



**MANAGER'S REPORT FOR JANUARY 23, 2014**  
**GENERAL INFORMATION AND RESPONSES TO MAYOR & COMMISSIONER REQUESTS**

***Places to be this Week...***

**Village Council Meeting** - No Village Council Meeting this week.

***Future Calendar Reminders...***

**Village Council Meeting** - The Village Council meeting will be held on **February 3 at 7:00 p.m. in the Council Chambers** at Village Hall.

**Village Role in Blodgett House Move**

The Downers Grove Heritage Preservation Corporation, (DGHPC) previously known as the Blodgett House on the Move Group, (BHM) was the Village's not-for-profit partner for the Thursday night concert during the Heritage Festival in both 2007 and 2008. In 2009 they partnered with the Village for the Friday night concert. In all three years, the Village paid for all staffing, equipment, and clean-up in support of the concerts.

- In 2007, the Village paid a total sum of \$20,000 for the Thursday night concert: \$17,000 for the headliner the Gin Blossoms, and \$3,000 to the opening act, The Pride of the Lions. Ticket sales for the concert yielded a sum of \$32,046, and BHM retained the entire sum. No funds were given to the Village from ticket sales.
- In 2008, the Village paid a total sum of \$24,00 for the Thursday night concert: \$22,500 for the headliner Vertical Horizon, and \$3,000 for the opening act Shock Stars. Ticket sales yielded a sum of \$11,330, which was then split 60% or \$6,798 to the Village and 40% or \$4,532 to DGHPC.
- In 2009, the Village paid a total sum of \$21,500 for the Friday night concert: \$18,000 for the headliner Night Ranger, and \$3,500 for the opening act 7th Heaven. In replace of collecting ticket sales, DGHPC collected a \$5.00 entry fee. The total monies collected were \$24,075 split 60% or \$14,445 to the Village, and 40% or \$9,630 to DGHPC.

**Clyde Estates Memo**

Attached is a summary memo regarding the Clyde Estates communication efforts with residents.

**743 Maple Historic Status**

The final Architectural and Historical Survey that was completed by the Village on November 5, 2013, identifies the property at 743 Maple Avenue as a contributing building. The 743 Maple Avenue building is not identified as a significant building. In the attached pdf., the inventory form, the survey area map, and the listing of resources all identify 743 Maple Avenue as a contributing structure, not a significant structure.

Below are direct links to supplementary information:

- The map on page 21 of the Survey Findings for 743 Maple is identified as contributing:  
[http://www.downers.us/public/docs/departments/com\\_dvlpment/SURVEY%20REPORT\\_110513\\_Survey%20Findings.pdf](http://www.downers.us/public/docs/departments/com_dvlpment/SURVEY%20REPORT_110513_Survey%20Findings.pdf)
- Page 11 on the Inventory for 743 Maple Avenue is clearly identified in the list as contributing:  
[http://www.downers.us/public/docs/departments/com\\_dvlpment/SURVEY%20REPORT\\_110513\\_Inventory.pdf](http://www.downers.us/public/docs/departments/com_dvlpment/SURVEY%20REPORT_110513_Inventory.pdf)
- Page 159 of the Survey Area for Maple Avenue, 743 Maple is clearly delineated as contributing:  
[http://www.downers.us/public/docs/departments/com\\_dvlpment/Survey%20Area%204a.pdf](http://www.downers.us/public/docs/departments/com_dvlpment/Survey%20Area%204a.pdf)

In addition, attached are excerpts from the 743 Maple Avenue Final Architectural and Historical Survey.

### **Village Completes Leak Detection Survey**

The Village recently received the final report from M.E. Simpson Co. for the annual water distribution system leak detection survey. This survey was conducted using highly accurate, electronically enhanced listening devices, and experienced, trained personnel to locate subsurface leaks on the 233 miles of water main, fire hydrants, main line valves, and selected water services that make up the Village's water system.

A total of 20 leaks were located, 7 of which were main line leaks. Other leaks included 1 service line leak, 5 valve leaks, and 7 fire hydrant leaks. The estimated loss of the 20 leaks identified was 364,320 gallons per day. All of the identified leaks have been repaired by Village staff. Based on the Village's cost to purchase water from the DuPage Water Commission, the cost of the water lost was in excess of \$1,450 per day, or \$529,250 annually. The cost of the Leak Detection Survey in 2014 was \$37,280.

### **Annual Tree Trimming Contract**

D. Ryan Tree and Landscape will begin the winter pruning program in the next week. This will be the 3rd year of a 3-year contract, and the 7th consecutive winter that D. Ryan has performed this work. The attached map highlights the areas to be completed, which were last pruned in 2010. Over 3,440 pruning notice letters were sent to all addresses within all areas. The sections will be completed in numeric order. Staff will be coordinating the work on busy streets and around schools to minimize any interference with traffic. Public Works Forestry staff will be inspecting all pruning and cleanup work on a daily basis.

See attached Pruning Sections 2015 map.



Village of Downers Grove  
Public Works  
Memo

**To: Dave Fieldman**

**From: Nan Newlon**

**Date: January 21, 2015**

**Subject: Clyde Country Estates Improvements  
Update on Council Meeting Discussion Items**

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This memo is an update to the information provided in the Manager's Report on December 12, 2014 (see attached) and the presentation and public comment at the Council meeting on January 6, 2015.

**Key Points**

- Staff has spoken with the five residents who addressed the Council on January 6
- Two modifications to the plans have been made based on these conversations
  - The stormwater retention area at Washington/Clyde/60<sup>th</sup> Place has been modified to preserve two trees.
  - The traffic circle at Washington/Clyde/60<sup>th</sup> Place has been eliminated to preserve one tree.
- Resident engagement has been extensive and there appears to be significant neighborhood support for the planned improvements.
- The sidewalk, drainage, traffic calming and tree preservation plans are summarized in the report.
- Installing curb and gutter throughout the subdivision would be difficult given current conditions and would dramatically increase the cost of the project.
- Next steps include continued resident engagement, a third neighborhood meeting, a call for bids in March and Council consideration of the construction contract in April.

Engagement with Five Residents Who Spoke at the January 6 Council Meeting

Staff has talked with the five residents who attended and spoke at the meeting. Staff has invited each to meet and has met with two of them to answer questions and clarify their concerns. The issues and questions that have been raised are related to the:

- Installation of public sidewalks.
- Design of the drainage system.
- Proposed street modifications for traffic calming.
- Option for curb and gutter.
- Tree removals.
- Effectiveness of resident engagement.

## Changes to the Plans

Pursuant to the resident concern from the January 6<sup>th</sup> meeting staff has reviewed the situation at each intersection and made the following changes to the plans:

- Modified the design of the stormwater retention area at Washington/Clyde/60<sup>th</sup> Place to reduce the grading and retain the two existing large trees.
- Eliminated the proposed traffic circle at the intersection of Washington/Webster/60<sup>th</sup> and retain the existing large tree.

These modifications to the design will still result in the desired traffic calming effect while saving the three large trees. Staff does not believe this change to the stormwater retention area will significantly affect the overall functionality of the drainage system.

## Resident Engagement

The resident interaction through the design phase of this project has been extensive.

- Two formal neighborhood meetings were held, one in August and one in November.
- 38 individuals, representing 28 individual households, have attended at least one of these public meetings.
- Staff has either met or corresponded with residents who were not able to attend either of the meetings, which represents an additional 11 households.
- In total, staff has interacted with at least 39 separate households, or 56% of the 69 total households in this project area.

A third neighborhood meeting will be conducted prior to the start of construction to provide information about the design changes described in this report as well as construction sequencing, schedule and how communication with residents will occur during the construction of the project.

## Public Sidewalks Design

Several residents have expressed general opposition to the construction of new sidewalks in this subdivision. Some residents who have attended neighborhood meetings, and in particular those with children or who are caregivers to people with special needs, have been particularly engaged and interested in seeing new sidewalks constructed. Staff has very carefully selected the locations of the proposed sidewalk to minimize impacts to the existing neighborhood. Prior to construction staff will continue to make small adjustments to the sidewalks to address resident concerns to the extent possible. Staff has discussed specifics of sidewalk design with individual residents and clarified their responsibility for the maintenance of parkway lawns where new sidewalk is constructed.

## Drainage Design

Many homeowners have reported significant drainage issues, both in the public right-of-way and on their private property. These issues will be mitigated or reduced by the proposed improvements. Several residents have expressed a concern with receiving a new ditch in front of their property, and have requested a storm sewer. A design that includes a combination of ditches and storm sewers is proposed. Where ditches can be used they are preferred because during heavy rain events they convey significantly more water than do storm sewers. They also help provide better drainage of the road base, which extends the life of the road. In certain situations a ditch may not be possible due to existing space or grade constraints. In those cases, a storm sewer will be used. Staff is working with the Village's consultant to minimize the slopes of ditches as much as possible while still providing positive drainage.

### Traffic Calming

At the first public meeting, many residents raised the need for traffic calming on Washington Street. As a result traffic calming design elements at two intersections were included with the original plans. They included:

- Reconfigured intersection at Washington/Clyde/60<sup>th</sup> Place.
- Traffic circle at the intersection of Washington/Webster/60<sup>th</sup>.

These proposed improvements were presented at the second public meeting and, with a few exceptions, were very well received by the residents in attendance. Unfortunately, both of these improvements would require the removal of large trees, two at the first intersection and one at the second.

### Curb and Gutter Construction

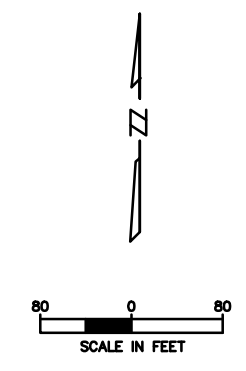
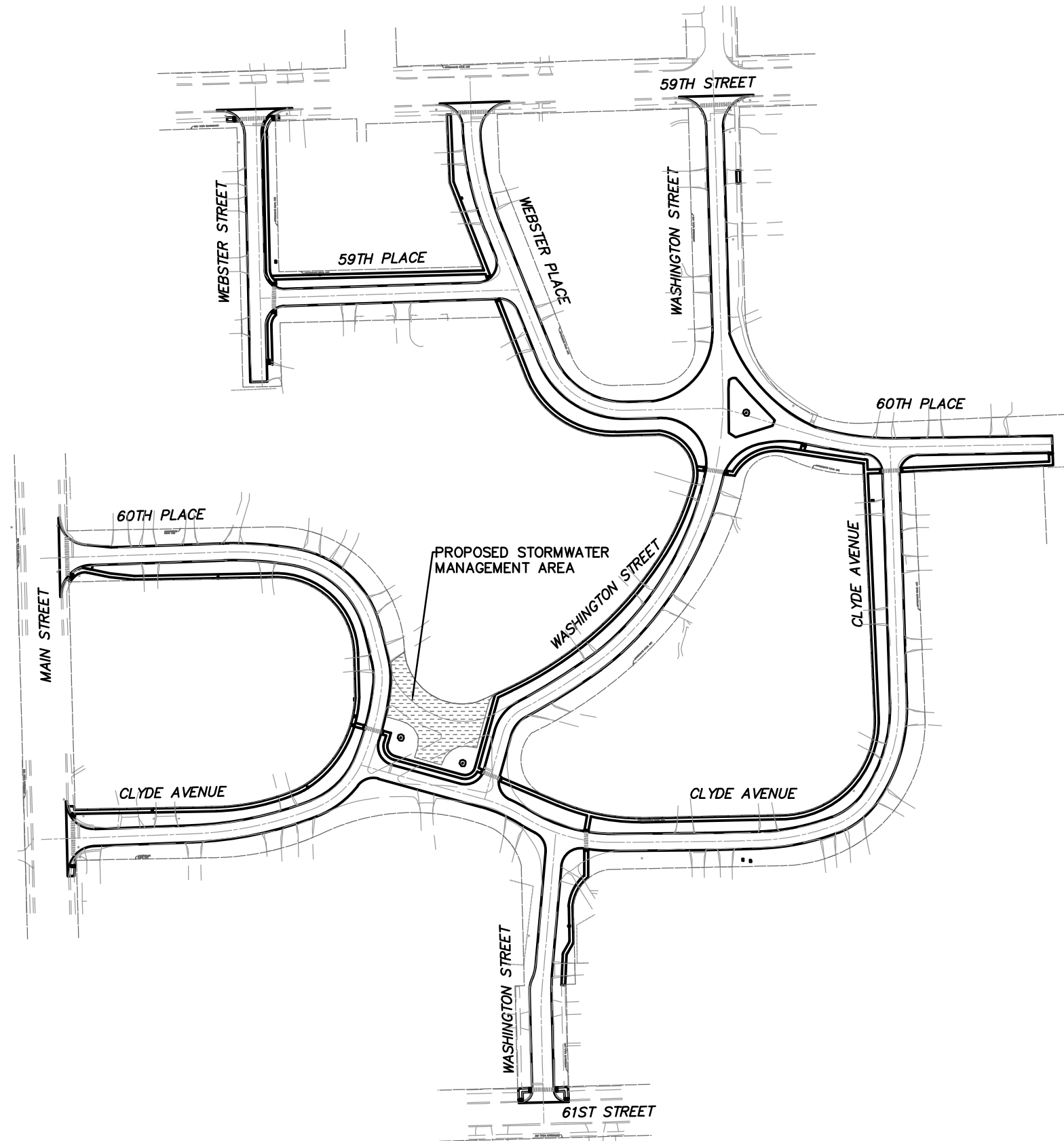
The construction of curb & gutter and storm sewers throughout a subdivision such as Clyde Country Estates would be a very difficult and expensive undertaking. Existing neighborhoods are not generally graded to accommodate a new curb. Curb & Gutter would preclude the use of the Full-Depth Reclamation for the street reconstruction, which would result in significantly more cost, construction traffic, construction time and disruption to the neighborhood. Land would be needed to create stormwater detention and water quality improvements to mitigate the negative downstream impacts from additional runoff. Some very limited amounts of curb are included in the design where the improvements are connecting to streets that already have curb & gutter, such as 59<sup>th</sup> Street and Main Street.

### Tree Removals

Residents have expressed concern with the loss of trees, especially the three large trees that would be lost due to the proposed intersection modifications. Through a modification of the design (described above) the three large trees will no longer need to be removed. While some tree loss is inevitable, engineering staff has and will continue to coordinate and work closely with the Village Forester throughout the project to ensure that tree removals are minimized. Replacement trees will be planted to the highest extent possible.


### **Summary and Next Steps**

Staff will continue to interact with all interested residents, receive their feedback, answer questions, and make adjustments to the design as necessary. As has been done with the previous reconstruction projects that have been successfully completed in recent years, this outreach and coordination will continue throughout the construction of the project. Staff will also work with the design consultant to remove the traffic circle and re-grade the stormwater management area to save the three large, existing trees. These revisions will slightly delay the bidding and construction schedule, but staff does not believe the short delay will be detrimental to the project's success, and that it should still easily be completed within the 2015 construction season. Staff estimates that bids will be received in March, and that a construction contract will be presented for Council approval in April.



REVISED 01.22.2015

**CB** **CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
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CLIENT:  **VILLAGE OF DOWNERS GROVE**  
 5101 WALNUT AVENUE  
 DOWNERS GROVE, ILLINOIS 60515  
 (630) 434 5460

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL:	\$MODELNAME\$
FILE NAME	\$FILE\$				
DSGN.					
DWN.					
CHKD.					
SCALE:				\$SCALE\$	
PLOT DATE:				\$DATE\$	
CAD USER:				\$USER\$	

TITLE: **OVERALL PLAN**

PROJ. NO. 140042  
 DATE: \_\_\_\_\_  
 SHEET **1** of **1**  
 DRAWING NO. **1**



## General Information

**Street Number:** 743  
**Former Street Number:**  
**Street:** MAPLE AVENUE  
**PIN Number(s):** 0908402021

**Construction Date/Other Year:** 1910s

**Architect:**

**Current Function/Category:** Single Family Residential Building

**Historic Function:** Single Family Residential Building

**Listing in Existing Survey:**

## Evaluation

**Condition:** Excellent

**Integrity:** Excellent

**Secondary Structure:** Carriage House

**Secondary Structure Condition:** Good

**Secondary Structure Integrity:** Excellent

**Landmark/National Register:** No

## Architectural Descriptions

**Architectural Classification/Style:** Queen Anne

**Ornamentation:**

**Building Form:** Gable-Ell

**Number of Stories:** 2

**Current Wall Material 1:** Wood clapboard

**Current Wall Material 2:**

**Original Wall Material 1:** Wood clapboard

**Original Wall Material 2:**

**Wall Detailing/Ornamentation:**

**Storefront Material:**

**Roof Type:** Cross gabled

**Roof Material:** Asphalt Shingle

**Alterations:** addition in back of building



Photo 1

**Significant:** No

**National Register Criterion:** C

**Contributing to a National Register District:** C

**Potentially Contributing to a National Register District: Noteworthy Buildings Less Than 50 Years Old:** No

**Reason for Significance:**

**Roof Ornamentation:**

**Foundation Material/Form:** Concrete/Concrete Block

**Door Detailing:**

**Porch:** Stoop

**Dormers:**

**Window Type:** Double-Hung

**Window Configuration:** Multi-Paned

**Window Material:** Wood

**Window Detail:**

**Window Storms:** Yes

**Significant Features:** stoop, windows



**Research Information**

**Original Building Owner:**

**Historic Name:**

**Current Name:**

**Construction Cost:**

**Architect 1 Information:**

**Architect 2 Information:**

**Contractor Information:**

**Developer Information:**

**Research/Archival Information:**

**Permit:**

**Subdivision:**

**Landscape/Streetscape:**

**Sears Catalog Home:**

**Notes**

1957, new basement & chimney, Donald Rigsbee, owner, Paul R. Backlund, GC., cost \$2,600.

Series of horizontal lines for taking notes.



Photo 2



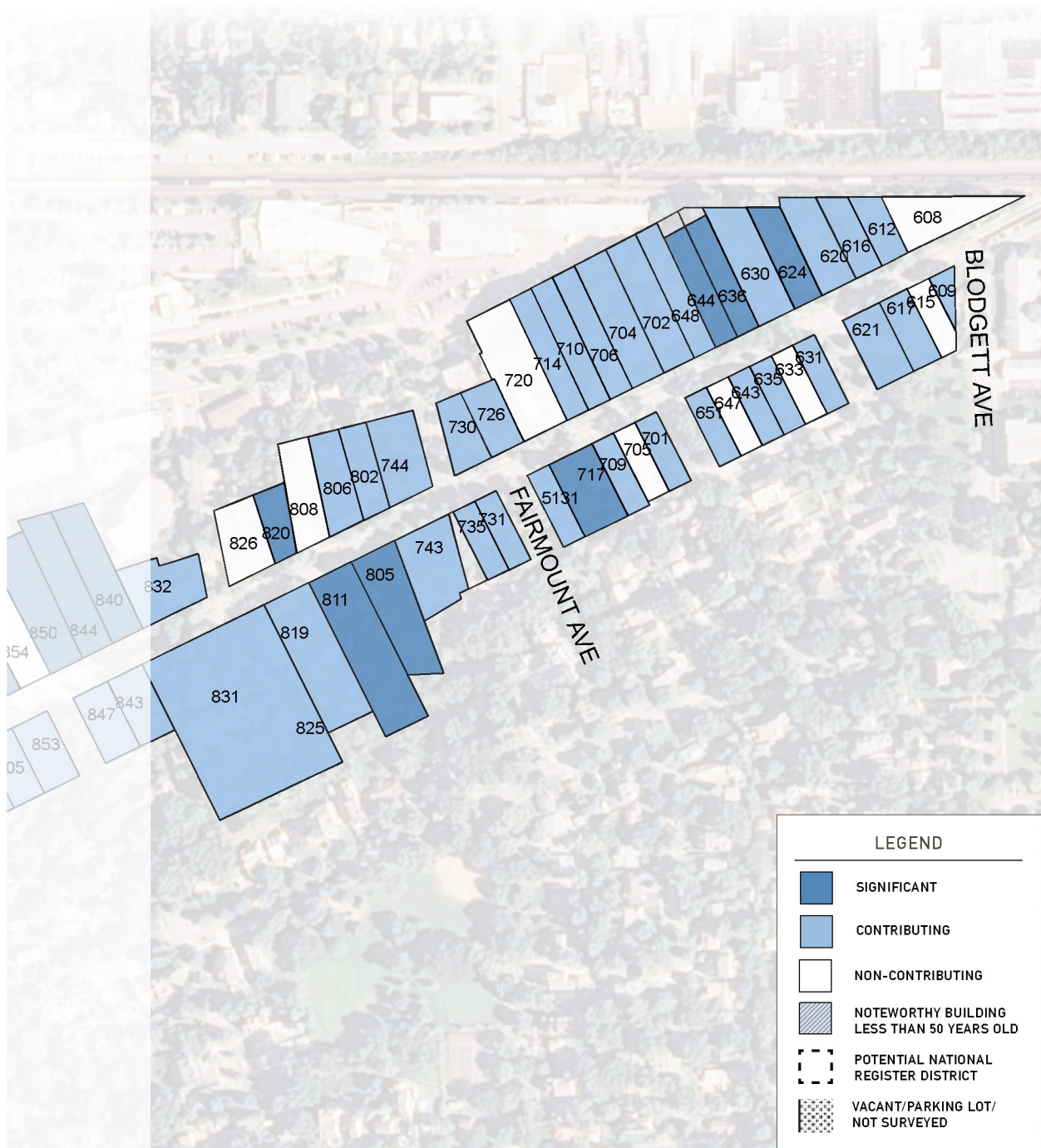
Photo 3 / Historic Photo

**Survey Information**

**Preparer:** Christen Sundquist

**Survey Date:** July 3rd, 2013

MAP 11: SURVEY AREA 4 (B)



## SURVEY AREA #4: MAPLE AVENUE/MAIN STREET CORRIDORS

### Contributing Properties - Significant

- 5140 Main Street, Mid-Century Modern
- 5219-5221 Main Street, Italianate
- 5300 Main Street, Greek Revival
- 636 Maple Avenue, Colonial Revival
- 644 Maple Avenue, Queen Anne
- 717 Maple Avenue, Queen Anne
- 805 Maple Avenue, Queen Anne
- 811 Maple Avenue, Prairie
- 820 Maple Avenue, Colonial Revival
- 831 Maple Avenue, Greek Revival
- 840 Maple Avenue, Shingle
- 844 Maple Avenue, Greek Revival
- 902 Maple Avenue, Colonial Revival
- 929 Maple Avenue, Greek Revival
- 942 Maple Avenue, Queen Anne

### Contributing Properties

- 1000 Burlington Avenue, Classical Revival/  
Beaux Arts
- 1027-1029 Burlington Avenue
- 1012-4 Curtiss Street, Mid-Century Modern
- 1028 Curtiss Street, Mid-Century Modern
- 4816 Main Street, Chicago Bungalow
- 5004 Main Street, Mid-Century Modern
- 5112 Main Street
- 5114 Main Street, Italianate
- 5115 Main Street, Mid-Century Modern
- 5116 Main Street, Italianate
- 5118-5120 Main Street, Italianate
- 5121 Main Street
- 5122 Main Street, Italianate
- 5124 Main Street
- 5126 Main Street
- 5131-5135 Main Street, Italianate
- 5137-5145 Main Street, Mid-Century Modern
- 5147 Main Street
- 5149 Main Street
- 5151-5155 Main Street
- 5158 Main Street
- 5200 Main Street, Italianate
- 5216 Main Street, Italianate
- 5223-5231 Main Street, Tudor Revival

- 5236 Main Street
- 612 Maple Avenue, Colonial Revival
- 643 Maple Avenue, Mid-Century Modern
- 648 Maple Avenue, Craftsman
- 701 Maple Avenue, Queen Anne
- 702 Maple Avenue, Colonial Revival
- 704 Maple Avenue, Colonial Revival
- 710 Maple Avenue, Greek Revival
- 735 Maple Avenue, Queen Anne
- 743 Maple Avenue, Queen Anne
- 806 Maple Avenue, Craftsman
- 819 Maple Avenue, Queen Anne
- 831 Maple Avenue, Queen Anne
- 843 Maple Avenue, Queen Anne

### Non-Contributing Properties

- 5131 Fairmont Avenue, Mid-Century Modern
- 5100 Main Street, Late Modern Eclectic
- 5101 Main Street, Neo Revival
- 5109 Main Street
- 5111 Main Street
- 5117 Main Street
- 5123 Main Street
- 5127 Main Street, Neo Revival
- 5128 Main Street
- 5129 Main Street, Italianate
- 5130 Main Street
- 5134 Main Street, Neo Revival
- 5150 Main Street, Neo Revival
- 5157 Main Street, Neo Revival
- 5207 Main Street
- 5222 Main Street, Neo Revival
- 5224-5228 Main Street
- 5230-5234 Main Street
- Main Street Cemetery
- 608 Maple Avenue
- 615 Maple Avenue, Queen Anne
- 633 Maple Avenue, Craftsman
- 647 Maple Avenue, Minimal Traditional
- 705 Maple Avenue, Late Modern Eclectic
- 720 Maple Avenue, Late Modern Eclectic
- 808 Maple Avenue, Neo Revival
- 826 Maple Avenue, Colonial Revival
- 854 Maple Avenue, Mid-Century Modern
- 932 Maple Avenue, Neo Revival
- 1000 Maple Avenue, Neo Revival

# PRUNING SECTIONS FOR 2015

## VILLAGE OF DOWNERS GROVE

