

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
DECEMBER 3, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Preliminary Plat of Subdivision 7143 Dunham Road	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for a Preliminary Plat of Subdivision has been prepared to subdivide the property at 7143 Dunham Road into three new lots. The proposed subdivision includes an exception to permit Lot 2 to be 120.35 feet deep instead of the minimum required 140 feet.

STRATEGIC PLAN ALIGNMENT

The Goals for 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the December 10, 2013 active agenda per the Plan Commission’s recommendation.

The Plan Commission discussed this property at its October 28, 2013 meeting and found (1) that the proposed subdivision is consistent with the trend of development in the area, (2) the request meets the requirements of the Subdivision and Zoning Ordinances, and (3) the requested exception meets the standards of approval per Section 20.602 of the Subdivision Ordinance. The Plan Commission unanimously recommended approval of the Preliminary Plat of Subdivision. Several nearby residents expressed concerns about stormwater management, traffic, public safety and the impact on property values.

BACKGROUND

Request

The petitioner is requesting a Preliminary Plat of Subdivision to divide an existing single lot into three lots with an *exception* for lot depth on Lot 2. The subdivision would facilitate construction of 12 townhome units in 3 buildings:

- Lot 1: Six-unit building and detention basin
- Lot 2: Four-unit building
- Lot 3: Two-unit building

The existing Zoning & Subdivision regulations permit 16 townhomes in 1 building.

Preliminary Plat Process

Every preliminary and final plat of subdivision approval process follows these steps:

1. The petitioner requests preliminary plat of subdivision approval to determine appropriateness of the proposed subdivision
2. The Village Council determines appropriateness
3. If the preliminary plat is approved, the petitioner has one year from the date of approval to file a request for final plat of subdivision approval which will include final engineering drawings
4. The final plat of subdivision approval by the Village Council is required prior to the commencement of site development activities

Property Info & Zoning

The property is located at 7143 Dunham Road (southeast corner of Dunham Rd. and Crystal Avenue) and is 2.2 acres in area. It is zoned R5A Townhouse Residence and is improved with a vacant single family house.

Lot Size & Dimensions

All proposed lots meet all minimum area and width requirements. Lot 2 is 120.35 feet deep and does not meet the minimum required 140 foot lot depth. The petitioner is requesting an *exception* from the Subdivision Ordinance for the 120-foot lot depth of Lot 2 based on these facts:

- The existing Crystal Avenue right-of-way is 35 feet wide where 70 feet is required.
- The Village is requiring the petitioner dedicate the northernmost 35 feet of the subject property to create a 70-foot wide Crystal Avenue right-of-way.
- Consequently, the north-south, lot depth dimension for Lot Two will be reduced by 35 feet from 155.35 feet to 120.35 feet.

Public Improvements

All required public improvements will be constructed. The subdivision will comply with all Village and County stormwater management regulations. An on-site stormwater detention facility will be constructed and stormwater improvements will meet Best Management Practices (BMPs). The detention basin will be owned and maintained by a homeowners association. The Village will establish a Special Service Area (SSA) to fund the maintenance of the basin via a property tax on the subdivision only in the event that the association fails to maintain the basin. Crystal Avenue will be improved as follows:

- Dedication of the property's northernmost 35 feet to create a 70-foot wide right-of-way
- Widening of the pavement by eight feet to create the required 29-foot wide road
- Installation of a five-foot wide sidewalk

The Dunham Road right-of-way will be widened to 80 feet with the dedication of an additional 14 from the subdivision.

The petitioner will make a payment of a fee-in-lieu for 16 parkway trees along both Crystal Avenue and Dunham Road (\$500 per tree). Further the petitioner will be required to pay park and school donations in lieu of land dedication

- \$22,532.71 for the Park District
- \$8,068.37 for School District 58
- \$3,510.16 for School District 99

Vehicular Traffic

The 12-unit townhome development will have a similar traffic impact as a six unit single family development per Institute of Traffic Engineers studies. Both Crystal Avenue and Dunham Road have adequate capacity to accommodate the 12 proposed townhomes.

Public Safety

Crystal Avenue improvements will improve traffic circulation and safety. The proposed improvements will improve emergency access to the neighborhood. The proposed townhomes will include full fire alarm and fire sprinkler systems.

Property Values

The proposed townhomes are expected to sell for approximately \$500,000 and are not expected to negatively impact surrounding property values.

Compliance with the Comprehensive Plan

The proposed subdivision is consistent with and meets the goals of the Comprehensive Plan as shown below:

Comprehensive Plan Recommendation	How the Proposal is Consistent with the Comprehensive Plan
Subject site is designated single family residential but plan also calls for transitional land uses between single family and commercial	<ul style="list-style-type: none"> • Proposal meets Plans goals for a transitional land use between single family to the north and west and commercial to the south and east
Developments that are sensitive to and consistent with the existing neighborhood character	<ul style="list-style-type: none"> • Proposal requests three separate multi-unit townhome buildings instead of one building that is currently allowed by code • Three smaller buildings are more compatible in scale and character with similar setbacks, bulk and height to the adjacent single family residential • Proposal will create 12 townhouses where 16 may be allowed. • Proposal identifies new parkway along Crystal Avenue that includes a public sidewalk and parkway trees
Provide different dwelling types and densities throughout the Village	<ul style="list-style-type: none"> • Proposed lot sizes are consistent in width and area with other townhome lots in the R5A zoning district • Proposal will provide a variety of dwelling types and lot sizes

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated October 28, 2013

Minutes of the Plan Commission Hearing dated October 28, 2013

RESOLUTION _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF
SUBDIVISION FOR DUNHAM SUBDIVISION WITH CONDITIONS**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Preliminary Plat approval for the property commonly known as 7143 Dunham Road located north of 61st Street and Plymouth Street, Downers Grove Illinois, legally described as follows:

Lot 12 in Arthur T. McIntosh and Co. Downers Grove Acres, a subdivision of that part of the East half of Section 6, Township 38 North, Range 11 East of the Third Principal Meridian and the Southeast quarter of Section 31, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1924 as Document 179451, in DuPage County, Illinois.

Commonly known as 7143 Dunham Road, Downers Grove, Illinois 60516; PIN 09-29-100-038

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

WHEREAS, The Final Plat of Subdivision shall be in substantial conformance with the Preliminary Plat entitled "Preliminary Plat of Subdivision for Dunham Subdivision" dated July 3, 2013, last updated September 12, 2013, prepared by IG Consulting, Inc.

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

1. The Final Plat of Subdivision shall substantially conform to the Preliminary Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated September 12, 2013, and Preliminary Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised September 18, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.
2. The petitioner shall pay \$34,111.24 (\$22,532.71 for the Park District, \$8,068.37 for School District 58 and \$3,510.16 for School District 99) prior to Village executing the final plat of subdivision.
3. A landscape plan must be submitted indicating all proposed parkway trees (minimum of 1 tree per 40 feet of frontage is required). A fee in-lieu of tree installation within the parkway (\$500 for each tree) must be submitted prior to issuance of the construction permit.
4. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).

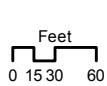
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



7143 Dunham Rd



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 28, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-30-13 7143 Dunham Road	Preliminary Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting preliminary plat of subdivision approval to subdivide a single property into three new lots.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Dunham Street Development, LLC.
P.O. Box 331
Highwood, IL 60040

PROPERTY INFORMATION

EXISTING ZONING: R5A, Townhouse Residence
EXISTING LAND USE: Vacant
PROPERTY SIZE: 2.2 acres
PINS: 09-29-100-038

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: R-5A, Townhouse Residence
SOUTH: R-5A, Townhouse Residence &
B-2, General Retail Business
EAST: R-5A, Townhouse Residence
WEST: R-5A, Townhouse Residence & PD #9

FUTURE LAND USE

Single Family Residential
 Park/Open Space &
 Corridor Commercial
 Single Family Attached Residential
 Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Preliminary Plat of Subdivision
5. Preliminary Architectural Plans
6. Preliminary Site Engineering Plans

PROJECT DESCRIPTION

The petitioner is requesting approval of the Preliminary Plat of Subdivision to subdivide the property into three lots. The property, commonly known as 7143 Dunham Road, is zoned R5A Townhouse Residence and is located at the southeast corner of Dunham Road and Crystal Avenue. The 2.2 acre property is improved with a single family home that is currently vacant. The existing zoning classification allows the construction of one multi-unit townhome building of 14-16 units provided all setback and bulk requirements are satisfied.

The petitioner is requesting preliminary plat of subdivision approval to determine the appropriateness of the proposed subdivision before preparing and finalizing the final plat of subdivision and final engineering documents. If the preliminary subdivision plat is approved by the Village Council, the petitioner will proceed with preparation of a final plat of subdivision and final engineering plans. Per Zoning Ordinance, the petitioner has one year from the date of approval of the preliminary plat of subdivision to file a request for approval of the final plat of subdivision. The final plat of subdivision must be approved prior to commencement of the construction. The petitioner owns the entire property and plans to construct all townhome units in the subdivision.

The petitioner is proposing to subdivide the property and construct three multi-unit townhome buildings for a total of 12 townhomes. The western Lot One would be improved with a six-unit building, middle Lot Two with a four-unit building and eastern Lot Three would be improved with a two-unit building. As part of the subdivision, the petitioner will dedicate the northernmost 35 feet of the property to create a 70-foot wide Crystal Avenue right-of-way. The petitioner will also widen Crystal Avenue by eight feet to meet Village requirements for street width. The petitioner will also dedicate the westernmost 14 feet of the property to create an 80-foot wide Dunham Road right-of-way. However, no improvements are required to Dunham Road.

A 4,295-square foot wetland is currently located on the western portion of the property. The petitioner is proposing to modify the wetland and expand it to include stormwater detention for the proposed subdivision. All improvements will be required to meet the Village's Stormwater Management Ordinance.

COMPLIANCE WITH COMPREHENSIVE PLAN

Staff believes the proposed three-lot subdivision is consistent with the Comprehensive Plan. The Comprehensive Plan designates this property for single family residential use and also calls for transitional land uses between single family residential uses and commercial areas. The areas to the south of the subject property are designated for park/open space and corridor commercial uses in the future.

The existing uses in the area are a mix of single family homes to the west and north, attached single family homes (townhomes) to the east and commercial uses to the south along Lemont Road. The proposed subdivision for a townhome development meets the Plan's goal for a transitional land use between single family homes to the north and west and commercial uses to the south and east.

Per the Comprehensive Plan, when redevelopment occurs, it should be sensitive to and consistent with existing neighborhood character. The proposed subdivision will allow for construction of three separate

multi-unit townhome buildings on the property. Three smaller multi-unit townhome buildings are consistent with the Comprehensive Plan’s recommendation for new development that is compatible in scale and character with adjacent single family residential uses with similar setbacks, bulk and height of the buildings. The petitioner will also widen existing Crystal Ave, construct a new parkway and sidewalk along the south side of Crystal Avenue and plant new parkway trees along Crystal Avenue. The improvements to the street will make it consistent with other local streets in the Village.

The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan. The proposed townhomes will provide different dwelling types and densities. Additionally, the proposed lot sizes are consistent in width and area with other townhome lots in the R5A district. The proposal meets the Plan’s goal to provide a variety of dwelling types and lot sizes. The proposed subdivision meets the goals of the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R5A Townhouse Residence District. The 2.2 acre property is improved with a single family home that is currently vacant. The existing zoning classification allows for the construction of one 14-16-unit townhome building on the property provided all setback and bulk requirements are met. The petitioner is proposing to subdivide the property into three lots to construct three separate smaller multi-unit townhome buildings. The three new lots comply with the minimum lot area (10,500 square feet) and lot width (80 feet) per Sections 28.1103(f) and 28.1104(f) of the Zoning Ordinance.

If the preliminary subdivision plat is approved, the petitioner must submit a petition for the final plat of subdivision approval within one year of the preliminary plat approval. The final plat of subdivision must be approved prior to any construction. All new townhomes will meet all Zoning Ordinance bulk and setback requirements for the R5A district.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The three proposed lots will meet the minimum lot area and lot width dimension requirements for the R5A zoning district and Section 20.301 of the Subdivision Ordinance, except for the proposed depth of Lot Two. The petitioner is requesting an exception from the Subdivision Ordinance for the 120-foot lot depth of Lot Two where a minimum 140 feet is required by Code.

The lot dimensions are specified in the table below:

7143 Dunham Road Subdivision	Lot Width		Lot Depth		Lot Area (min. 10,500 sq. ft & 4,000 sq. ft. per dwelling unit)	
	<i>Required</i>	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>
Lot 1 (six townhome units proposed)	80 ft.	120.35 ft.	140 ft.	357 ft.	24,000 sq. ft.	43,010 sq. ft.
Lot 2 (four townhome units proposed)	80 ft.	150.68 ft.	140 ft.	120.35 ft.	16,000 sq. ft.	22,577 sq. ft.
Lot 3 (two townhome units proposed)	80 ft.	81 ft.	140 ft.	143 ft.	10,500 sq. ft.	11,360 sq. ft.

The petitioner is requesting the lot depth exception for Lot Two because of the required right-of-way dedication for Crystal Avenue. The existing Crystal Avenue right-of-way is 35 feet wide. Per Subdivision

Ordinance, the required right-of-way width for local streets is 70 feet. The petitioner will dedicate the northernmost 35 feet of the property to meet the right-of-way width requirement for Crystal Avenue. As such, the north-south dimension of the property will be reduced by 35 feet and therefore the lot depth of Lot Two is reduced from 155.35 feet to 120.35 feet.

The petitioner will also dedicate the westernmost 14 feet of the property for the Dunham Road right-of-way. The existing right-of-way width for Dunham Road adjacent to the property is 66 feet. Dunham Road is a collector street. Per the Subdivision Ordinance the minimum right-of-way width for collector streets is 80 feet. The proposed 14-foot dedication will meet the Subdivision Ordinance requirements for right-of-way widths.

The petitioner will provide the required five-foot wide public utility and drainage easements along all side lot lines and a ten-foot wide public utility and drainage easement along the rear lot lines. A blanket stormwater detention easement will be placed over the proposed stormwater detention facility on Lot One. All proposed easements will satisfy the public utility and drainage easement requirements per the Subdivision Ordinance.

If the final subdivision is approved, the petitioner will be required to pay park and school donations for the new townhomes. The petitioner will receive credit for the existing four bedroom single family home on the property to be demolished. The total amount of \$34,111.24 (\$22,532.71 for the Park District, \$8,068.37 for School District 58 and \$3,510.16 for School District 99) will have to be paid prior to Village executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

All proposed public improvements will meet the requirements of the Stormwater and Subdivision Ordinances. The petitioner will widen Crystal Avenue by eight feet to meet Village requirements. A new ten-foot wide parkway and a five-foot wide public sidewalk will be installed along the south side of Crystal Avenue. One new street light is proposed near the intersection of Crystal Avenue and Matthias Road. The petitioner is required to pay a fee-in-lieu for a total of 16 new parkway trees (\$500 per tree) along the south side of Crystal Avenue and east side of Dunham Road. The Village will install the trees at the time of construction.

The stormwater runoff from the subdivision will be collected in the proposed stormwater detention facility located on the west end of Lot One. The petitioner is proposing to expand and combine the existing wetland on the western portion of the property with the required stormwater detention facility.

If the Final Plat of Subdivision is approved, the petitioner will create a homeowners association which will be responsible for maintenance of all common areas including the detention facility and the Village will establish a Special Service Area (SSA) for the subdivision. In case of default by the homeowners association, the Village will maintain the stormwater detention facility and the SSA will enable the Village to impose a tax on the property owners within the subdivision for the cost of the maintenance. The detention facility will meet all requirements of the Village's Stormwater Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the property. In addition, the notice was posted on the site and published in the Downers Grove Reporter. The petitioner also held a neighborhood meeting on September 28, 2013. An overview of the meeting is attached. Staff has received several phone call inquiries about the project and the approval process. Staff has received one petition opposing the proposed development and a PowerPoint presentation to be presented by the neighboring residents at the Plan Commission hearing. The petition and the PowerPoint presentation are attached to the staff report.

FINDINGS OF FACT

Staff believes the proposed Preliminary Plat of Subdivision to subdivide the property into three new lots meets the standards of Sections 28.1103(f) and 28.1104(f) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance except for the lot depth of Lot Two. The petitioner is requesting an exception for Lot Two with a 120.53-foot lot depth where a minimum 140 feet is required by Code. The petitioner has a physical hardship and a practical difficulty to meet the required lot depth for Lot Two because of the required dedication of 35 feet for the Crystal Avenue right-of-way. The standards for approval of the exception outlined below have been met.

Section 20.602 Exceptions.

(a) In conjunction with considering any lot split, subdivision, lot reconfiguration or other approval under this Chapter, the Plan Commission may consider and recommend, and the Council may grant, exceptions from the requirements of this Chapter as set forth herein. A petition for an exception shall be filed by the Owner in conjunction with such other proceedings and in conformance with regulations established pursuant to Section 20-200.

(b) Exceptions may be granted only in specific cases where such exceptions do not alter the general plan and spirit of this Chapter and where the Council determines that a requested exception does not adversely impact the public health, safety and welfare. Provided:

(1) With respect to the requirements of this Chapter for the construction of sidewalks, the Plan Commission shall only have the authority to recommend whether sidewalks are to be constructed or whether a fee is to be paid in lieu of construction, based on the recommendation of the Village Engineer in administering Village Council policy, as provided in this Code. The Plan Commission shall not have the authority to grant exceptions to such requirements or to waive the requirement for sidewalk construction without requiring payment in lieu of construction.

(2) No exception may be granted from the minimum provisions of Section 20-302 of this Chapter regarding flag lots and front lots.

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

(1) The extent to which the proposed exception impacts on the value or reasonable use of surrounding properties;

The petitioner is requesting the lot depth exception for Lot Two due to the required dedication of 35 feet for the Crystal Avenue right-of-way. Additional right-of-way width will enable widening of Crystal Avenue and improve the access to the neighborhood. Additionally, the required right-of-way dedication will move the front property line of the subject property 35 feet to the south which will in effect move the future townhome buildings further to the south and away from the existing single family homes on the north side of Crystal Avenue. The proposed street improvements could increase the value of surrounding properties. This standard has been met.

(2) Whether the exception is consistent with the trend of development in the area and the surrounding uses;

The proposed 120.35-foot depth of Lot Two is consistent with existing lot depths in the area. The depth of single family lots on the north side of Crystal Avenue is 120 feet. Additionally, the proposed subdivision is consistent with the Hidden Pines Estates townhome subdivision adjacent to the east where lot depths range from 109 feet to 285 feet. This standard has been met.

(3) The characteristics of the property which support or mitigate against the granting of the exception;

The depth of Lot Two is a direct result of the Village's requirement for additional right-of-way width for Crystal Avenue. Additional right-of-way width will enable improvements to Crystal Avenue which currently does not meet Village standards. The petitioner will widen Crystal Avenue, construct a new

parkway with trees and a new public sidewalk all within the new right-of-way area. The proposed street and parkway improvements are beneficial to the entire neighborhood. This standard has been met.

(4) *Whether the exception is in conformance with the general plan and spirit of this Chapter;*

The required exception is in conformance with the general plan and spirit of the Subdivision Ordinance. The proposal will meet all other requirements of the Zoning and Subdivision ordinances and is consistent with the Comprehensive Plan. The proposal is also consistent with surrounding uses and zoning classifications. This standard has been met.

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

The proposal is consistent with the character of the locality. If the proposed three-lot subdivision is approved, it would enable the petitioner to construct three smaller multi-unit buildings instead of one large multi-unit building that is currently permitted on the property. The proposed two-, four- and six-unit townhome buildings are more compatible with the four- and six-unit townhome buildings adjacent to the east and surrounding single family homes. This standard has been met.

The proposal is consistent with surrounding uses and zoning classifications. Staff believes the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances, including the lot depth exception standards, of the Village.

RECOMMENDATIONS

The proposed preliminary plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation associated with PC-30-13 to the Village Council subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Preliminary Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated September 12, 2013, and Preliminary Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised September 18, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.
2. The petitioner shall pay \$34,111.24 (\$22,532.71 for the Park District, \$8,068.37 for School District 58 and \$3,510.16 for School District 99) prior to Village executing the final plat of subdivision.
3. A landscape plan must be submitted indicating all proposed parkway trees (min. of 1 tree per 40 feet of frontage is required). A fee in-lieu of tree installation within the parkway (\$500 for each tree) must be submitted prior to issuance of the construction permit.

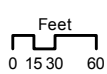
4. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

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7143 Dunham Rd

D S D

Dunham Street Development, LLC

Dunham Street Development, LLC
P.O. Box 331
Highwood, IL 60040

Anthony Pecoraro
apecoraro912@gmail.com
Phone: 847.910.8764

September 18, 2013

Damir Latinovic
Village of Downers Grove
Department of Planning and Community Development
801 Burlington Avenue
Downers Grove, IL 60515

Application for Preliminary Plat of Subdivision at 7143 Dunham Street

Dear Damir:

Enclosed for your review is an application for the preliminary plat of subdivision for the property located at 7143 Dunham Street (the "**Property**") on behalf of Dunham Street Development, LLC (the "**Applicant**"). The subject property is currently improved with a vacant single family residence on a 2.25 acre lot.

The Applicant is requesting the approval of 12 townhouses that are to be developed in one 4-unit building, one 6-unit building, and one 2-unit building. The townhouses will consist of two and three bedroom units that range from 2,757 square feet to 3,027 square feet. The units contain two story living rooms, custom staircases, custom kitchen cabinets, first floor master bedroom option, spacious layouts and luxurious finishes. The unit owners will own solely their unit while the townhouse association owns the land along with the storm water detention facility. A fire sprinkler system will also be installed in every unit. We will also widen Crystal avenue. The applicant plans to sell the townhouses from the mid \$400,000s to the low \$500,000.


The Applicant has scheduled a neighborhood meeting that will take place on September 27th at the Village Library. All neighbors within 250 feet of the development will be notified prior to the meeting with a reasonable amount of time to gather opinions. The neighbors will be informed about the development and will have the opportunity to bring up and concerns and or suggestions.

We have revised the site development plan by widening Lot 1 to a minimum of 80 feet, however due to the required widening of Crystal Avenue the minimum lot depth for lots 2 and 3 is 120.35 feet. Accordingly, we respectfully request an exception for the two lots. In response to staff's requested modifications to the elevations, the architectural plans have been revised providing an attractive façade.

We look forward to appearing before the Plan Commission to request Preliminary Plat approval. Feel free to contact us with any questions or concerns. Thank you for your time and consideration.

With kind regards,

Dunham Street Development, LLC



Anthony Pecoraro



Dunham Street Development, LLC

Dunham Street Development, LLC
P.O. Box 331
Highwood, IL 60040

Anthony Pecoraro
apecoraro912@gmail.com
Phone: 847.910.8764

September 30, 2013

Damir Latinovic
Village of Downers Grove
Department of Planning and Community Development
801 Burlington Avenue
Downers Grove, IL 60515

Summary of Meeting With Village Residents

Dear Damir:

A meeting was held on September 27th, 2013, at the Downers Grove Public Library, for the Residents of Downers Grove that reside within 250 feet of 7143 Dunham Road and was held to inform them of the development and give them the opportunity to raise any concerns.

Some minor concerns did come up from the residents on Crystal Avenue. The greatest concern of the residents was the impact of traffic on Crystal Avenue that an additional 12 units will bring. We assured them that we will be widening the road to help with this.

Another issue that came up was about the two unit building on the East end of the property. A couple of the residents felt that we were trying to over crowd the property with as many units as possible. We made these residents aware that the initial plan was for 16 units, then 14 units and we have compromised with the Village to build 12 units.

Naturally the issue came up about attached homes across the street from single family homes and if this concept will work and if it will decrease the value of their homes. After explaining to the residents that the townhomes to be developed are quality, custom townhomes that will only increase the value of their homes since our target sales price falls between the mid \$400,000s to the low \$500,000s.

Overall the attitude of the meeting was fairly positive and the meeting did provide an understanding of what is to come in their neighborhood. All issues that came up have been noted and will be taken into consideration. We now look forward to being scheduled for the Public Hearing.

With kind regards,

Dunham Street Development, LLC

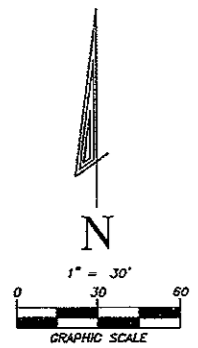
Anthony Pecoraro

EDWARD J. MOLLOY & ASSOCIATES, LTD.
 LAND & CONSTRUCTION SURVEYORS
 1230 MARK STREET, BENSENVILLE, ILLINOIS 60108 (630) 595-2600 Fax (630) 595-4700

PLAT OF SURVEY

OF

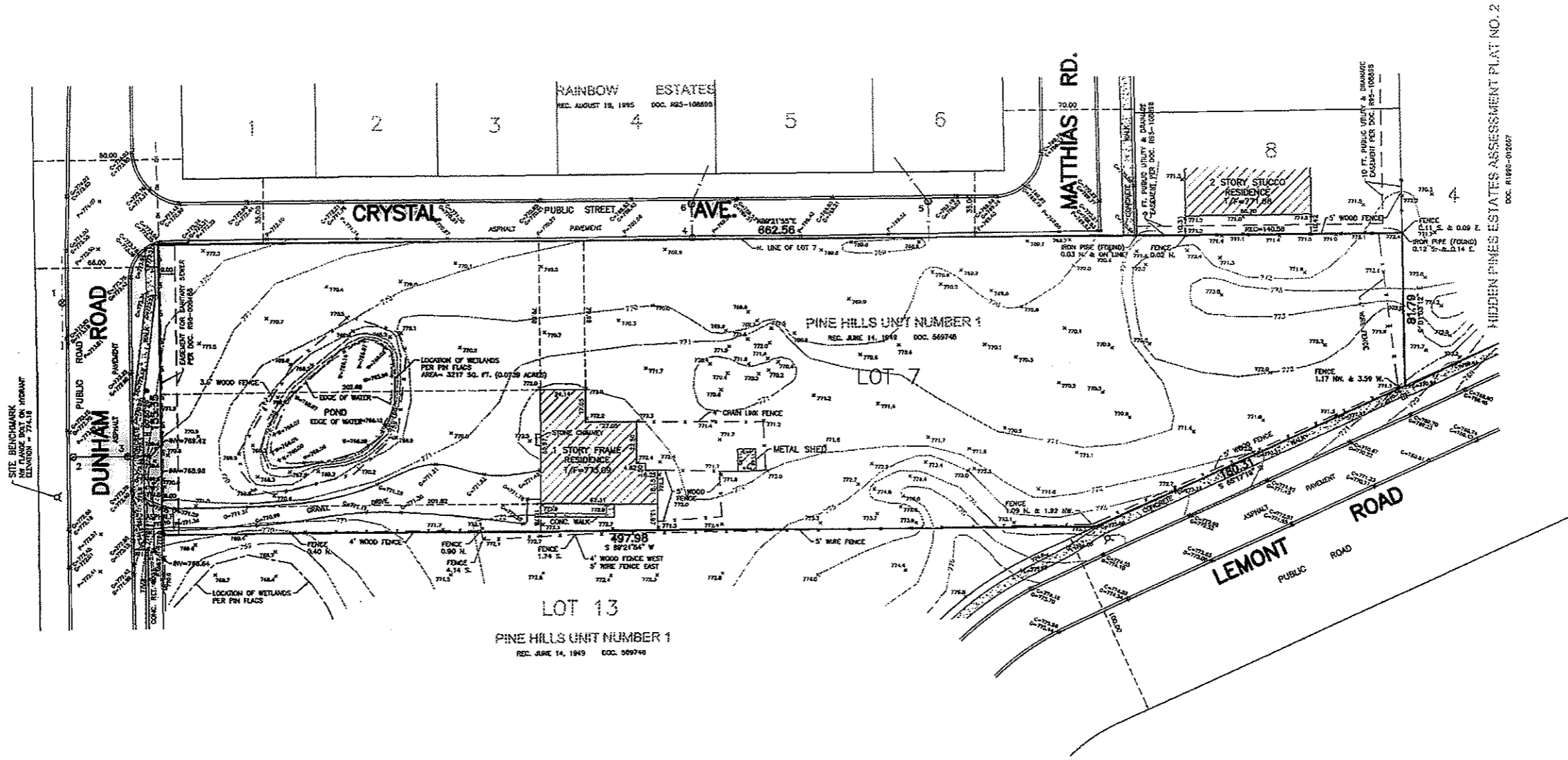
LOT 7 IN PINE HILLS UNIT NUMBER 1, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569740, IN DUPAGE COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 7143 DUNHAM ROAD, DOWNERS GROVE, ILLINOIS



LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole w/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal

- WW #1
Sta=774.17
I/P=762.89 15° DP (N/S)
- INL #2
Sta=772.54
O/V=769.81 12° RCP (E)
- INL #3
Sta=772.52
O/V=769.75 12° RCP (W)
- INL #3
Sta=772.52
O/V=769.75 12° RCP (W)
- CBN #4
Sta=768.84
I/W=767.21 10° DP (O)
- CBN #5
Sta=768.82
O/V=767.35 10° DP (S)
- INL #6
Sta=768.87
O/V=767.18 10° DP (S)
- INL #6
Sta=768.87
O/V=767.18 10° DP (S)



HIDDEN PINES ESTATES ASSESSMENT PLAT NO. 2
 DOC. R1890-02027

SURVEYOR'S NOTES
 TAX PARCEL PERMANENT INDEX NUMBER: 09-29-100-038
 FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 1704-50097H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM DUNHAM ROAD, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.
 AREA STATEMENT: THE PROPERTY CONTAINS 95,898 SQUARE FEET OR 2.2245 ACRES.
 VERTICAL DATUM AND BENCHMARK: ALL ELEVATIONS SHOWN HEREON ARE PLUS AND ARE REFERRED TO DUPAGE COUNTY BENCH MARK JOHNSONS TOP OF BROOKS DESK MOUNTMENT ESTABLISHED AT THE NORTH END OF CONCRETE HEADWALL FOR DRAINAGE UNDER DUNHAM ROAD, LOCATED APPROXIMATELY 50 FEET NORTH OF THE CENTER LINE OF BOLSON DRIVE AND 50 FEET WEST OF THE CENTER LINE OF DUNHAM ROAD. ELEVATION = +743.3638 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929)

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY DIRECTION OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 BENSENVILLE, ILLINOIS, DATED THIS 1ST DAY OF SEPTEMBER, A.D. 2006.
 JOHN M. MOLLOY
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
 MY LICENSE EXPIRES ON NOVEMBER 30, 2008 AND IS RENEWABLE



ORDER NO.: 2006-0968
 FILE: 29-38-11
 PROJECT NO.: 1735

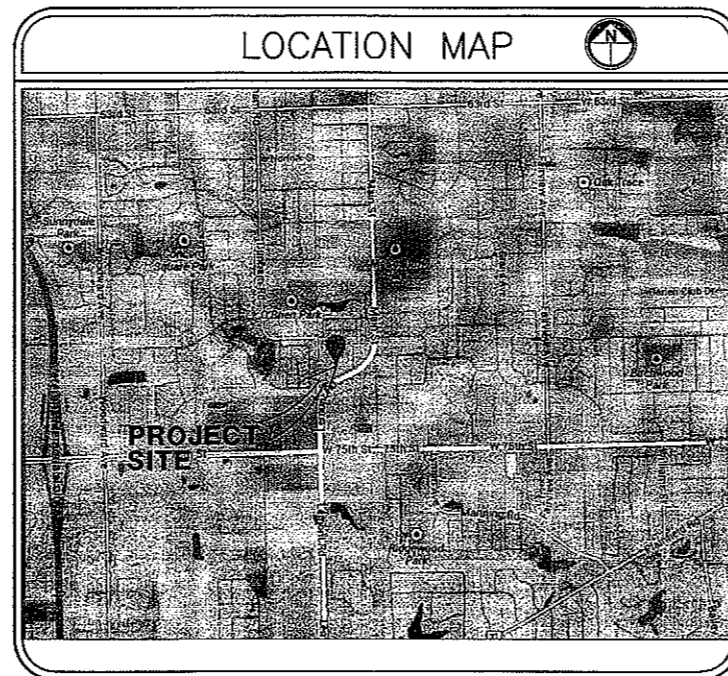
LOT 7-PINE HILLS NUMBER 1

7143 DUNHAM ROAD

DOWNERS GROVE, ILLINOIS

2013

EXISTING	PROPOSED
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	PAVEMENT
	FENCE
	DRAINAGE FLOW
	PAVEMENT \odot GROUND ELEVATION
	CONTOURS
	TOP OF FOUNDATION ELEVATION
	FIRST FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	EXISTING TREE
	TREE TO BE REMOVED
	SILT FENCE
	TREE PROTECTION FENCE



DUPAGE COUNTY, SECTIONS 9, TOWNSHIP 38 N, RANGE 11 E

NOTE:
 EXISTING WATER, SANITARY SEWER AND STORM SEWER INFORMATION IS BASED ON RECORDS PROVIDED BY THE MUNICIPALITY. CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL CONFLICTS PRIOR TO BIDDING AND CONSTRUCTING THE PROPOSED IMPROVEMENTS. SUCH VERIFICATION SHALL ALSO INCLUDE FACILITIES OWNED AND OPERATED BY VARIOUS UTILITY COMPANIES. ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR EXISTENCE OF PLAN INFORMATION PROVIDED BY OTHERS.

INDEX
1 - COVER SHEET
2 - EXISTING CONDITIONS
3 - GEOMETRIC PLAN
4 - SITE DEVELOPMENT PLAN
5 - PROJECT NOTES & SPECIFICATIONS
6 - CONSTRUCTION STANDARDS

BENCHMARK:
 ALL ELEVATIONS SHOW HEREON ARE PLUS AND ARE REFERENCE TO DUPAGE COUNTY BENCH MARK #DGN19003, TOP OF BRONZE DISK MONUMENT ESTABLISHED AT THE NORTH END OF CONCRETE HEADWALL FOR DRAINAGE UNDER DUNHAM ROAD, LOCATED APPROXIMATELY 50 FEET NORTH OF THE CENTER LINE OF BOLSON DRIVE AND 50 FEET WEST OF THE CENTER LINE OF DUNHAM ROAD.
 ELEVATION = 743.3638 FEET (NGVD DATUM OF 1929)

PRELIMINARY ENGINEERING

THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO CONSTRUCTION.

ENGINEER: KEVIN C. LEWIS DATE: _____
 ILLINOIS REGISTRATION NO. 062-055368 EXPIRATION DATE: 11-30-2013
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF THE SEAL OF THE ENGINEER.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.).

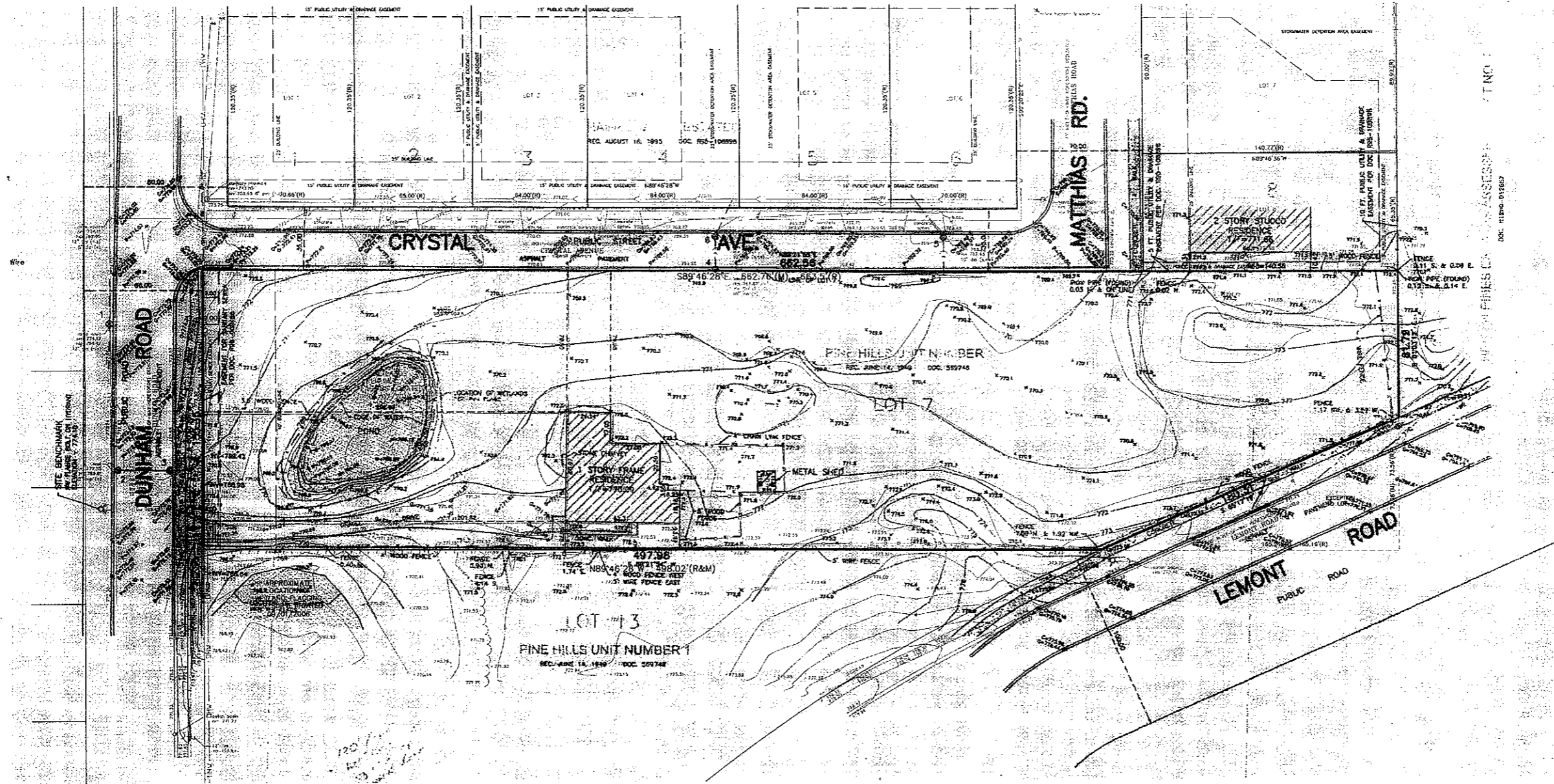
STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST ISSUE.

REVISIONS	
DATE	DESCRIPTION
07/03/13	SITE PLAN CHANGE/ALLIANCE REVIEW
08/18/13	REVISED LOT LINES
10/14/13	REVISED LOT LINES

ig CONSULTING, INC.
 INFRACON & GEACON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 WARRIQUOT DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177
 DESIGN: K.C.L. SCALE: N/A DRAFTING: S.R.M. DATE: 05/08/13
 COVER SHEET

LOT 7-PINE HILLS NUMBER 1
7143 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

PROJECT No. 13230
 1 of 6



EXISTING CONDITIONS

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



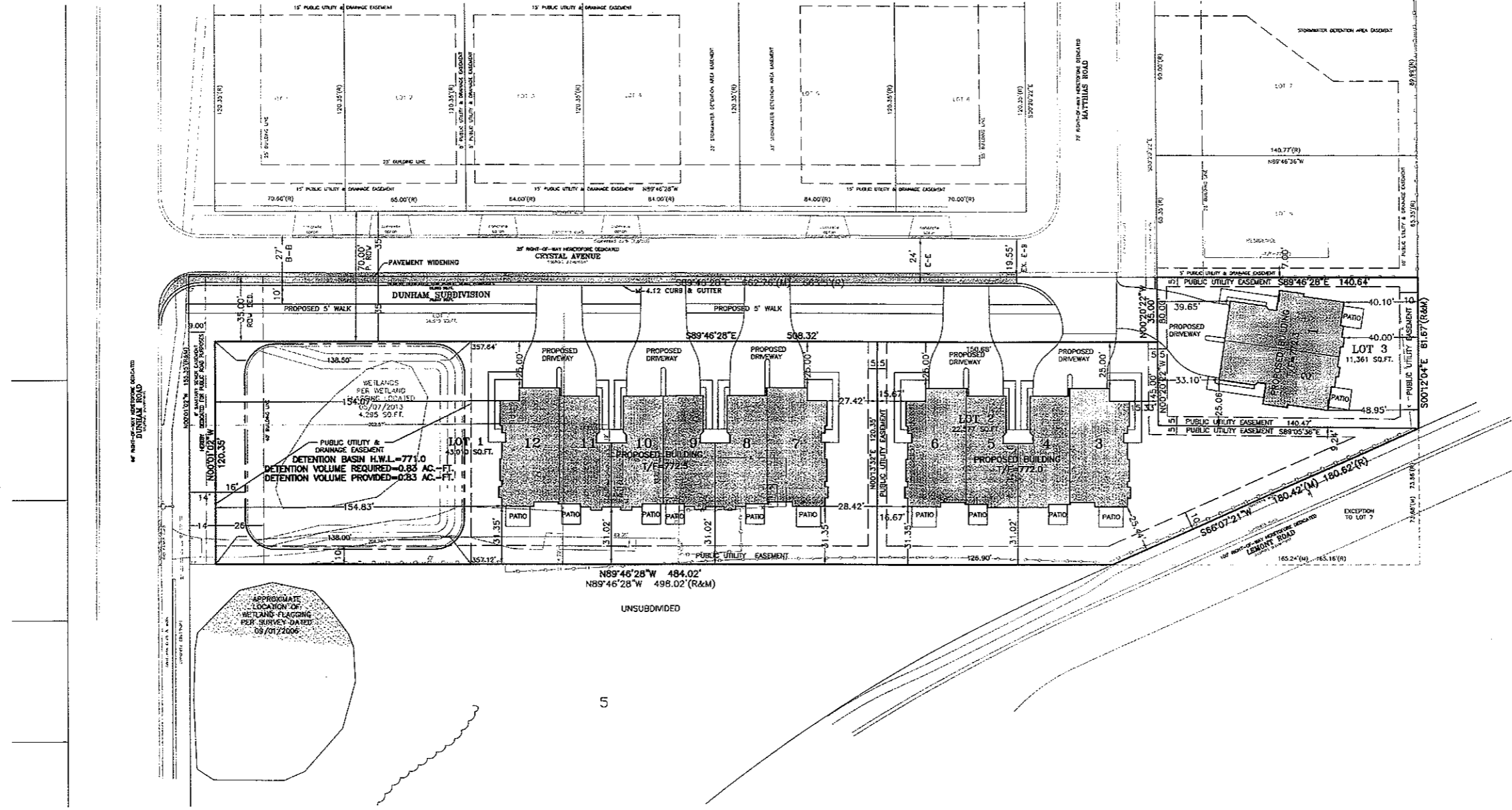
DATE	DESCRIPTION	DRAWN BY
07/25/13	SITE PLAN CHANGE VILLAGE REVIEW	S.R.M.
09/18/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.

IG CONSULTING, INC.
 INFRACON & GECON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177
 DESIGN: J.K. SCALE: 1"=30' DRAFTING: S.R.M. DATE: 05/08/13
 EXISTING CONDITIONS

LOT 7-PINE HILLS NUMBER 1
7143 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

PROJECT No. 13230

2 of 6



DATE	DESCRIPTION	DRAWN BY
07/05/13	SITE PLAN CHANGE/ADJUST REVISION	S.R.M.
09/16/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.

IG CONSULTING, INC.
INFRACON & GEOCON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 HARGRAVE DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177
 E-mail: ig@geosurveying.net

GEOMETRIC PLAN
 DESIGN: J.K.
 DRAFTING: S.R.M.
 SCALE: 1"=30'
 DATE: 05/08/13

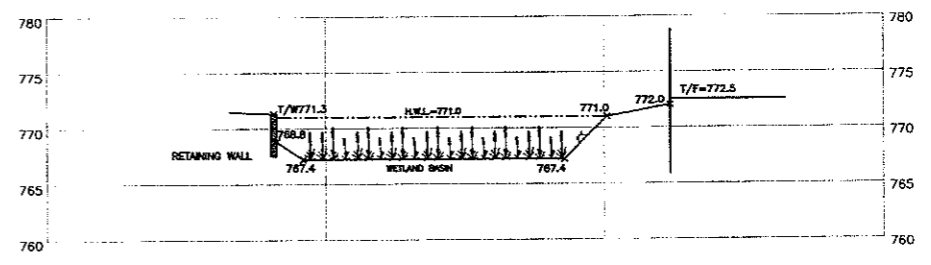
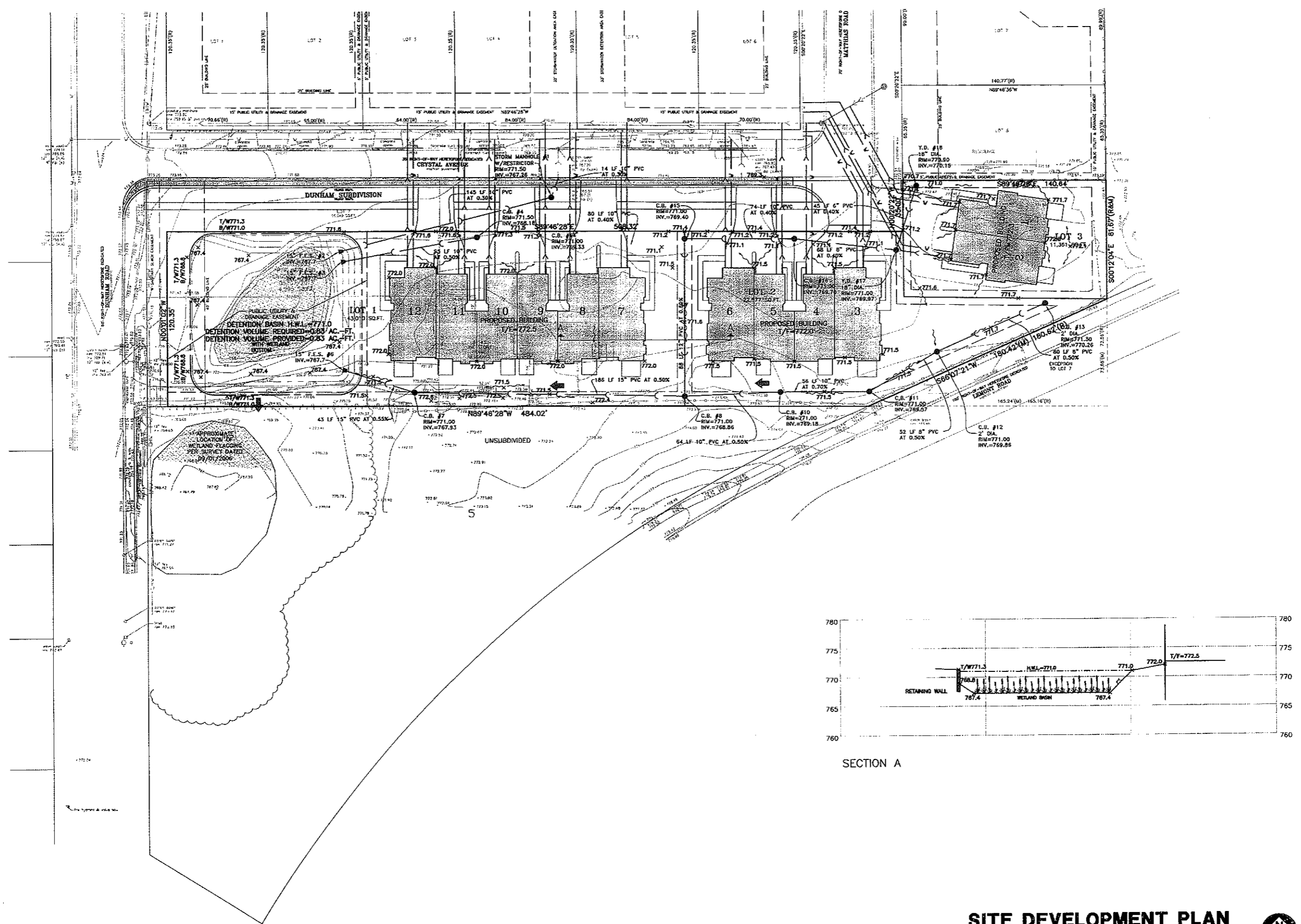
LOT 7-PINE HILLS NUMBER 1
7143 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

PROJECT No. 13230
 3 of 6

GEOMETRIC PLAN

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.





SITE DEVELOPMENT PLAN

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



DATE	DESCRIPTION	DRAWN BY
07/07/13	SITE PLAN CHANGE/ALIAS REVIEW	S.R.M.
09/18/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.

IG CONSULTING, INC.
 INFRACON & GEACON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 WARRIORDRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
 E-MAIL: ig@igconsulting.net

SITE DEVELOPMENT PLAN
 DESIGN: K.C.L. SCALE: 1"=30'
 DRAFTING: S.R.M. DATE: 05/09/13
 FIRM NO. 184-001330

LOT 7-PINE HILLS NUMBER 1
7143 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

PROJECT No. 13230

GENERAL

1. CONTRACT DOCUMENTS AS REFERRED TO HEREIN INCLUDE THE CONSTRUCTION CONTRACT, SPECIFICATIONS, APPROVED DRAWINGS, PERMITS, ORDINANCES, RULES AND ANY OTHER DOCUMENTS DOCUMENTED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.

2. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 108 OF THE STANDARD SPECIFICATIONS REQUIRES THE CONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES RESPONSIBLE OF THE WORK BEING PERFORMED.

2. SANITARY SEWER

A. CONSTRUCTION MATERIALS. THE FOLLOWING SPECIFICATIONS SHALL APPLY TO MATERIALS GENERALLY USED IN SANITARY SEWER CONSTRUCTION. THE MATERIALS SPECIFICALLY IDENTIFIED BY THE LOCAL JURISDICTION ARE:

6. ALL UNDERGROUND MAINS FOR FIVE FEET PROTECTION SHALL BE MINOR TESTED AT 200 PSI FOR 2 HOURS. A PRE-TEST SHOULD BE PERFORMED PRIOR TO SCHEDULING THE MAINS FOR FIVE FEET PROTECTION.

PAVEMENTS, CURBS, AND WALKS

DOWNERS GROVE SANITARY DISTRICTS REQUIREMENTS FOR AIR ALIGNMENT, DEFLECTION AN MANHOLE VACUUM TESTS.

SOIL EROSION CONTROL

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURES AND STANDARDS FOR SOIL EROSION CONTROL AND SEDIMENTATION CONTROL AND PREVENTION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CONTRACTOR.

SEWER AND WATER

WATER MAINS

PAVEMENTS, CURBS, AND WALKS

DOWNERS GROVE SANITARY DISTRICTS REQUIREMENTS FOR AIR ALIGNMENT, DEFLECTION AN MANHOLE VACUUM TESTS.

SITE PREPARATION AND EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING: CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATION WITHIN THE PROJECT AREA.

2. SANITARY SEWER

WATER MAINS

PAVEMENTS, CURBS, AND WALKS

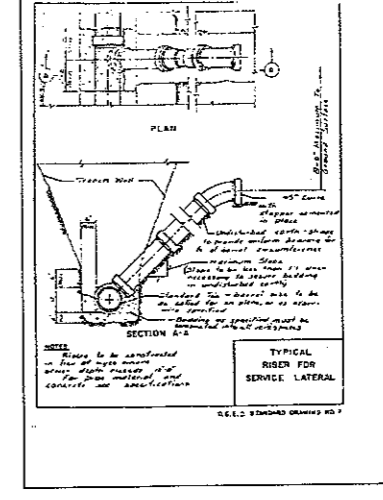
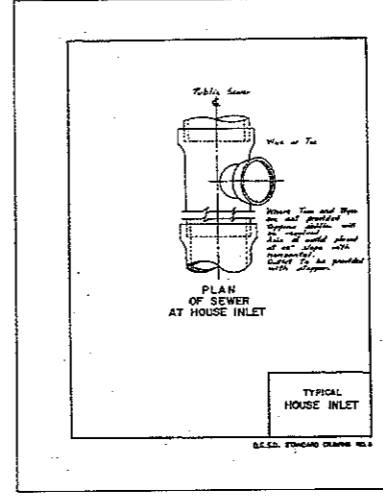
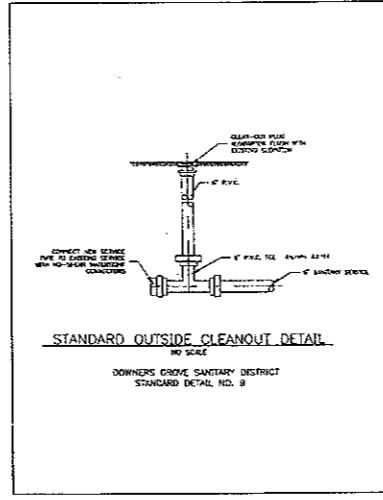
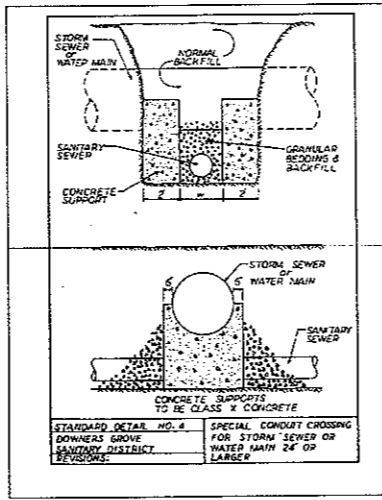
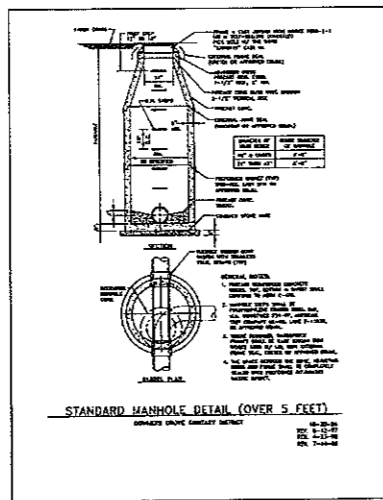
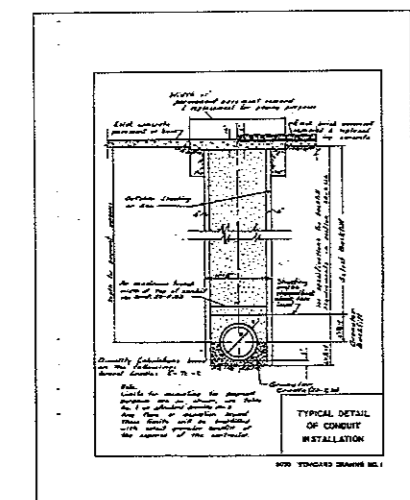
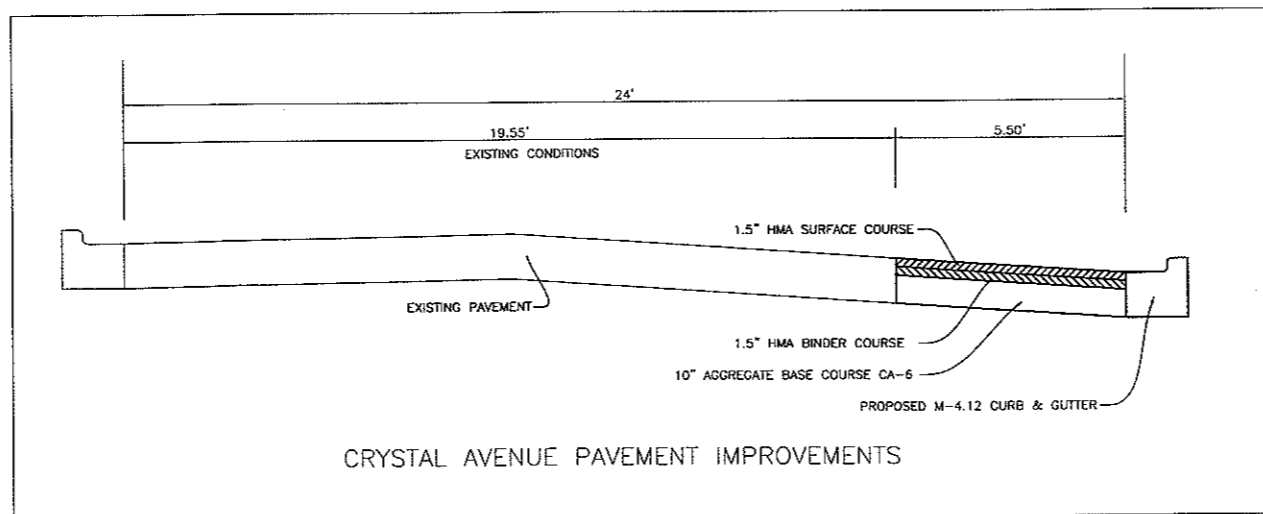
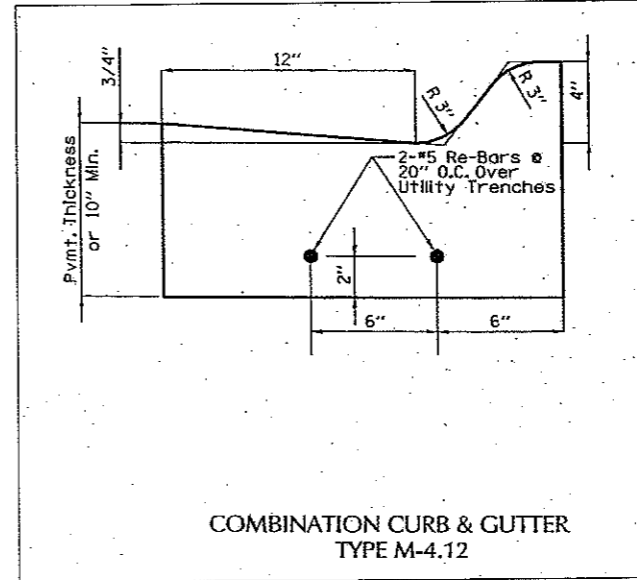
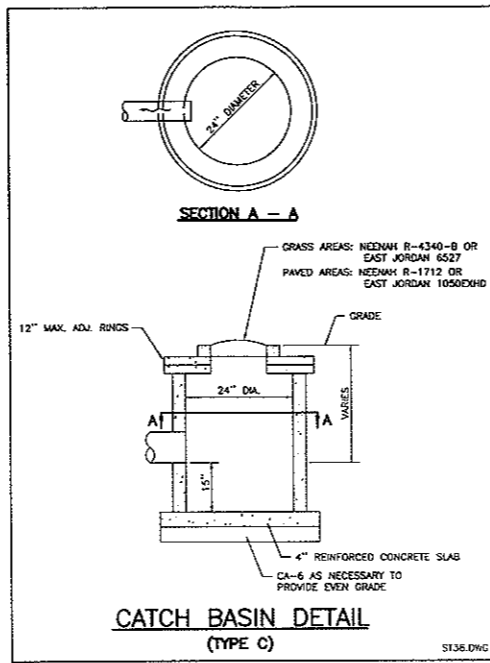
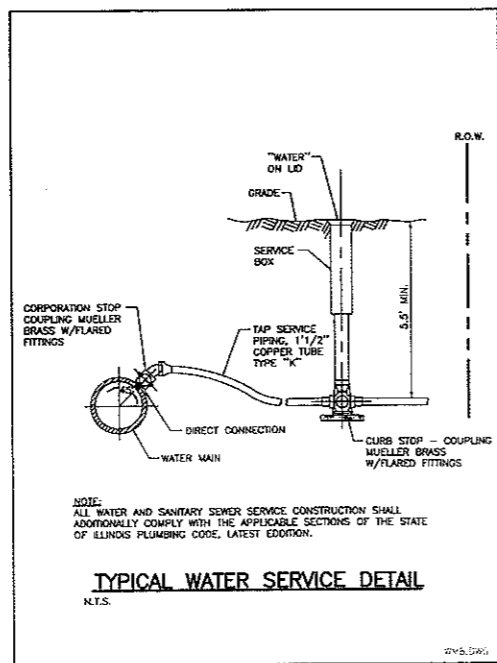
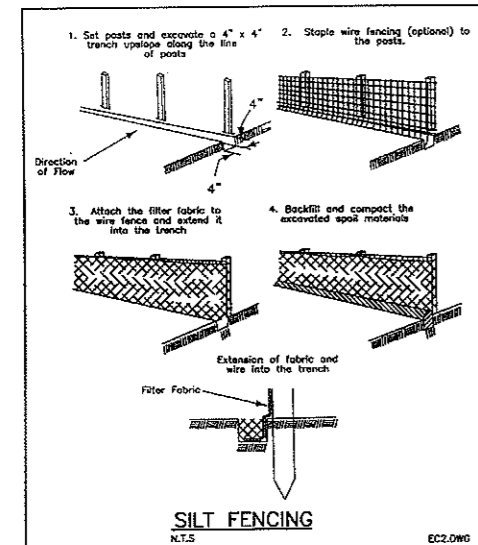
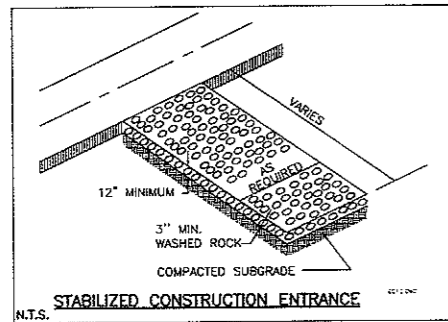
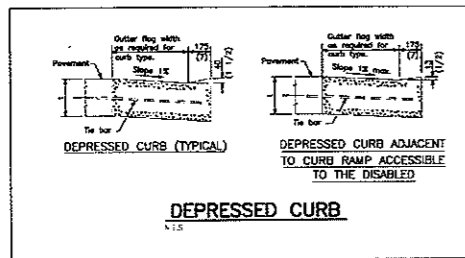
DOWNERS GROVE SANITARY DISTRICTS REQUIREMENTS FOR AIR ALIGNMENT, DEFLECTION AN MANHOLE VACUUM TESTS.

VILLAGE OF DOWNERS GROVE EROSION CONTROL NOTES

DOWNERS GROVE SANITARY DISTRICTS REQUIREMENTS FOR AIR ALIGNMENT, DEFLECTION AN MANHOLE VACUUM TESTS.

REVISIONS table with columns: NO., DATE, DESCRIPTION. Includes project information: PROJECT NOTES & SPECIFICATIONS, SCALE: N/A, DATE: 05/08/13, DRAWING: S.R.M., 107 PINE HILLS NUMBER 1, 7143 DUNHAM ROAD, DOWNERS GROVE, ILLINOIS.

PROJECT NO. 13230, 5 OF 6



DATE	DESCRIPTION	DRAWN BY
07/07/13	SITE PLAN CHANGE/VALVE REVIEW	S.R.M.
08/16/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.

ig CONSULTING, INC.
e-mail: ig@igconsulting.net
INFRACON & GECON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177
DESIGN: K.C.L. DRAFTING: S.R.M. DATE: 05/08/13
CONSTRUCTION STANDARD SCALE: N/A

LOT 7-PINE HILLS NUMBER 1
7143 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS



VILLAGE OF
DOWNERS GROVE

Damir Latinovic <dlatinovic@downers.us>

Presentation and Information for Public Hearing Mon Oct 28 7pm

1 message

Jennifer H Tom <mrsjentom@gmail.com>

Fri, Oct 18, 2013 at 11:44 PM

To: Stanley Popovich <spopovich@downers.us>, Damir Latinovic <dlatinovic@downers.us>, Tom Dabareiner <tdabareiner@downers.us>

Cc: Chester Tom <ctomvette@aol.com>, Gloriane Heine <gloriane@comcast.net>, lorelai harkins <lorelai.harkins@comcast.net>, embethdeleon@gmail.com, Lisa Auernhamer <hamer6@att.net>, SRAuernhamer@glidd.com, carol wang <ccarolwang@gmail.com>, Hau Wang <hauwang06@gmail.com>, Sonya MacKar <sonyamackar@yahoo.com>, Cathy Schumann <cathyshoe2@yahoo.com>, richard.schumann@chicagolaborers.org

Hello Plan Commission & Village Council,

We would like to provide you with the information that Downers Grove residents are going to present at the Public Hearing meeting regarding the site of 7143 Dunham Rd, on Monday Oct 28 at 7pm.

1. One attachment is the Powerpoint presentation that we will be using during the meeting.

We would just like to confirm that we can bring a USB flash drive with the presentation on it in order to utilize the computer, projector, and screen during the meeting.

Also, could you please make paper color copies of the presentation to hand out to each member of the Plan Commission & Village Council for use during the meeting?

2. This is the link to the petition that Downers Grove residents have put together in order to provide further information against the building of the townhomes complex on the site of 7143 Dunham Rd.

<http://chn.ge/1f6DIFP>

The petition site also has a 360 degree video of the site and intersection at 7143 Dunham Rd & Crystal Ave. which exemplifies the small size of both the lot and the road, as well as the current condition of the area.

3. Also, we highly encourage and also genuinely request each member of the Plan Commission & Village Council to at least physically drive or walk by the site on 7143 Dunham Rd, coming from Lemont Rd, towards Crystal Ave, driving through to Matthias Rd to the end of the street, prior to the Public Hearing meeting, in order to provide further information and evidence to the numerous concerns and issues raised by the residents of Downers Grove, to help with their fact finding, so that an informed and educated decision can best be made by each voting member of the Plan Commission & Village Council. We believe that without actually seeing the site, intersection, and surrounding roads firsthand, they will not be able to understand and visualize the numerous concerns and issues that the Downers Grove residents see on a daily basis as they drive to and from their homes.

4. Please forward this email and the included information, documents, etc. to each member of the Plan Commission & Village Council prior to the Public Hearing meeting, so that they are prepared with all the information necessary to make the most appropriate decision for the village, residents, and community.

5. Please let us know if you have any questions or need any further information from us. We would be more than happy to provide anything else that will help the Plan Commission & Village Council make the best decision for Downers Grove and its loyal residents.

Thank you,
Downers Grove Residents

Village of Downers Grove: Oppose large town homes complex development in middle of single family homes subdivision near busy intersection of 75th St and Lemont Rd.

Presented by

Downers Grove Residents

Downers Grove, IL, United States

This petition opposes the development of 12 townhomes to be located at the site of 7143 Dunham Rd, Downers Grove, IL 60516. There are numerous concerns, including the following.

Village Planning – The homes in the immediate area of Crystal Ave, Matthias Rd, and Stanford Ave are all single family homes built in a similar time period of around 1997. The existing house on the proposed development property is a single family home. Typical village planning would not have mixed- use home zoning where multifamily housing is in the direct area of established single family housing.

The village planning commission has the responsibility and right to review this and preserve good planning. The townhouse development is currently in the application phase with Downers Grove.

Development of single family homes instead of multi-family units would be a much more natural fit with the established single family homes in the direct area.

Unsound village planning adversely affects the whole community.

Safety – The existing 6 single family homes on Crystal and 2 SFH's on Matthias are currently served by a single point inbound and outbound road via Crystal, without an additional outlet. There is currently no cul-de-sac. This forces the refuge truck, snow

plow, and other large vehicles to either back into Crystal or back out of Crystal onto a busy Dunham Rd. The support of an additional 24 vehicles presents traffic safety concerns at Dunham and Crystal. This also presents hazards for large emergency vehicles such as fire trucks and ambulances. The proposed additional 12 townhomes do not include any provisions or space for a cul-de-sac.

Storm Water Drainage – The village of Downers Grove is making storm water drainage an important issue to resolve. The existing property contains a wetlands area, including a stormwater detention basin. This detention basin drains the high areas of Dunham Rd. Dense development such as townhomes reduce soil area putting additional load on stormwater basins and increase flooding issues in the surrounding area. There are no provisions to provide stormwater detention on the east side of the property.

Economic Concern – A single family house in the immediate area on Stanford Ave is currently in a foreclosure process, along with various unsold homes. The Developer's proposal of \$400K-\$500K pricing of townhomes is very much too optimistic. The selling price vs. original asking price of the builder's recent townhomes shows a very large reduction in actual selling price. Anticipated much lower selling price will reduce the general home pricing in the area.

Other Concerns – Construction traffic and trucks, utilities infrastructure, relocation of current wildlife, marketing all of the townhomes at once or only building partially, funding of development.

Alternative – Development of the property into single family homes would match the immediate area. Proper planning of the homes would add to the appeal of the neighborhood and reduce some of the impacts stated.

The average single family home in the immediate area pays approx. \$9,000 per year in property tax. At least 6 single family homes can be developed on the property. This added tax revenue adds to the services provided to the Downers Grove community.

If you have any further questions or would like more details to help you make an informed decision, please contact us and we would be happy to provide you with the proper information.

downersgroveresidents@gmail.com

To:

Village of Downers Grove, Village Council & Plan
Commission

We are signing this petition to oppose the plan for
development of the large town homes complex at the site of
7143 Dunham Rd, in the middle of the single family homes
subdivision, near the busy intersection of 75th St and
Lemont Rd.

Sincerely,
[Your name]

News

Reached 50 signatures

Supporters

Reasons for signing

Most Popular Latest

Mary Barton DOWNERS GROVE, IL I live on the next block over. I am concerned about how this will affect the entire area, especially storm water and traffic. 16 days ago Liked 1

Mike and Laura Manrot DOWNERS GROVE, IL Let's not overcrowd this busy and unusually shaped area. about 16 hours ago Liked 0

Carol Wang DOWNERS GROVE, IL We live right across from the proposed development. Safety is the first and foremost concern. The proposed layout and appearance take away the character of our community. 2 days ago Liked 0

debra eisenhart DOWNERS GROVE, IL safety concerns.

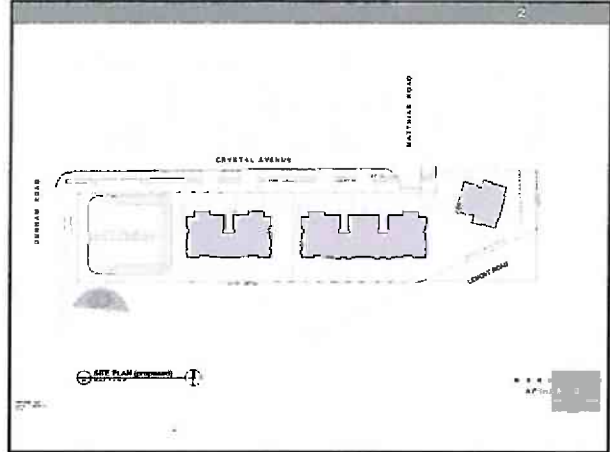
3 days ago Liked 0

Lori Breit DOWNERS GROVE, IL This corner is already very busy with traffic. We don't need to add to this already very busy area.

6 days ago Liked 0

This is a single-family residential neighborhood - NOT a townhome area!

OPPOSITION TO DEVELOPMENT OF 12 TOWNHOMES PROPOSED AT 7143 DUNHAM RD



Concerns To 12 Unit Townhome Deve.opment

- Proper Village Planning
- Safety Issues
- Storm Water Drainage
- Economic Concerns
- Alternatives

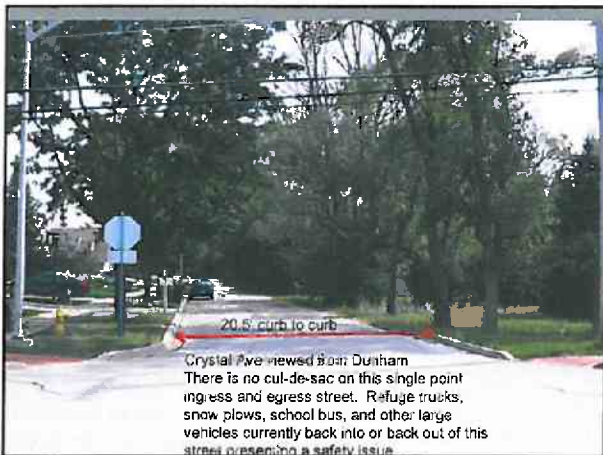
Village Planning

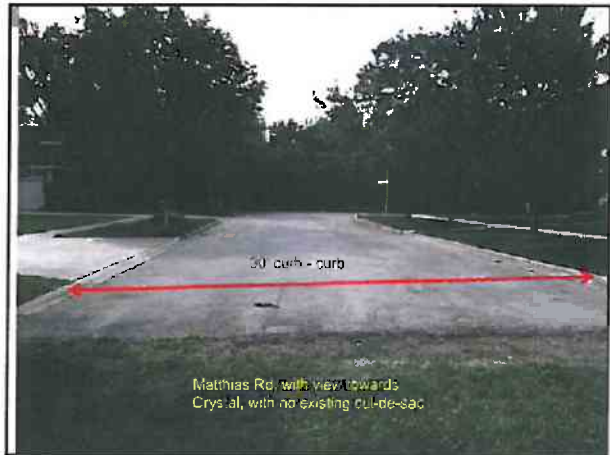
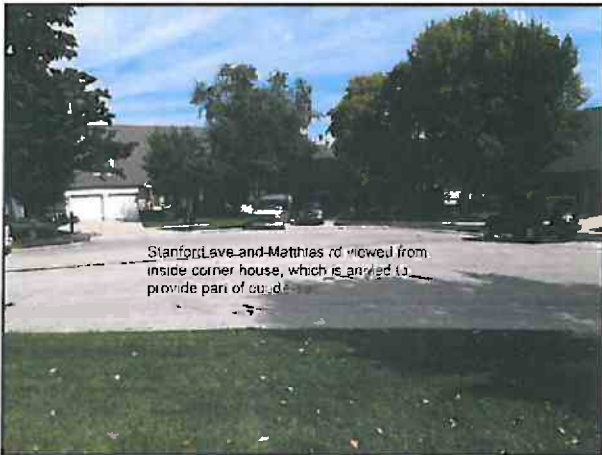
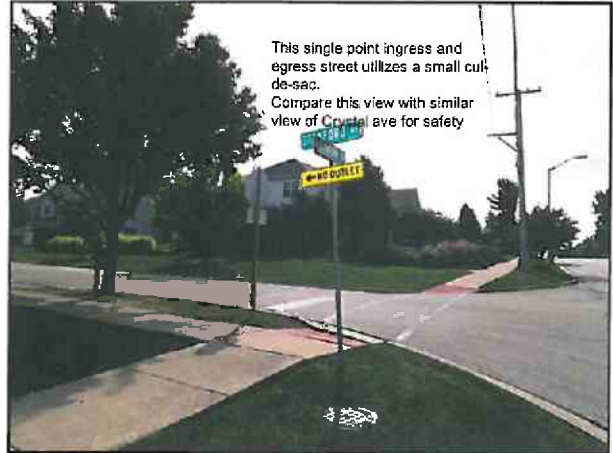
- All homes in immediate area of Crystal, Dunham, Mathias, and Stanford are Single Family Homes
- Typical village planning would not have mixed-use home zoning where multifamily housing is in direct area of established single family housing
- Village Planning Commission has responsibility and right to preserve good planning
- Unsound village planning adversely affects whole community



Safety Concern

- Existing Crystal Ave served by single point ingress and egress
- No additional outlet
- There is currently no cul-de-sac
- Refuge trucks, snow plows, school bus, other large vehicles currently back into or out of Crystal from busy Dunham Rd.
- Presents hazards for emergency vehicles such as Fire Trucks and Ambulances
- Absorption of 24 additional vehicles into congested area
- Proposal does not include provisions or space for cul-de-sac
- Stanford Ave has small cul-de-sac

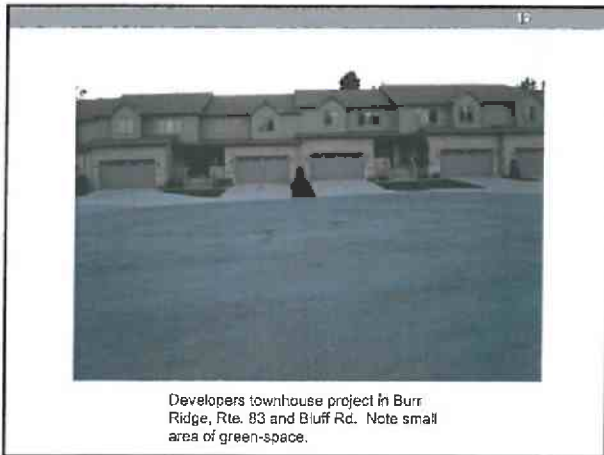




Storm Water Drainage

- Storm water drainage a large concern to Downers Grove
- Existing detention basin on property drains high areas of Dunham Rd
- Existing stormwater runoff from subject property has severely deteriorated Crystal Ave
- During heavy rains, runoff volume has completely covered Crystal Ave
- Dense townhouse development adds tremendous load to stormwater system
- There are no provisions to provide additional stormwater detention, notably on the east end
- Large reduction in green-space area





Economic Concern

- Developers proposal of \$400K-\$500K pricing of townhomes is unrealistically optimistic
- Single family home on Stanford Ave currently in foreclosure process
- Selling price vs. asking price of builder's recent townhomes show large reduction in actual selling price
- Anticipated much lower selling price will reduce general home pricing in area

Issues to Address For Any Development

- Widen road to 30' similar to Matthias and Stanford
- Ensure proper stormwater drainage, as current property runoff already encroaches on established residences. Reduced soil area to absorb water will add to this issue
- Add additional stormwater detention
- Include area for properly designed cul-de-sac
- Properly sized entryway into Crystal Ave to reduce traffic flow issue

Alternatives

- Develop property into single family homes
- Good planning of single family homes can address stated planning, safety, drainage, and economic issues
- Avg. single family home in direct area pays \$9,000 annual property tax. At least 6 single family homes can be developed on property, with tax revenue adding to services provided to Downers Grove Community
- Reduce number of townhomes proposed
- The 6 unit townhouse is too imposing and should be split into fewer units
- Proposed townhouse at east end resembles an afterthought. Plan for better aesthetics.
- Add access from Lemont Rd and utilize rear-facing garage design type townhome

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 28, 2013, 7:00 P.M.

Chairperson Urban called the October 28, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler, Mr. Webster

STAFF PRESENT: Senior Planner Stan Popovich and Planner Damir Latinovic

VISITORS: Michi Mao, Neri Architects, 444 N. Northwest Highway, Park Ridge, IL; Ben Pecoraro, BP Homes, 10 Cliff, Highland Park, IL; Anthony Pecoraro, P.O. Box 331, Highland Park, IL; John R. Gilley, 1170 Stanford; Neil O'Rourke, 7117 Mathias Rd.; Tina Marie Mateja, 241 Indianapolis; Stephen Bubulka, 1170 Valley View Dr.; Tom Hickey, 6830 Saratoga; Elizabeth DeLeon, 1140 Crystal Ave.; Joseph Verzon, 7109 Dunham Rd.; Debra Walker, 701 Hobart Ave.; Susan Walker, 7071 Hobart Ave.; Chester and Jennifer Tom, 7205 Mathias Ave.; Rick and Cathy Schumann, 1190 Crystal; Kevin Lewis, 300 Marquardt, Wheeling, IL; Gloriane Heine, 7209 Mathias; Lisa and Steve Auernhamer, 1160 Crystal Ave.; Hsien Hu Wang, 1170 Crystal; Carol Wang, 1170 Crystal; Don and Lorelai Harkins, 1130 Crystal; David M. Haner, 1425 Richards; Karin Reeve, 1150 Stanford Ave.; Steve and Nancee Margison, 7113 Dunham; Sonjo Kasche, 1011 Pinewood Dr.; Atef and Sonya Mackar, 1180 Crystal; and Winnie DeLeone, 1140 Crystal

APPROVAL OF THE OCTOBER 7, 2013 MINUTES

THE MINUTES OF OCTOBER 7, 2013 WERE APPROVED ON MOTION BY MR. WAECHTLER, SECONDED BY MRS. RABATAH. MOTION PASSED BY VOICE VOTE OF 8-0-1. (ABSTAIN: MR. MATEJCZYK)

A brief review of the meeting's protocol followed.

...

PC 30-13 A petition seeking Preliminary Plat of Subdivision approval to subdivide the existing property into three lots. The property is zoned R5A, Townhouse Residence District. The property is located at the southeast corner of Dunham Road and Crystal Avenue, and is commonly known as 7143 Dunham Road, Downers Grove, IL (PIN 09-29-100-038). Dunham Street Development, LLC., Petitioner/Owner.

Chairperson Urban swore in those individuals that would be speaking on the above petition.

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Mr. Latinovic summarized the location of the site while reviewing an aerial photo on the overhead, noting the surrounding, single-family residences around the site, except for a B-2 zoning designation and the shopping center to the south. The approximately 2.2 acre site was currently zoned R5A, Townhouse Residence District, with one existing vacant single-family home. On the west side of the property exists a small wetlands area. Mr. Latinovic explained that due to the current zoning the owner could construct one large multi-unit townhouse building (14 to 16 units), provided all bulk standards, parking, lot coverage etc. were met. However, he explained the petitioner was seeking a preliminary plat of subdivision to divide the lot into three lots for three multi-unit townhouse buildings and was only asking for a preliminary plat approval to determine the appropriateness of the proposed subdivision without having to prepare final engineering documents. Per staff, the petitioner would have one year to request the approval of the final plat of subdivision if the Village Council approves the preliminary plat. At that time, full final engineering documents would have to be prepared. All units would have driveway access off of Crystal Avenue. A review of the dedicated right-of-ways for Crystal and Dunham Roads followed along with the proposed new improvements.

Staff believed the proposal was consistent with the Comprehensive Plan and the use served as a transitional use between the commercial use to the south and the single family residential use to the north. The proposal was consistent with the lot sizes and the six-unit townhomes in the adjacent single-family attached residential development to the northeast. The proposal was consistent with the Village's Subdivision Ordinance except for Lot 2 due to the required the dedication of right-of-way for Crystal Avenue. Details of the roadway width followed, noting that Lot 2 had a current depth of 155 feet minus the 35 feet for right-of-way, and totaled 120 feet in depth, which was why there was an exception request. All requirements for public utilities and drainage easements are met, along with providing park and school donations, based on the number of units being provided. Further requirements for the proposal followed.

Continuing, Mr. Latinovic reported that a homeowners' association would be created to maintain the property and the stormwater detention. The Village would create a Special Service Area in case the homeowner's association defaulted. Signage and proper public notification went out to those residing within 250 feet of the subject site. Per staff's request, the petitioner held a neighborhood meeting on September 28, 2013 at the library and a summary of that meeting was included in staff's report. Several phone calls were received by staff from area residents, who filed a separate petition, and have provided a handout for their presentation after the petitioner's presentation tonight.

Mr. Latinovic summarized the neighbor concerns included: safety concerns regarding the current width of Crystal Avenue; stormwater drainage, economic concerns, construction traffic, funding of the development, additional traffic, etc. Following the concerns, Mr. Latinovic reviewed the building timeline for the proposal and discussed the steps that would have to be taken before construction begins, i.e., comply with the Village's site management ordinance; proper fencing off of the site, work hours, access, clean-up, etc.

A review of the expected traffic trips, including AM and PM peak hours followed. The standards for the exceptions followed next, noting the exception for the depth of Lot 2, from 140 feet required to 120 feet proposed. Each standard was reviewed in greater detail by Mr. Latinovic. Staff found the standards for granting the exception were met and recommended that the Plan Commission

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forward a positive recommendation to the Village council subject to the four conditions in staff's report.

Per Mr. Matejczyk's question, staff clarified that the petition was before the commission because the petitioner was seeking a subdivision but he could have constructed one building on the lot without the subdivision and without coming before the Plan Commission. Per question, Mr. Latinovic said he could only assume the petitioner was subdividing for marketability but deferred to the petitioner. Chairperson Urban added that under the current proposal the petitioner was required to widen the road, but asked if the same would occur under a larger building proposal, Mr. Latinovic responded that the Village would request the same improvements. Asked if the petition for the three-lot subdivision was denied, could the petitioner turn around and construct one large building, Mr. Latinovic confirmed he could.

Per commissioner questions, Mr. Latinovic reported that the fire protection district did review the plans and required that all townhome units include sprinklers and fire alarms. The proposed access would also allow for emergency vehicle accessibility.

As to what thought process was generated for having the lots as single-family, Mr. Latinovic explained the residents brought the issue forward and believed the lots were better suited for single-family residential lots. Staff did review the idea, noting that the R5A zoning did allow for single-family lots, but a different subdivision would have to be brought before the commissioners and Village Council. Additionally, Mr. Latinovic stated the market also dictates if a property is developed single-family or townhouse if the zoning allows for both. Per another question, the R5A classification, from the research done by Mr. Latinovic, indicated that the rezoning of the site occurred in approximately 1983 and had not changed since. Asked when the residences on the north side of Crystal Avenue were constructed, Mr. Latinovic reported the residences in the Rainbow Estates Subdivision were approved in 1995 and he surmised single-family homes were constructed there between 1996 and 1997. Lastly, staff reported the Downers Park Plaza shopping center was developed in 1979.

Mr. Waechtler asked Mr. Latinovic to clarify the zoning around the subject site, which included R5A, R3 (along Hobart Ave.), and R1. Mr. Waechtler voiced concern about emergency vehicles having a turn-around on Mathias Road, north of Crystal Avenue, wherein Mr. Latinovic reminded the commissioners that the fire department reviewed the plans and indicated they would likely back up on Mathias Road, as was their current practice.

Mr. Latinovic then explained that proposed improvements for the small wetlands would include widening and improving the functioning of the wetland, which included improved vegetation, improved in-lets and out-lets while the homeowners association would maintain it. The Stormwater Ordinance also required the petitioner to provide a maintenance plan for the wetlands. Staff stated that according to the preliminary design engineering, all impervious areas that were developed would drain to the stormwater detention.

On behalf of the applicant, Mr. Anthony Pecoraro, for Dunham Street Development, P.O. Box 331, Highwood, IL thanked staff for their assistance on this project. He reported that Dunham Street Development hired general contract, BP Homes, to construct the homes for the development. A brief history of BP Homes followed. Mr. Pecoraro added that the final objective was to construct 12 townhomes in three separate buildings (1 two-unit building, 1 four-unit building and 1 six-unit

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building) versus one large 16 unit building, per the residents' concerns. He reported the proposal met the Village's Comprehensive Plan by providing a separation barrier from the commercial area to the south and from the single-family homes to the north. Details of the luxury townhomes followed. Mr. Pecoraro confirmed that the petitioner would comply with the following: the widening of Crystal Avenue with a five-foot wide sidewalk; a 10-foot parkway on Dunham Street; the "hammer-head" between Mathias and Crystal Avenue; the fee-in-lieu for 16 parkway trees; a stormwater detention facility that meets the village and county's requirements; and providing just over \$34,000 in school and park donations.

Exterior elevations were then provided by Mr. Pecoraro, who confirmed the residents did see the elevations at their meeting. The buildings would be constructed of stone skirts, brick masonry, and siding. Approximate unit sizes would range from 2700 to just over 3,000 square feet.

Chairperson Urban opened up the meeting to public comment and entered into the public record the following three documents: 1) an email dated 10/21/13 from Jennifer H. Tom, 7205 Mathias, that was transmitted and included in commissioners' packets; 2) an email dated 10/24/13 from Jennifer H. Tom, 7502 Mathias, with a listing of the sign petition (on dais); and 3) a cover letter, [Change.org](#), that was delivered tonight and on the dais.

(The Plan Commission took a 5 minute break at 8:11 p.m. and reconvened at 8:16 p.m.)

Mr. Chester Tom, 7205 Mathias Road, reviewed his presentation, summarizing the concerns of the residents, which pertained to the following: adhering to proper village planning, safety and drainage concerns, economic concerns, and finding alternatives. Mr. Tom conveyed that the issues to be addressed included widening the road to a full 30 feet; ensure proper stormwater drainage; add additional stormwater detention; include an area for a properly designed cul-de-sac; and to properly size the entrance of Crystal Avenue to reduce the traffic flow issue. Alternatives included: developing the site into single-family homes since drainage and stormwater detention would be handled better; reduce the number of townhomes proposed with better aesthetics; add access from Lemont Road; and utilize rear-facing garages. He pointed out the existing R5A single-family zoning around the site, emphasizing that it could be used as a precedent for the area. He also pointed out another nearby 2.2 acre site zoned R5A and questioned what would stop a developer from developing that site with townhomes. He believed that townhomes being constructed in an established single-family area, even if it was the petitioner's right, should not be built because he did not believe it met the Village's Comprehensive Plan.

Chairperson Urban clarified to Mr. Tom that as to road widening, radius and such, that would fall under the purview of the Village Community Development staff, Public Works and the Village engineer, and not the Plan Commission. The stormwater/wetlands, however, would fall under both the Village as well as DuPage County.

Mr. Steve Auernhamer, 1160 Crystal Ave., lives adjacent to an existing detention basin and emphasized that the widening of the street would not increase housing value, as mentioned earlier. He stated that half of the traffic that travels on Crystal Ave. is already inadvertent traffic. Large trucks, plows, etc, that already back into Crystal Ave. will not benefit anymore by the increased roadway. He strongly recommended reviewing the street layout, particularly if the driveways for the townhome development remained as planned. He agreed transition was in order but did not believe it incorporated single-family homes and townhomes, except if it were a similar arrangement

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such as the townhomes to the east, where the transition was “distinctly separate.” He reminded the commissioners that a statement in the Comprehensive Plan stated that “development should be sensitive and consistent with existing neighborhood character.” He found it discouraging that the anticipated sales prices for the similar Burr Ridge townhomes constructed by the same developer were much higher than what they actually sold for, and he was concerned the same thing would occur with the subject proposal.

Mr. Beggs asked what the difference was, if any, of the number of cars coming from the subject 12-townhome site or coming from five or six single-family homes, Mr. Auernhamer estimated the difference would roughly be half of the estimated 24 cars coming out of the townhome development. Per a question, Mr. Auernhamer also confirmed there was a “No Outlet” sign at the entrance of Crystal Avenue. Lastly, he voiced concern about the adjacent detention basin spilling onto Crystal Avenue in heavy storm events, suggesting that it may be too small.

Mr. Don Harkins, 1130 Crystal Avenue, was glad to see the elevations but noted that the view of the single-family homes looking onto the townhomes will see garage doors and roofs.

Ms. Tina Maria Mateja, 241 Indianapolis Ave., mentioned that she knew the developer and Village staff were in constant communication on the best way to address water retention, provide a cul-de-sac at the end of the street, and to make the proposal the best development it could be. She clarified the history of the Burr Ridge complex the residents were referring to, noting that one developer started the project but after foreclosure, BP Homes completed it in a down-trend real estate market. Ms. Mateja stated that the applicant’s desire to subdivide was to add more green space between the buildings and to provide new construction for down-sizing individuals. Such housing was scarce within the village. She summarized how the developer was basing the pricing of his proposed maintenance-free, luxury units.

Ms. Lorelai Harkins, 1130 Crystal Ave., voiced concern that the developer pointed the residents to the homes he built but he did not tell them at the time he completed the interiors of the buildings. She questioned whether the developer would stand by his developments and did not understand how the realtor speaking prior could justify a 2,700 to 3000 sq. foot home as “downsizing.”

Mr. Rick Schumann, 1190 Crystal Ave., commented that he built his home in 1997 because it was a single-family home area. If townhomes existed there, he would not have built there. He did not believe the development belonged in the area. He found it difficult that the fire department was fine with the “set-up” and brought up the fact that the prices of the townhomes were already reduced since the last meeting with the contractor.

Mr. David Hanek, 1425 Richards, as committee member for Precinct 13, mentioned the concerns of his precinct residents, namely the access for emergency vehicles in the area and the routes they take.

Mr. Steve Auerhamer, 1160 Crystal Avenue, returned and clarified that the Burr Ridge complex he referred to in his earlier statements about the pricing was one of two complexes that was not shown in the photographs.

Ms. Jennifer Tom, 7205 Mathias Road, referenced her petition on www.Change.org explaining that over 70 signatures were received, some from the same household. She believed at least over 50 or 60 households agreed that the site was not the right location for townhomes. While she did not

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disagree there was a need for such housing, she said it was a question of whether it was right among existing single-family homes. She questioned who signed-off on the fire safety access. She reviewed the same issues raised prior but questioned whether the townhomes would be a transient neighborhood or bring in individuals who want to support and be involved in the community. She invited the commissioners to drive the area.

Mr. Waechtler indicated he drove and walked the area but noted there were no addresses on the petitions, the zip code differed, and someone from New York and from Wyoming signed the petition, wherein Ms. Tom indicated she has no ability to prevent who signed the petition on-line. However, she stated a vast majority of the petitions were from the 60516 zip code. She proceeded to explain the process an individual followed to sign the petition and offered to contact the individual to provide their exact address, if necessary. Additionally, she added that those petitions that were not in the 60516 zip code were residents probably concerned about the road intersection, congestion, property values, etc. Mr. Waechtler suggested she obtain the addresses and clean up her document before presenting it to the Village Council.

Mr. Karin Reeve, 1150 Stanford, resides a block north of Crystal Avenue and did not believe the project affected her; however, she did believe it concerned the Village and the housing trend. She supported the above statements being made by the residents but the one standard that struck her was the comment made about Standard No. 2, where it was stated that the proposal was consistent with the trend. She disagreed, as pointed out several times by the residents' statements. She also noted the proposal was not consistent with Standard No. 5 -- the character of the area -- even though someone said it was. Single-family homes surrounded the site.

Mr. Steve Margison, 7113 Dunham Road, opposed the townhomes as being not consistent with the rest of the neighborhood. He was surprised to find out that the area was zoned R5A which meant the residents could not stop townhomes without asking for a rezoning. He suggested rezoning the area for R-1 or set aside a combination of nature/wetlands preserve for the area. He stated that if the reality was going to be townhomes coming in, he asked that the developments be the "best possible" (or least offensive) townhomes. Should the proposal be denied, he stated nothing would stop the petitioner from constructing a 16-unit building and the residents would have nothing to say about it. He believed it was a "decent" plan and liked the suggestion of having access off of Lemont Road which would solve traffic and emergency access problems.

As an observation, Chairperson Urban pointed out that county jurisdiction for large roads, such as Lemont Road, required certain spacing distances for driveways. She suggested that a right-in only access may be added but there would have to be an exit somewhere on Dunham Avenue, which could become a larger issue with cut-through traffic.

Mr. Beggs questioned Mr. Margison if he was referring to a large triangular parcel south of the subject parcel for an access point, wherein Mr. Margison said he was not but found it to be an interesting observation and worth looking at. He emphasized that his early comment about creating a wetlands/nature preserve as a natural buffer was serious.

Hearing no further comments, Chairperson Urban invited the petitioner to speak.

Petitioner, Anthony Pecoraro, 10 Cliff Road, Highland Park, IL offered to answer questions and to have his architect, engineer and contractor answer any specific questions. He reiterated that they

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had the ability to construct up to a 16-unit townhome complex but was constructing 12 units and was trying to create a buffer zone. As to the Village's greenscape requirements, Mr. Pecoraro stated they are working with staff to meet all of those requirements.

Mr. Kevin Lewis, 300 Marquardt Drive, Wheeling, IL, engineer for the development, proceeded to explain how the hammerhead was designed as an interim and how a vehicle would turn around using a three-point turn. The new right-of-way was pointed out on the plans. Mr. Lewis stated that the road would be widened to the required minimum road width of 29 feet. Regarding the existing wetland, Mr. Lewis proceeded to explain the current drainage of the existing detention basins and explained how the subject site drained in a westerly direction, heading towards other depressional areas. He pointed out where all of the stormwater from the site would be contained and released towards the south. Clarified was the fact that the water was not going to run towards the homes but, instead, travel south, which was an improvement. He emphasized that he was required to follow the Village and county's stormwater ordinances and the petitioner was before the commissioners to receive input and guidance as to an alternative to one large unit townhome building.

Mr. Lewis walked through the plans discussing the various locations of the front yard setbacks, the parkways, green space, the existing edge of pavement, driveways, etc. to better clarify the plans for the residents. He stated the petitioner was contemplating a wetlands-style detention basin to improve water quality from the basin. Backyard green space and a triangular wooded buffer area (from Lemont Road) were pointed out on the plans. Per a question about the distance from the townhomes to the single family homes, Mr. Latinovic stated it was about 25-30 feet from the front property line on single family lots to the actual single family homes, then a 70-foot right-of-way for Crystal Avenue, followed by a 25-foot setback for the townhomes. Further clarification followed.

Chairperson Urban closed public comment.

Mr. Pecoraro thanked staff for their assistance and had no further statements.

Chairperson Urban appreciated the residents' preparation for the meeting and summarized the concerns raised and how they were addressed by either staff or the petitioner's team.

Regarding the validity of the petitions and the process, Mr. Latinovic indicated that he would forward the petitions, the documents on the dais, and public comment to Village Council but the validity of someone from out of state signing a petition was not staff's purview.

As to the resident bringing up Standard No. 2, Mr. Webster stated that staff was taking the position that the geometric configuration of the lots was consistent with the surrounding area yet he could understand the resident's logic, i.e., what was there currently as compared to what was to be built, and whether it was consistent with what was surrounding the area. Mr. Webster clarified that from a planning perspective, the standard for approving the proposed lot depth exception on Lot Two was met.

Chairperson Urban explained the challenge was that the proposed townhome project was not a zoning request, but a question of whether the commission agreed with the subdivision with the one variance for lot depth. She clarified the standards were responding to the exception being requested and not necessarily the single-family detached versus attached single-family zoning. Mr. Latinovic clarified that the standards for approval were related to the exception from the minimum

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lot dimension requirement and not a variance. He explained that while the petition was for the approval of the subdivision, the petitioner had to satisfy the minimum lot dimension requirements for each lot and, if not satisfied, the petitioner has to ask for an exception and meet the standards under the Subdivision Ordinance for approval of those exceptions. Details followed on how the lot depths were measured with Mr. Latinovic pointing out that the depth of a lot that was 120 feet deep was relatively common in the area, including the single-family lots across the street which are all 120 feet deep.

Mr. Webster then pointed out that the same resident brought up Standard No. 5, wherein staff, in its report, stated that the buildings were three smaller, multi-unit buildings instead of one large building, which would have been allowed had there been no request for the three lots. He believed the standard could be interpreted as addressing the size of the buildings as they related to the surrounding buildings but in staff's report the standard was being met. Lastly, Mr. Webster summarized that it appeared the residents wanted the development configuration to "turn its back" on the residents who reside on Crystal Avenue so that the road that would service the townhomes would be located on the south side of the property and not on Crystal Avenue in order to avoid seeing the row of garages. He believed this was good planning.

In general, Mr. Webster stated the use of the subject land was always to be a buffer from the heavy commercial zoning to the south and it was unfortunate that Crystal Avenue was not properly installed years ago and it was very narrow for a two-lane road. While he believed Crystal Avenue would get improved, he said it would be, unfortunately, with a row of garages, but that was not a reason to redesign the petitioner's proposal or to deny it all together.

Mrs. Rabatah also cautioned the residents on whether they wanted Crystal Avenue going through to Lemont Road since it was mentioned that it may not be desirable, i.e., what type of traffic would come from Lemont Road.

Chairperson Urban reiterated to the public the challenges that were before the commissioners and entertained a motion.

WITH REGARD TO PC 30-13, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO APPROVE THE PRELIMINARY PLAT OF SUBDIVISION TO SUBDIVIDE THE EXISTING PROPERTY INTO THREE LOTS, WITH THE FOUR CONDITIONS OUTLINED IN STAFF'S REPORT:

- 1. The Final Plat of Subdivision shall substantially conform to the Preliminary Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated September 12, 2013, and Preliminary Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised September 18, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.**
- 2. The petitioner shall pay \$34,111.24 (\$22,532.71 for the Park District, \$8,068.37 for School District 58 and \$3,510.16 for School District 99) prior to Village executing the final plat of subdivision.**
- 3. A landscape plan must be submitted indicating all proposed parkway trees (min. of 1 tree per 40 feet of frontage is required). A fee in-lieu of tree installation within the**

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parkway (\$500 for each tree) must be submitted prior to issuance of the construction permit.

4. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).

SECONDED BY MR. MATEJCZYK. ROLL CALL:

AYE: MR. BEGGS, MR. MATEJCZYK, MR. COZZO, MR. QUIRK, MRS. RABATAH, MR. RICKARD, MR. WAECHTLER, MR. WEBSTER, CHAIRPERSON URBAN

NAY: NONE

MOTION CARRIED. VOTE: 9-0

Senior Planner Stan Popovich explained how the residents could follow this petition through the village process. He announced to the commissioners that there will be another meeting next Monday, November 4th, to review the zoning ordinance. Lastly, he stated the look of future agendas will be slightly revised to be more in line with the other boards and commissions.

THE MEETING WAS ADJOURNED AT 10:05 P.M. ON MOTION BY MRS. RABATAH, SECONDED BY MR. MATEJCZYK. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 9-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)



VILLAGE OF
DOWNERS GROVE

Damir Latinovic <dlatinovic@downers.us>

7143 Dunham Rd Townhome Development Petition

1 message

Jennifer H Tom <mrsjentom@gmail.com>

Thu, Oct 24, 2013 at 12:35 AM

To: Stanley Popovich <spopovich@downers.us>, Tom Dabareiner <tdabareiner@downers.us>, Damir Latinovic <dlatinovic@downers.us>

Cc: Chester Tom <Chester.Tom@lyondellbasell.com>

Hello Planning Department,

We have attached printouts of the latest information from the petition.

1. The list of petition signatures
2. The list of petitioners comments

Please keep in mind, that most households were only signed as 1 person, so we have over 60 family household homes so far on this petition.

Could you please add this to the agenda?

As the petition receives more signatures and comments, we will send you updated documents.

You can always view the latest petition information at this site:

<http://chn.ge/1f6DIFP>

Thank you.

2 attachments

 **Petition Signatures.xls**
43K

 **Petition Comments.xls**
39K

000000Petition Signatures

A	B	C	D	E	F
1	Name	City	State	Zip Code	Signed On
2	1 Downers Grove Residents	Downers Grove, IL			10/4/2013
3	2 Chester Tom	Downers Grove	Illinois	60516	10/4/2013
4	3 Jennifer Tom	Downers grove	Illinois	60516	10/5/2013
5	4 Mary Barton	Downers Grove	Illinois	60516	10/5/2013
6	5 Nancee Margison	Downers Grove	Illinois	60516	10/5/2013
7	6 Chris Campos	Downers grove	Illinois	60516	10/5/2013
8	7 Sonya Mackar	Downers Grove	Illinois	60516	10/5/2013
9	8 Atef MacKar	Downers Grove	Illinois	60516	10/5/2013
10	9 Sonya Mackar	Downers Grove	Illinois	60516	10/5/2013
11	10 Yvette Saeed	Downers Grove	Illinois	60516	10/5/2013
12	11 James Bebawy	Burr Ridge	Illinois	60527	10/5/2013
13	12 Patricia Gruber	Downers Grove	Illinois	60516	10/5/2013
14	13 Hanaa Fahmy	Woodridge	Illinois	60517	10/5/2013
15	14 D'Anne Gordon	Downers Grove	Illinois	60516	10/5/2013
16	15 Ralph Garcia	Rawlins	Wyoming	82301	10/5/2013
17	16 Neif O'Rourke	Downers Grove	Illinois	60516	10/5/2013
18	17 Gloriane Heine	Downers Grove	Illinois	60516	10/5/2013
19	18 Don Harkins	Downers Grove	Illinois	60516	10/5/2013
20	19 Lorelai Harkins	Downers Grove	Illinois	60516	10/6/2013
21	20 Cathy Schumann	Downers grove	Illinois	60516	10/7/2013
22	21 Karyn Reeve	Downers Grove	Illinois	60516	10/7/2013
23	22 Dawn Larson	Downers Grove	Illinois	60516	10/7/2013
24	23 John Grabs	Downers Grove	Illinois	60516	10/7/2013
25	24 Richard Schumann	Downers Grove	Illinois	60516	10/7/2013
26	25 Nancy Gunderson	Downers Grove	Illinois	60516	10/7/2013
27	26 Stephanie Vander Wal	Downers Grove	Illinois	60516	10/7/2013
28	27 David Hanek	Downers Grove	Illinois	60516	10/7/2013
29	28 Nick and Betty Angele	Downers Grove	Illinois	60516	10/8/2013
30	29 Jill Lansu	Downers Grove	Illinois	60515	10/8/2013
31	30 Corinne Fong	Downers Grove	Illinois	60516	10/8/2013
32	31 Rebecca Artis	Downers Grove	Illinois	60516	10/8/2013
33	32 Holly Francis	Downers Grove	Illinois	60515	10/8/2013
34	33 Harley Tom	Downers Grove	Illinois	60516	10/8/2013
35	34 Claryse Austin	Downers Grove	Illinois	60516	10/8/2013
36	35 Rebecca Michaels	Burr Ridge	Illinois	60527	10/8/2013
37	36 michelle schelli	downers grove	Illinois	60516	10/8/2013
38	37 Debra Young	Downers Grove	Illinois	60516	10/8/2013
39	38 Traci Erickson	Downers Grove	Illinois	60516	10/8/2013
40	39 Randall Erickson	Downers Grove	Illinois	60516	10/8/2013
41	40 Maureen Bozek	downers grove	Illinois	60516	10/9/2013
42	41 Jon Vander Wal	Downers Grove	Illinois	60516	10/9/2013
43	42 Mary Jo Baeten	Downers Grove	Illinois	60516	10/10/2013
44	43 Liz Stary	Downers Grove	Illinois	60515	10/10/2013
45	44 Marygrace Schumann	Downers Grove	Illinois	60516	10/10/2013
46	45 Jonathan Tripple	Downers Grove	Illinois	60516	10/11/2013
47	46 Steve Auernhamer	Downers Grove	Illinois	60516	10/11/2013
48	47 Elizabeth DeLeon	Downers Grove	Illinois	60516	10/13/2013
49	48 Winn DeLeon	Downers Grove	Illinois	60516	10/13/2013
50	49 James Moawad	Downers Grove	Illinois	60515	10/13/2013
51	50 Theresa Taylor	Downers Grove	Illinois	60516	10/14/2013
52	51 Lori Breit	Downers Grove	Illinois	60515	10/15/2013
53	52 debra eisenhart	Downers Grove	Illinois	60516	10/18/2013
54	53 Carol Wang	Downers Grove	Illinois		10/19/2013
55	54 Dominic Cenatiempo	Staten Island	New York	10306	10/19/2013
56	55 Mike and Laura Manrot	Downers Grove	Illinois	60516	10/20/2013
57	56 Molly Bailie	Downers Grove	Illinois	60516	10/21/2013
58	57 Amy Boone	Downers Grove	Illinois	60515	10/21/2013
59	58 Arlene Kaiser	Downers Grove	Illinois	60516	10/21/2013
60	59 Eileen Kenah	Downers Grove	Illinois	60515	10/21/2013
61	60 Ellen Casey	Downers Grove	Illinois	60516	10/21/2013
62	61 Gerald Halweg	naperville	Illinois	60565	10/23/2013
63	62 Gabe Drews	Downers Grove	Illinois	60516	10/23/2013
64	63 Ken Kovack	Downers Grove	Illinois	60516	10/23/2013

000000Petition Comments

	A	B	C	D	E	F
1	Name	City	State	Zip	SignedOn	Comment
2	Mary Barton	Downers Grove	IL	60516	10/5/2013	I live on the next block over. I am concerned about how this will affect the entire area, especially storm water and traffic.
3	Nancee Margison	Downers Grove	IL	60516	10/5/2013	I am opposed because of additional traffic in the area as well as how this complex may negatively my property value.
4	Chris Campos	Downers grove	IL	60516	10/5/2013	Dunham road already is tricky to navigate, with the curve near lemont road and the hill, hidden entrance to Standford Street.
5	Atef MacKar	Downers Grove	IL	60516	10/5/2013	I live on Crystal Ave and I strongly oppose this project that would make our neighborhood and small street an unsafe area for our kids.
6	Neil O'Rourke	Downers Grove	IL	60516	10/5/2013	I would rahter have the area developed as single family homes which are more in keeping with the current area rather than townhomes
7	Gloriane Heine	Downers Grove	IL	60516	10/5/2013	My home is directly next to the vacant property and I strongly oppose the development of townhomes on this property.
8	Don Harkins	Downers Grove	IL	60516	10/5/2013	Quality of Life
9	Don Harkins	Downers Grove	IL	60516	10/5/2013	Our home is on the corner opposite the proposed model that is jammed next to the adjacent home with a crooked driveway. We imagine much traffic from the model as well as the construction.
10	Cathy Schumann	Downers grove	IL	60516	10/7/2013	Safety concerns
11	Karyn Reeve	Downers Grove	IL	60516	10/7/2013	safety, storm water drainage, crowding, traffic, property values, overall characteristics of the neighborhood
12	Dawn Larson	Downers Grove	IL	60516	10/7/2013	I am concerned about the additional traffic impacting the safety of the neighborhood as well as property values and storm water concerns.
13	John Grabs	Downers Grove	IL	60516	10/7/2013	The additional traffic and storm water run-off resulting from this development will create numerous issues.
14	Richard Schumann	Downers Grove	IL	60516	10/7/2013	Safety
15	Harley Tom	Downers Grove	IL	60516	10/8/2013	Property value and safety
16	Jon Vander Wal	Downers Grove	IL	60516	10/9/2013	I live in the neighborhood and feel the traffic increasing as a result of this proposed development would make the area too congested.
17	Steve Auernhamer	Downers Grove	IL	60516	10/11/2013	The character and quality of the immediate neighborhood, safety, and existing home values will all be compromised if this development is permitted to proceed as currently planned. Although zoned for townhomes, this location is much more conducive to a single-family home development to improve, rather than deteriorate, the quality of this neighborhood.
18	Elizabeth DeLeon	Downers Grove	IL	60516	10/13/2013	It will have a negative impact in our lives. The development will affect the values of single homes in the area. The increased density would affect drainage and flooding in our area. There will an increase in traffic on our streets and that would compromise the safety will be the risk to the children. Multi-unit homes should not be mixed with single family homes.
19	Lori Breit	Downers Grove	IL	60515	10/15/2013	This is a single-family residential neighborhood - NOT a townhome area!
20	debra eisenhart	Downers Grove	IL	60516	10/18/2013	safety concerns.
21	Carol Wang	Downers Grove	IL		10/19/2013	We live right across from the proposed development. Safety is the first and foremost concern. The proposed layout and appearance take away the character of our community.
22	Mike and Laura Manrot	Downers Grove	IL	60516	10/20/2013	Let's not overcrowd this busy and unusually shaped area.
23	Ellen Casey	Downers Grove	IL	60516	10/21/2013	Of most concern is recent flooding in the area. More dense development will only increase a current problem.
24	Ken Kovack	Downers Grove	IL	60516	10/23/2013	Reduction of property values, storm drainage, congestion

change.org

Recipient: Village of Downers Grove

Letter: Greetings,

We are signing this petition to oppose the plan for development of the large town homes complex at the site of 7143 Dunham Rd, in the middle of the single family homes subdivision, near the busy intersection of 75th St and Lemont Rd.

This petition opposes the development of 12 townhomes as proposed in the attached site plan located at 7143 Dunham Rd. There are numerous concerns, including the following.

Village Planning – The homes in the immediate area of Crystal Ave, Matthias Rd, and Stanford Ave are all single family homes built in a similar time period of around 1997. The existing house on the proposed development property is a single family home. Typical village planning would not have mixed- use home zoning where multifamily housing is in the direct area of established single family housing.

The village planning commission has the responsibility and right to review this and preserve good planning. The townhouse development is currently in the application phase with Downers Grove.

Development of single family homes instead of multi-family units would be a much more natural fit with the established single family homes in the direct area.

Unsound village planning adversely affects the whole community.

Safety – The existing 6 single family homes on Crystal and 2 SFH's on Matthias are currently served by a single point inbound and outbound road via Crystal, without an additional outlet. There is currently no cul-de-sac. This forces the refuge truck, snow plow, and other large vehicles to either back into Crystal or back out of Crystal onto a busy Dunham Rd. The support of an additional 24 vehicles presents traffic safety concerns at Dunham and Crystal. This also presents hazards for large emergency vehicles such as fire trucks and ambulances. The proposed additional 12 townhomes do not include any provisions or space for a cul-de-sac.

Storm Water Drainage – The village of Downers Grove is making storm water drainage an important issue to resolve. The existing property contains a wetlands area, including a stormwater detention basin. This detention basin drains the high areas of Dunham Rd. Dense development such as townhomes reduce soil area putting additional load on stormwater basins and increase flooding issues in the surrounding area. There are no provisions to provide stormwater detention on the east side of the property.

Economic Concern – A single family house in the immediate area on Stanford Ave is currently in a foreclosure process, along with various unsold homes. The Developer's proposal of \$400K-\$500K pricing of townhomes is very much too optimistic. The selling price vs. original asking price of the builder's recent townhomes shows a very large reduction in actual selling price. Anticipated much lower selling price will reduce the general home pricing in the area.

Other Concerns – Construction traffic and trucks, utilities infrastructure, relocation of current wildlife, marketing all of the townhomes at once or only building partially, funding of development.

Alternative – Development of the property into single family homes would match the immediate area. Proper planning of the homes would add to the appeal of the neighborhood and reduce some of the impacts stated.

The average single family home in the immediate area pays approx. \$9,000 per year in property tax. At least 6 single family homes can be developed on the property. This added tax revenue adds to the services provided to the Downers Grove community.

Comments

Name	Location	Date	Comment
Mary Barton	Downers Grove, IL	2013-10-05	I live on the next block over. I am concerned about how this will affect the entire area, especially storm water and traffic.
Nancee Margison	Downers Grove, IL	2013-10-05	I am opposed because of additional traffic in the area as well as how this complex may negatively my property value.
Chris Campos	Downers grove, IL	2013-10-05	Dunham road already is tricky to navigate, with the curve near lemont road and the hill, hidden entrance to Stanford Street.
Atef MacKar	Downers Grove, IL	2013-10-05	I live on Crystal Ave and I strongly oppose this project that would make our neighborhood and small street an unsafe area for our kids.
Neil O'Rourke	Downers Grove, IL	2013-10-05	I would rather have the area developed as single family homes which are more in keeping with the current area rather than townhomes
Gloriane Heine	Downers Grove, IL	2013-10-05	My home is directly next to the vacant property and I strongly oppose the development of townhomes on this property.
Don Harkins	Downers Grove, IL	2013-10-05	Quality of Life
Don Harkins	Downers Grove, IL	2013-10-05	Our home is on the corner opposite the proposed model that is jammed next to the adjacent home with a crooked driveway. We imagine much traffic from the model as well as the construction.
Cathy Schumann	Downers grove, IL	2013-10-07	Safety concerns
Karyn Reeve	Downers Grove, IL	2013-10-07	safety, storm water drainage, crowding, traffic, property values, overall characteristics of the neighborhood
Dawn Larson	Downers Grove, IL	2013-10-07	I am concerned about the additional traffic impacting the safety of the neighborhood as well as property values and storm water concerns.
John Grabs	Downers Grove, IL	2013-10-07	The additional traffic and storm water run-off resulting from this development will create numerous issues.
Richard Schumann	Downers Grove, IL	2013-10-07	Safety
Harley Tom	Downers Grove, IL	2013-10-08	Property value and safety
Jon Vander Wal	Downers Grove, IL	2013-10-09	I live in the neighborhood and feel the traffic increasing as a result of this proposed development would make the area too congested.
Steve Auernhamer	Downers Grove, IL	2013-10-11	The character and quality of the immediate neighborhood, safety, and existing home values will all be compromised if this development is permitted to proceed as currently planned. Although zoned for townhomes, this location is much more conducive to a single-family home development to improve, rather than deteriorate, the quality of this neighborhood.
Elizabeth DeLeon	Downers Grove, IL	2013-10-13	It will have a negative impact in our lives. The development will affect the values of single homes in the area. The increased density would affect drainage and flooding in our area. There will an increase in traffic on our streets and that would compromise the safety will be the risk to the children. Multi-unit homes should not be mixed with single family homes.
Lori Breit	Downers Grove, IL	2013-10-15	This corner is already very busy with traffic. We don't need to add to this already very busy area. This is a single-family residential neighborhood - NOT a townhome area!
debra eisenhart	Downers Grove, IL	2013-10-18	safety concerns.

Name	Location	Date	Comment
Carol Wang	Downers Grove, IL	2013-10-19	We live right across from the proposed development. Safety is the first and foremost concern. The proposed layout and appearance take away the character of our community.
Mike and Laura Manrot	Downers Grove, IL	2013-10-20	Let's not overcrowd this busy and unusually shaped area.
Ellen Casey	Downers Grove, IL	2013-10-21	Of most concern is recent flooding in the area. More dense development will only increase a current problem.
Ken Kovack	Downers Grove, IL	2013-10-23	Reduction of property values, storm drainage, congestion
Steven Margison	Downers Grove, IL	2013-10-24	I'm concerned about traffic, storm water, and property values. The homes will NOT sell for the indicated price and might remain vacant for an extended period, creating an overall decline in the housing value of the area.
John & Dorthea Szieder	Downers Grove, IL	2013-10-24	Environmental impact? Has an environmental impact study been completed and what are the findings?
Kimberly Venzon	Downers Grove, IL	2013-10-25	I'm concerned about stormwater with the addition of so much impermeable surface. The impact on the local school system must also be considered.

Signatures

Name	Location	Date
Downers Grove Residents	Downers Grove, IL	2013-10-04
Chester Tom	Downers Grove, IL, United States	2013-10-04
Jennifer Tom	Downers grove, IL, United States	2013-10-05
Mary Barton	Downers Grove, IL, United States	2013-10-05
Nancee Margison	Downers Grove, IL, United States	2013-10-05
Chris Campos	Downers grove, IL, United States	2013-10-05
Sonya Mackar	Downers Grove, IL, United States	2013-10-05
Atef MacKar	Downers Grove, IL, United States	2013-10-05
Sonya Mackar	Downers Grove, IL, United States	2013-10-05
Yvette Saeed	Downers Grove, IL, United States	2013-10-05
James Bebawy	Burr Ridge, IL, United States	2013-10-05
Patricia Gruber	Downers Grove, IL, United States	2013-10-05
Hanaa Fahmy	Woodridge, IL, United States	2013-10-05
D'Anne Gordon	Downers Grove, IL, United States	2013-10-05
Ralph Garcia	Rawlins, WY, United States	2013-10-05
Neil O'Rourke	Downers Grove, IL, United States	2013-10-05
Gloriane Heine	Downers Grove, IL, United States	2013-10-05
Don Harkins	Downers Grove, IL, United States	2013-10-05
Lorelai Harkins	Downers Grove, IL, United States	2013-10-06
Cathy Schumann	Downers grove, IL, United States	2013-10-07
Karyn Reeve	Downers Grove, IL, United States	2013-10-07
Dawn Larson	Downers Grove, IL, United States	2013-10-07
John Grabs	Downers Grove, IL, United States	2013-10-07
Richard Schumann	Downers Grove, IL, United States	2013-10-07
Nancy Gunderson	Downers Grove, IL, United States	2013-10-07
Stephanie Vander Wal	Downers Grove, IL, United States	2013-10-07
David Hanek	Downers Grove, IL, United States	2013-10-07
Nick and Betty Angele	Downers Grove, IL, United States	2013-10-08
Jill Lansu	Downers Grove, IL, United States	2013-10-08
Corinne Fong	Downers Grove, IL, United States	2013-10-08

Name	Location	Date
Rebecca Artis	Downers Grove, IL, United States	2013-10-08
Holly Francis	Downers Grove, IL, United States	2013-10-08
Harley Tom	Downers Grove, IL, United States	2013-10-08
Clarysel Austin	Downers Grove, IL, United States	2013-10-08
Rebecca Michaels	Burr Ridge, IL, United States	2013-10-08
michelle schelli	downers grove, IL, United States	2013-10-08
Debra Young	Downers Grove, IL, United States	2013-10-08
Traci Erickson	Downers Grove, IL, United States	2013-10-08
Randall Erickson	Downers Grove, IL, United States	2013-10-08
Maureen Bozek	downers grove, IL, United States	2013-10-09
Jon Vander Wal	Downers Grove, IL, United States	2013-10-09
Mary Jo Baeten	Downers Grove, IL, United States	2013-10-10
Liz Stary	Downers Grove, IL, United States	2013-10-10
Marygrace Schumann	Downers Grove , IL, United States	2013-10-10
Jonathan Tripple	Downers Grove, IL, United States	2013-10-11
Steve Auernhamer	Downers Grove, IL, United States	2013-10-11
Elizabeth DeLeon	Downers Grove, IL, United States	2013-10-13
Winn DeLeon	Downers Grove, IL, United States	2013-10-13
James Moawad	Downers Grove, IL, United States	2013-10-13
Theresa Taylor	Downers Grove, IL, United States	2013-10-14
Lori Breit	Downers Grove, IL, United States	2013-10-15
debra eisenhart	Downers Grove, IL, United States	2013-10-18
Carol Wang	Downers Grove, IL, United States	2013-10-19
Dominic Cenatiempo	Staten Island, NY, United States	2013-10-19
Mike and Laura Manrot	Downers Grove, IL, United States	2013-10-20
Molly Bailie	Downers Grove, IL, United States	2013-10-21
Amy Boone	Downers Grove, IL, United States	2013-10-21
Arlene Kaiser	Downers Grove, IL, United States	2013-10-21
Eileen Kenah	Downers Grove, IL, United States	2013-10-21
Ellen Casey	Downers Grove, IL, United States	2013-10-21
Gerald Halweg	naperville, IL, United States	2013-10-23
Gabe Drews	Downers Grove, IL, United States	2013-10-23

Name	Location	Date
Ken Kovack	Downers Grove, IL, United States	2013-10-23
Steven Margison	Downers Grove, IL, United States	2013-10-24
jack kling	downers grove, IL, United States	2013-10-24
John & Dorthea Szieder	Downers Grove, IL, United States	2013-10-24
Hsien-Hau Wang	Downers Grove, IL, United States	2013-10-24
Catherine Frer	Downers Grove, IL, United States	2013-10-25
Kimberly Venzon	Downers Grove, IL, United States	2013-10-25
Concerned Citizen	New City, NY, United States	2013-10-25