat of Subdivision, all lots will contain a single-family residence with Lot 8 including a residence and an adjacent stormwater detention pond covered by a permanent drainage and detention easements. The cul-de-sac portion of Nelson Court will extend north from Jefferson Avenue. The petitioner is requesting a right-of-way width exception. No lot depth dimensions are required for either width, area or depth; however, if the right-of-way exceptions are not granted, Lots 1, 2, 3, 5, 6, 7, 9, 10 and 11 would not meet the minimum depth requirements. Staff found the statement to be somewhat deceiving in that if the rights-of-ways were not granted, the geography would have to be modified.

All properties will meet the Village's bulk requirements and will range in size from 10,500 sq. feet to 33,400 sq. feet. The lots meet or exceed the lot width requirement of 75 feet in the R-3 zoning district with lots widths ranging from 75 feet to 159 feet. All lots will meet or exceed the lot depth requirement of 140 feet, ranging from 140 feet to 267 feet. Mr. Sbiral noted two errors in Table 2 of his report as it relates to Lots 1 and 2, noting the lot width should reflect "78 feet" and not "75 feet". In reviewing his report, Mr. Sbiral discussed in detail the right-of-ways and streets the petitioner was proposing and dedicating. Staff does not support the right-of-way exception for the Jefferson Avenue portion and believes the petitioner should dedicate 35 feet to the Jefferson Avenue right-of-way since 35 feet has been dedicated previously to the south half of the right-of-way.

Proposed sidewalks were also reviewed with Mr. Sbiral explaining no sidewalks were proposed on the east side of the development adjacent to Carpenter Street. This was identified as an exception from the public improvements requirement to be considered by the Plan Commission and Village Council. Also, staff was of the belief that installing a partial sidewalk on the west side of Carpenter Street was not practical or desirable since there was an existing sidewalk on the east side of Carpenter. Staff requested the petitioner provide a fee-in-lieu sidewalk for the Village's sidewalk program.

Rather than connecting Jefferson Street straight through to Carpenter Street, staff has suggested installing a five-foot wide pedestrian path (crush limestone or paved) from the Jefferson Avenue right-

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of-way to Carpenter Street on the south property line. Staff believes the path will provide a pedestrian connection between the new development, an existing neighborhood and provide a walkway for the schoolchildren.

The petitioner is proposing to install four street lights: two lights on the Nelson Court right-of-way, one on the east side of Brookbank Road, and one on the north side of Jefferson Avenue. An exception is required for not providing lighting on the west side of Carpenter. Staff is requiring that a photometric plan be submitted prior to approval.

The petitioner and staff are continuing to finalize stormwater and detention plans. The Village is concerned about the location of the detention area on Lot 8. Staff recommends the petitioner redesign the subdivision to be a 10-home development with a separate detention outlot to address the concerns. There is concern that the detention could become the responsibility of the Village at some future point because the Village is responsible for the quality of water exiting the stormwater system. Staff recommends that the petitioner create a homeowner's association in order to ensure that private maintenance of the detention takes place. Those documents will be required for submittal prior to approval of the subdivision. Should the Plan Commission agree with the above recommendation, the buildable area of Lot 8 then becomes 54 feet by 102 feet, which is not a standard lot per Village Code. Therefore, staff is of the opinion that the loss of one home to accommodate the detention is appropriate, and therefore, recommends the right-of-way exceptions for Brookbank, Carpenter, and Nelson Court.

Mr. Sbiral continued to discuss that the Traffic Division did review the proposed plans and found the study to be acceptable with no further comments. Forestry & Landscaping reviewed the proposal and indicated 36 new parkways trees would be necessary for the subdivision. Some of the trees located in the Brookbank right-of-way are in poor condition. The Forestry Division considered saving the trees; however, most likely the trees will have to be removed due to their condition and proximity to the road. Of particular note, a number of Black Walnut trees exist to the south of the eastern portions of the proposed site and are on an adjacent property owner's site. Staff is requesting that the petitioner avoid disturbing the root system of these trees by moving a proposed eight-inch water main away from the root zones.

The Fire Department reviewed the plan and provided its comments as to design.

Mr. Sbiral further discussed the collaborative efforts taken by the developer, the neighbors, and staff on this project. On July 28, 2005, a neighborhood meeting was held which provided positive comments from the neighbors. Included in Staff's report are the neighborhood comments received, as well as some of staff's input on the issues raised at that meeting. Mr. Sbiral confirmed for the Record that he received an e-mail from Ms. Alice Strelau, 5611 Brookbank Road, which discusses the gravel path used by the children along the west side of the Nelson Meadow property and it being a safe path. Ms. Strelau inquired whether there would be a sidewalk between Blanchard and the new extension of Brookbank to which Mr. Sbiral states there would be no sidewalk at that location. Instead, that portion will go into the Village's sidewalk matrix and be improved sometime in the future. Also enclosed in the Commissioners' packets were two letters; one from the Jefferson Avenue neighbors and one from Mr. Michael Crowley, a resident.

Mr. Sbiral advised school and park donations totaled \$40,696.69 based on the subtraction of the existing home that was on the site and what was proposed to be constructed.

Since Mr. Sbiral believed the Standards of Approval for Exceptions would become the central issue of discussion, he read through the standards, noting that the exceptions recommended by the Plan

## APPROVED

Commission shall be recommended only if the Commission finds there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provision of the Chapter. In that consideration, the Commission may consider, but is not limited to the following:

- 1) the extent to which the proposed exception impacts on the value or reasonable use of surrounding properties;
- 2) whether the exception is consistent with the trend of development in the area and the surrounding uses;
- 3) the characteristics of the property which support or mitigate against the granting of the exception;
- 4) whether the exception is in conformance with the general plan and spirit of this Chapter, and
- 5) whether the exception will alter, or be consistent with, the essential character of the locality.

In discussing the petitioner's right-of-way width and improvement exceptions, staff is recommending that the Brookbank right-of-way exception be granted, the Nelson Court segment of the exception be granted and the Carpenter Street portion of the exception be granted. Regarding the Jefferson right-of-way, staff recommends the right-of-way be dedicated to match the right-of-way that was already dedicated to the south and recommends denial of the exception. Regarding lighting on the property, staff is recommending photometric plans be completed and meet Village Code. With respect to the sidewalk along Carpenter Street and other improvements, staff recommends approval.

Mr. Sbiral reviewed staff's recommendations but stated the Plan Commission may want to review again any changes the petitioner makes. Should the Plan Commission choose to make a recommendation to the Village Council, staff recommends including the five conditions listed in its September 7, 2005 staff report.

Chairman Jirik opened up the discussion to the Commissioners.

Mr. Nicholaou noted since all of the streets were 66 feet, was there any consideration to have Jefferson Street as 31 feet rather than 35 feet in order to keep 66 feet consistent all the way around, wherein Mr. Sbiral explained the reason was not due to the street becoming wider; instead, the street would remain consistent with the area. The reason for providing the additional parkway was to provide the green space buffer and to move the homes back slightly.

Mr. Matejczyk confirmed that staff was seeking to eliminate Lot 8, and the retention area was to remain where it was located on the survey. Mr. Sbiral indicated more information would be provided but essentially the stormwater pond would need to be redesigned to incorporate the other portions of the existing Lot 8 in order to move the infrastructure to the north. In pointing out the location of the walkway, Mr. Sbiral explained 66 inches was necessary around the water main, and the water main could be located under or adjacent to the walking path easement.

Mr. James F. Russ, 4915 Main Street Downers Grove, Attorney for the petitioner, introduced property owner, Mr. Joel Andersen with Joel Andersen Homes; Mr. Ken Rathje of Rathje Planning Services; and engineer Mr. Brad Hartjes with C.M. LaVoie. Mr. Russ clarified that the proposal was an 11-lot subdivision and not a 12-lot subdivision.

Mr. Ken Rathje of Rathje Planning Services, 412 Chicago Avenue, Downers Grove explained the location and measurements of the site and the requirements the proposal met under the Subdivision Control Ordinance. He walked through the steps of how this development team arrived at the proposed

development plan and discussed the topography of the land, noting the flood plain areas located in the southeast and southwest areas of the site.

In reviewing the engineering and design of the stormwater area, Mr. Rathje explained consideration was given to a lot being developed with a stormwater detention easement area. However, as noted in Resolution 98-57 of the Village's Stormwater Control Policy, Mr. Rathje stated that the "maintenance of stormwater structures will be the responsibility of the Drainage Division of the Public Works Department", as found under Section II(a)2 of the policy and which policy discusses the surface maintenance, which includes the turf and any non-drainage structure that may exist on the property, to be maintained by the property owner. Under Section III.A.7 of the policy it also stated, "stormwater retention and detention facilities shall be discouraged on developable residential lots which are less than one-third acre in area and less than 150 feet in depth." Per Mr. Rathje, the Drainage Ordinance also tracked similarly to the Stormwater policy, citing Sect. 26-94, *Long Term Maintenance*, "Subdivision site run-off areas and stormwater facilities not located in dedicated right-of-ways, shall be granted or dedicated to and accepted by a public entity", which basically translated into providing a stormwater detention easement area, which was being proposed by the petitioner as part of this subdivision, "or, shall be conveyed by plat as undivided equal interests to each lot in the subdivision, or to dedicated entities approved by the Administrator."

As to staff's concern about a potential maintenance problem, Mr. Rathje conveyed he investigated a number of subdivisions which had similar, privately-owned stormwater detention facilities covered with an easement within the Village of Downers Grove: St. James Court, Hillcrest Hollow, Hillcrest Ridge, and Plymouth Place. He also researched the Southwest Neighborhood Plan adopted in 1979, which made special notation about the subject property and how it was to be developed, as well as the minutes from the May 8, 1979 Plan Commission meeting and how the commission took a different approach to the Neighborhood Plan which basically left the "street system up to the developers."

A detailed review of the lots and their location within the subdivision followed, as well as the roadway improvements proposed. No street light was being proposed because one already existed, and most of the older intersections in the Village had intersection lighting. Mr. Rathje noted one issue which was included in the petitioner's letter but not included in staff's memo, was the request that roll curbs be permitted in the bulb of the cul-de-sac for uniformity purposes.

Park and school donations were confirmed.

Mr. Rathje advised the petitioner was open to installing a gravel pathway south of the stormwater detention area but would include a pipe railing for pedestrian safety. Also, an easement will be provided to the Village to allow for pedestrian movement over the property.

Regarding the trees on the neighboring lot, the developer will be working with the Village's Forester to approach the installation of watermains between Jefferson and Carpenter in a way that will minimize any type of root impact. The owner has been discussing the idea of installing a chain-link fence versus the plastic fences prior to the commencement of work to ensure that the area will remain fenced. A photometric plan will be provided for the Jefferson and Brookbank area as requested. As to the elimination of side and rear yard setbacks on the plan, Mr. Rathje explained they were inadvertently shown on the final plat.

Full improvements are expected to be made to the north side of Jefferson, including a 33-foot dedication; Nelson Court will include a 66 ft. right-of-way for the straight section and the 120 ft. diameter of the bulb. In terms of the exceptions being considered and meeting the five standards of

hardships under the Subdivision Control Ordinance, Mr. Rathje addressed the exceptions point by point, believing that the public improvement exceptions being sought met the requirements of the five hardship standards.

Lastly, Mr. Rathje explained removing Lot 8 was not beneficial because adequate space was available to build on the site. His reasons followed. In addition, Christopher Burke & Associates reviewed the proposal, found the engineering design to be acceptable, and recommended it be adopted and approved by the Village of Downers Grove.

Mr. Brad Hartjes, a civil engineer with C.M. LaVoie & Associates, was introduced and reiterated the review of this proposal has been very comprehensive. A summary followed on how the stormwater was being managed on the site. High and low points of the site of the site were pointed out. A floodplain does encroach onto the site by eight feet but because the petitioner is staying outside of the floodplain limits, there will be no impact to that floodplain. Culverts were pointed out. The detention pond will be located at the low point of the site with the water to be collected through a number of pipes and routed into the detention pond, which will then be rerouted to a restrictor structure and then discharge into the Carpenter Street ditch, out to the culvert, and into the St. Joseph's Creek. The pond has been sized to capture the water from the 4.8-acre site with an appropriate release rate. Approximately one-third of the site flows to the southwest area and into the Jefferson Avenue storm sewer system. Other flow details followed.

It was pointed out by Mr. Hartjes that the Federal Emergency Management Agency ("FEMA") has guidelines that must be followed when constructing structures adjacent to any special management or flood plain, etc. Mr. Hartjes explained the steps that would be taken to develop Lot 8, including the soil borings and seepage calculations to take place after mass grading of the lot in order to meet FEMA's guidelines. Everything upstream from the site, which flowed onto the site, was being accepted but routed through the site's stormwater system.

Chairman Jirik opened up the meeting to the Commissioners. No questions followed.

Because Mr. McCormick felt public participation was a very important part of the hearing and given the late hour, he recommended continuing the hearing to a date certain.

**WITH RESPECT TO FILE NO. PC 25-05 COMMISSIONER McCORMICK MADE A MOTION TO CONTINUE THE PETITION TO OCTOBER 3, 2005. COMMISSIONER NICHOLAOU SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: MR. McCORMICK, MR. NICHOLAOU, MR. GRIESBAUM, MR. MATEJCZYK,  
MR. QUANT, MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED UNANIMOUSLY.**

Chairman Jirik indicated this matter would be placed as the second agenda item on the October 3, 2005 agenda and would open up with the Public Comments portion of the meeting. Mr. Sbiral asked the public to contact staff planner Jeff O'Brien at Village Hall with any questions or comments.

**OTHER BUSINESS**

Mr. Sbiral stated a special meeting is scheduled for September 26, 2005 to discuss residential regulations and its amendments. The meeting will be televised. He confirmed the October 3, 2005 meeting would include the two prior matters, which were continued tonight in addition to three other matters, which have been noticed. A special meeting in October may be in order, but Mr. Sbiral will put a recommendation together for the Plan Commissioners as it relates to the agenda. Further agreement followed that some of the items should be moved into a special meeting. Mr. Sbiral also added some misconceptions may have come to light on the Nelson Meadows petition, and he would like to clarify them earlier rather than later. The Chairman asked Mrs. Dornan to poll the Commissioners for available dates.

The meeting was adjourned at 11:20 p.m. on motion by Mr. Nicholaou, seconded by Mr. Griesbaum. Motion carried unanimously.

/s/ Celeste K. Weilandt  
Celeste K. Weilandt  
(As transcribed by tape)