

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**OCTOBER 28, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
County Zoning Petition #Z08-083 Trowbridge (2508-2520 College Road) Belmont Park Townhomes	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner Community Development Director

**SYNOPSIS**

A resolution has been prepared to oppose a petition filed with DuPage County to rezone the properties at 2508-2520 College Road from County R-4 to County R-5 and grant a Conditional Use for a Planned Development on these properties to construct twenty-four (24) townhouse units. The petition is not consistent with the Village Future Land Use Map.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval of the resolution on the November 4, 2008 consent agenda.

**BACKGROUND**

Staff received notification of a proposed development in Unincorporated DuPage County within the Village's planning jurisdiction. The proposed development is being considered by DuPage County and requires a rezoning and a conditional use for a planned development.

*Use:* The petitioners are proposing a townhouse development on the north side of College Road between Lomond Avenue and Elinor Avenue. The development will include 24 townhouse units and would have access from all three streets. Staff believes that the proposed use is too intensive based on the surrounding neighborhood. The development is located in the middle of a single family residential neighborhood and does not abut or have direct access to an arterial or collector street. Staff believes the proposed use is not consistent with the existing character of the neighborhood. As stated above, the subject properties are within the Village's planning area. The subject properties are designated for Residential Uses (0-6 d.u. per acre) by the Village's Future Land Use Map.

*Zoning:* The property is currently zoned R-4 Single Family Residence per the County zoning ordinance. The proposed use is not a permitted or conditional use in the County's R-4 district. As such, the petitioners are proposing to rezone the property to County R-5 General Residence. The multiple family and two-family dwellings are permitted uses in the proposed R-5 district according to the DuPage County Zoning Ordinance.

*Site Design:* The proposed site plan indicates that there will be five townhome buildings containing 24 total units. The properties contain approximately 2.75 acres. The overall density of the development would be 8.7 units per acre.

The buildings will be setback 25 feet from the south, east and west property lines abutting the public streets and at least 20 feet from the north property line. One building will be fronting Lomond Avenue with direct driveway access to the street. One building will be fronting Elinor Avenue with direct driveway access to the street. The remaining buildings will be along College Road with two points of common access to the street.

According to the petitioner's plans, the site will contain approximately 52.2% (1.44 acres) of open space. There will be a parking area containing 10 spaces that will be setback 50 feet from College Road. The parking lot perimeter will be landscaped with new trees and a detention area.

*Building Design:* No information is available at this time.

*Neighborhood Comment:* Staff has received multiple emails and phone calls from residents in the surrounding neighborhood. Most of the residents have expressed concern regarding the proposed development. The concerns center around the additional encroachment of the townhomes into the single family neighborhood. The neighbors' presentation is attached. The Village of Woodridge's staff has also provided comments to the County regarding this petition. The comments echo the concerns expressed by Downers Grove staff. Those comments are attached.

*Current Status:* Staff submitted a letter objecting to the petition and attended the County ZBA meeting on October 16, 2008. The Board did not complete the public hearing and continued it to October 30, 2008. The County ZBA denied the Village's request for a 30-day continuation. The County staff anticipates the ZBA will make a recommendation on November 6, 2008.

#### **ATTACHMENTS**

Proposed Resolution

Aerial Map

Letter to the DuPage County dated October 6, 2008

Proposed Site Plan and Legal Notice

Letter from the Village of Woodridge to DuPage County dated October 15, 2008

Belmont Park Neighbor Presentation dated October 16, 2008

**A RESOLUTION IN OPPOSITION OF  
A PROPOSED RE-ZONING AND CONDITIONAL USE  
FOR THE PROPERTY LOCATED AT 2508-2520 COLLEGE ROAD**

WHEREAS, a Re-Zoning and Conditional Use petition (#Z08-83) have been filed with DuPage County - Zoning Board of Appeals for the property located at 2508-2520 College Road; and

WHEREAS, the property is under the jurisdiction of and subject to the requirements of the DuPage County Zoning Ordinance; and

WHEREAS, the petitioners/owners (Trowbridge & Calahan) are requesting re-zoning and a conditional use for a planned development to construct twenty -four (24) townhouse units within the DuPage County's R-5 zoning district; and

WHEREAS, the petitioner has requested a variation from the minimum front yard setback requirements under the DuPage County Zoning Ordinance; and

WHEREAS, the subject property is located within the Village's Comprehensive Planning Boundary; and

WHEREAS, the proposed re-zoning and conditional use are not consistent with the Village's Future Land Use Plan for this area; and

WHEREAS, that granting the conditional use and the variation is not supported due to the density and proximity of the proposed development to single family residences and may diminish the character of the surrounding residential neighborhood; and

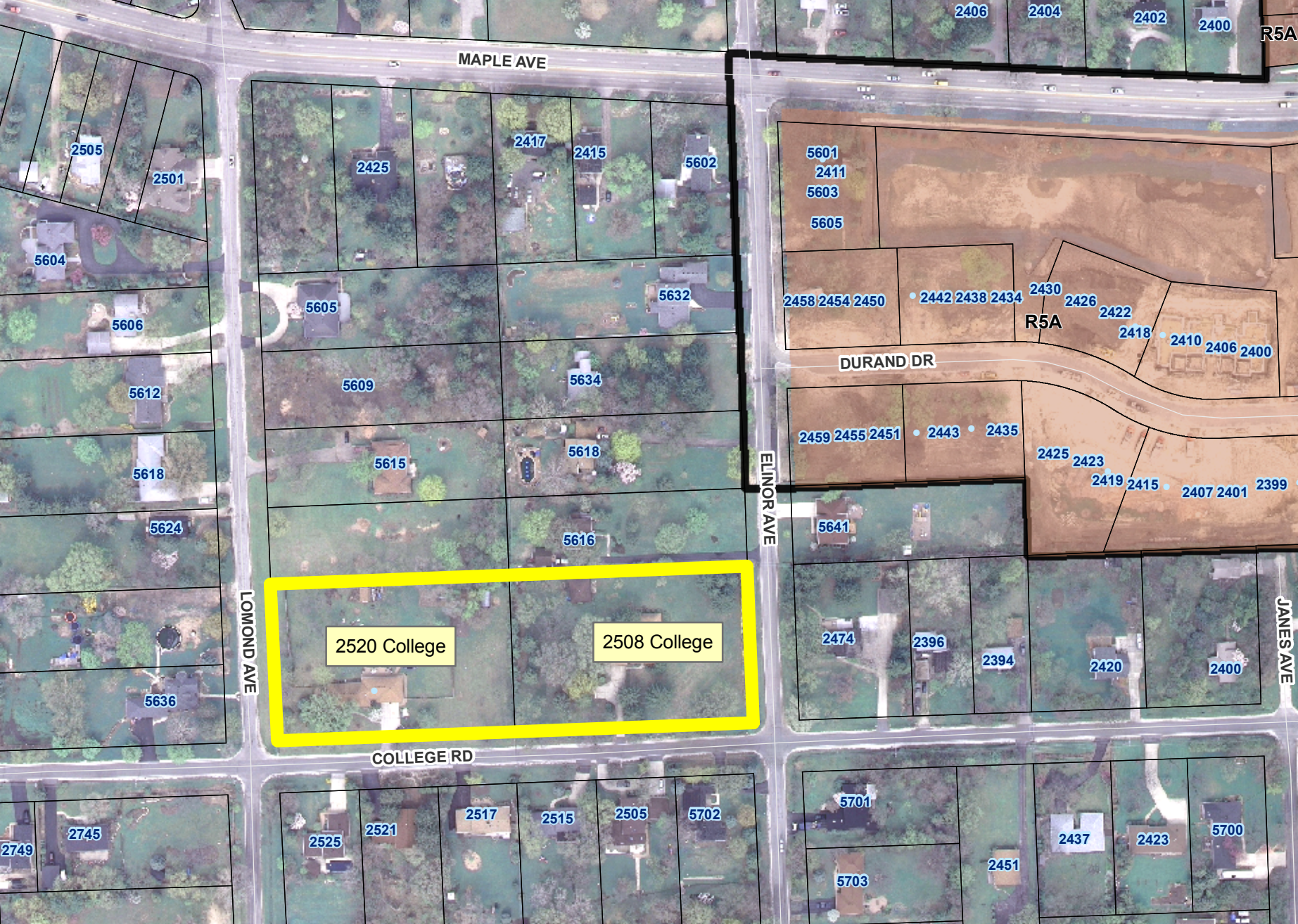
NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF DOWNERS GROVE that the Village of Downers Grove is opposed to the granting of the re-zoning and conditional use for Petition #Z08-83 and requests that the DuPage County Board deny such petition and development. That the Village Clerk is hereby directed to immediately forward a certified copy of this resolution to DuPage County Zoning Board of Appeals.

\_\_\_\_\_  
Mayor

Passed:

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





MAPLE AVE

DURAND DR

COLLEGE RD

LOMOND AVE

ELMOR AVE

JAMES AVE

2520 College

2508 College

2505

2501

5604

5606

5612

5618

5624

5636

2425

2417

2415

5602

5605

5632

5609

5634

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2521

2517

2515

2505

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5701

5703

2451

2437

2423

5700

R5A

R5A





www.downers.us

October 6, 2008

Paul Lauricella  
DuPage County  
Department of Economic Development & Planning  
421 North County Farm Road  
Wheaton, IL 60187

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**COMMUNITY RESPONSE  
CENTER**

630.434.CALL (2255)

**CIVIC CENTER**

801 Burlington Avenue  
Downers Grove  
Illinois 60515-4776  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5571

**FIRE DEPARTMENT  
ADMINISTRATION**

6701 Main Street  
Downers Grove  
Illinois 60516-3426  
630.434.5980  
FAX 630.434.5998

**POLICE DEPARTMENT**

825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

**PUBLIC WORKS**

**DEPARTMENT**  
5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4074  
630.434.5460  
FAX 630.434.5495

**DEPARTMENT OF  
COUNSELING AND SOCIAL SERVICES**

842 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
630.434.5595  
FAX 630.434.5599

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**Re: Case #Z08-083 Trowbridge (2508-2520 College Road, Downers Grove)**

Dear Mr. Lauricella:

Staff has had an opportunity to review the proposed site plan for the townhome development at 2508-2520 College Road within the Village of Downers Grove's planning area. After reviewing the plans, staff has the following comments and concerns:

1. The Village of Downers Grove is requesting a thirty (30) day continuance to allow the Village Council to take an official position on this issue. A representative from Village staff will appear at the October 16, 2008 public hearing to voice this request.
2. The Village's Future Land Use Map indicates that this property should be used for single family residential uses. The property is adjacent to single family residential uses on the north, south, east and west. Staff is concerned the proposed rezoning and Planned Development are not consistent with and may diminish the character of the surrounding single family residential neighborhood.
3. If new connections to the Village of Downers Grove water distribution system are requested and/or required for this project, an annexation agreement will need to be approved by the Village Council. The Village may be reluctant to accept such annexation because the land use is not consistent with the Village's plans for the area.

If you have any additional questions or comments, do not hesitate to contact me at 630-434-5520.

Sincerely,

The Village of Downers Grove

Jeff O'Brien, AICP  
Senior Planner  
Department of Community Development

**VIA ELECTRONIC MAIL and POST**

Cc. Dave Fieldman, Village Manager  
Enza Petrarca, Village Attorney  
Tom Dabareiner, Community Development Director  
Phillip A Luetkehans, Petitioner Z08-083



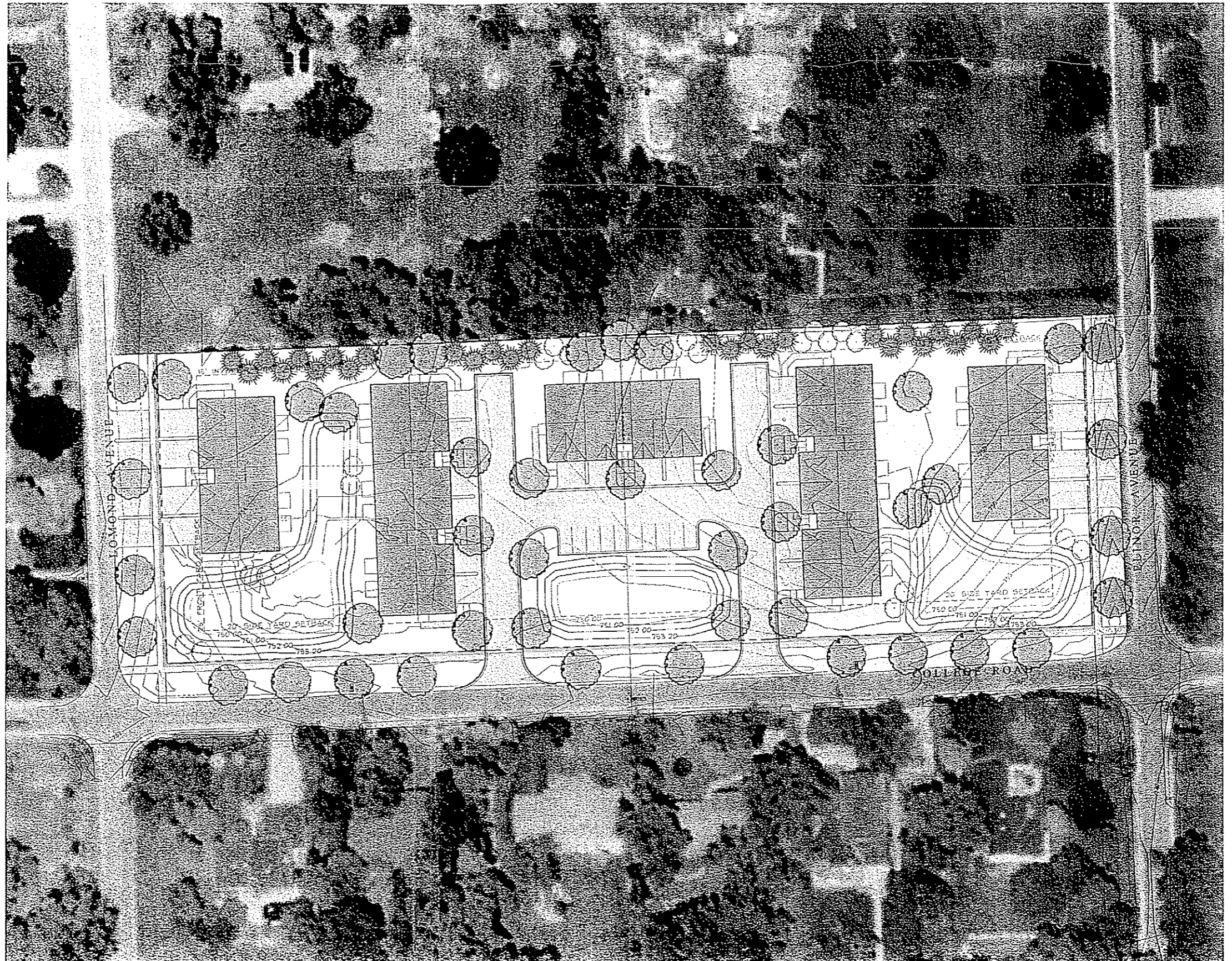
GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
214 SOUTH MAIN STREET  
WHEATON, ILLINOIS  
TELEPHONE: 630.687.1197  
FACSIMILE: 630.687.9693

Joseph H. Abel & Associates  
Land Use Planning • Zoning • Economic Development • Urban Intensity  
200 Forest Avenue  
Glen Ellyn, Illinois 60137  
(630) 258-5085  
Fax (630) 658-9693



LOCATION MAP  
NOT TO SCALE

SITE DATA	UNITS	AREA	%
TOWNHOME UNITS (TYPICAL UNIT 25'X50')	24		
LOT COVERAGE		1.31 AC.	47.8%
OPEN SPACE & DETENTION		1.44 AC.	52.2%
TOTAL	24	±2.75 AC.	100%



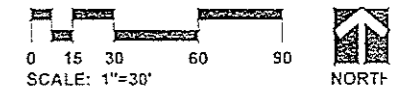
# COLLEGE ROAD SITE

## UNINCORPORATED DOWNERS GROVE, ILLINOIS

*College & College - townhome development*

9/15/08

CONCEPT PLAN



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**DU PAGE COUNTY ZONING BOARD OF APPEALS**

JACK T. KNUEPFER ADMINISTRATION BUILDING

421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/ 630-407-6700/630-407-6702 (fax)

**Zoning Petition Z08-083 Trowbridge**

Please review the information herein and return with your comments to: Paul Lauricella, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Lauricella@dupageco.org , or via facsimile at 630-407-6702 by October 15, 2008.

<b>COMMENT SECTION:</b>	
: NO OBJECTION/CONCERNS WITH THE PETITION.	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.	
: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
<b>COMMENTS:</b>	
<b>SIGNATURE:</b>	<b>DATE:</b>
<b>MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:</b>	

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	Z08-083 Trowbridge	
<b>OWNER</b>	John Trowbridge, Philip Trowbridge, Paul Trowbridge, and Patricia Trowbridge, 2508 College Rd., Downers Grove, IL 60516; and Edward and Janet Calahan, 2520 College Rd., Downers Grove, IL 60516	
<b>AGENT FOR PETITIONER</b>	Phillip A. Luetkehans, 105 E. Irving Park Rd., Itasca, IL 60143	
<b>ADDRESS/LOCATION</b>	2508 and 2520 College Rd., Downers Grove, IL 60516	
<b>PUBLICATION DATE</b>	<b>Daily Herald: Sept. 25, 2008 and Liberty Suburban: Oct. 1, 2008</b>	
<b>ZONING REQUEST</b>	1. Re-Zone from R-4 to R-5 2. Conditional Use for a Planned Development	
<b>PIN/TWSP./ COUNTY BOARD DIST.</b>	08-13-106-014 for 2508 College Rd. 08-13-106-009 for 2520 College Rd.	Lisle Township/District 2
<b>ZONING/LUP</b>	R-4 Single Family Res.	0-5 DU/AC
<b>AREA/ UTILITIES</b>	120,000 sq. ft. (2.75 Acres)	Water and Sewer
<b>PUBLIC HEARING</b>	<b>October 16, 2008</b>	

**PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.**





DU PAGE COUNTY ZONING BOARD OF APPEALS  
JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700

Zoning Petition Z08-083 Trowbridge

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

**PUBLIC HEARING:** Thursday, October 16, 2008, at 7:00 p.m., Room 3500-B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**AGENT FOR PETITIONER:** Phillip A. Luetkehans, 105 E. Irving Park Rd., Itasca, IL 60143

**REQUEST:** 1. Re-Zone from R-4 to R-5  
2. Conditional Use for a Planned Development

**ADDRESS OR GENERAL LOCATION:** 2508 and 2520 College Rd., Downers Grove, IL 60516

**LEGAL DESCRIPTION:**

LOTS 48 AND 55 IN FIRST ADDITION BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1922 AS DOCUMENT NUMBER 161104, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,  
ROBERT J. KARTHOLL, CHAIRMAN,  
DUPAGE COUNTY ZONING BOARD OF APPEALS

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.



## DU PAGE COUNTY ZONING BOARD OF APPEALS

JACK T. KNUEPFER ADMINISTRATION BUILDING

421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187/ 630-407-6700/630-407-6702 (fax)

### Zoning Petition Z08-083 Trowbridge

Please review the information herein and return with your comments to: Paul Lauricella, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Paul.Lauricella@dupageco.org , or via facsimile at 630-407-6702 by October 15, 2008.

<b>COMMENT SECTION:</b>
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION.
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
<input type="checkbox"/> : I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
<input type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.

**COMMENTS:**

*See Attached letter*

**SIGNATURE:**

*Jennifer Weeldu*

**DATE:**

*10/15/08*

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:**

*Village of Woodridge*

### GENERAL ZONING CASE INFORMATION

<b>CASE #/PETITIONER</b>	Z08-083 Trowbridge	
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<b>AGENT FOR PETITIONER</b>	Phillip A. Luetkehans, 105 E. Irving Park Rd., Itasca, IL 60143	
<b>ADDRESS/LOCATION</b>	2508 and 2520 College Rd., Downers Grove, IL 60516	
<b>PUBLICATION DATE</b>	<b>Daily Herald: Sept. 25, 2008 and Liberty Suburban: Sept. 24, 2008</b>	
<b>ZONING REQUEST</b>	1. Re-Zone from R-4 to R-5 2. Conditional Use for a Planned Development	
<b>PIN/TWSP./ COUNTY BOARD DIST.</b>	08-13-106-014 for 2508 College Rd. 08-13-106-009 for 2520 College Rd.	Lisle Township/District 2
<b>ZONING/LUP</b>	R-4 Single Family Res.	0-5 DU/AC
<b>AREA/ UTILITIES</b>	120,000 sq. ft. (2.75 Acres)	Water and Sewer
<b>PUBLIC HEARING</b>	<b>October 16, 2008</b>	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



# **Village of Woodridge**

Planning and Development Department • Five Plaza Drive • Woodridge, IL 60517-5014  
(630) 719-4711 • TTY (630) 719-2497 • FAX (630) 719-4906

October 15, 2008

Paul Lauricella  
DuPage County  
Department of Economic Development & Planning – Zoning Division  
421 N. County Farm Road  
Wheaton, Illinois 60187

**Re: Zoning Petition #Z08-083 Trowbridge**

Dear Mr. Lauricella:

Thank you for providing notice to the Village of Woodridge with respect to County ZBA Case No. Z08-083. The subject property, located at 2508 and 2520 College Road, lies outside the Woodridge planning area based upon our boundary agreement with the Village of Downers Grove. However, the Village of Woodridge would like to provide the following comments and concerns to your attention that provides additional support to the Downers Grove comment letter dated October 6, 2008.

The subject property is currently zoned R-4 Single-Family Residential, and is surrounded by single-family residentially zoned properties. The Village is concerned with the proposed rezoning of the property from R-4 Single-Family Residence to R-5 General Residence as it will allow multifamily uses. The proposed change in use from single-family residential to multifamily residential is inconsistent with the surrounding single-family uses, and may have an adverse impact on the surrounding neighborhood. Furthermore, the rezoning of this property would be inconsistent with the Village of Downers Grove's Comprehensive Plan, which designates this area for single-family residential uses.

The Village of Woodridge is respectfully requesting that the ZBA grant a forty (40) day continuance of this case so as to allow Woodridge's Village Board to consider this petition on November 20, 2008.



As always, we appreciate the notice and opportunity to comment on this pending case. If you should have any questions regarding the Village of Woodridge concerns, please feel free to contact me at (630) 719-4710.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Walden". The signature is written in a cursive, flowing style.

Jennifer Walden  
Planner  
Planning and Development Department

C: John Perry, Village Administrator  
Michael Mays, Director of Planning and Development  
Jeff O'Brien, Senior Planner, Village of Downers Grove

# Petition Z08083 Objectors' Exhibit Packet



Thursday October 16<sup>th</sup>, 2008

<b>1</b>	<b>Objectors' Attorney Exhibit 1</b> Petition to DuPage County
<b>2</b>	<b>Objectors' Attorney Exhibit 2</b> Neighbors Bordering 2508 College Road & 2520 College Road Affidavit
<b>3</b>	<b>Objectors' Attorney Exhibit 3</b> Letter from the Village of Downers Grove dated October 6, 2008
<b>4</b>	<b>Objectors' Attorney Exhibit 4</b> Letter from Lisle Township Highway Department dated September 29, 2008
<b>5</b>	<b>Objectors' Attorney Exhibit 5</b> Certified Village of Downers Grove Meeting Minutes – Downers Grove Village Council
<b>6</b>	<b>Objectors' Planner Exhibit 1</b> Section 37-1412.3: Findings & Recommendations ZBA
<b>7</b>	<b>Objectors' Planner Exhibit 2</b> Aerial Map
<b>8</b>	<b>Objectors' Planner Exhibit 2A</b> Graph of Lot Sizes
<b>9</b>	<b>Objectors' Planner Exhibit 3</b> Map of Existing Zoning
<b>10</b>	<b>Objectors' Planner Exhibit 4</b> Map of Single-Family Building
<b>11</b>	<b>Objectors' Planner Exhibit 4A</b> Graph of Single-Family Building Trend 1993- Current
<b>12</b>	<b>Objectors' Planner Exhibit 4B</b> New Single-Family Construction Photos
<b>13</b>	<b>Objectors' Planner Exhibit 5</b> Map of Recent Home Sales Activity
<b>14</b>	<b>Objectors' Planner Exhibit 6</b> Graph of Single-Family Building Trend 1988- Current
<b>15</b>	



## PETITION TO DUPAGE COUNTY

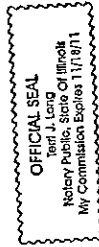
We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
<del>XXXXXXXX</del>	<del>XXXX</del>	<del>XXXXXXXX</del>	<del>XXXX</del>
Susan DuPraw	5841 Elinor	[Signature]	9-22-08
<del>Anthony</del>	5880 ELINOR	ANTHONY TROBY	9-22-08
<del>Pam</del>	5880 ELINOR	[Signature]	9-22-08
Michael Bialek	5618 ELINOR	[Signature]	9/22/08
DONNIE J. BIALEK	5618 ELINOR	[Signature]	9/22/08
Katherine Bialek	5618 Elinor	[Signature]	9/22/08
Roger Crum	5602 Elinor	[Signature]	9/22/08
Deanna Crum	5602 Elinor	[Signature]	9/22/08
Roger Testin	5641 Elinor	[Signature]	9/22/08
Pam Testin	5641 Elinor	[Signature]	9/22/08
Andy Anderson	5701 Elinor	[Signature]	9-22-08
<del>Robert Anderson</del>	5701 Elinor	[Signature]	9-22-08
JOANNE VAUGHN	5703 ELINOR	[Signature]	9-22-08
PAUL MAREK	5711 ELINOR	[Signature]	9/22/08
DONALD WEFNER	5715 ELINOR	[Signature]	9/23/08
Brian Wagner	5715 Elinor	[Signature]	9/23/08
Jane Mack-Crane	5616 Elinor	[Signature]	9/23/08
J. Benjamin Mack-Crane	5616 ELINOR	J. BENJAMIN MACK-CRANE	10/1/08
ANTANIE WILKINSON	5716 Elinor Ave	[Signature]	10/2/08
ELEANOR ROSELEW	5831 Elinor Ave	[Signature]	10-2-08
Vezi Osmani	5774 Elinor Ave	[Signature]	10-2-08
DANI-OSMANI	5774 ELINOR AVE	[Signature]	10-4-08
JOEL WILCOX	5716 ELINOR AVE	[Signature]	10-4-08
Dave McBinnis	5821 Elinor Ave	[Signature]	10-4-08

AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of \_\_\_\_\_, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 27, 2008 and October 4, 2008.

Cheryl Wegar  
Petition Circulator  
Cheryl Wegar  
Print Name



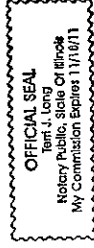
SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.  
Tara J. Long  
Notary Public

AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of \_\_\_\_\_, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 27, 2008 and October 4, 2008.

Shirley L. Williams  
Petition Circulator  
Shirley L. Williams  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.  
Tara J. Long  
Notary Public







AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 566 Elmer Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between 9/22/08, 2008 and 10/11/08, 2008.

Jane Mack-Cone  
Petition Circulator  
Jane Mack-Cone  
Print Name

SUBSCRIBED and SWORN to before me this 14th day of October, 2008.

Teresa Long  
Notary Public



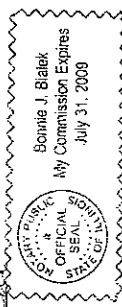
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5728 Elmer Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between 9/22/08, 2008 and 10/11/08, 2008.

Cheryl G. Petty  
Petition Circulator  
Cheryl G. Petty  
Print Name

SUBSCRIBED and SWORN to before me this 17th day of July, 2008.

Bonnie J. Blatak  
Notary Public



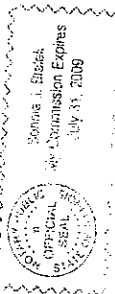


AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 College Hill, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between October 11, 2008 and October 14, 2008.

Lauren Morris  
Petition Circulator  
Lauren Morris  
Print Name

SUBSCRIBED and SWORN to before me this 11 day of Oct, 2008.

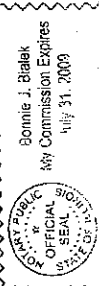
Lauren Morris  
Notary Public  


AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 College Hill, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between October 11, 2008 and October 14, 2008.

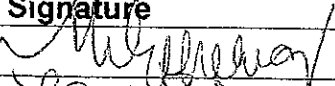

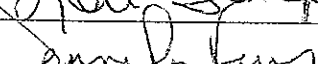


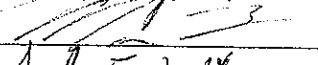
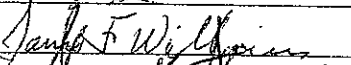
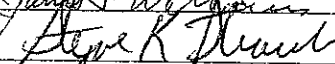
Michael B. Morris Jr  
Petition Circulator  
Michael B. Morris Jr  
Print Name

SUBSCRIBED and SWORN to before me this 11 day of Oct, 2008.

Michael B. Morris Jr  
Notary Public  


## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
MUNDY FETHERIDGE	2515 College Rd		9/21/08
LORI STRICK	5636 Lomond		9/22/08
JENNIFER FREY	2749 College Rd		9/22/08
Charlie Steele	5636 Lomond Ave		9/22/08
Joni Frey	2749 College		9/26/08
JAMES WILLIAMS	2474 College Rd		10/1/08
STEVEN STRAUB	5617 KATRINE AVE		10/6/08
LORI STRAUB	5617 KATRINE AVE		10/6/08

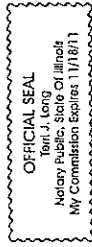
AFFIDAVIT

The undersigned peutioner circulator certifies that he/she is over the age of 18 years of age and is a resident of Z S 17 Colley Rd Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatues on the petition attached hereto were signed in his/her presence, that the signatues are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatues. Petitioner further certifies that all of the signatues were obtained between September 21, 2008 and October 10, 2008.

Laura Morris  
Petition Circulator  
Laura Morris  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Terry J. Long  
Notary Public



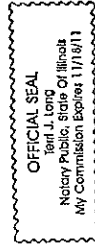
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of Z S 17 Colley Rd, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatues on the petition attached hereto were signed in his/her presence, that the signatues are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatues. Petitioner further certifies that all of the signatues were obtained between September 21, 2008 and October 10, 2008.

Michael B. Morris Jr  
Petition Circulator  
Michael B. Morris Jr  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Terry J. Long  
Notary Public







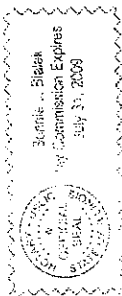
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5625 Cottage Ln, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 23, 2008 and October 3, 2008.

[Signature]  
Petition Circulator  
SAM S. GORV  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of Sept, 2008.

[Signature]  
Notary Public



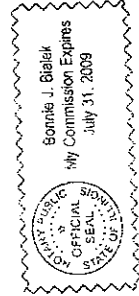
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5625 Cottage Ln, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 23, 2008 and October 3, 2008.

[Signature]  
Petition Circulator  
DAVID K. SCHUCH  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of Sept, 2008.

[Signature]  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
Rose Konfrst	5621 CHASE	Rose Konfrst	9-27-08
DE RYAN	5608 CHASE	<del>DE RYAN</del>	9-27-08
Jessie Warnell	5807 CHASE	J. S. Warnell	9/27
RAY K. ADAMS	5859 CHASE	Ray E. Adams	9/27/08
Robin Adams	5859 CHASE	Robin Adams	9/27/08
JOSEPH S HROKA	5854 CHASE	Joseph R. Hroka	9/27/08
DIANE SHROKA	5854 CHASE	Diane M. Shroka	9/27/08
KEVIN CUMMINGS	5709 CHASE	Kevin Cummings	9/28/08
BRIAN MARLOW	5709 CHASE	<del>Brian Marlow</del>	9-28-08
JEFF KONFRST	5621 CHASE	<del>Jeff Konfrst</del>	9-28-08
Tony Konfrst	5621 CHASE	Tony Konfrst	9-28-08
TOM SCHWISER	5617 CHASE	Tom Schwiser	9-28-08
Val Chiapetta	5620 CHASE	Valerio Chiapetta	9-28-08
FRANK STEC	5873 CHASE	Frank T. Stec	10/03/08
Elizabeth Stec	5873 CHASE	Elizabeth Stec	10/03/08
NICK MAMULA	5866 CHASE W	<del>Nick Mamula</del>	10/03/08
JOHN MAMULA	5866 CHASE AVE	John Mamula	10-3-08
Tim Jackson	5862 CHASE	Tim Jackson	10-3-08
M. ZWIERNYNSKI	5862 CHASE	M. Zwirnynski	10-3-08
ERIC PATTEN	5858 CHASE	Eric Patten	10-3-08
CAROL PATTEN	5858 CHASE AVE	Carol Patten	10-3-08
Meredith Patten	5858 CHASE AVE	Meredith Patten	10-3-08
<del> </del>	<del> </del>	<del> </del>	<del> </del>
<del> </del>	<del> </del>	<del> </del>	<del> </del>

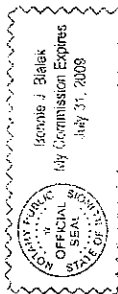
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5845 Chelsea Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 27, 2008 and October 3, 2008.

Sonia Schuch  
Petition Circulator  
Sonia Schuch  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of October, 2008.

Sonia Schuch  
Notary Public



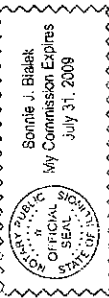
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5845 Chelsea Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 27, 2008 and October 3, 2008.

Sonia Schuch  
Petition Circulator  
DANN K. SCHUCH  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of October, 2008.

Sonia Schuch  
Notary Public





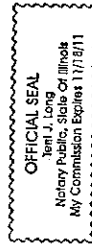
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 Cellery Road, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 26, 2008 and October 14, 2008.

Yvonne Malis  
Petition Circulator  
Yvonne Malis  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Frank J. Long  
Notary Public



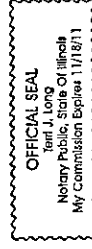
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 Cellery Road, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 26, 2008 and October 14, 2008.

Michael E. Morris Sr  
Petition Circulator  
Michael E. Morris Sr  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Frank J. Long  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
Diane Taff	2521 College Rd	Diane Taff	9/21/08
Pat Taff	2521 College Rd	Pat Taff	9-21-08
Geoff Steele	5636 Lombard Ave	Geoff Steele	9-21-08
Kevin Luke	5702 Katrine	Kevin Luke	9/21/08
Diane Luke	5702 Katrine	Diane Luke	9/21/08
Lynn Goodsell	2605 College	Lynn M Goodsell	9/21/08
Rob Goodsell	2605 College	Rob Goodsell	9/21/08
Sue Krause	2616 College	Sue Krause	9/21/08
Glenn Krause	2616 College	Glenn Krause	9/22/08
Susan Pritzger	5701 Walnut Ave	Susan Pritzger	9/21/08
Ed Pritzger	5701 Walnut Ave	Ed Pritzger	9/21/08
Ryan DeProsperis	2396 College Rd	Ryan DeProsperis	9/21/08
Kate DeProsperis	2396 College Rd	Kate DeProsperis	9/21/08
Larry McLaughlin	2420 College Rd	Larry McLaughlin	9/21/08
Linda McLaughlin	2420 College Rd	Linda McLaughlin	9/21/08
JOSEPH J. GRANT	2433 COLLEGE RD	Joseph J. Grant	9/21/08
MICHAEL NOVOTNY	2437 COLLEGE RD	Michael Novotny	9-21-08
Kelly Novotny	2437 College Rd	Kelly Novotny	9/21/08
JASON WIRTH	2333 College Rd	Jason Wirth	9/21/08
JAN WIRTH	2333 College Rd	Jan Wirth	9-21-08
KEVIN WIRTH	2333 College Rd	Kevin Wirth	9-21-08
DAN SUREDA	5702 ELINOR	Dan Sureda	9/21/08
David Sureda	5702 Elinor	David Sureda	9/21/08
David Sureda	2505 College Rd	David Sureda	9-21-08
DAVID HERIDGE	2515 College Rd	David Heridge	9/21/08

DAVID HERIDGE



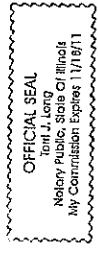
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 College Rd, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and September 22, 2008.

Michael B Morris  
Petition Circulator  
Michael B Morris  
Print Name

SUBSCRIBED and SWORN to before me this 14th day of October, 2008.

Toni J Long  
Notary Public



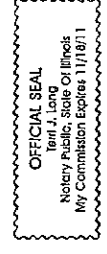
AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 College Rd, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and September 22, 2008.

Laura Morris  
Petition Circulator  
Laura Morris  
Print Name

SUBSCRIBED and SWORN to before me this 14th day of October, 2008.

Toni J Long  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
Jim Kieff	2525 COLLEGE RD	Jim Kieff	9/21/08
PETER WITH	2745 COLLEGE RD.	Peter With	9/21/08
LISA GRANT	2745 College Rd.	Lisa J. Grant	9/21/08
MARK NOVOTNY	5704 KATRINE	Mark Novotny	9/21/08
Joan Pearson	2394 College	Joan Pearson	9/21/08
Howard Mayer	5700 JAMES	HOWARD L. MAYER	9-21-08
MARY ANN MAYER	5700 JAMES	Mary Ann Mayer	9-21-08
Tim Bollnow	2344 College Rd.	Tim Bollnow	9-21-08
TERRI J. LONG	2206 College Rd	Terri J. Long	9-21-08
Tom Long	2206 College Rd.	Tom Long	9-21-08
Nancy Grantham	2209 College Rd	Nancy Grantham	9-21-08
EDWARD PLYEN	2209 College Rd	Edward Plyen	9-21-08
Beverly CREAGAN	2400 College Rd	Beverly J. Creagan	9-21-08
Steve CREAGAN	2400 College Rd	Steve Creagan	9-21-08
FRANCO ZACHARIAH	5628 CHASE AVE	Franco Zachariah	9/21/08
Krista Bollnow	2344 College Rd	Krista Bollnow	9/24/08
STEVE SAMP	5709 JAMES AVE	Steve Samp	9/26/08
Tim English	5701 Katrine Ave	Tim English	9-26-08
Shirley Williams	2474 College Rd	Shirley Williams	9/30/08
Tyler With	2745 College Rd.	Tyler With	9/30/08
Linda Samp	5709 James	Linda Samp	10/12/08
Jinda Samp			
Shari Kieff	2525 college Rd	Shari Kieff	10/12/08
Shari Kieff			

AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and October 12, 2008.

Michael J. Morris  
Petition Circulator  
Michael B Morris Jr  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of October, 2008.

Bonnie J. Blielek  
Notary Public  
OFFICIAL SEAL  
STATE OF ILLINOIS  
Bonnie J. Blielek  
My Commission Expires  
July 31, 2008

AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and October 12, 2008.

Laura Morris  
Petition Circulator  
Laura Morris  
Print Name

SUBSCRIBED and SWORN to before me this 14 day of October, 2008.

Bonnie J. Blielek  
Notary Public  
OFFICIAL SEAL  
STATE OF ILLINOIS  
Bonnie J. Blielek  
My Commission Expires  
July 31, 2008



# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of \_\_\_\_\_, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between October 4, 2008 and October 13, 2008.

*Shirley L. Williams*

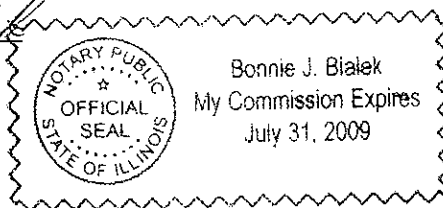
Petitioner/Circulator

*Shirley L. Williams*

Print Name

SUBSCRIBED and SWORN to before  
me this 4 day of October, 2008.

*Bonnie J. Bialek*  
Notary Public







# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5075 Walnut Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between Sept 22nd, 2008 and October 14, 2008.

Andrea Bosco

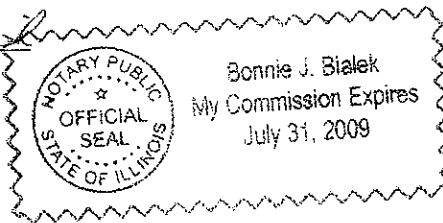
Petition Circulator

ANDREA BOSCO

Print Name

SUBSCRIBED and SWORN to before  
me this 14 day of Oct, 2008.

Bonnie J. Bialek  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
<del>Bill Noonan</del>	<del>5618 Lomond Ave</del>	<del>Bill Noonan</del>	<del>9/23/08</del>
Heather Genck-Frank	5609 Lomond Ave.	Heather Genck-Frank	9-21-08
Steven Frank	5609 Lomond Ave.	Steven Frank	9-21-08
Jandia Jager	5624 Lomond Ave.	Jandia Jager	9-22-08
Ben Neri	5624 Lomond	Ben Neri	9-22-08
Michelle Fitzgerald	5711 Lomond	Michelle Fitzgerald	9-22-08
Mary Flama	5715 Lomond	Mary Flama	9-22-08
C. Flama	5715 Lomond	C. Flama	9/22/08
Kendi Kim	5719 Lomond	Kendi Kim	9/22/08
Jennifer Kim	5723 Lomond	Jennifer Kim	9/22/08
MARK BLUMKA	5606 S. Lomond	Mark Blumka	9/22/08
KRIS BLUMKA	5606 S. Lomond	Kristina A Blumka	9/22/08
Brian Labardi	5604 Lomond	Brian Labardi	9/22/08
Meghan Labardi	5604 Lomond	Meghan Labardi	9/22/08
Larry D. Forrester	5612 Lomond Ave.	Larry D. Forrester	9/24/08
Mary J. Forrester	5612 Lomond Ave	Mary J. Forrester	9/24/08
Steve Wicamp	5709 Lomond Ave	Steve Wicamp	9-26-08
KEN WELBY	5709 Lomond	Ken Welby	9-26-08
WILLIAM PERKINS	5605 Lomond	William Perkins	7/26/08
GERALD NATIRI	5601 KATRINE AVE	Gerald Natiri	10/13/08
Jim FISCHER	5612 KATRINE	Jim Fischer	10/13/08
Madia Rendina	5708 KATRINE AVE	Madia A. Rendina	10/14/08
<del> </del>	<del> </del>	<del> </del>	<del> </del>

# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5618 LOMOND, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and October 14, 2008.

Kristin A. Noonan  
Petition Circulator

Kristin A. Noonan  
Print Name

SUBSCRIBED and SWORN to before  
me this 14<sup>th</sup> day of October, 2008.

Terril Long  
Notary Public





# AFFIDAVIT

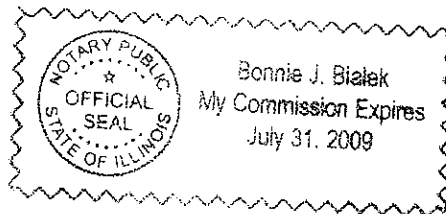
The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5805 Chase Ave, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 23, 2008 and October 14, 2008.

Susan Schoett  
Petition Circulator

SUSAN SCHOETT  
Print Name

SUBSCRIBED and SWORN to before  
me this 14 day of Oct, 2008.

Bonnie J. Bialek  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
John USAM	5900 LEONARD AVE	<i>[Signature]</i>	10/14/08
DAVE PALANSKY	5895 Leonard	<i>[Signature]</i>	10-14-08
Stacey Palansky	5895 Leonard	<i>[Signature]</i>	10/14/08
JIM MUSIAL	5905 Leonard	<i>[Signature]</i>	10-14-08
Jim Robinson	2244 Hobson	<i>[Signature]</i>	10/14/08
Suzi Crow	2244 Hobson	<i>[Signature]</i>	10/14/08
Martin DiAmbros	2244 Hobson Rd	<i>[Signature]</i>	10/14/08
Charles Kolin	5996 Leonard Ave	<i>[Signature]</i>	10-14-08
Renata Kolin	5996 Leonard Ave	<i>[Signature]</i>	10-14-08
ANDREA BOSCO	5625 Walnut Ave	<i>[Signature]</i>	10-14-08



# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5714 CHASE AVE, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between October 14, 2008 and October 14, 2008.

Jeff Agner  
Petition Circulator

JEFF AGNER  
Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Terr J Long  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
Mike Michaud	5844 Katrine	Mike Michaud	9-21-08
ELAINE NEPERENY	5615 KATRINE	Elaine Nepereny	9-21-08
SUSIE MATHER	5610 KATRINE	Susie Mather	9/21/08
Medi Kod	5608 Katrine	Medi Kod	9/21/08
ELLEN HOLTZ	5606 Katrine	Ellen Holtz	9/21/08
Elizabeth Rubel	5603 Katrine	Elizabeth Rubel	9/21/08
DENNIS MASARIK	5605 Katrine	Dennis Masarik	09/21/08
ROBERT RUSIN	5709 KATRINE	Robert Rusin	9/21/08
Jeff Erickson	5711 Katrine	Jeff Erickson	9/21/08
PAT PUTZBACH	5840 KATRINE	Pat Putzbach	9/21/08
ROBERT PUTZBACH	5840 KATRINE	Robert Putzbach	9/21/08
Gintis Nedas	5875 Katrine Ave	Gintis Nedas	9/21/08
Eric Nedas	5875 Katrine Ave	Eric Nedas	9/21/08
THEORA JOHNSON	5660 KATRINE	Theora Johnson	9/27/08
TERRY RUSIN	5725 KATRINE	Terry Rusin	9/27/08
X	X	X	X
X	X	X	X
X	X	X	X
X	X	X	X

# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5844 KATRINE, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and September 27, 2008.

Denise Dupuis  
Petition Circulator  
Denise Dupuis  
Print Name

SUBSCRIBED and SWORN to before  
me this 14<sup>th</sup> day of October, 2008.

Terr J Long  
Notary Public



## PETITION TO DUPAGE COUNTY

We the undersigned residents oppose Petition Z08083, 2508 College Road and 2520 College Road. The Petitioner's plan seeks approval of a planned unit development with deviations for the area per unit and further seeks to rezone the property from R-4 (DuPage County) to R-5 (DuPage County). The plan is too dense and fails to provide any amenities for the community. The plan does not provide adequate stormwater management and therefore could increase flooding hazards for surrounding properties. In addition, the proposed plan is not consistent with the trend of development in the area.

Name	Address	Signature	Date
James G. Hufflet	2303 College	James G. Hufflet	09/21/08
Wendy D.	2308 College Rd	Wendy D.	9/21/08
JAYNE MYOER AGNER	5714 CHASE AVE.	Jayne Myoer Agner	10/01/08
Shirley Vaughn	2229 College Rd	Shirley Vaughn	10/17/08
GEORGE ROSS	2235 COLLEGE RD	George Ross	10/17/08
Chandra Vendae	2232 College Rd	Chandra Vendae	10/17/08
Carol OESTERREICH	5820 JAMES AVE	Carol Oesterreich	11/12/08
Diana OESTERREICH	5820 James	Diana Oesterreich	
Steven Kozak	5900 James	Steven Kozak	10/12/08
Jerry Gifford	5901 James	Jerry Gifford	10/12/08
Roseann Herbert	2238 College Rd	Roseann Herbert	10/13/08
Gile Kinosh	2308 College Rd	Gile Kinosh	10-13-08
Mary Hughes	5904 James Ave	Mary Hughes	10-13-08
Susan Hughes	5904 James Ave	Susan Hughes	10-13-08
Paul Kozak	5940 James Ave	Paul Kozak	10/13/08
Karl Schiffer	5901 Leonard	Karl Schiffer	10/13/08
SCOTT MANDRO	5930 LEONARD	Scott Mandro	10/13/08
KAREN SZCZYPKOWSKI	5914 Leonard	Karen Szczykowski	10-13-08
LESTER SZCZYPKOWSKI	5914 Leonard	Lester Szczykowski	10-13-08
DAVE LEBEN	5902 LEONARD	Dave Leben	10-13-08
KARI LINDEMAN	5915 LEONARD	Kari Lindeman	10-13-08
Sharon Lindeman	5915 Leonard	Sharon Lindeman	10-13-08
KEVIN KANARSKI	5924 Leonard	Kevin Kanarski	10-13-08
P. O'Sullivan	5900 LEONARD	P. O'Sullivan	10/14/08

# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5714 CHASE AVE, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between September 21, 2008 and October 14, 2008.

Jeff Agner

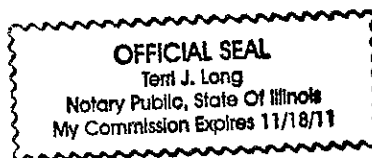
Petition Circulator

JEFF A G N E R

Print Name

SUBSCRIBED and SWORN to before me this 14<sup>th</sup> day of October, 2008.

Terr J Long  
Notary Public





# AFFIDAVIT

The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 2517 College Rd, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between October 14, 2008 and October 15, 2008.

Laura Morris

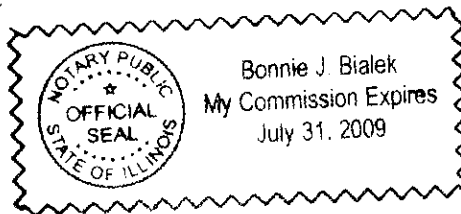
Petition Circulator

Laura Morris

Print Name

SUBSCRIBED and SWORN to before  
me this 15 day of Oct, 2008.

Bonnie J. Bialek  
Notary Public







# AFFIDAVIT

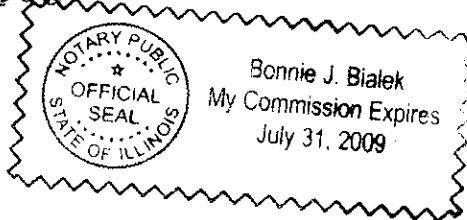
The undersigned petitioner circulator certifies that he/she is over the age of 18 years of age and is a resident of 5708 Elinor, Downers Grove, County of DuPage, State of Illinois and hereby certifies that the signatures on the petition attached hereto were signed in his/her presence, that the signatures are genuine and to the best of his or her knowledge and belief the persons so signing were at the time of signing the petition residents at the addresses shown on the petition adjacent to their signatures. Petitioner further certifies that all of the signatures were obtained between 10/4, 2008 and 10/4, 2008.

Cheryl A. Petty  
Petition Circulator

Cheryl G. Petty  
Print Name

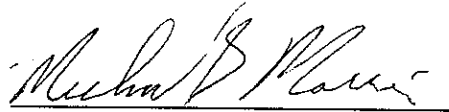
SUBSCRIBED and SWORN to before  
me this 14 day of Oct, 2008.

Bonnie J. Bialek  
Notary Public



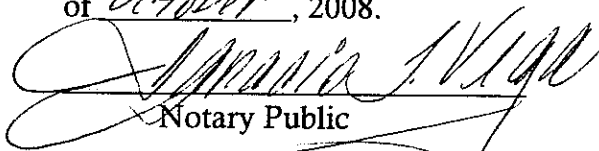
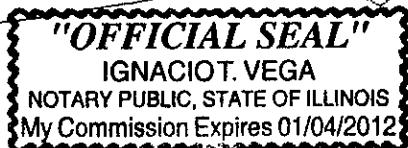
# AFFIDAVIT

The undersigned Affiant hereby certifies that the Petitioner(s) (copy of all Petitioners attached hereto) objecting and protesting to the rezoning of the property commonly known as 2508 & 2520 College Road, Downers Grove, Illinois to R-5 has been signed and acknowledged by owners comprising over 20% (actually contains 100% of all adjoining property owners) of the frontage immediately adjoining or directly opposite the frontage proposed to be altered in accordance with the provisions of 65 ILCS 5/11-13-14 and the provisions of DuPage County Ordinance Section 37 – 1412.5 (County Board Action (B) Map Amendments).



Michael Morris

SUBSCRIBED and SWORN  
to before me this 10<sup>th</sup> day  
of October, 2008.

  
Notary Public



www.downers.us

October 6, 2008

Paul Lauricella
DuPage County
Department of Economic Development & Planning
421 North County Farm Road
Wheaton, IL 60187

COMMUNITY RESPONSE CENTER

630.434.CALL (2255)

CIVIC CENTER

801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

FIRE DEPARTMENT ADMINISTRATION

6701 Main Street
Downers Grove
Illinois 60516-3426
630.434.5980
FAX 630.434.5998

POLICE DEPARTMENT

825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

PUBLIC WORKS DEPARTMENT

5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

DEPARTMENT OF COUNSELING AND SOCIAL SERVICES

842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

Re: Case #Z08-083 Trowbridge (2508-2520 College Road, Downers Grove)

Dear Mr. Lauricella:

Staff has had an opportunity to review the proposed site plan for the townhome development at 2508-2520 College Road within the Village of Downers Grove's planning area. After reviewing the plans, staff has the following comments and concerns:

- 1. The Village of Downers Grove is requesting a thirty (30) day continuance to allow the Village Council to take an official position on this issue.
2. The Village's Future Land Use Map indicates that this property should be used for single family residential uses.
3. If new connections to the Village of Downers Grove water distribution system are requested and/or required for this project, an annexation agreement will need to be approved by the Village Council.

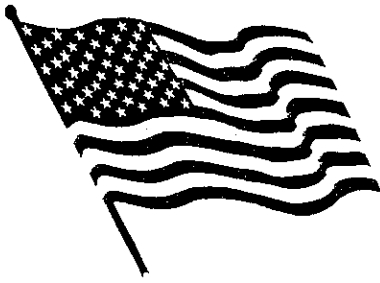
If you have any additional questions or comments, do not hesitate to contact me at 630-434-5520.

Sincerely,

The Village of Downers Grove
Jeff O'Brien, AICP
Senior Planner
Department of Community Development

VIA ELECTRONIC MAIL and POST

Cc. Dave Fieldman, Village Manager
Enza Petrarca, Village Attorney
Tom Dabareiner, Community Development Director
Phillip A Luetkehans, Petitioner Z08-083



# Lisle Township Highway Department

MICHAEL J. DOW  
HIGHWAY COMMISSIONER

September 29, 2008

DuPage County Zoning Board of Appeals  
Attn: Robert Kartholl  
421 N. County Farm Rd.  
Wheaton, IL 60187

RE: College Road Townhouse Unit Development (Z08-083 Trowbridge)

Dear Mr. Kartholl,

On October 16, 2008 at 7:00 p.m. in the county building at 421 County Farm Rd. in Wheaton there will be a public hearing on the College Road townhouse development.

This new development is bound by College Rd., Lomond Ave. and Elinor Ave. The width of these roads and right-of-ways are shown in Table I. Current township new subdivisions are in Table II.

Table I

<u>Street</u>	<u>Right-of-Way</u>	<u>Width of Road</u>
College Rd.	60 feet	18 feet
Elinor Ave.	60 feet	16 feet
Lomond Ave.	63 feet	19 feet

Table II

	<u>Righ-of-Way</u>	<u>Width of Road</u>
New Roads	80 feet	20 – 28 feet

**The history of the neighborhood:**

It was platted by Arthur McIntosh & Company on December 1, 1922. Prior to this date the area was farmland. The original road construction was gravel. In the early 1970's the roads were coated with chip and tar. Several roads since were overlaid with asphalt. In the early 1990's roads not in asphalt were micro-sealed. Micro-seal is a product of gravel and asphalt emulsion spread about 1/8 inch thick. Today if you make a cross cut into the road you will find five to eight inches of chip and tar product, 4 to 6 inches of gravel, then one to two feet of black dirt.



# *Lisle Township Highway Department*

MICHAEL J. DOW  
HIGHWAY COMMISSIONER

The roads built in the 1920's were not designed for cars built today or for the volume of traffic on them. Our traffic count on College Rd. this year is 1275 vehicles a day.

The roads we construct today consist of the excavation of the road to the clay base, eight inches of gravel, four inches of asphalt binder and two inches of surface asphalt.

Storm water is another issue. Over the past ten years the county has spent over \$400,000.00 for drainage correction of property owners septic systems, flooding and water runoff. Detention ponds are not sufficient to resolve the storm water issue in this subdivision. A full study for storm water relief for current homeowners and further developments should be considered.

Road and storm water needs in this subdivision are critical. To allow additional multiple housing would compound the problems of the existing conditions. I respectfully ask the Zoning Board to reject the petitioners' request to change the zoning from R4 to R5 for the two properties on College Rd.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Dow".

Michael J. Dow  
Lisle Township Highway Commissioner

MJD/ds

CC: Zoning Board members  
Lisle Township Board members  
College Rd. area residents



Village of Downers Grove  
Meeting Minutes  
Downers Grove Village Council

Civic Center  
801 Burlington  
Downers Grove, IL 60515  
630-434-5500

Tuesday, May 3, 2005

6:30 pm

Council Chambers

**1. Call to Order**

*Mayor Brian Krajewski called the regular meeting of the Village Council of the Village of Downers Grove to order at 5:30 p.m. in the Council Chambers of the Downers Grove Village Hall.*

*Commissioner Tully moved to go into Executive Session pursuant to Section 2(c)(1) of the Illinois Open Meetings Act to consider personnel. Commissioner Urban seconded the Motion.*

*VOTE: AYE - Commissioners Tully, Urban, Sandack, McConnell, Schnell, Mayor Krajewski  
NAY - None*

*The Mayor declared the Motion carried and the Council convened into Executive Session at 5:35 p.m.*

*Mayor Krajewski reconvened the Council meeting of the Village Council of the Village of Downers Grove at 6:30 p.m. in the Council Chambers of the Village Hall.*

**Pledge of Allegiance to the Flag**

*Mayor Krajewski led those present in the Pledge of Allegiance to the Flag.*

**2. Roll Call**

*Present: Commissioner Sue McConnell, Commissioner Ron Sandack, Commissioner Stan Urban, Commissioner Marilyn Schnell, Commissioner Martin Tully and Mayor Brian Krajewski  
Non Voting: Village Manager Riccardo Ginex, Village Attorney Enza Petrarca and Village Clerk April Holden*

*Absent: Commissioner Mark Zabloudil*

*Mayor Krajewski said he would like to remind everyone present that the Council meeting is broadcast over the local FM radio station, WDGC. In addition, a tape recording and videotape of the meeting are being made using Village owned equipment. The videotape of the meeting will be used for later rebroadcast of the Council meeting over the Village cable television Channel 6.*

*The Council will follow the rules of conduct for this meeting as provided in Sec. 2.5 of the Downers Grove Municipal Code. These offer the public the opportunity to comment at several points in the meeting. First, immediately following approval of the minutes of the past meetings, an opportunity will be given for public comments and questions on the active agenda items for this evening's meeting. Following this, an opportunity is given for public comments and questions on any subject. Finally, if a public hearing is scheduled for this meeting, an opportunity is given for public comments and questions related to the subject of the hearing.*

*The Mayor stated that at the appropriate time the presiding officers will ask if there are any comments from the public. If anyone wishes to speak, the individual should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name and address. He stated that remarks be limited to five minutes, and asked that individuals refrain from making repetitive statements.*

*The Mayor said there are agendas located on either side of the Council Chambers, and he*

*invited the audience to pick up an agenda and follow the progress of the Council meeting.*

### 3. Minutes of Workshop and Council Meetings

*Council Meeting - April 19, 2005*

*Workshop Meeting - April 26, 2005*

*There being no additions or corrections to the minutes, Mayor Krajewski said they would be filed as submitted.*

### 4. Public Comments and Questions

#### A. Comments and Questions on Active Agenda

*Tom Sisul, 3624 Saratoga, spoke on behalf of the Chamber of Commerce in regards to the Sign Ordinance. He said one issue that was raised concerned awning signs. Mr. Sisul said he spoke with John Randall of the Sign Ordinance Committee and others. He stated that the Ordinance seems to be too restrictive. It was not intended to be as restrictive as it is and would not allow descriptive words. He suggested this might need to be fine-tuned.*

*Mayor Krajewski asked Code Services staff whether they met with the Chamber this morning. Attorney Petrarca said that the Ordinance only allows for the name, address and logo, and does not allow for advertising.*

*Don Scheidler, Code Services Officer, said that was correct.*

*Mark Daniel, 300 E. Roosevelt, attorney with Rathje and Woodward, said he was present on behalf of Mr. and Mrs. Testin regarding the last three items on the agenda related to annexation and rezoning. The rezoning is of concern to the parcels west of the development site. It is felt that the proposal will change the character of the neighborhood, and the Testins will suffer significantly from this development. Mr. Daniel said that the exceptions applied for would shorten the lot depth. In regard to the overall neighborhood, they are asking that the Council consider their specific circumstances, traffic, etc.*

*Mr. Daniel responded to questions raised by Commissioner Tully at the previous Council Workshop meeting regarding unincorporated property owners. Mr. Daniel said there are cases of one municipality suing another if a decision affects another municipality. The impact beyond your borders is significant. He asked that the relief sought for the westernmost parcels be denied, and that the property not be rezoned.*

*Jane Miczek, 5714 Chase, summarized points raised at previous meetings regarding the Sievers development. The neighborhood has already determined its direction and they believe the townhomes proposed will have a negative impact on the overall neighborhood. Ms. Miczek asked that the Council deny the rezoning and the townhome development on Elinor. A solution is needed that works for all. She then asked that Council members voting in favor of this proposal state their reasons for doing so.*

*Delores Zimmerman, 5831 Elinor, said she trusts that the Council has looked at both the pros and cons of the Sievers proposal. Her major concern is the safety of the children, since there are narrow streets, no sidewalks, increased traffic, etc. She said the homeowners believe that mixing townhomes and single-family homes will negatively affect the character of the community. Ms. Zimmerman then identified some of the people who are objecting to the development including the Puffer School Principal, and a Highway Commissioner, both of who object to the traffic situation. She said 125 residents also signed a petition opposed to this proposal. She then noted recent automobile accidents and the current traffic situation as points to be considered in the Council's decision. Ms. Zimmerman asked how much profit is enough, and requested that there be a compromise with the developer, and requested that the Council rule in favor of the community. She said the residents would like to preserve the tradition of single-family homes in*

*Belmont Park, and asked that the Council vote against the proposal.*

*Christine Fregeau, 1918 Elmore, addressed the criteria for the new sidewalk plan and asked that the Council consider some matters before voting. She submitted a copy of her prepared statement for the record, which focused on the changes that have been made since 2001 to the sidewalk plan removing criteria rather than applying it appropriately and uniformly. She then read a letter by Lorie Pilster, Coordinator of Business Services for District 58, to the Director of Public Works regarding removal of the Serious Hazard Busing Factor from the sidewalk criteria.*

*Ms. Fregeau then distributed a copy of the sidewalk map as shown in February 2004, stating that there are numerous streets which have been on the list that must be completed this year. She stated that the Gilbert Avenue sidewalk project needs the insistence of the Council to make it happen in 2005. She said it deserves to be constructed and not be pushed to the fall or to another year. She noted that the Gilbert Avenue project is an opportunity for three government entities to work together. She encouraged the establishment of a definitive timetable so this happens as it should this year.*

*The Mayor asked about the letter from Lorie Pilster, and Ms. Fregeau said it went to Director Barber, and Ms. Fregeau was copied in on the letter. The Mayor asked whether P&T took this into account, and Ms. Fregeau said it is in process now. Mayor Krajewski said he knows that the sidewalk matrix is still a free-flowing document; however, the Council intends to move forward with the list as presented in regard to Gilbert. He noted that engineering work has been awarded, and based on what comes back the design will be developed.*

*Mike Millette, Assistant Director, Public Works, said that they expect to have a preliminary engineering report by the end of May. The Mayor added that Gilbert is #1 on the list.*

*Dr. Gordon Goodman, 5834 Middaugh, spoke regarding the sidewalk plan and criteria. He supports many of the things stated by Ms. Fregeau. He said that the revised criteria should move ahead to determine how the new set of rankings work; however, the main thing to do is build sidewalks and focus on the public safety issues. He differs with regard to the significance of the Gilbert sidewalks. There are 13 other segments having unusual problems, and Gilbert should not be pushed ahead if the data shows other significant problems.*

*Dr. Goodman then addressed the subject of the proposed change in the Land Use Plan and zoning. He has attended Plan Commission and Council meetings on the Land Use Plan and he believes the Plan should be modified to include the currently approved Sievers development as multi-family, but not to extend to Elinor Avenue. The arguments made are clear that a suitable buffer exists for the single-family residential area. In terms of the rezoning, he understood that a petition had been prepared by the residents to object to rezoning the property, and asked whether the petition was legally sufficient to require an extraordinary vote this evening.*

*Attorney Petrarca said that the petition is legally binding and will require 2/3 of the Council voting in favor, or four Commissioners, excluding the Mayor.*

*Judy Sidrys, 5223 Lee Avenue, thanked the Council for their continued support of the sidewalk matrix. She said it seems as though more emphasis is being placed on the sidewalks not being installed rather than those being constructed. Gilbert Avenue has consistently remained at the top of the matrix, and she would like assurance from the Council that Gilbert Avenue will be constructed this summer and not delayed again. The Mayor assured that they will work according to the placement on the list, unless something out of the control of the Village comes up.*

*Mayor Krajewski then said he would like Public Services to look at using the \$400,000 in contingency for the sidewalk construction.*



*Chuck Miczek, 5714 Chase, asked that the Council preserve the quality of their neighborhood. He said this proposal from Mr. Sievers will have a significant impact on his neighborhood. He asked that the Council base its decision on what is in the best interest of the Village. Townhomes on Elinor will take away from the neighborhood. He noted that Mr. Sievers will not compromise on this issue, and asked that the Council assist in working out a compromise.*

## **B. Comments and Questions on General Matters**

*Dr. Gordon Goodman, 5834 Middaugh, addressed two issues including criteria and control for residential development since the Community Dialogue in September of last year and the April 16 Coffee with the Council. He noted that in the April 19 minutes, Commissioner Schnell gave a status report. Dr. Goodman asked for another status report insofar as an opportunity for residents to meet with staff and developers in the formative stage will be encouraged.*

*The Mayor said he expects there will be more community dialogue before it comes to a Workshop. Staff has been in meetings with the Council members to obtain their input as well. He added that staff has received the input of architects and developers/builders. He also said that staff could meet with residents if the residents are interested in scheduling a meeting.*

*Dr. Goodman said he supports the Mayor's suggestion and thinks it would be very productive. He noted that they have had good experiences in other situations when there were discussions held between staff and residents. Mayor Krajewski then asked that Mr. Sbiral and Mr. Rosenthal set up dates to meet with the residents.*

*Manager Ginex said that there was a meeting scheduled with architects and builders, but staff was asked to cancel it until input from the Council was received.*

*Dr. Goodman then thanked Commissioner McConnell for attending the Showcase West performances and commenting so favorably on it. He added that this is a subscription period for the next community concert series at a cost of \$90 for a season subscription. It is held at North High School. He then distributed brochures with the season program. The website is [www.dgconcerts.org](http://www.dgconcerts.org).*

*Bill Wrobel, 7800 Queens Court, commented on the Workshop meeting of April 26 and comments he heard on the telecast regarding the length of the meeting. He understands the meeting went to after 1:00 a.m., and he once attended a Walgreen's meeting that went to 11:45 p.m. He said with all the resources in the Village and the intelligence of the Council and staff they should revisit running meetings that late in fairness to Council, staff and all interested parties. Mr. Wrobel said he has six hours of tape that he is watching from that meeting. He learned in business that you get less and less effective as the hours go on.*

*The Mayor said that they could shorten the meeting but that would require not letting people speak or limiting them to less time. They want to hear what people have to say, and don't want to cut people off. They cannot always predict how long issues will take.*

*Manager Ginex said that last week was the first time the Council did not discuss the consent agenda items due to the number of items on the active agenda. There are a lot of items coming up which have to be on the agenda in order to keep up with the goals established.*

## **5. Consent Agenda**

**COR 00-01930** Claim Ordinance: No. 5581, Payroll, April 15, 2005

**Sponsors:** Accounting

**A motion was made to Approve this file on the Consent Agenda.**

**Indexes:** N/A

**BIL 00-01931** List of Bills Payable: No. 5572, May 3, 2005  
**Sponsors:** Accounting  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** N/A

**BID 00-01932** Bid: Award \$65,535 to Oakfield Ford of Villa Park for One 2006 Ford E450/Utilimaster Walk-In Van  
**Sponsors:** Public Works  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Vehicle Purchases, Public Works - Equipment

**BID 00-01933** Bid: Award \$31,558 to Braun/Chicago Party Rental as Tent Vendor for 2005 Heritage Festival  
**Sponsors:** Tourism and Events Commission  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Heritage Festival 2005

**BID 00-01934** Bid: Award \$48,243.00 to Clarke Environmental Mosquito Management, Inc. for FY 2005/06 Mosquito Abatement Program  
**Sponsors:** Code Services  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Mosquito Abatement Program

**BID 00-01935** Bid: Award Contract Extension to Elevator Inspection Services for FY 2005/06  
**Sponsors:** Code Services  
**Summary of Item:** Total cost is approximately \$17,580.00.  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Elevator Inspections

**BID 00-01936** Bid: Award \$90,000 to Claude H. Hurley Co. for FY 2005/06 Geotechnical Engineering Services  
**Sponsors:** Public Works  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Geotechnical Engineering

**BID 00-01937** Bid: Award \$47,760.00 to GCG Financial for Plan Consulting and Accounting Services  
**Sponsors:** Human Resources  
A motion was made to Approve this file on the Consent Agenda.

**Indexes:** Employee Benefits

- BID 00-01938** Bid: Award Contract Renewal to Delta Dental Plan of Illinois to Administer Village's Self-Funded PPO Dental Program
- Sponsors:** Human Resources
- Summary of Item:** This is an 18 month renewal with Deltal Dental Plan of Illinois effective May 1, 2005 at an estimated annual cost of \$11,817.00.
- A motion was made to Approve this file on the Consent Agenda.**

**Indexes:** Employee Benefits

- RES 00-01939** Resolution: Opt-Out of Compliance with the Provisions of the Federal and Illinois Health Insurance Portability and Accountability Acts for the Village Health Plan Year Beginning May 1, 2005
- Sponsors:** Human Resources
- Summary of Item:** A RESOLUTION TO OPT-OUT OF COMPLIANCE WITH THE PROVISIONS OF THE FEDERAL AND ILLINOIS HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACTS FOR THE VILLAGE HEALTH PLAN YEAR BEGINNING MAY 1, 2005

RESOLUTIONS 2005-22

**A motion was made to Pass this file on the Consent Agenda.**

**Indexes:** HIPAA

- RES 00-01940** Resolution: Authorize Submittal of Grant Application to the Illinois Law Enforcement Alarm System (ILEAS) for the 2005 ILEAS Local Law Enforcement Homeland Security Grant Program
- Sponsors:** Financial Services and Police Department
- Summary of Item:** A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATION TO THE ILLINOIS LAW ENFORCEMENT ALARM SYSTEM (ILEAS) FOR THE 2005 ILEAS LOCAL LAW ENFORCEMENT HOMELAND SECURITY GRANT PROGRAM

RESOLUTION 2005-23

**A motion was made to Pass this file on the Consent Agenda.**

**Indexes:** Illinois Law Enforcement Alarm System

- RES 00-01941** Resolution: Authorize Submittal of Grant Application to the Illinois Department of Transportation for the Mini-Grant Alcohol Enforcement Program (MAP)
- Sponsors:** Financial Services and Police Department
- Summary of Item:** A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATION TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE MINI-GRANT ALCOHOL ENFORCEMENT PROGRAM (MAP)

RESOLUTION 2005-24

**A motion was made to Pass this file on the Consent Agenda.**

**Indexes:** Illinois Department of Transportation

- RES 00-01942** Resolution: Authorize Agreement with the Indian Boundary YMCA for the 2005 Downers Grove Farmers' Market
- Sponsors:** Marketing & Media
- Summary of Item:** A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE INDIAN BOUNDARY YMCA TO JOINTLY CONDUCT THE 2005 DOWNERS GROVE FARMERS' MARKET

RESOLUTION 2005-25

A motion was made to Pass this file on the Consent Agenda.

Indexes: Farmers' Market

### Passed The Consent Agenda

A motion was made by Commissioner Tully, seconded by Commissioner Urban, that the consent agenda be passed. The motion carried by the following vote:

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski

## 6. Active Agenda

- ORD 00-01926** Ordinance: Amend Sign Provisions
- Sponsors:** Planning and Community Development
- Summary of Item:** This will make certain amendments to the Municipal Code concerning signs.

### AN ORDINANCE AMENDING SIGN PROVISIONS

ORDINANCE NO. 4668

*Commissioner Tully moved to adopt "An Ordinance Amending Sign Provisions," as presented. Commissioner McConnell seconded the motion.*

*Commissioner Tully thanked those who worked so hard on this Ordinance, as it reflects a great deal of effort by the Committee and staff over a long period of time. He said that this Ordinance is not perfect, but can be adjusted as needed. Once this is adopted, additional aspects such as education and notification can be carried through.*

*Commissioner McConnell echoed some of Commissioner Tully's comments and said they need to revisit it to assure that it captures what the Council wants. She suggested a formal review in one year, and noted that enforcement is critical.*

*Commissioner Tully then moved to amend Section 28.201, Definitions, regarding window sign such that a window sign would be an interior sign located within two feet of a window. He noted that the current definition is of a sign located within five feet of a window. Commissioner McConnell seconded the motion.*

*Commissioner Schnell added her thanks, saying that this needs to be implemented fairly with the necessary personnel for enforcement and a plan for notification. She added that the Council needs to sit down with the Board that will hear the variances so they know the intent, policies, procedures and how to apply them. Guidelines need to be set.*

*The Mayor thanked the staff and Attorney Petrarca for their work. He did not feel he could support this Ordinance today, however. There remain a few too many issues that need to be revisited. He referenced variance procedures as one issue. He noted Fry's as an example, saying that Fry's would not meet the objective criteria. He asked Attorney Petrarca to read the*

criteria for the variances, and she read that section of the Code. In terms of the criteria, the Mayor said that Fry's would have to have a 6 x 6 monument sign, and others would not be able to have their monument sign fit into the objective criteria. He suggested that when there is larger frontage larger signs could be considered.

The Mayor's second issue is to allow larger lettering and signs for monuments if the frontage is bigger. Outside of Ogden Avenue there are shopping center corridors.

Lastly, the Mayor said that a number of businesses will have to conform. He said if it passes, he would prefer to have it come into effect today. He would have no problem going on a go-forward basis. He agrees that many of his concerns have been addressed by this Ordinance, and he would like to see it move forward as well.

Commissioner Urban thanked the staff and Committee that worked on this issue. It is a monumental task. Staff was asked to look at the signs on Ogden Avenue, and they looked at the entire Village. He agrees that sign reform is needed, and understands that many signs will be effected by this Ordinance. He is concerned with how many will be coming down, and no one can track how many businesses there are in the town. He is not in favor of the Ordinance because, although it is enforceable, there are no business licenses to assure that business owners are kept informed. The Village will have to contact building owners, and not business owners. He encouraged staff and Council to look at instituting a business license, not for revenue producing purposes as much as to maintain contact with the actual business owners. He said he would be voting no on this Ordinance.

Commissioner Sandack said he favors the concept behind this Ordinance, stating the Village does not really have a Sign Ordinance. There are provisions interspersed in the Zoning Ordinance. He said that business licenses make sense to him in terms of trying to determine who the businesses are. The Ordinance was put together by staff, Committee members, residents, etc. Ogden Avenue was the driving factor, but Ogden Avenue isn't aesthetically pleasing. He will vote for this Ordinance. There is a seven-year amortization period, and he feels that this is very fair. He feels that in the long run this will be business friendly.

Commissioner Tully said this has been a long time in coming, and they owe it to all involved to resolve this issue, even though there may be more issues to consider. He indicated that this came about by both the residents and the business community. He feels this will benefit the businesses. It is a good Ordinance and the Village has the flexibility to make changes.

The Mayor asked about the procedure for text amendments, and Attorney Petrarca said that they would go to the Plan Commission first, and then to the Council. They could be Village-sponsored or proposed by the petitioner.

The Mayor asked for a vote on the amendment to the Ordinance.

VOTE: YEA: Commissioner Tully, McConnell, Urban, Sandack, Schnell, Mayor Krajewski

Mayor Krajewski declared the motion carried.

The Mayor then asked for a roll call on the motion for an ordinance amending the sign provisions.

A motion was made by Commissioner Tully, seconded by Commissioner McConnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Schnell and Commissioner Tully

Nay: Commissioner Urban and Mayor Krajewski

Indexes: Zoning Ordinance - Signs

- ORD 00-01943** Ordinance: Amend the Use of Public Property and Temporary Use Provisions  
**Sponsors:** Village Attorney  
**Summary of Item:** This will make certain amendments to temporary use provisions and the provisions concerning the use of public property.
- AN ORDINANCE AMENDING THE USE OF PUBLIC PROPERTY AND TEMPORARY USE PROVISIONS
- ORDINANCE NO. 4669
- A motion was made by Commissioner McConnell, seconded by Commissioner Schnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:
- Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski
- Indexes:** Sidewalk Cafes, Temporary Use, Public Property
- RES 00-01949** Resolution: Adopt a Policy Re: Rental of Public Parking Facility  
**Sponsors:** Village Attorney  
**Summary of Item:** This will establish a Council Policy for the rental of the public parking facility.
- A RESOLUTION ADOPTING A POLICY REGARDING THE RENTAL OF THE PUBLIC PARKING FACILITY
- RESOLUTION 2005-26
- In response to Commissioner Schnell, Village Attorney Enza Petrarca clarified that Commissioner Urban could vote on this matter as it is a policy issue and not TIF related.*
- A motion was made by Commissioner Urban, seconded by Commissioner McConnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:
- Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski
- Indexes:** Central Business District - Parking Deck
- ORD 00-01944** Ordinance: Amend Provisions Concerning Sidewalk Improvements  
**Sponsors:** Public Works  
**Summary of Item:** This will amend provisions for sidewalk construction and replacement activities.
- AN ORDINANCE AMENDING PROVISIONS CONCERNING SIDE WALK IMPROVEMENTS
- ORDINANCE NO. 4670
- Attorney Petrarca said this is the Ordinance that establishes the criteria used in the sidewalk matrix.*
- Commissioner Tully said he cannot support a change in the criteria. He thinks there are questions as to the criteria and points assigned for parks. People walk to parks and there should be safe walking paths. He agrees that Gilbert Avenue is a priority. He does not feel the change in criteria adequately reflect the importance of sidewalk safety for children walking to school. The long-standing policy has been to put at least one sidewalk on at least one side of every street in the Village. He appreciates the efforts placed on this issue, but feels more review is necessary.*

*Commissioner McConnell said that regarding Gilbert, there are a number of areas that may be more challenging, and she does not want it put at the bottom of the matrix just because it is hard. She has faith that the staff will figure out how to work this out.*

*The Mayor asked whether "constructability" will be part of the criteria. David Barber, Director, Public Works, said that the criteria sets out the factors to score. Attorney Petrarca said that the criteria is a guide.*

*The Mayor also agreed that parks should be considered as a whole. Mr. Barber said they looked at parks and made every one a major park. He also looked at the 1000-foot difference. It only moved the projects a little bit. Mayor Krajewski said he would be more comfortable with the parks in the matrix, and school routes in the criteria. Mr. Barber said the two segments identified by Ms. Pilster were both in the Township.*

*Commissioner Sandack said that he thinks they need to move on this issue. The criteria makes minor differentiation between projects that are necessary and they all need to be done. He would like to see progress made on this and agrees that Gilbert is #1.*

*The Mayor asked whether they can make an amendment to call all parks as major parks. Attorney Petrarca said that the criteria includes the proximity to major and minor parks.*

*Commissioner Schnell said if they are to start moving forward with this, they need to bring some stability to the matrix. Staff has to do preliminary engineering and survey work, and there is a myriad of things that need to be accomplished before construction can begin. She believes they need to have stability in order to know what streets will be top priority for several years to make it possible to begin moving forward each spring.*

*The Mayor asked staff to send him information on the matrix regarding the survey work that has been done. Mr. Barber said that only one segment has survey work done.*

**A motion was made by Commissioner Schnell, seconded by Commissioner Sandack, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:**

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell and Mayor Krajewski  
Nay: Commissioner Tully

**Indexes:** Sidewalk Matrix, Sidewalk Improvements 2005

**RES 00-01950** Resolution: Repeal the Sidewalk Construction and Replacement Policy

**Sponsors:** Public Works

**Summary of Item:** This repeals the sidewalk construction and replacement policy as it is no longer needed as the provisions of this policy shall be incorporated into the Municipal Code.

A RESOLUTION REPEALING THE SIDEWALK CONSTRUCTION AND REPLACEMENT POLICY

RESOLUTION 2005-27

**A motion was made by Commissioner Sandack, seconded by Commissioner Tully, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:**

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski

**Indexes:** Sidewalk Replacement, Sidewalk Construction

**ORD 00-01945** Ordinance: Amend the Future Land Use Map

**Sponsors:** Plan Commission and Planning and Community Development

**Summary of Item:** At their meeting of March 7, 2005, the Plan Commission unanimously recommended adoption of an ordinance amending the Future Land Use Map.

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP FOR THE VILLAGE OF DOWNERS GROVE

ORDINANCE NO. 4671

*Commissioner Tully said that this should have come to the Council before an actual petition was before the Council in order to have finality before the petition. He cannot support this.*

*Commissioner Sandack said that he agrees that this should have come before the Council earlier and it is unfortunate to all involved. He will, however, support this.*

*The Mayor said that he raised concerns last week with regard to this, and he believed Keith Sbiral, Director, Planning & Community Development, addressed those concerns.*

A motion was made by Commissioner Urban, seconded by Commissioner McConnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell and Mayor Krajewski  
Nay: Commissioner Tully

**Indexes:** Subdivision - Maple Woods, Future Land Use Plan

**ORD 00-01946**

**Ordinance:** Annex 2407, 2409, 2411 Maple Avenue and 5635, 5637, and 5639 Elinor Avenue to the Village of Downers Grove

**Sponsors:** Planning and Community Development and Plan Commission

**Summary of Item:** This will annex the properties commonly known as 2407, 2409, 2411 Maple Avenue and 5635, 5637, and 5639 Elinor Avenue. Following annexation, these properties will be zoned R-1, Single Family Residential.

AN ORDINANCE ANNEXING 2407, 2409, 2411 MAPLE AVENUE AND 5635, 5637, AND 5639 ELINOR AVENUE TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS

ORDINANCE NO. 4672

A motion was made by Commissioner McConnell, seconded by Commissioner Schnell, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski

**Indexes:** Annexation, Subdivision - Maple Woods, Annexation-2407 Maple Avenue, Annexation-2409 Maple Avenue, Annexation-2411 Maple Avenue, Annexation-5635 Elinor Avenue, Annexation-5637 Elinor Avenue, Annexation-5639 Elinor Avenue

**ORD 00-01947**

**Ordinance:** Rezone Property Located at 2407, 2409, 2411 Maple Avenue and 5635, 5637, and 5639 Elinor from R-1 to R-5A

**Sponsors:** Planning and Community Development and Plan Commission



**Summary of Item:** At their meeting of March 7, 2005, the Plan Commission recommended that the properties commonly known as 2407, 2409, 2411 Maple Avenue and 5635, 5637, and 5639 Elinor Avenue be rezoned from Village R-1, Single Family Residential, to Village R-5A, Townhouse Residence.

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED TO REZONE PROPERTY LOCATED AT 2407, 2409, 2411 MAPLE AVENUE AND 5635, 5637, AND 5639 ELINOR AVENUE

ORDINANCE NO. 4673

*Commissioner Tully said this is a unique situation and a difficult decision. He said that they must base the decision on the criteria. He noted that this involves a quality developer who has done great work in the Village, and there was a prior development both rezoned and approved. What this concerns is an amendment or extension to the prior project. The standards have been difficult to apply. This is not something the Village has complete discretion over, and he reviewed the factors to be applied. It appears from comments that the addition would radically change Elinor in unincorporated Downers Grove. This needs to be taken into account as well. He cannot support this Ordinance to rezone the property.*

*Commissioner Sandack said that he agrees with the criteria and feels the Council is vested with discretion. He is mindful and appreciative of the residents' and neighbors' concerns. The Council is, however, guided by Statute and Ordinance. The project adjoins single-family County property as well as property the Council annexed as R-5A. Eight acres of the property have already been rezoned and will adjoin this parcel. The Future Land Use Map contemplates this use. The Land Use Map stops the continual rezoning which was addressed by the Planning Director. He said that in regard to the criterion, he has read all of the e-mail and listened to all the comments. No evidence has been presented that this project will diminish the properties, and there is no evidence that the units will cause more traffic hazards or safety hazards. Other criteria have been met by the developer and he will vote in favor of this.*

*Commissioner Schnell complimented the neighborhood for their diligence in regard to this project. They have done a tremendous job of presenting the facts in this case. She noted that she has questions about the rezoning. In order to do this in a way that prevents the spread, the logical breaking point is Elinor, and there has been discussion of some elements that will help serve as a buffer. She does not perceive it going beyond Elinor. Her decision is not based on whether the residents are part of the Village. She understands that the residents have an economic interest in this issue and should be heard. She, however, had to look to the experts, and to deny the units and rezoning after already rezoning the property to the east would not be logical and may not be defensible.*

*Mayor Krajewski said that criteria is objective to a point, and he feels that all criteria have been met. He did wrestle with one regarding adjoining zoning. However, there has been no evidence that the property values will diminish. He also wrestled with the criteria regarding altering the character of the neighborhood. By going all the way to Elinor it would affect the character of the neighborhood, but there are many criteria to be considered. He will vote no on this.*

A motion was made by Commissioner Schnell, seconded by Commissioner Sandack, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban and Commissioner Schnell

Nay: Commissioner Tully and Mayor Krajewski

**Indexes:** Subdivision - Maple Woods, Rezone 2407 Maple - R-1 to R-5A, Rezone 2409 Maple - R-1 to R-5A, Rezone 2411 Maple - R-1 to R-5A, Rezone 5635 Elinor - R-1 to R-5A, Rezone 5637 Elinor - R-1 to R-5A, Rezone 5639 Elinor - R-1 to R-5A

**RES 00-01948** Resolution: Final Plat of Subdivision for the Villas of Maple Woods Subdivision with Exceptions

**Sponsors:** Planning and Community Development and Plan Commission

**Summary of Item:** At their meeting of March 7, 2005, the Plan Commission recommended approval of the Final Plat of subdivision for the Villas of Maple Woods Subdivision with exceptions.

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

RESOLUTION 2005-28

*Commissioner Tully said that since the rezoning has passed, there is a different set of criteria for R5-A zoning for exceptions, which effect Lots 3, 4, 11, and 15. He said he is hard pressed to say the criteria has not been met.*

*Commissioner McConnell said she appreciated the comments from the residents as they were very helpful. Based on the comments received, she thinks this may be a better plan than what was originally submitted. They addressed the turn outs for Elinor, and she doesn't see that property values will be effected. She also does not see the issue of "zoning creeping" extending beyond Elinor.*

*Commissioner Schnell said that the issues of the residents were traffic and safety of the streets, which are valid concerns given narrow streets and no sidewalks. The Village can only control that portion of Elinor that abuts Mr. Sievers' development and that area will be improved. She suggested that the residents go to Lisle Township with the same amount of energy and determination regarding the safety concerns they've raised with the Village. She said there are concerns about trees and buffers that were also made, and she spoke with Mr. Sievers about this recently. There were conflicting comments made to the Council and the Planning Commission via e-mail. Mr. Sievers' letter to the Council stated there will be a 20' buffer, and that he will do everything he can to keep the trees as part of the buffer. He has made a written commitment to do that and save as many trees as possible. The turning restrictions are such that they will not add to the traffic problems.*

*Commissioner Sandack said he agrees with Commissioner Schnell's rationale. Under Section 602 of the Code the Council must review practical difficulties, and many exceptions sought were de minimus. He said he believes the final plat should be approved.*

*The Mayor also agreed regarding the exceptions. He said last week he asked about the voting records regarding other exceptions. He said he would like to look at that.*

**A motion was made by Commissioner Sandack, seconded by Commissioner Urban, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:**

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully and Mayor Krajewski

**Indexes:** Subdivision - Maple Woods

## 7. Motion to Adjourn Sine Die (Without Date)

*Commissioner Tully moved to adjourn sine die. Commissioner Urban seconded.*

**VOTE: YEA:** Commissioner Tully, Urban, Sandack, McConnell, Schnell, Mayor Krajewski

*The Mayor declared the motion carried and this portion of the meeting ended at 8:35 p.m.*

## 8. Swearing in Ceremony of Commissioners

*The Village Clerk presided over the swearing in of Commissioners Schnell, Tully and Waldack.*

## 9. Roll Call

Present: Commissioner Sue McConnell, Commissioner Ron Sandack, Commissioner Stan Urban, Commissioner Marilyn Schnell, Commissioner Martin Tully, Commissioner William Waldack and Mayor Brian Krajewski

Non Voting: Village Manager Riccardo Ginex, Village Attorney Enza Petrarca and Village Clerk April Holden

*Mayor Krajewski called the meeting to order at 8:50 p.m.*

## 10. Mayor's Report

### Materials to be Received - Minutes

*Canvassing Board - April 19, 2005*

*Library Board - April 13, 2005*

*Liquor Commission - April 7, 2005*

*Zoning Board of Appeals - March 23, 2005*

A motion was made by Commissioner Tully, seconded by Commissioner Urban, to Note Receipt Of this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully, Commissioner Waldack and Mayor Krajewski

### Materials to be Received - Monthly Reports

#### New Business

*The Mayor asked that the Village Attorney prepare the appointments to the Standing Committees for next week. Commissioner Schnell will chair Public Services, and Commissioner Waldack will serve on that Committee as well. Commissioner Tully will chair the Finance Committee and Commissioner Sandack will serve on that Committee. Commissioner McConnell will chair Public Safety and Commissioner Urban will work on Public Safety.*

*The Mayor then announced that on Friday, Sara Lee announced that it is relocating its corporate headquarters to Downers Grove which will bring 1000 employees into the Village. He thanked Hamilton Partners for bringing them into the Village.*

RES 00-01951 Resolution: Appointments to Boards and Commissions

Sponsors: Mayor

**Summary of Item:** This is to appoint and reappoint members to the following Boards and Commissions:

**HUMAN SERVICE COMMISSION**

Reappoint Trisha Svehla as Chair for a term expiring April 30, 2007  
Appoint Cynthia Dempsey and Theresa Carlquest for terms expiring April 30, 2008  
Appoint Sharon Dunne and Geoff Neustadt for terms expiring April 30, 2007

**BOARD OF FIRE AND POLICE COMMISSIONERS**

Reappoint Keith Killacky as Chair for a term expiring April 30, 2008

**TECHNOLOGY COMMISSION**

Reappoint James McGinnis for a term expiring April 30, 2007

**A RESOLUTION APPOINTING AND REAPPOINTING MEMBERS TO VILLAGE BOARDS AND COMMISSIONS**

**RESOLUTION 2005-29**

*The Clerk read the Resolution appointing and reappointing members to the Human Service Commission, Board of Fire and Police Commissioners, Technology Commission.*

*Commissioner McConnell extended her appreciation to all of the board members who have agreed to serve on the various boards.*

*The Mayor also thanked everyone for volunteering his or her time to the community.*

**A motion was made by Commissioner Tully, seconded by Commissioner Urban, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:**

**Votes:** Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully, Commissioner Waldack and Mayor Krajewski

**Indexes:** Boards and Commissions

## **11. Manager's Report**

*Manager Ginex announced that Dale Martin, Superintendent of District 58, lost his wife to cancer. He extended the sympathy of the Village to the family.*

## **12. Attorney's Report**

### **Future Active Agenda**

## **13. Committee Standing Reports**

*Commissioner Schnell said Public Services will meet on May 17 at 5:00 p.m.*

## **14. Council Member Reports and New Business**

*Commissioner Sandack congratulated Commissioners Schnell and Tully and welcomed Commissioner Waldack to the Council.*

*Commissioner Waldack said it was inspiring to be here. He asked for the continued support of his wife and children, and thanked his friends and citizens for their support. He pledged to be an honest, independent, hardworking full-time Commissioner of the Village and will be fully accountable to the residents. He asked for the support and prayers of the public.*

*Commissioner Schnell also welcomed Commissioner Waldack and congratulated Commissioner Tully. She thanked the residents who voted for her. She said she has the same enthusiasm she had 17 years ago when she first came into public office. She thanked her husband and family for their constant support over the last 17 years.*

*Commissioner McConnell welcomed Commissioners Tully and Schnell back and welcomed Commissioner Waldack to the Council. There is a lot of work to do. She then said that the Human Services Commission presented an assets survey results and made recommendations. One of the things discussed was productive ways for teens to showcase their talents. The Human Services Commission has worked with the Park District to sponsor the Grovestock made up of local bands. She encouraged teen bands to audition and send their tapes in by Friday.*

*Commissioner Urban echoed the comments made to Commissioners Schnell, Tully and Waldack, and thanked Commissioner Waldack for replacing him as the new kid on the block.*

*Commissioner Tully welcomed Commissioner Waldack and pointed out to him that this is not an easy job and takes a lot of hard work. He is looking forward to the Commissioner's ideas and input. He stated that Commissioner Schnell has showed tremendous commitment and dedication to the Village. He thanked the residents of the Village, as well as his wife and children for their support. He is looking forward to working with the Council.*

*The Mayor extended his congratulations to the three Commissioners. He noted that Commissioner Waldack has attended most of the meetings held over the last couple of years.*

*The Mayor announced that Good Samaritan will be inviting the Council members for a tour of the facility and to meet with the staff.*

## **15. Adjournment**

*Commissioner Tully moved to adjourn. Commissioner Urban seconded.*

*VOTE: YEA - Commissioners Tully, Urban, Waldack, Sandack, McConnell, Schnell, Mayor Krajewski*

*Mayor Krajewski declared the motion carried and the meeting adjourned at 9:03 p.m.*

STATE OF ILLINOIS

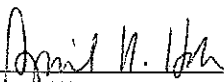
COUNTY OF DU PAGE

CERTIFICATE

I, April K. Holden, DO HEREBY CERTIFY THAT I am the Village Clerk of the Village of Downers Grove, Du Page County, Illinois, and as such officer I have the lawful power and duty to keep an index and record of all proceedings of the Village Council of said Village.

I DO HEREBY FURTHER CERTIFY THAT the foregoing document is a true and correct copy of the minutes of the regular Council meeting of the Village Council of the Village of Downers Grove of May 3, 2005 duly approved by the Village Council on May 17, 2005.

In witness whereof, I have hereunto set my hand and affixed the corporate seal of the Village of Downers Grove, in the State and County aforesaid, this 8<sup>th</sup> day of October 2008.

  
\_\_\_\_\_  
Village Clerk

SEAL

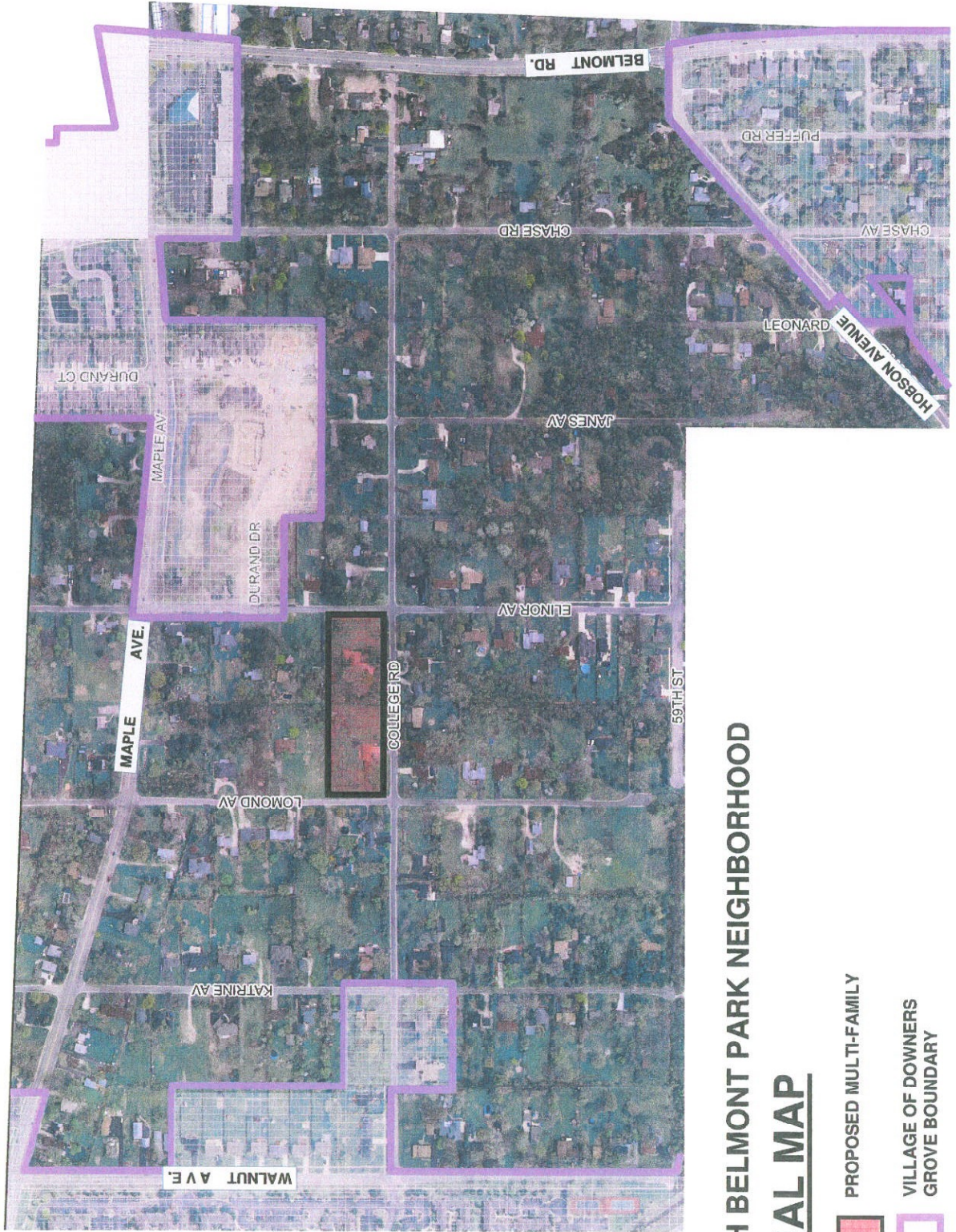
## Section 37-1412.3: Findings & Recommendations ZBA

### OBJECTORS' PLANNER EXHIBIT 1

- A. Existing Uses of Property within general area.
- Single-Family large lots in rural subdivision (Objectors' Planner Exhibit 2 and Exhibit 2A).
  - 2 Single-Family Homes on 2.75 Acres (1.375 acre each).
- B. Zoning of property within general area.
- R-4 Single-Family (Objectors' Planner Exhibit 3)
  - DuPage Comprehensive Plan: Single-Family
  - Downers Grove Plan: Single-Family (See letter from Village of Downers Grove dated October 6, 2008).
- C. Suitability of uses permitted under existing zoning R-4.
- Both petitioners have owned property for approximately 50 years.
  - Well established, large lot, single-family neighborhood (Objectors' Planner Exhibit 2A).
  - On-going single-family residential activity (Objectors' Planner Exhibit 4 and Exhibit 4A)
- D. Trend of Development.
- Single-Family Homes (Objectors' Planner Exhibit 4, Exhibit 4A, Exhibit 5, Exhibit 6).
  - Trend is clearly to maintain and enhance the existing Single-Family rural environment.
- E. Length of time property has been vacant as zoned.
- Neither of the petitioner's properties have been put on sale or have been vacant.
  - Continued strong single-family home sale and building activity in the neighborhood (Objectors' Planner Exhibit 4, Exhibit 5).
- F. Extent to which property values are diminished by particular zoning restrictions.
- No diminished values based on existing zoning.
  - Potential to maximize value by developing within R-4 Single-Family category.
  - Very well established single-family residential neighborhood.

**Conclusion:** The proposed rezoning to R-5 does NOT meet any of the above 6 criteria.



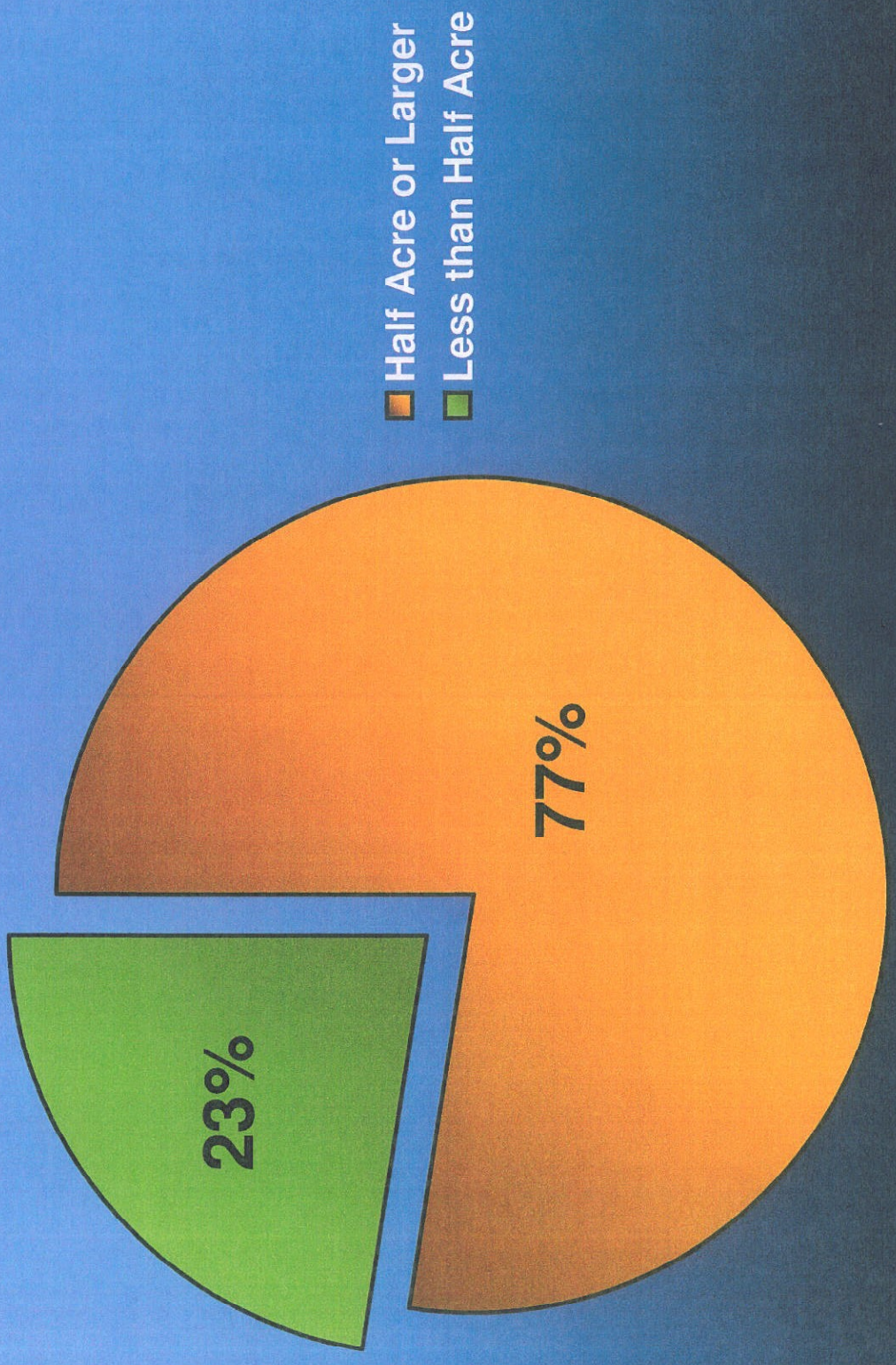


**SOUTH BELMONT PARK NEIGHBORHOOD  
AERIAL MAP**

- PROPOSED MULTI-FAMILY
- VILLAGE OF DOWNERS GROVE BOUNDARY

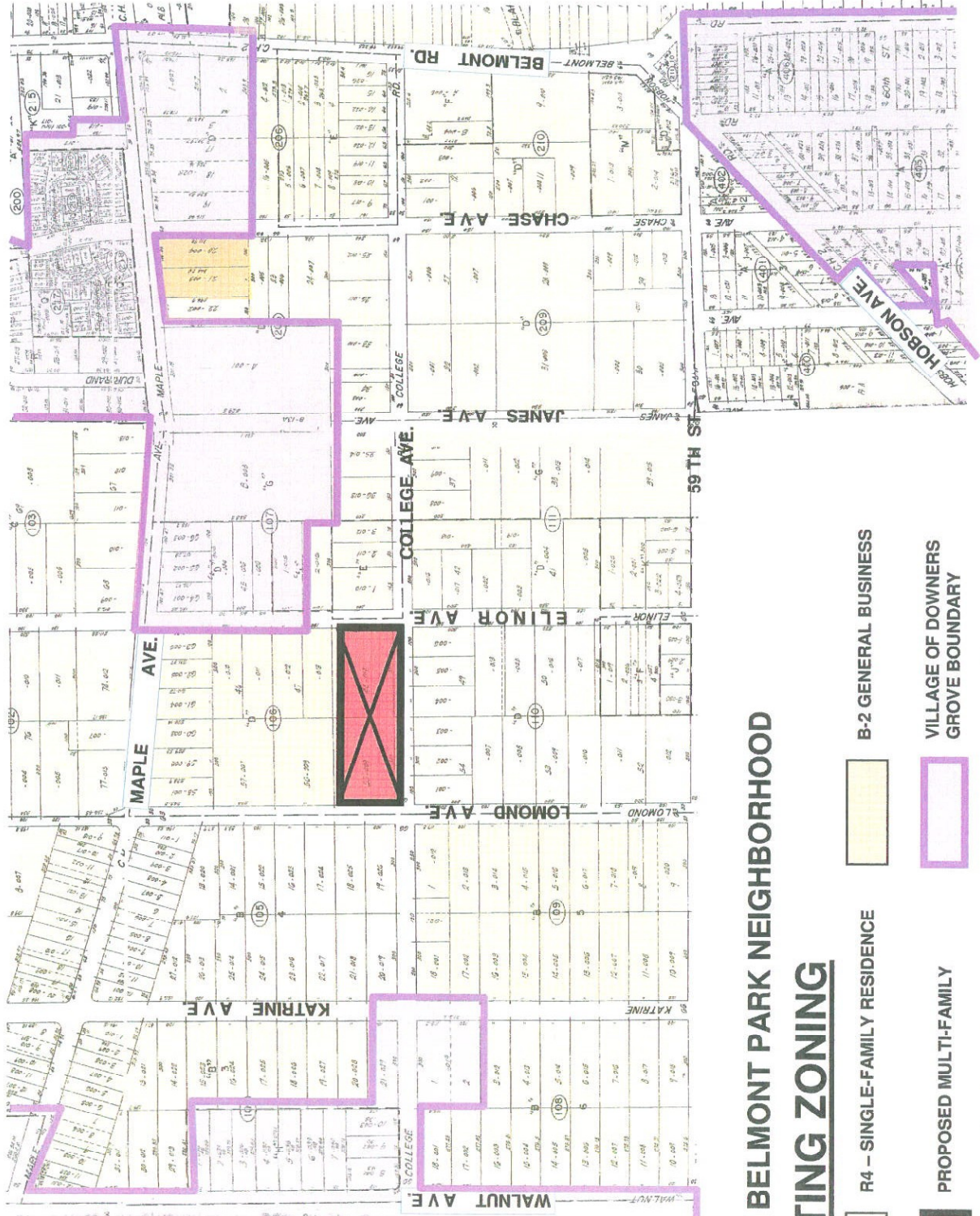


**Objectors' Planner Exhibit 2A  
South Belmont Park Neighborhood  
Lot Sizes**





**OBJECTORS' PLANNER EXHIBIT 3**

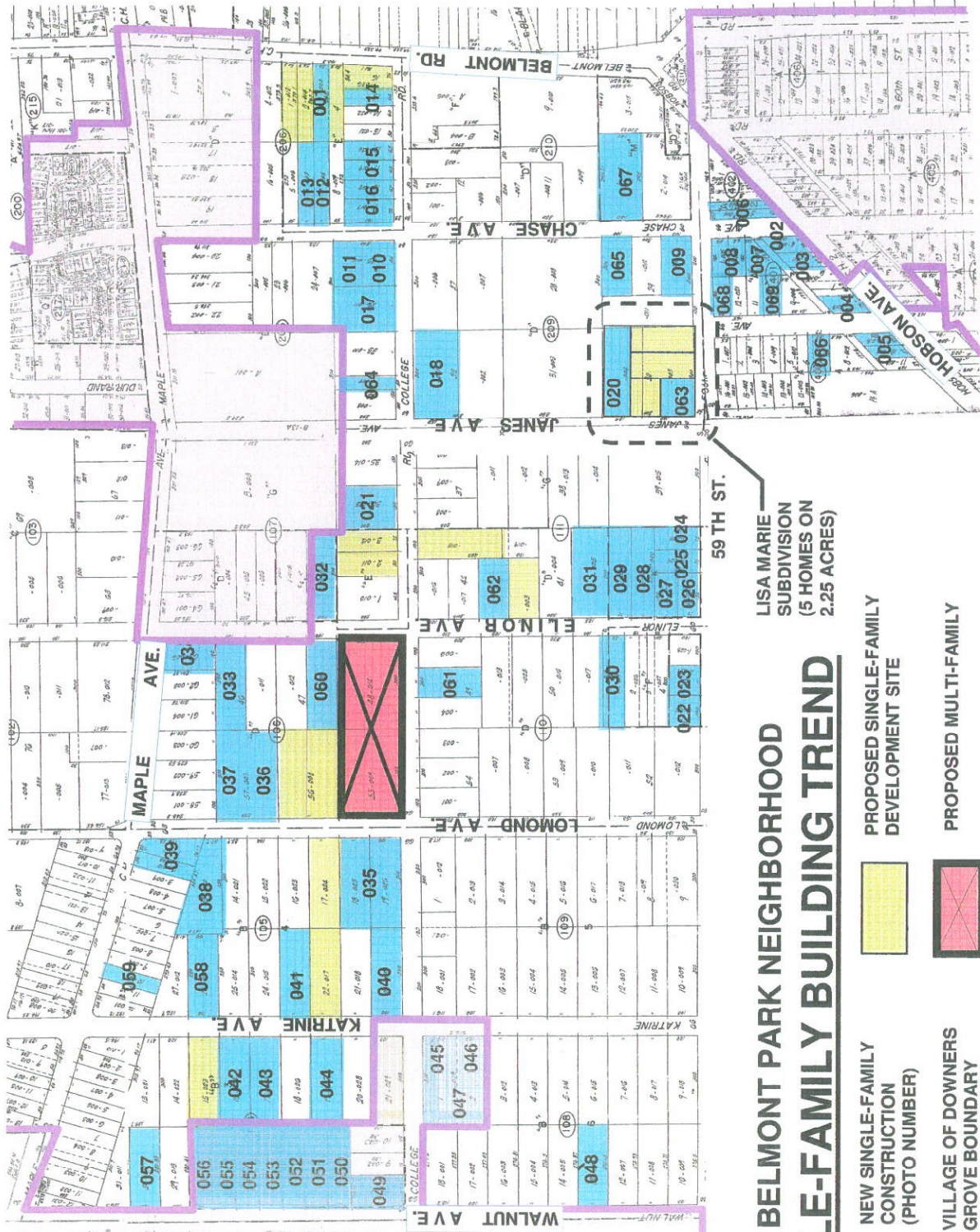


**SOUTH BELMONT PARK NEIGHBORHOOD  
EXISTING ZONING**

- R4 - SINGLE-FAMILY RESIDENCE
- B-2 GENERAL BUSINESS
- PROPOSED MULTI-FAMILY
- VILLAGE OF DOWNERS GROVE BOUNDARY

Source: 2002 DuPage County Tax Assessment/Unincorporated Zoning District Map





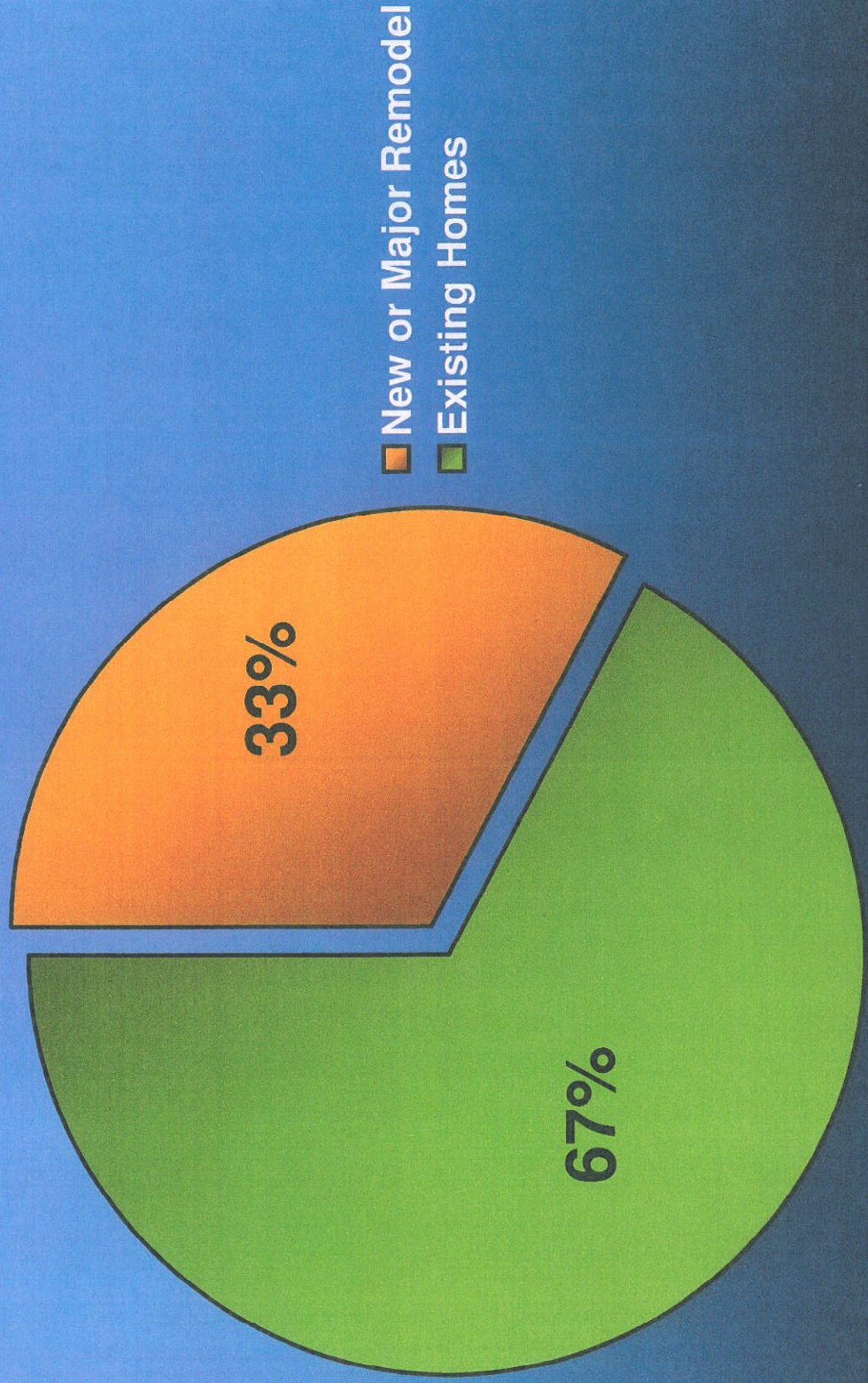
**SOUTH BELMONT PARK NEIGHBORHOOD  
SINGLE-FAMILY BUILDING TREND**

- ##
- NEW SINGLE-FAMILY CONSTRUCTION (PHOTO NUMBER)
- PROPOSED SINGLE-FAMILY DEVELOPMENT SITE
- PROPOSED MULTI-FAMILY
- VILLAGE OF DOWNERS GROVE BOUNDARY

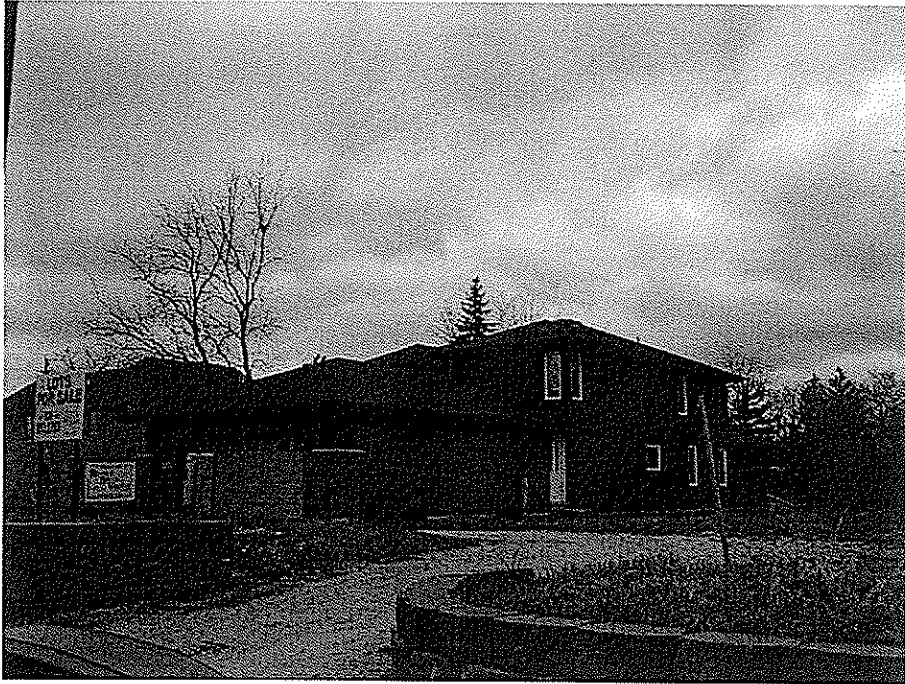
NOTE: NUMBERS REFER TO THE PHOTO OF THE SINGLE-FAMILY RESIDENCE ON THAT SITE



**Objectors' Planner Exhibit 4A  
South Belmont Park Neighborhood  
Single-Family Building Trend 1993-Current**





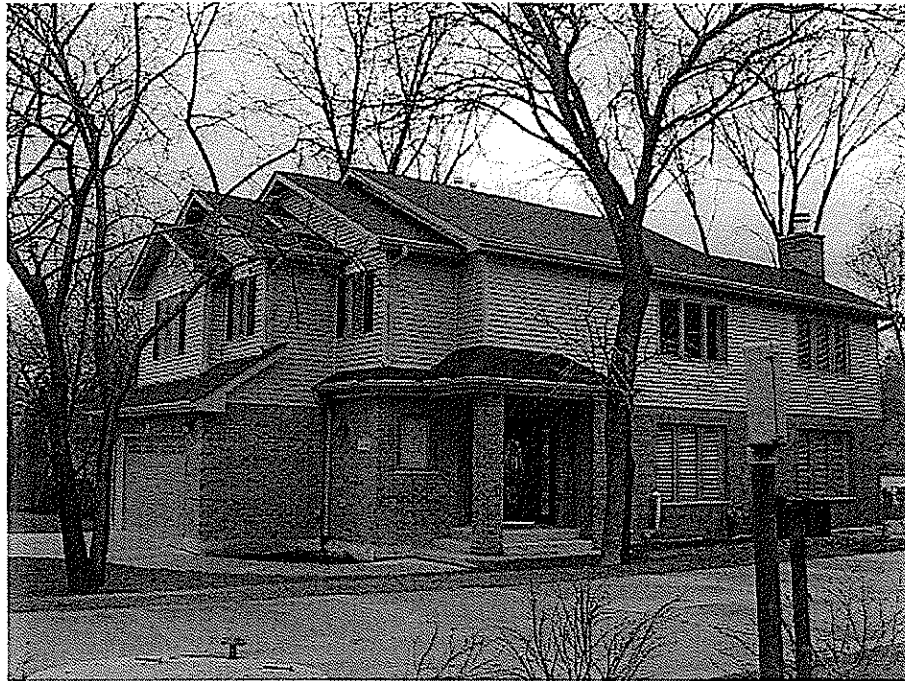


**001 – 5624 BELMONT - NEW**



**002 – 21W 308 HOBSON - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**003 – 21W316 HOBSON - NEW**

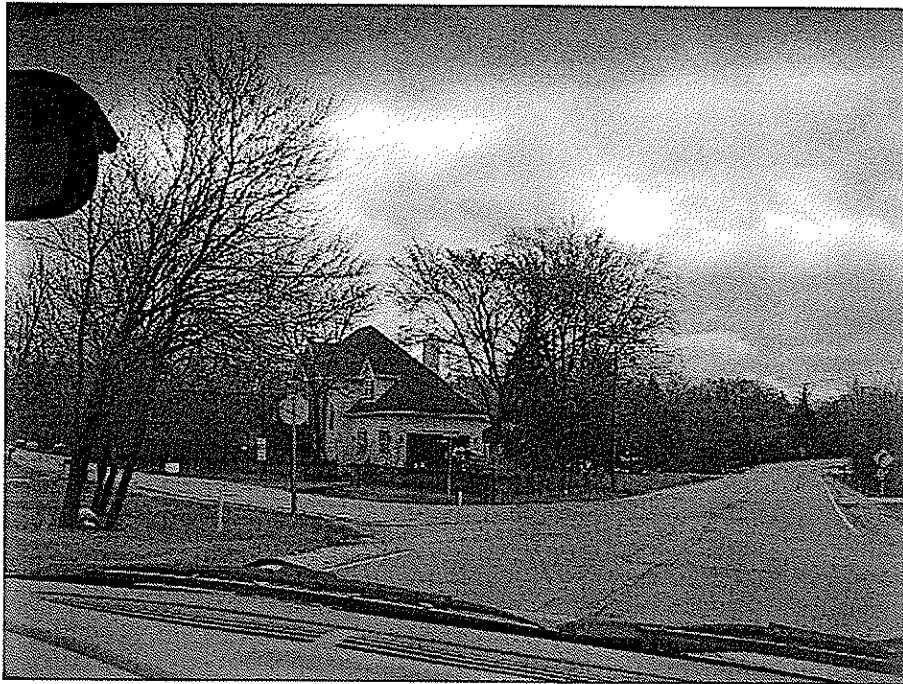


**004 – 2248 HOBSON - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



005 – 5996 LEONARD - NEW



006 – 5873 CHASE - NEW

SOUTH BELMONT PARK - HOUSE PHOTOS



**007 – 5866 CHASE - NEW**



**008 – 5862 CHASE - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



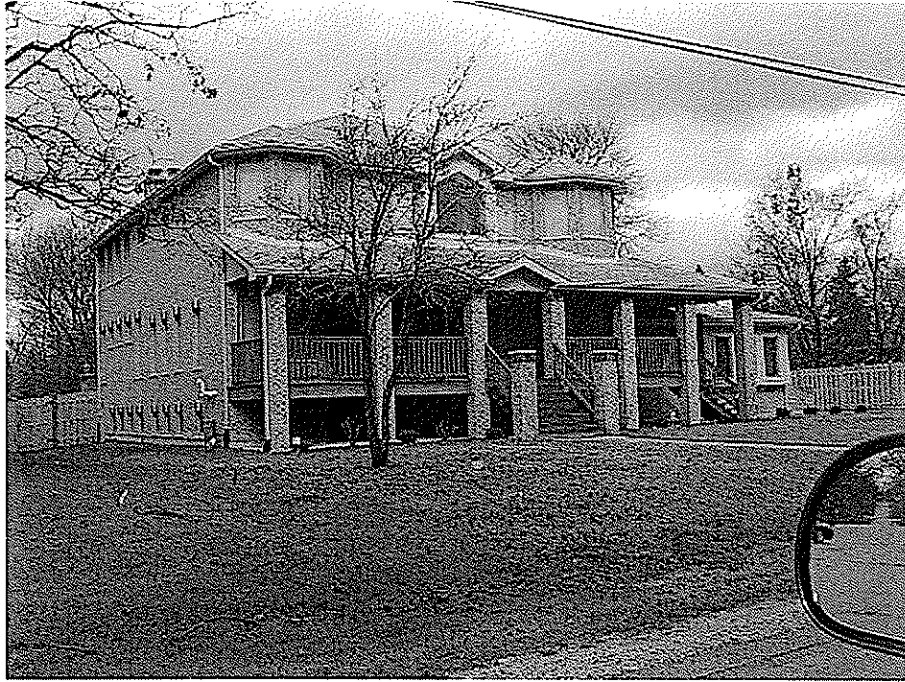


**009** – 5858 CHASE – MAJOR RENOVATION

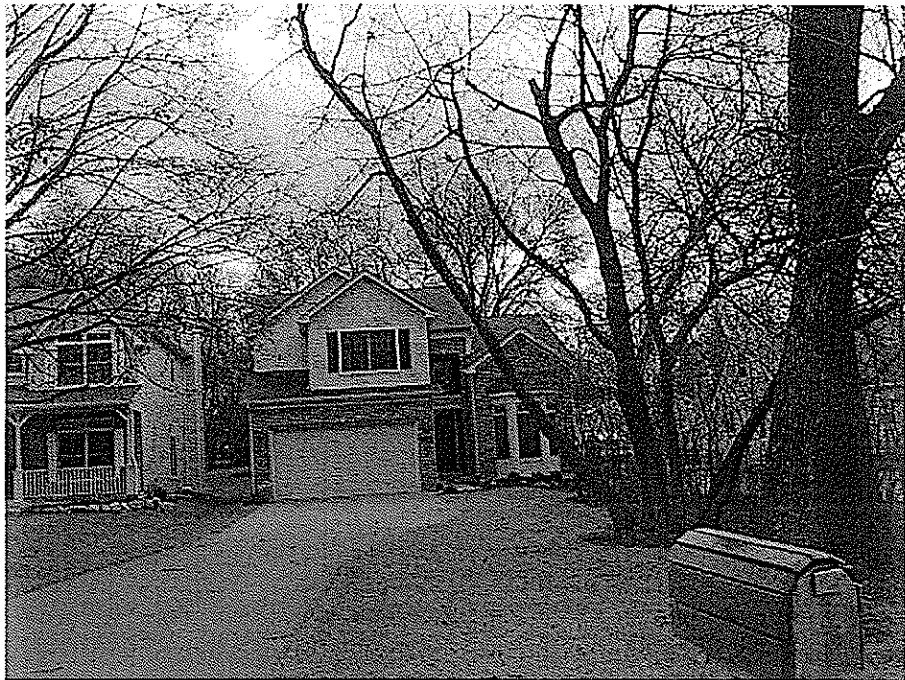


**010** – 5628 CHASE - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**

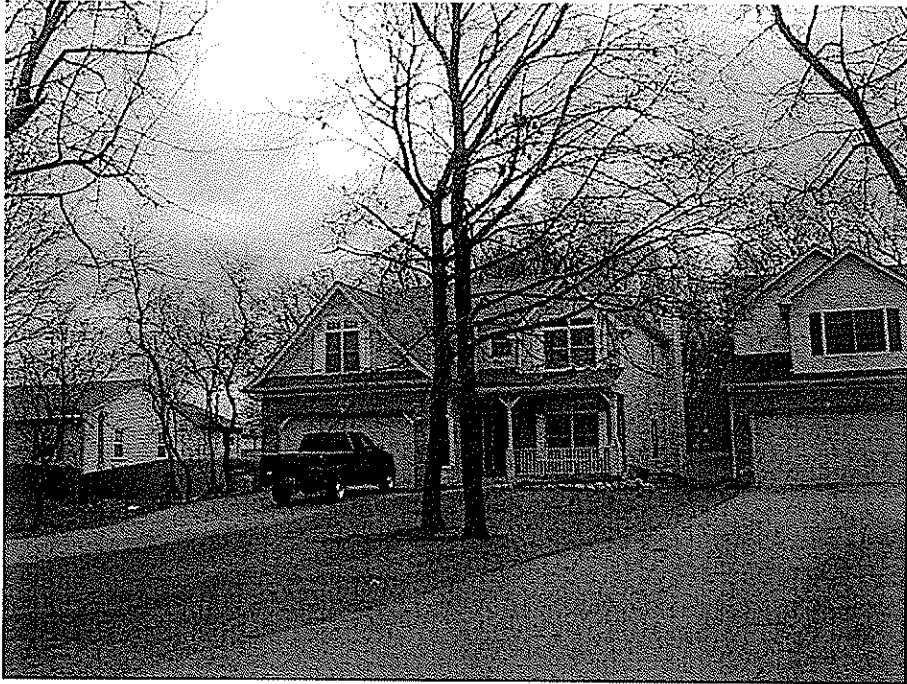


**011 – 5626 CHASE - NEW**



**012 – 5617 CHASE - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**013 – 5611 CHASE - NEW**

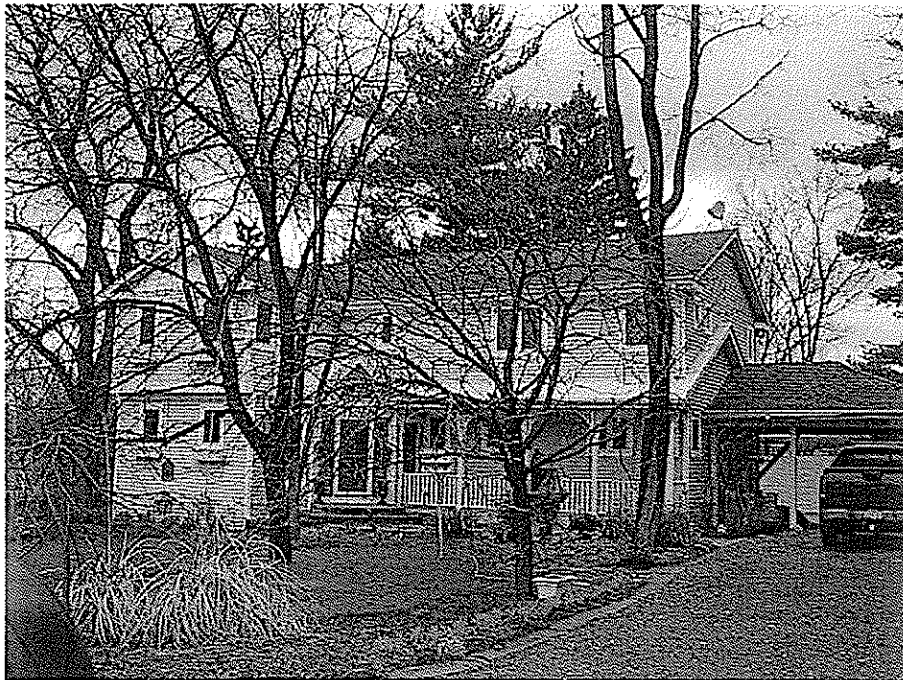


**014 – 2220 COLLEGE - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**015 – 2238 COLLEGE - NEW**



**016 – 2308 COLLEGE – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**





**017 – 2206 COLLEGE - NEW**



**018 – 2333 COLLEGE – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**

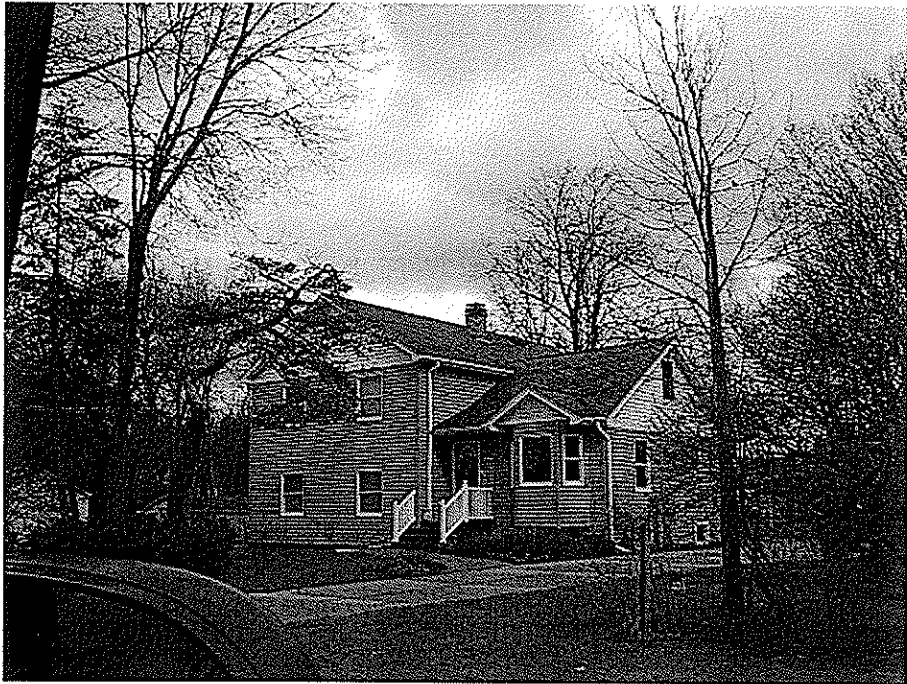


**019** – 5900 JANES - NEW



**020** – 5835 JANES - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**021 – 2420 COLLEGE – MAJOR RENOVATION**



**022 – 2512 59<sup>TH</sup> - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**023** – 2508 59TH - NEW



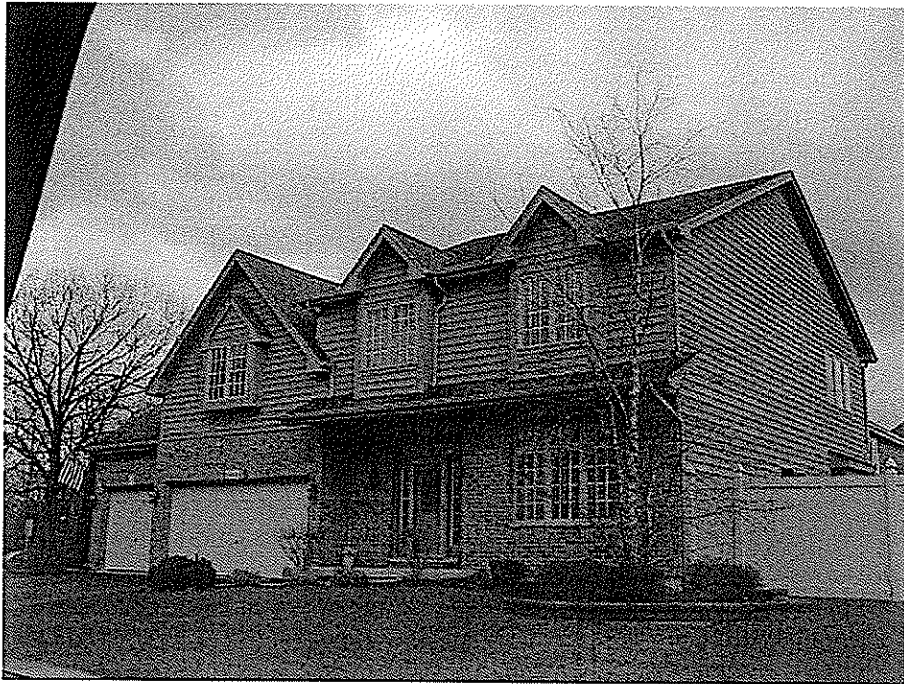
**024** – 2416 59TH - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**





**025 – 2420 59TH - NEW**



**026 – 2424 59TH - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**

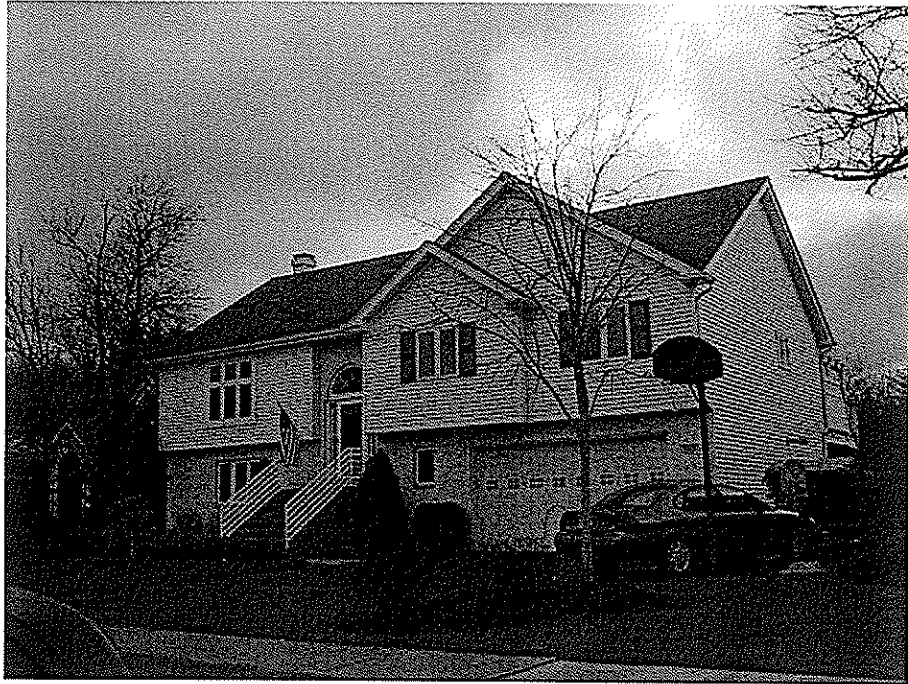


**027 – 5841 ELINOR - NEW**



**028 – 5831 ELINOR - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**029 – 5821 ELINOR - NEW**



**030 – 5774 ELINOR - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



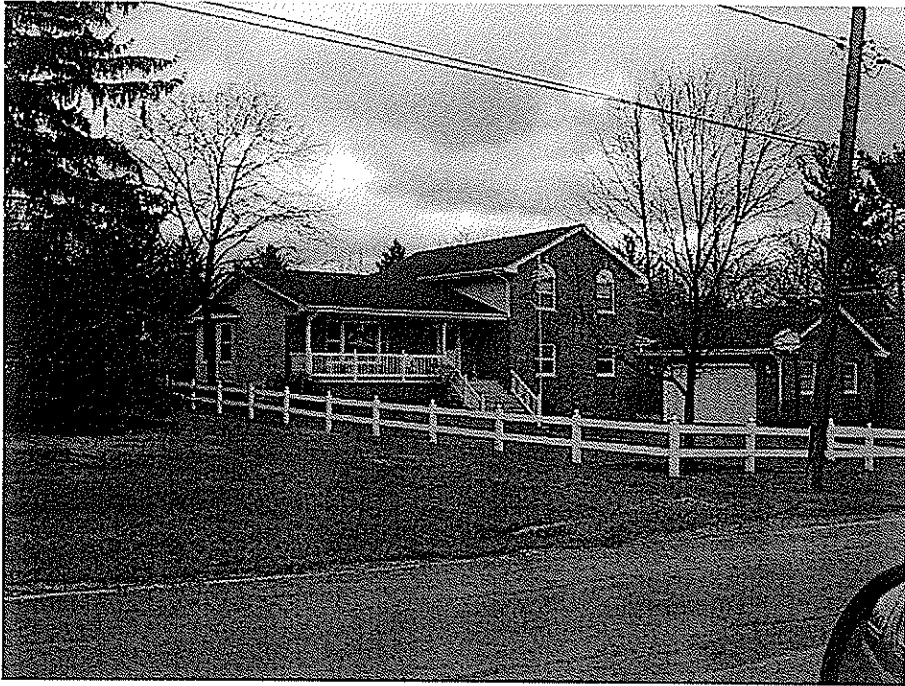
**031 – 5715 ELINOR - NEW**



**032 – 5641 ELINOR - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**





**033 – 5632 ELINOR - NEW**

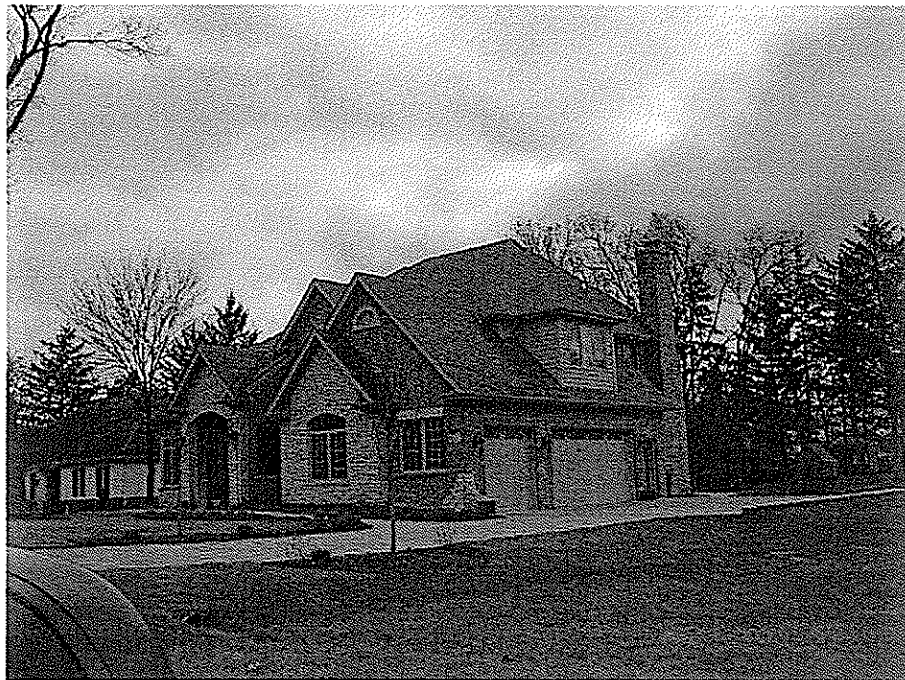


**034 – 5602 ELINOR – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**

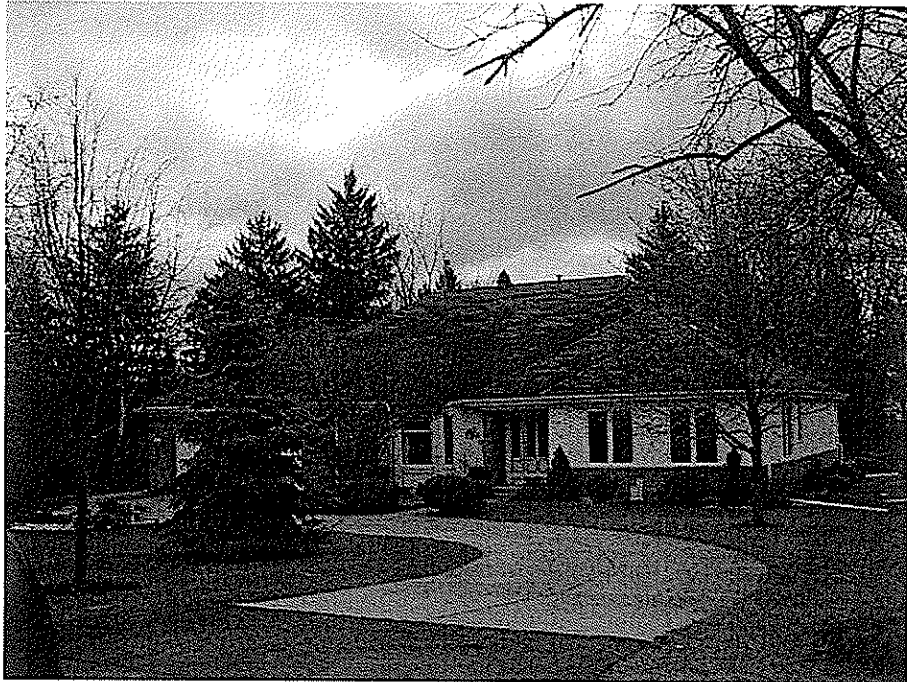


**035** – 5636 LOMOND - NEW

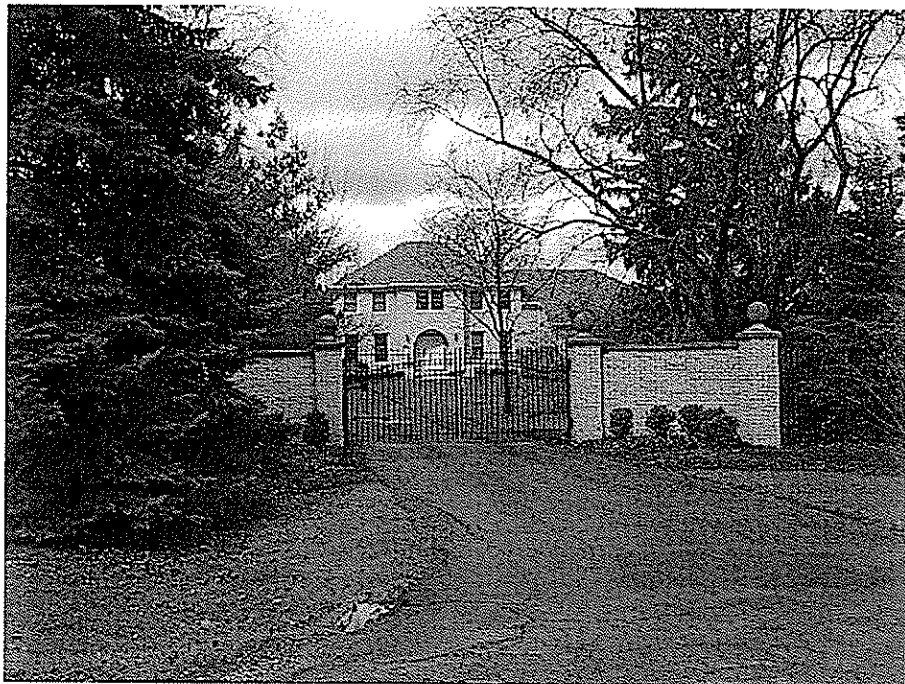


**036** – 5609 LOMOND - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**

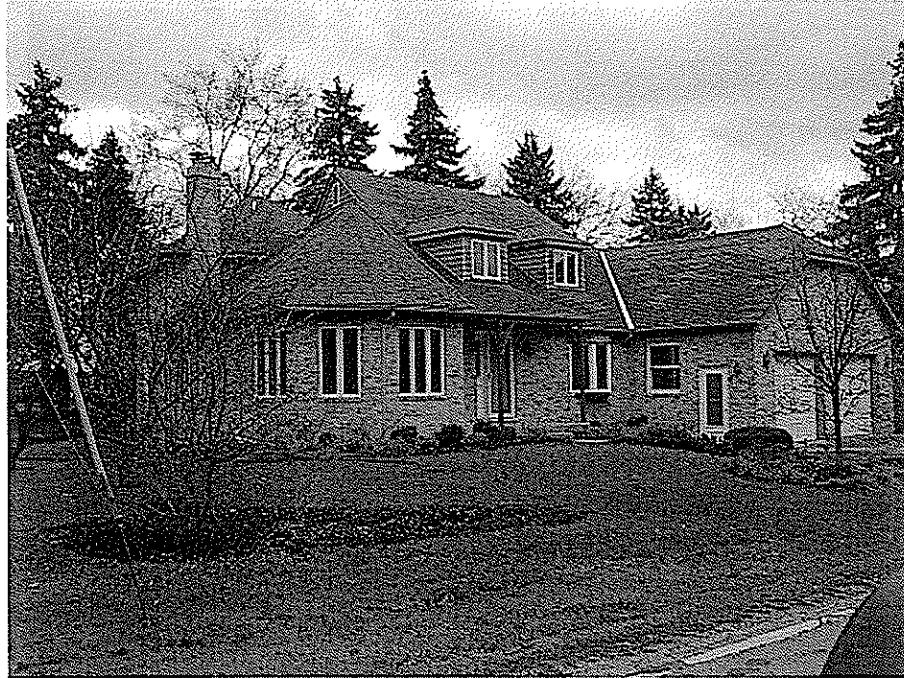


**037** – 5605 LOMOND - NEW



**038** – 5604 LOMOND - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**039** – 5600 LOMOND - NEW



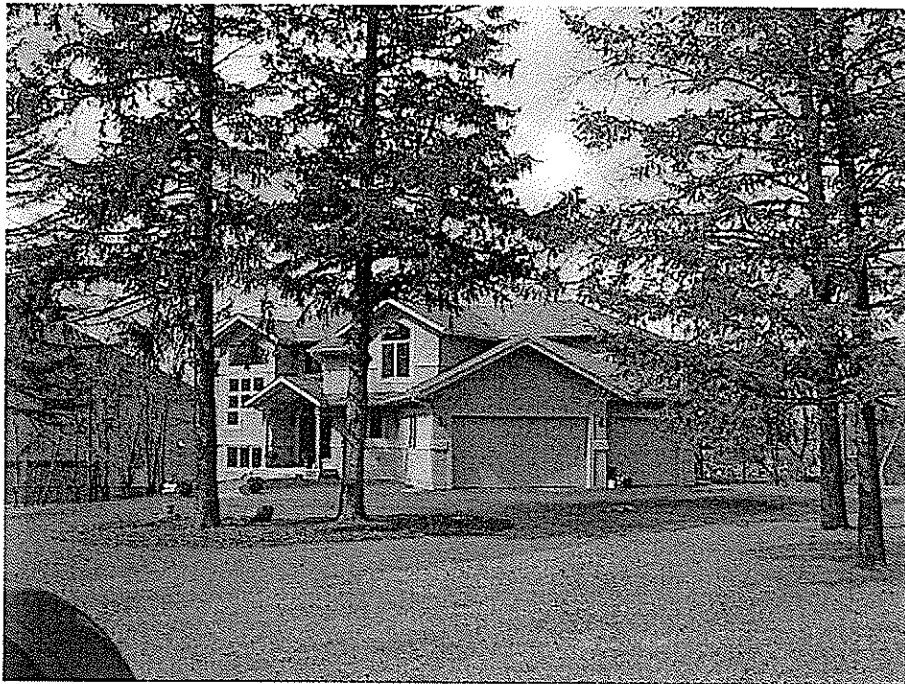
**040** – 5617 KATRINE – MAJOR RENOVATION

**SOUTH BELMONT PARK - HOUSE PHOTOS**





**041** – 5609 KATRINE - NEW



**042** – 5606 KATRINE - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**043** – 5608 KATRINE - NEW

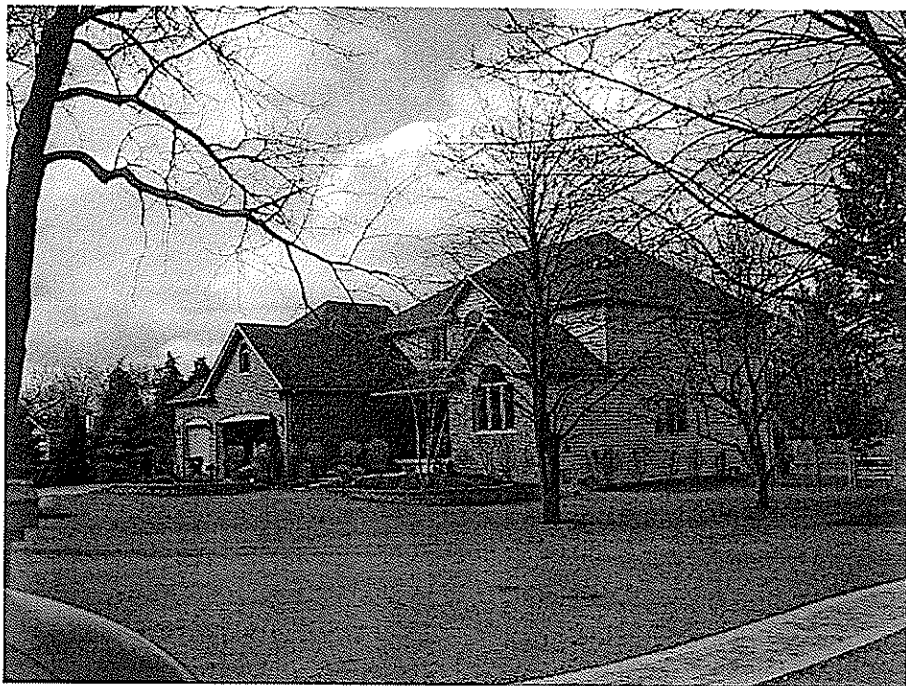


**044** – 5612 KATRINE – MAJOR RENOVATION

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**045 – 5702 KATRINE - NEW**

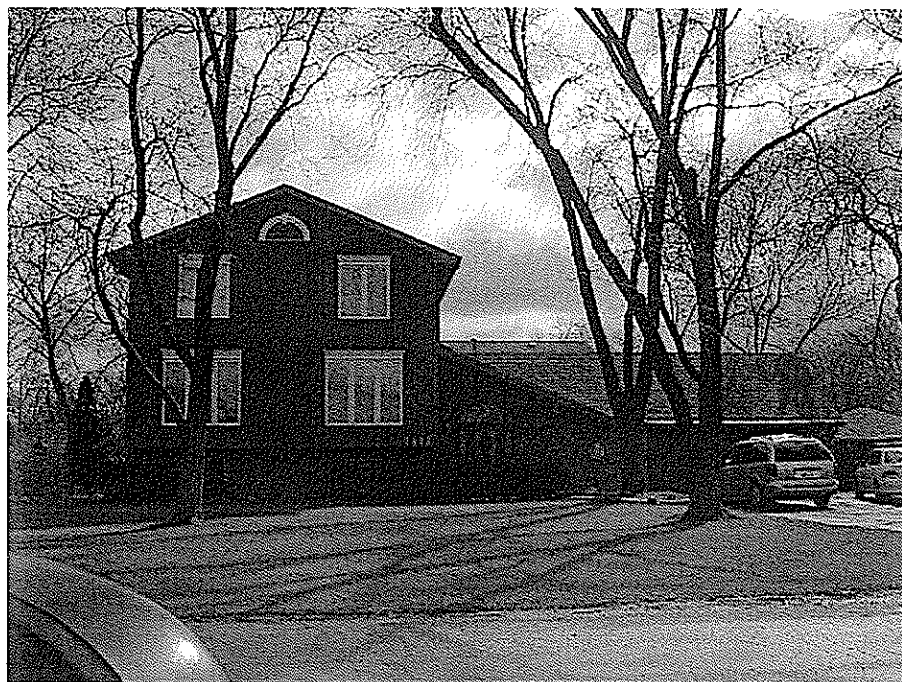


**046 – 5704 KATRINE - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



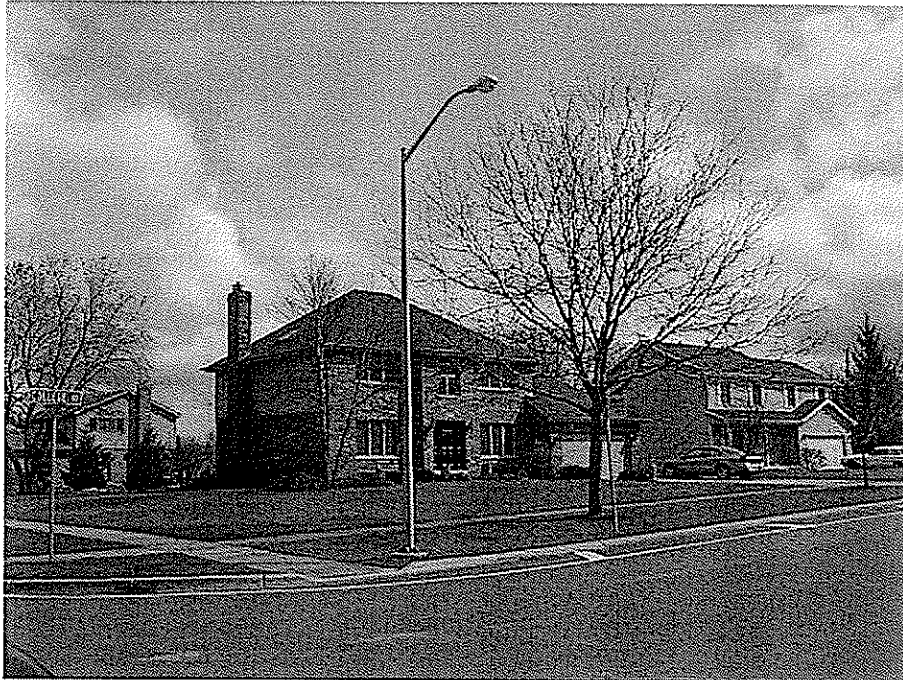
**047 – 2605 COLLEGE - NEW**



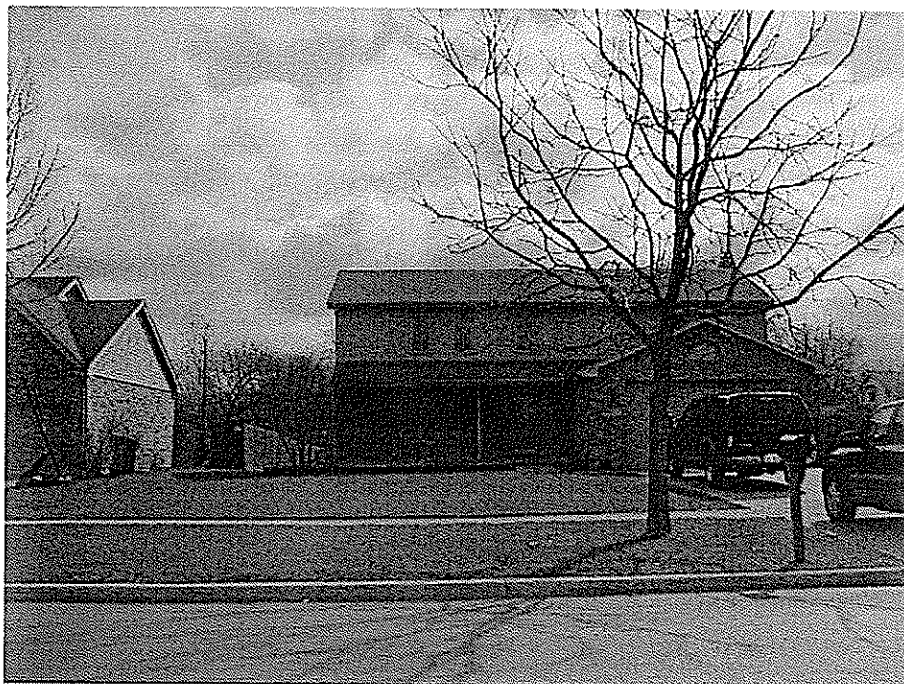
**048 – 5873 WALNUT**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



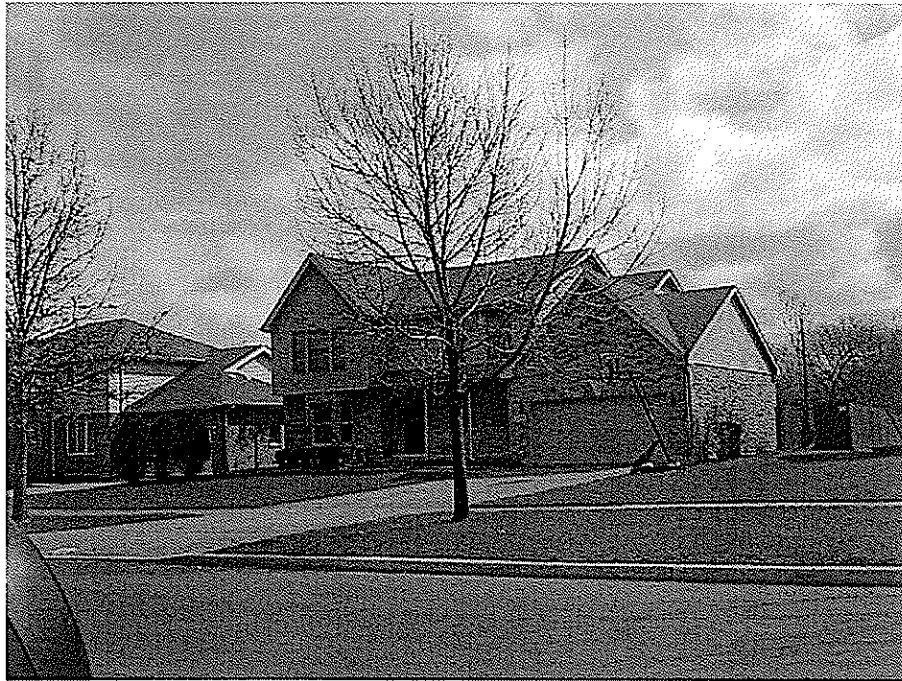


**049** – 2620 COLLEGE - NEW

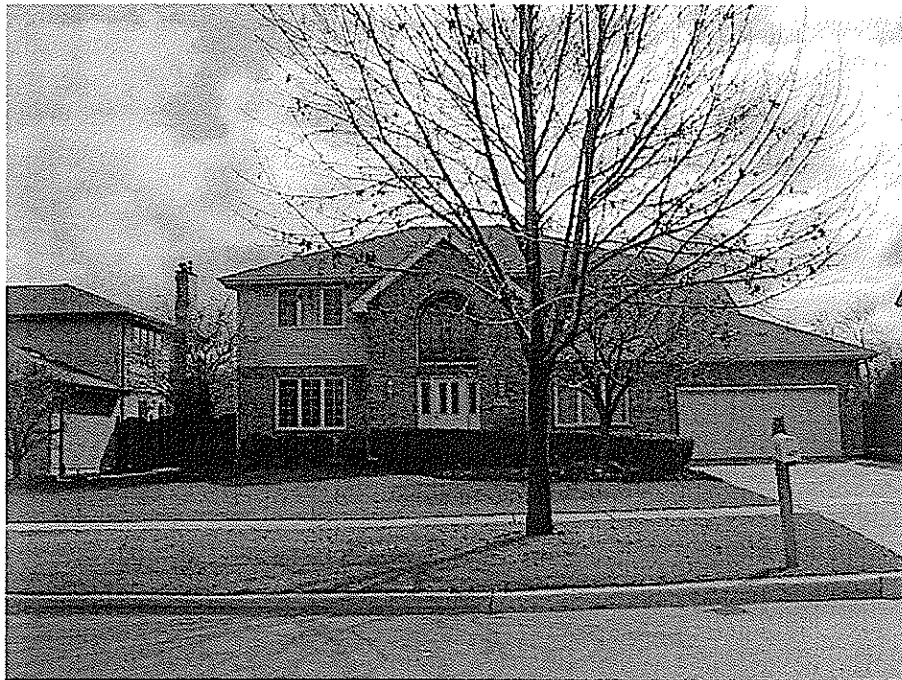


**050** – 5645 WALNUT - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**051 – 5641 WALNUT - NEW**



**052 – 5637 WALNUT - NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**053** – 5633 WALNUT - NEW



**054** – 5629 WALNUT - NEW

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**055 – 5625 WALNUT**



**056 – 5621 WALNUT**

**SOUTH BELMONT PARK - HOUSE PHOTOS**





**057 – 5611 WALNUT – MAJOR RENOVATION**



**058 – 5603 KATRINE – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**059 – 2517 MAPLE – NEW**

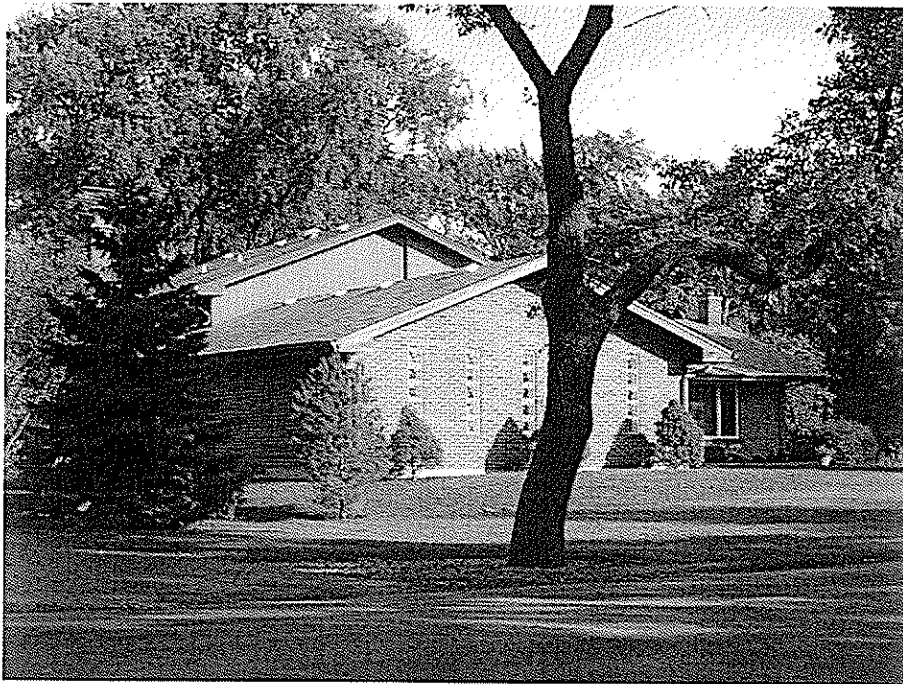


**060 – 5616 ELINOR – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**061 – 2505 COLLEGE – MAJOR RENOVATION**



**062 – 5707 ELINOR – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**063 – 5839 JANES – NEW**



**064 – 2340 COLLEGE – MAJOR RENOVATION**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



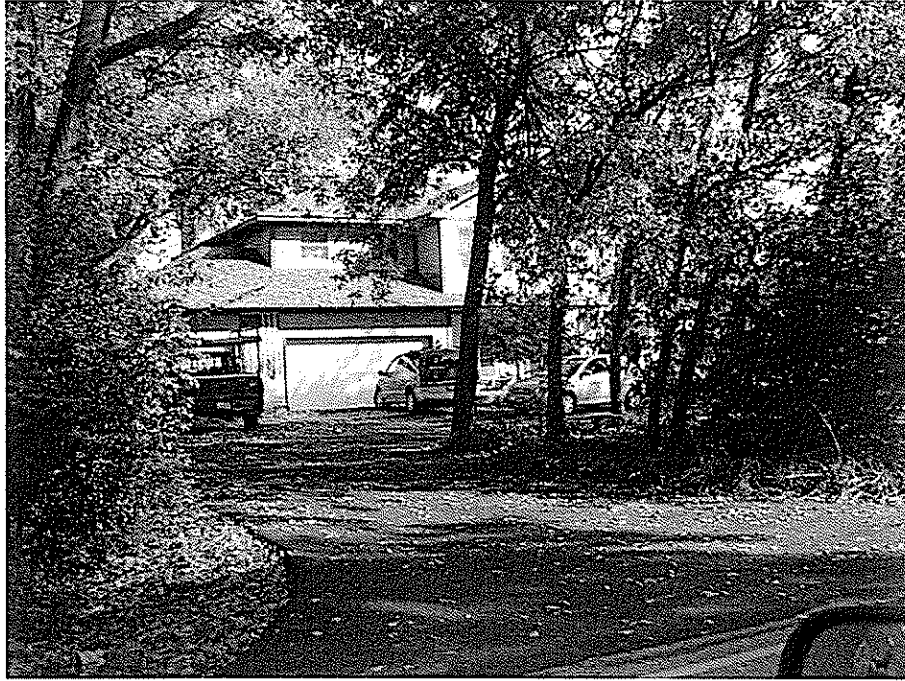


**065 – 5850 CHASE – MAJOR RENOVATION**



**066 – 5930 LEONARD – NEW**

**SOUTH BELMONT PARK - HOUSE PHOTOS**



**067 – 5859 CHASE – NEW**



**068 – 5901 LEONARD – NEW**

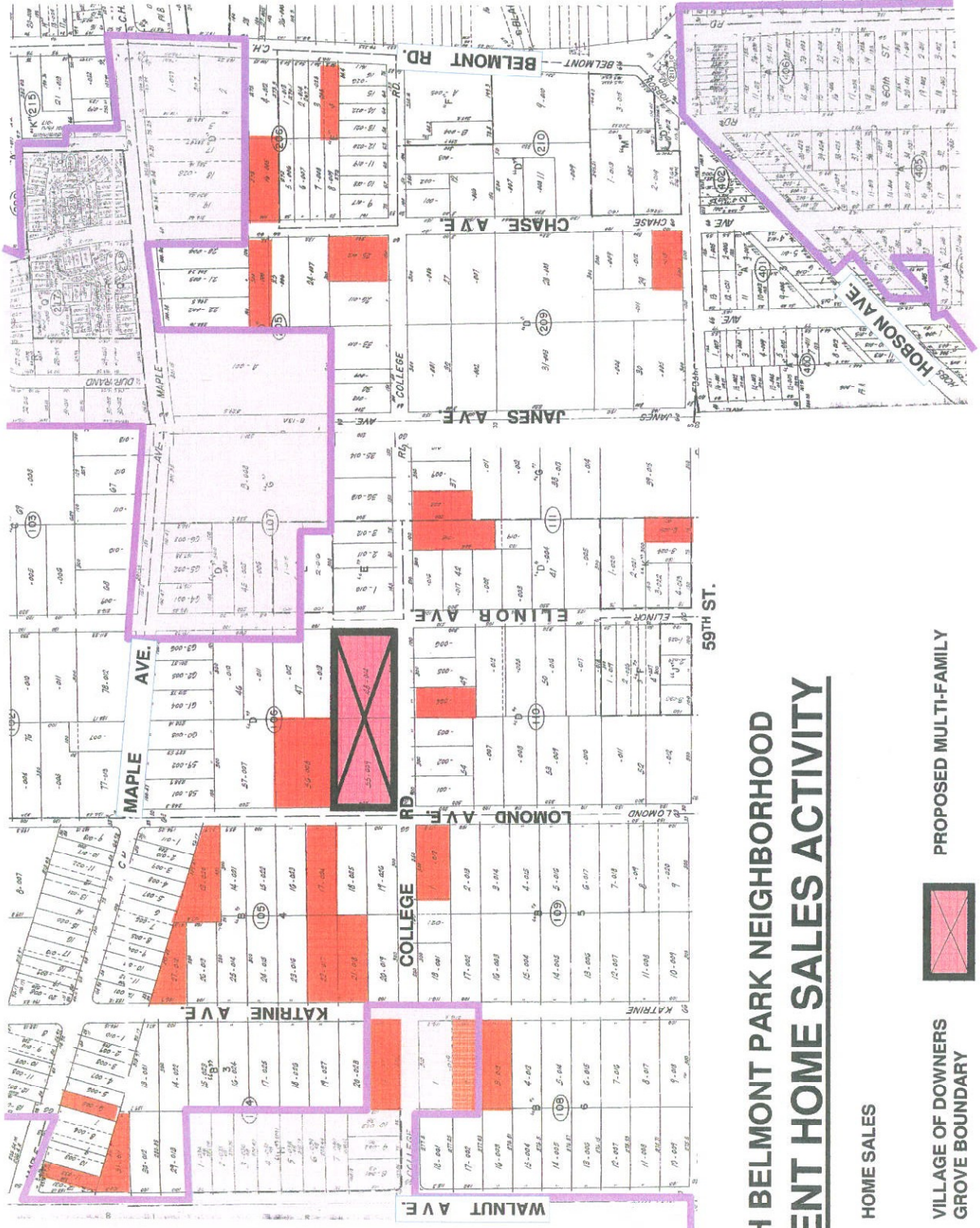
**SOUTH BELMONT PARK - HOUSE PHOTOS**



**069** – 5915 LEONARD – NEW







**SOUTH BELMONT PARK NEIGHBORHOOD  
RECENT HOME SALES ACTIVITY**

- HOME SALES
- VILLAGE OF DOWNERS GROVE BOUNDARY
- PROPOSED MULTI-FAMILY



# Objectors' Planner Exhibit 6

## South Belmont Park Neighborhood

### Single-Family Building Trend 1988-Current

