

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
MARCH 18, 2014 AGENDA**

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

**SYNOPSIS**

A resolution for a Final 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 include *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the March 18, 2014 consent agenda. The preliminary plat of subdivision was approved by the Village Council on December 10, 2013 (Resolution 2013-82). The Plan Commission discussed this property at its February 24, 2014 meeting and unanimously voted to find the Final Plat of Subdivision is substantially compliant with the approved Preliminary Plat of Subdivision.

**BACKGROUND**

Request

The petitioner is requesting a Final Plat of Subdivision to divide an existing single lot into three lots with an exception for lot depth on Lot 2. The preliminary plat of subdivision was approved by the Council on December 10, 2013.

The subdivision will facilitate construction of 12 townhome units in three buildings:

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

Final Plat Process

Because the petitioner received approval of a Preliminary Plat of Subdivision, the review of the Final Plat of Subdivision is limited to the determination of whether or not the final plat is in substantial conformance with the approved preliminary plat. Approval of the final plat is required prior to the commencement of site development activities.

Property Information & Zoning

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

Lot Sizes and Dimensions

The final plat provides the same lot sizes and dimensions as the approved preliminary plat.

Public Improvements

The proposed public improvements identified in the final plat are the same as the approved preliminary plat. The petitioner will:

- Provide on-site stormwater detention that meets the Village’s Stormwater Ordinance
- Dedicate the property’s northernmost 35 feet to create a 70-foot wide Crystal Avenue right-of-way
- Widen Crystal Avenue to create a 29-foot wide road
- Install a five-foot wide sidewalk along Crystal Avenue
- Dedicate the property’s westernmost 14 feet to create an 80-foot wide Dunham Road right-of-way
- Provide a \$8,000 fee-in-lieu for 16 parkway trees
- Provide a \$34,111.24 park and school donations

Compliance with the Comprehensive Plan

The final plat is in substantial conformance with the approved Preliminary Plat of Subdivision which was found to be in compliance with the Comprehensive Plan.

**ATTACHMENTS**

Aerial Map

Resolution

Staff Report with attachments dated February 24, 2014

Draft Minutes of the Plan Commission Hearing dated February 24, 2014

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

**A RESOLUTION APPROVING THE  
FINAL PLAT OF SUBDIVISION WITH AN EXCEPTION  
FOR 7143 DUNHAM ROAD**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to subdivide one lot into three lots for Dunham Subdivision, located at the southeast corner of Dunham Road and Crystal Avenue, commonly known as 7143 Dunham Road, Downers Grove, Illinois, legally described as follows:

Lot 7 in Pine Hills Unit Number 1, a subdivision of the Northwest quarter of the Northwest quarter of Section 29, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 14, 1949 as Document 569748, in DuPage County, Illinois.

Commonly known as 7143 Dunham Road, Downers Grove, IL 60515 (PIN 09-29-100-038)

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

1. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.301; *Lot Depth*, to reduce the required lot depth of Lot 2 to 120.35 feet.

WHEREAS, a preliminary plat of subdivision was approved by the Village Council by Resolution No. 2013-82, dated December 10, 2013; and,

WHEREAS, notice has been given and a public hearing held on February 24, 2014 regarding this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission found the final plat of subdivision to be in substantial compliance with the approved preliminary plat; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision of Dunham Road with an Exception, located at 7143 Dunham Road, Downers Grove, Illinois, as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision of Dunham Subdivision, located at 7143 Dunham Road, Downers Grove, Illinois, be and is hereby approved subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Final Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated February 13, 2014, and Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised on February 13, 2014, 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. The petitioner shall pay a \$8,000 fee in-lieu for the installation of sixteen parkway trees. The fee in-lieu must be submitted prior to issuance of the construction permit.

4. The petitioner shall pay a fee in-lieu for the proposed final surface course along the south side of Crystal Avenue and Matthias Road.
5. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).
6. Upon completion of the public improvements for the entire development, the petitioner shall submit record drawings for approval by the Village Council. Along with the record drawings, the petitioner shall submit a guarantee security in the amount of 20% of the total cost of the public improvements, which shall expire no earlier than two years after acceptance of such public improvements by the Village Council.
7. The Home Owners Association Declaration of Covenants, Conditions, Easements and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
8. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to the sale of any individual townhome unit.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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

---

Mayor

Passed:

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



**7143 Dunham Rd**



**VILLAGE OF DOWNERS GROVE  
 REPORT FOR THE PLAN COMMISSION  
 FEBRUARY 24, 2014 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-03-14 7143 Dunham Road	Final Plat of Subdivision	Stan Popovich, AICP Senior Planner

**REQUEST**

The petitioner is requesting final plat of subdivision approval to subdivide a single property into three new lots. The proposed final plat of subdivision is in substantial compliance with the approved preliminary plat of subdivision for this property.

**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. Approved Preliminary Plat of Subdivision
5. Final Plat of Subdivision
6. Final Site Engineering Plans

### **PROJECT DESCRIPTION**

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide the property into three lots. The petitioner applied for a Preliminary Plat of Subdivision approval to subdivide the property into three lots in July 2013. The Village Council granted approval of the preliminary plat on December 10, 2013. The Final Plat of Subdivision is in substantial compliance with the approved preliminary plat.

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's development proposal is the same proposal that was before the Plan Commission on October 28, 2013 and approved by the Village Council on December 10, 2013. The development proposal is summarized below:

- Subdivide the property into three lots
- Improve the western Lot One with a six-unit building
- Improve the middle Lot Two with a four-unit building
- Improve eastern Lot Three with a two-unit building
- Dedicate the northernmost 35 feet of property to create a 70-foot wide Crystal Avenue right-of-way
- Widen Crystal Avenue by eight feet to meet Village requirements for street width
- Dedicate the westernmost 14 feet of the property to create an 80-foot wide Dunham Road right-of-way
- Modify and expand the existing 4,295 square foot wetland to provide stormwater detention for the proposed subdivision.

### **COMPLIANCE WITH COMPREHENSIVE PLAN**

The final development and subdivision plan is in substantial compliance with the approved preliminary plat. As was noted during the preliminary plat approval process, the proposed three-lot subdivision is consistent with the Comprehensive Plan.

### **COMPLIANCE WITH ZONING ORDINANCE**

The final development proposal is in substantial compliance to the previously submitted site plans and engineering drawings submitted as part of the approved Preliminary Plat of Subdivision. All new townhouses will meet all Zoning Ordinance bulk and setback requirements of the R5A zoning district.

### **COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The final plat of subdivision is in substantial compliance with the previously approved preliminary plat of subdivision. The three proposed lots are the same size and dimension as shown in the approved preliminary plat and 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. As noted in the preliminary plat approval, the lot depth exception is necessary because the petitioner is required to dedicate the northernmost 35 feet of the subject site to create a 70-foot wide Crystal Avenue right-of-way. As such, the north-south dimension of Lot 2 is reduced from 155.35 feet to 120.35 feet. The exception was approved as part of the preliminary plat approval.

The petitioner will also dedicate the westernmost 14 feet of the property for the Dunham Road right-of-way to create the required 80-foot wide right-of-way for collector streets.

In addition to the previously identified five-foot wide public utility and drainage easements along all side lot lines, the petitioner will provide a 20-foot wide public utility and drainage easement along the north and south property lines to accommodate the proposed stormwater infrastructure. Stormwater will be collected in the stormwater detention facility on Lot One which will also be covered by a public utility and drainage easement. 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**

As part of the Final Plat of Subdivision, the petitioner submitted final engineering drawings. The final engineering drawings are also in substantial conformance with previously submitted engineering drawings and include the additional right-of-way width along Crystal Avenue, new parkway trees, a new streetlight and the additional eight feet of roadway width for Crystal Avenue. All proposed public improvements will meet the requirements of the Stormwater and Subdivision Ordinances.

The final engineering plans identify that stormwater will be collected via catch basins to the north and south of the proposed townhouses and deposited into a modified and expanded wetland along Dunham Road. The detention facility will meet all requirements of the Village's Stormwater Ordinance.

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.

#### **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 Suburban Life Newspaper. Staff has received inquiries about the scheduling of the final plat of subdivision petition, but has not received any additional neighborhood comments.

Public comment was provided at the Plan Commission and Village Council meetings during the preliminary plat of subdivision approval process. The Plan Commission considered the petition at their October 28, 2013 meeting and received a petition from surrounding property owners opposing the proposed subdivision. During the Plan Commission and Village Council meetings several residents expressed concerns about the proposal. The concerns and how they are addressed are outlined in the table below:



<b>Concern:</b>	<b>Response</b>
Increased Stormwater Runoff	<ul style="list-style-type: none"> <li>• Proposed subdivision includes on-site stormwater detention facility</li> <li>• Proposed subdivision will meet all requirements of the Village's Stormwater Ordinance including Best Management Practices (BMPs) for stormwater management</li> </ul>
Increased Traffic Congestion	<ul style="list-style-type: none"> <li>• The Institute of Transportation Engineer trip generation studies note that during weekday evening peak hours:               <ul style="list-style-type: none"> <li>• Two attached units will add one additional vehicle trip</li> <li>• One single family home will add one additional vehicle trip</li> </ul> </li> <li>• A 12-unit townhome development will have a similar traffic impact as a six unit single family development</li> <li>• Both Crystal Avenue and Dunham Road have adequate capacity to accommodate the 12 proposed townhomes.</li> </ul>
Safety	<ul style="list-style-type: none"> <li>• Proposed subdivision dedicates 35 feet of right-of-way for Crystal Avenue to meet Village right-of-way standards</li> <li>• Proposed subdivision will widen Crystal Avenue by eight feet to meet Village street standards</li> <li>• Crystal Avenue improvements will improve traffic circulation and safety</li> <li>• The Fire Prevention Division reviewed the proposed subdivision and found that the proposed improvements will improve emergency access to the neighborhood</li> <li>• The proposed townhomes will include full fire alarm and fire sprinkler systems.</li> </ul>
Negative impact on surrounding property values	<ul style="list-style-type: none"> <li>• Based on the higher expected value of the townhomes and the Crystal Avenue improvements, the proposal could have a positive impact on the property values of the adjacent homes.</li> </ul>

**FINDINGS OF FACT**

The Final Plat of Subdivision is in substantial compliance with the approved Preliminary Plat of Subdivision to subdivide the property into three new lots. The three proposed lots are the same size and dimension as shown in the approved preliminary plat and 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 exception was approved as part of the preliminary plat approval.

As noted during the preliminary plat approval process, 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 preliminary plat approval found that the proposed street improvements are necessary and will improve access to the neighborhood. The proposed 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 preliminary plat approval found that the proposed lot depth is consistent with the trend of development in the area and the surrounding uses. The final plat is in substantial conformance with the approved preliminary plat. This standard has been met.

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

The final engineering plans identify additional right-of-way width, a widened Crystal Avenue, a new parkway and sidewalk all in conformance with the previously approved preliminary plat of subdivision. 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 approved preliminary plat, the Comprehensive Plan, and the Zoning and Subdivision ordinances. 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 and the approved preliminary plat. This standard has been met.

## **RECOMMENDATIONS**

---

The proposed final plat of subdivision is in substantial compliance with the approved preliminary plat of subdivision. The proposal is consistent and compatible with the Comprehensive Plan and 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-03-14 to the Village Council subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Final Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated February 13, 2014, and Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised on February 13, 2014, 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. The petitioner shall pay a \$8,000 fee in-lieu for the installation of sixteen parkway trees. The fee in-lieu must be submitted prior to issuance of the construction permit.
4. The petitioner shall pay a fee in-lieu for the proposed final surface course along the south side of Crystal Avenue and Matthies Road.
5. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).
6. Upon completion of the public improvements for the entire development, the petitioner shall submit record drawings for approval by the Village Council. Along with the record drawings, the petitioner shall submit a guarantee security in the amount of 20% of the total cost of the public improvements, which shall expire no earlier than two years after acceptance of such public improvements by the Village Council.
7. The Home Owners Association Declaration of Covenants, Conditions, Easements and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
8. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to final approval of the building permits.

Staff Report Approved By:

---

Tom Dabareiner, AICP  
Director of Community Development

TD:sp  
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2014 PC Petition Files\PC-03-14 - 7143 Dunham Rd - Final Plat of Subdivision\Staff Report PC-03-14.doc



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
FEBRUARY 24, 2014 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-03-14 7143 Dunham Road	Final Plat of Subdivision	Stan Popovich, AICP Senior Planner

**REQUEST**

The petitioner is requesting final plat of subdivision approval to subdivide a single property into three new lots. The proposed final plat of subdivision is in substantial compliance with the approved preliminary plat of subdivision for this property.

**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. Approved Preliminary Plat of Subdivision
5. Final Plat of Subdivision
6. Final Site Engineering Plans

### **PROJECT DESCRIPTION**

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide the property into three lots. The petitioner applied for a Preliminary Plat of Subdivision approval to subdivide the property into three lots in July 2013. The Village Council granted approval of the preliminary plat on December 10, 2013. The Final Plat of Subdivision is in substantial compliance with the approved preliminary plat.

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's development proposal is the same proposal that was before the Plan Commission on October 28, 2013 and approved by the Village Council on December 10, 2013. The development proposal is summarized below:

- Subdivide the property into three lots
- Improve the western Lot One with a six-unit building
- Improve the middle Lot Two with a four-unit building
- Improve eastern Lot Three with a two-unit building
- Dedicate the northernmost 35 feet of property to create a 70-foot wide Crystal Avenue right-of-way
- Widen Crystal Avenue by eight feet to meet Village requirements for street width
- Dedicate the westernmost 14 feet of the property to create an 80-foot wide Dunham Road right-of-way
- Modify and expand the existing 4,295 square foot wetland to provide stormwater detention for the proposed subdivision.

### **COMPLIANCE WITH COMPREHENSIVE PLAN**

The final development and subdivision plan is in substantial compliance with the approved preliminary plat. As was noted during the preliminary plat approval process, the proposed three-lot subdivision is consistent with the Comprehensive Plan.

### **COMPLIANCE WITH ZONING ORDINANCE**

The final development proposal is in substantial compliance to the previously submitted site plans and engineering drawings submitted as part of the approved Preliminary Plat of Subdivision. All new townhouses will meet all Zoning Ordinance bulk and setback requirements of the R5A zoning district.

### **COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The final plat of subdivision is in substantial compliance with the previously approved preliminary plat of subdivision. The three proposed lots are the same size and dimension as shown in the approved preliminary plat and 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. As noted in the preliminary plat approval, the lot depth exception is necessary because the petitioner is required to dedicate the northernmost 35 feet of the subject site to create a 70-foot wide Crystal Avenue right-of-way. As such, the north-south dimension of Lot 2 is reduced from 155.35 feet to 120.35 feet. The exception was approved as part of the preliminary plat approval.

The petitioner will also dedicate the westernmost 14 feet of the property for the Dunham Road right-of-way to create the required 80-foot wide right-of-way for collector streets.

In addition to the previously identified five-foot wide public utility and drainage easements along all side lot lines, the petitioner will provide a 20-foot wide public utility and drainage easement along the north and south property lines to accommodate the proposed stormwater infrastructure. Stormwater will be collected in the stormwater detention facility on Lot One which will also be covered by a public utility and drainage easement. 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**

As part of the Final Plat of Subdivision, the petitioner submitted final engineering drawings. The final engineering drawings are also in substantial conformance with previously submitted engineering drawings and include the additional right-of-way width along Crystal Avenue, new parkway trees, a new streetlight and the additional eight feet of roadway width for Crystal Avenue. All proposed public improvements will meet the requirements of the Stormwater and Subdivision Ordinances.

The final engineering plans identify that stormwater will be collected via catch basins to the north and south of the proposed townhouses and deposited into a modified and expanded wetland along Dunham Road. The detention facility will meet all requirements of the Village's Stormwater Ordinance.

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.

#### **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 Suburban Life Newspaper. Staff has received inquiries about the scheduling of the final plat of subdivision petition, but has not received any additional neighborhood comments.

Public comment was provided at the Plan Commission and Village Council meetings during the preliminary plat of subdivision approval process. The Plan Commission considered the petition at their October 28, 2013 meeting and received a petition from surrounding property owners opposing the proposed subdivision. During the Plan Commission and Village Council meetings several residents expressed concerns about the proposal. The concerns and how they are addressed are outlined in the table below:

<b>Concern:</b>	<b>Response</b>
Increased Stormwater Runoff	<ul style="list-style-type: none"> <li>• Proposed subdivision includes on-site stormwater detention facility</li> <li>• Proposed subdivision will meet all requirements of the Village's Stormwater Ordinance including Best Management Practices (BMPs) for stormwater management</li> </ul>
Increased Traffic Congestion	<ul style="list-style-type: none"> <li>• The Institute of Transportation Engineer trip generation studies note that during weekday evening peak hours:                             <ul style="list-style-type: none"> <li>• Two attached units will add one additional vehicle trip</li> <li>• One single family home will add one additional vehicle trip</li> </ul> </li> <li>• A 12-unit townhome development will have a similar traffic impact as a six unit single family development</li> <li>• Both Crystal Avenue and Dunham Road have adequate capacity to accommodate the 12 proposed townhomes.</li> </ul>
Safety	<ul style="list-style-type: none"> <li>• Proposed subdivision dedicates 35 feet of right-of-way for Crystal Avenue to meet Village right-of-way standards</li> <li>• Proposed subdivision will widen Crystal Avenue by eight feet to meet Village street standards</li> <li>• Crystal Avenue improvements will improve traffic circulation and safety</li> <li>• The Fire Prevention Division reviewed the proposed subdivision and found that the proposed improvements will improve emergency access to the neighborhood</li> <li>• The proposed townhomes will include full fire alarm and fire sprinkler systems.</li> </ul>
Negative impact on surrounding property values	<ul style="list-style-type: none"> <li>• Based on the higher expected value of the townhomes and the Crystal Avenue improvements, the proposal could have a positive impact on the property values of the adjacent homes.</li> </ul>

**FINDINGS OF FACT**

The Final Plat of Subdivision is in substantial compliance with the approved Preliminary Plat of Subdivision to subdivide the property into three new lots. The three proposed lots are the same size and dimension as shown in the approved preliminary plat and 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 exception was approved as part of the preliminary plat approval.

As noted during the preliminary plat approval process, 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 preliminary plat approval found that the proposed street improvements are necessary and will improve access to the neighborhood. The proposed 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 preliminary plat approval found that the proposed lot depth is consistent with the trend of development in the area and the surrounding uses. The final plat is in substantial conformance with the approved preliminary plat. This standard has been met.

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

The final engineering plans identify additional right-of-way width, a widened Crystal Avenue, a new parkway and sidewalk all in conformance with the previously approved preliminary plat of subdivision. 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 approved preliminary plat, the Comprehensive Plan, and the Zoning and Subdivision ordinances. 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 and the approved preliminary plat. This standard has been met.

## **RECOMMENDATIONS**

---

The proposed final plat of subdivision is in substantial compliance with the approved preliminary plat of subdivision. The proposal is consistent and compatible with the Comprehensive Plan and 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-03-14 to the Village Council subject to the following conditions:



1. The Final Plat of Subdivision shall substantially conform to the Final Plat of Subdivision for Dunham Subdivision prepared by IG Consulting, Inc., dated July 3, 2013, last updated February 13, 2014, and Engineering Plans prepared by IG Consulting Inc., dated May 8, 2013, last revised on February 13, 2014, 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. The petitioner shall pay a \$8,000 fee in-lieu for the installation of sixteen parkway trees. The fee in-lieu must be submitted prior to issuance of the construction permit.
4. The petitioner shall pay a fee in-lieu for the proposed final surface course along the south side of Crystal Avenue and Matthies Road.
5. Crystal Avenue shall be widened per Village Standard PVT-13 (minimum width of 29 feet back of curb to back of curb).
6. Upon completion of the public improvements for the entire development, the petitioner shall submit record drawings for approval by the Village Council. Along with the record drawings, the petitioner shall submit a guarantee security in the amount of 20% of the total cost of the public improvements, which shall expire no earlier than two years after acceptance of such public improvements by the Village Council.
7. The Home Owners Association Declaration of Covenants, Conditions, Easements and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
8. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to final approval of the building permits.

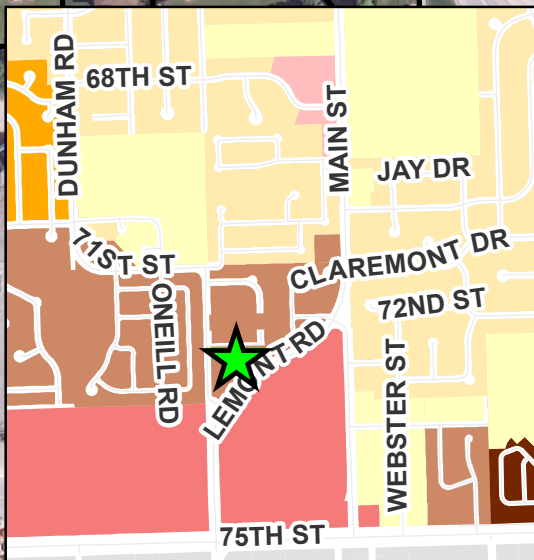
Staff Report Approved By:

---

Tom Dabareiner, AICP  
Director of Community Development

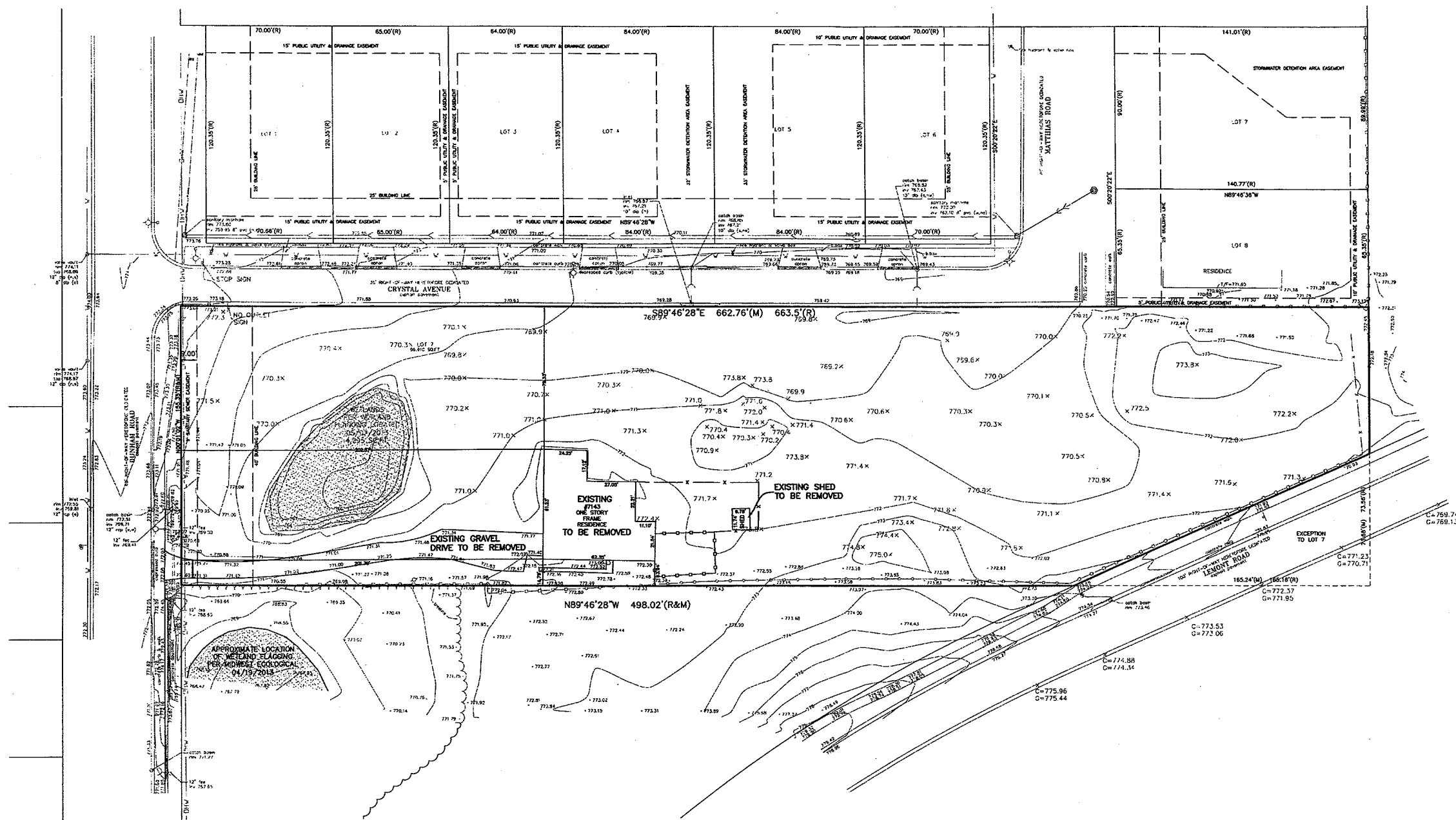
TD:sp  
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2014 PC Petition Files\PC-03-14 - 7143 Dunham Rd - Final Plat of Subdivision\Staff Report PC-03-14.doc



**7143 Dunham Rd**





DATE	DESCRIPTION	DRAWN BY
07/09/13	SITE PLAN CHANGE/VILLAGE REVIEW	S.R.M.
09/16/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.
01/24/14	VILLAGE REVIEW	S.R.M.

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

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

**DUNHAM SUBDIVISION**  
**7143 DUNHAM ROAD**  
**DOWNERS GROVE, ILLINOIS**

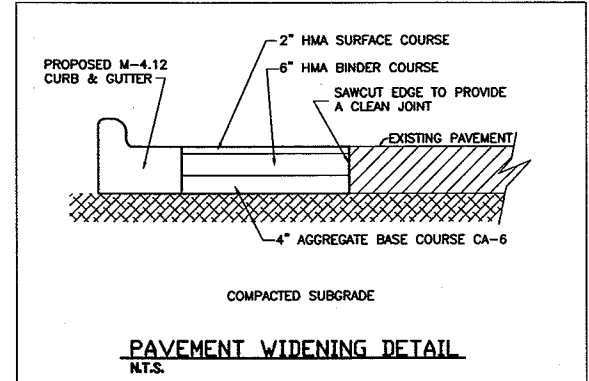
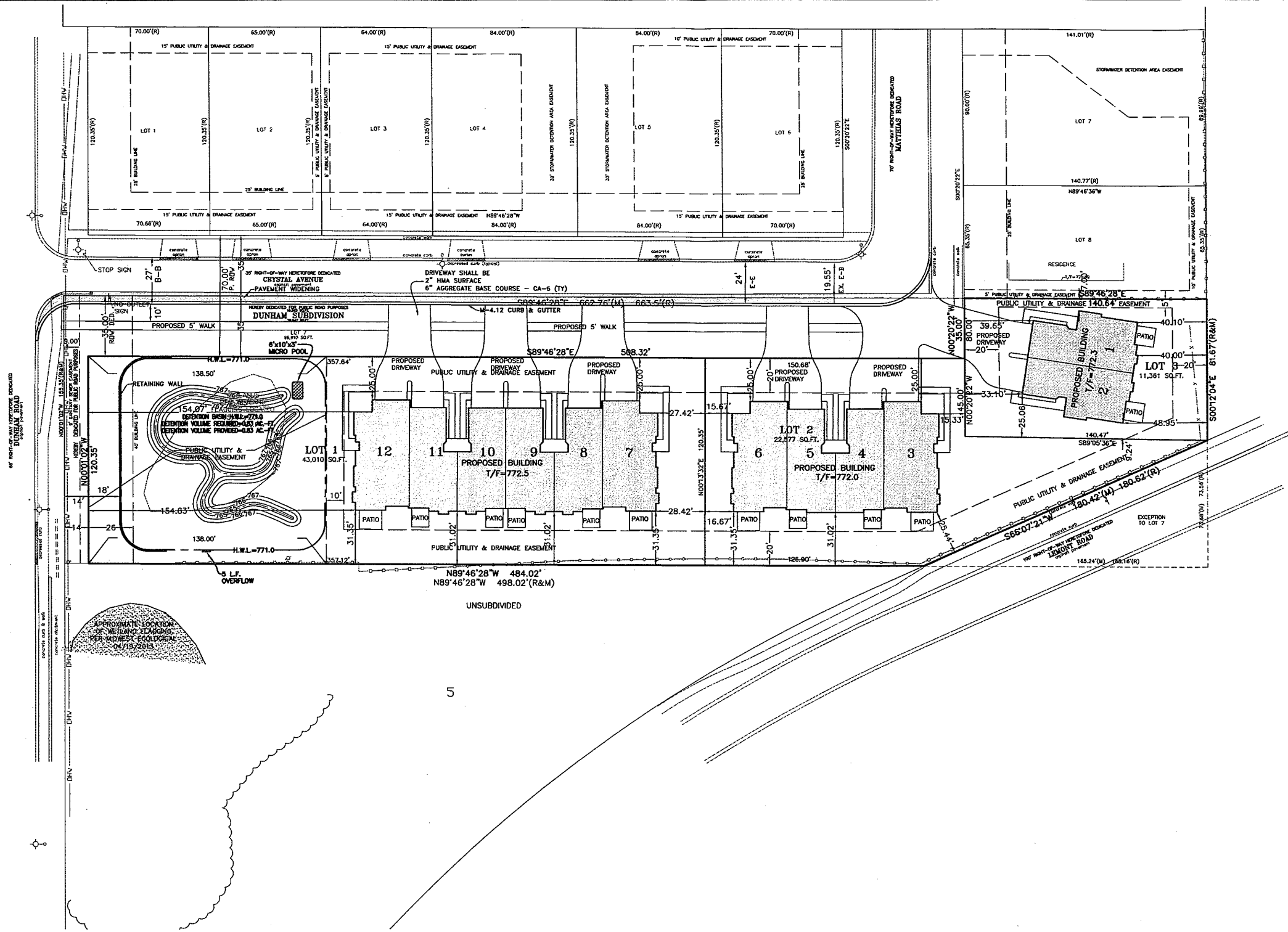
PROJECT No. 13230  
 2 of 9

**EXISTING CONDITIONS**

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



COPYRIGHT AS DATED © IG CONSULTING, INC. FIRM NO. 184-001330



DATE	DESCRIPTION	DRAWN BY
07/03/13	SITE PLAN CHANGE/VILLAGE REVIEW	S.R.M.
07/18/13	REVISED LOT LINES	S.R.M.
07/18/13	REVISED LOT LINES	S.R.M.
07/24/14	VILLAGE REVIEW	S.R.M.
07/15/14	VILLAGE REVIEW	S.R.M.

**ig CONSULTING, INC.**  
 INFRACON & GEON  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 300 WARDLAW DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177  
 e-mail: ig@igconsulting.net

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

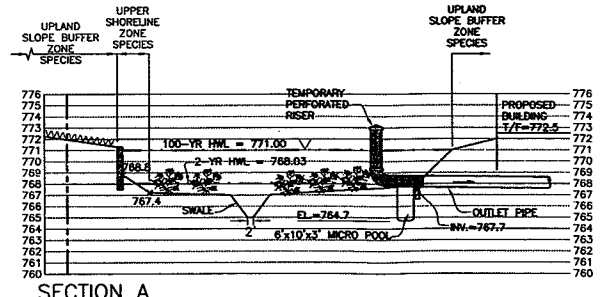
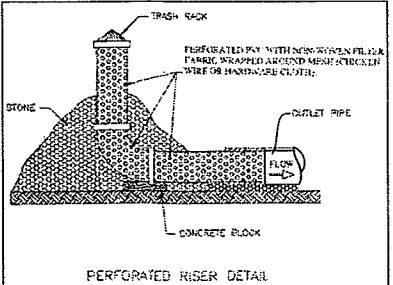
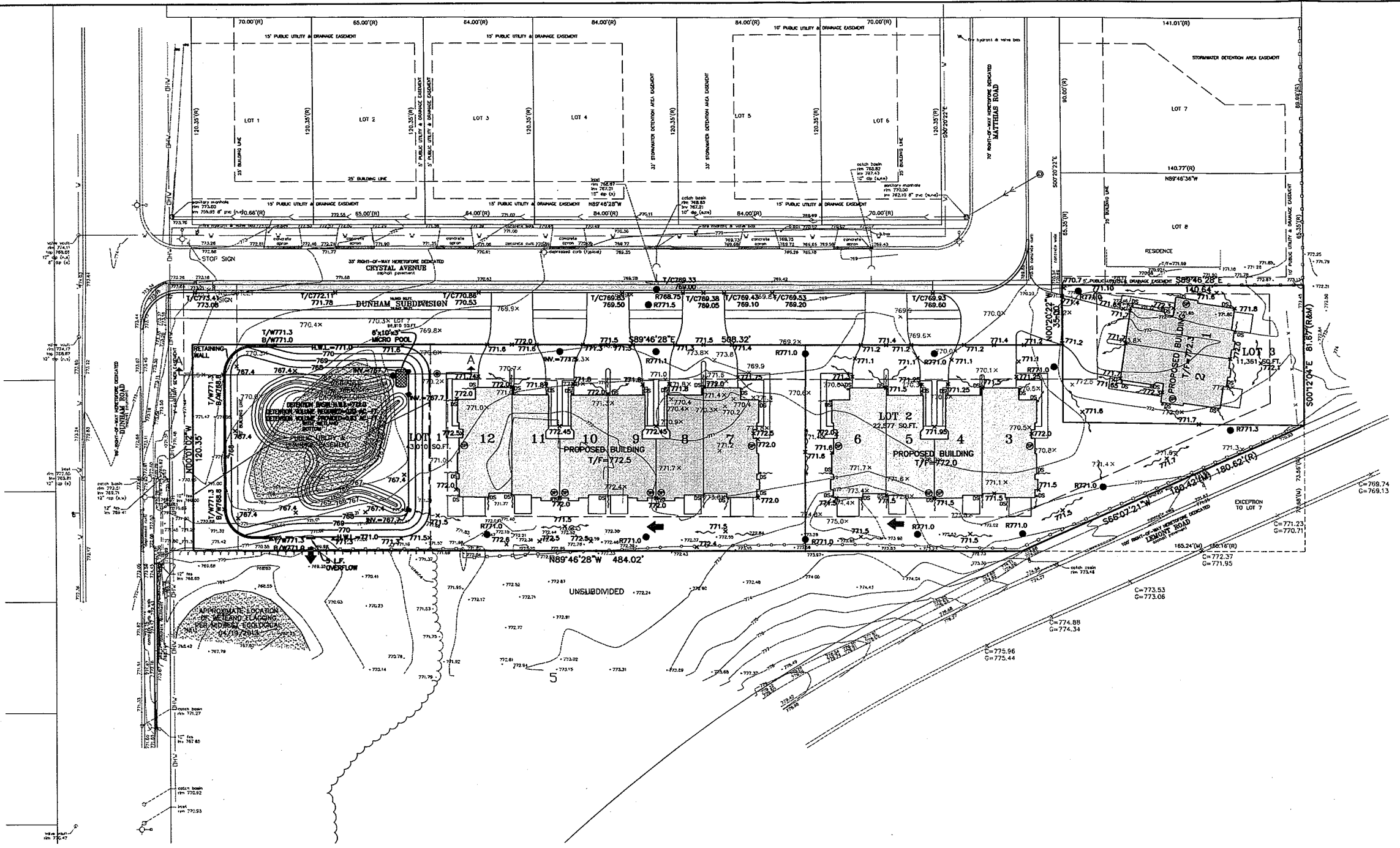
**DUNHAM SUBDIVISION**  
**7143 DUNHAM ROAD**  
**DOWNERS GROVE, ILLINOIS**

**GEOMETRIC PLAN**

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



FIRM NO. 184-001330 COPYRIGHT AS DATED © IG CONSULTING, INC.



TYPICAL SECTION THROUGH POND H = 1":30'  
V = 1":5'

**GRADING PLAN**

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



DATE	DESCRIPTION	DRAWN BY
07/05/13	SITE PLAN CHANGE/VILLAGE REVIEW	S.R.M.
07/05/13	REVISED LOT LINES	S.R.M.
07/05/13	REVISED LOT LINES	S.R.M.
07/05/13	VILLAGE REVIEW	S.R.M.
07/05/13	VILLAGE REVIEW	S.R.M.

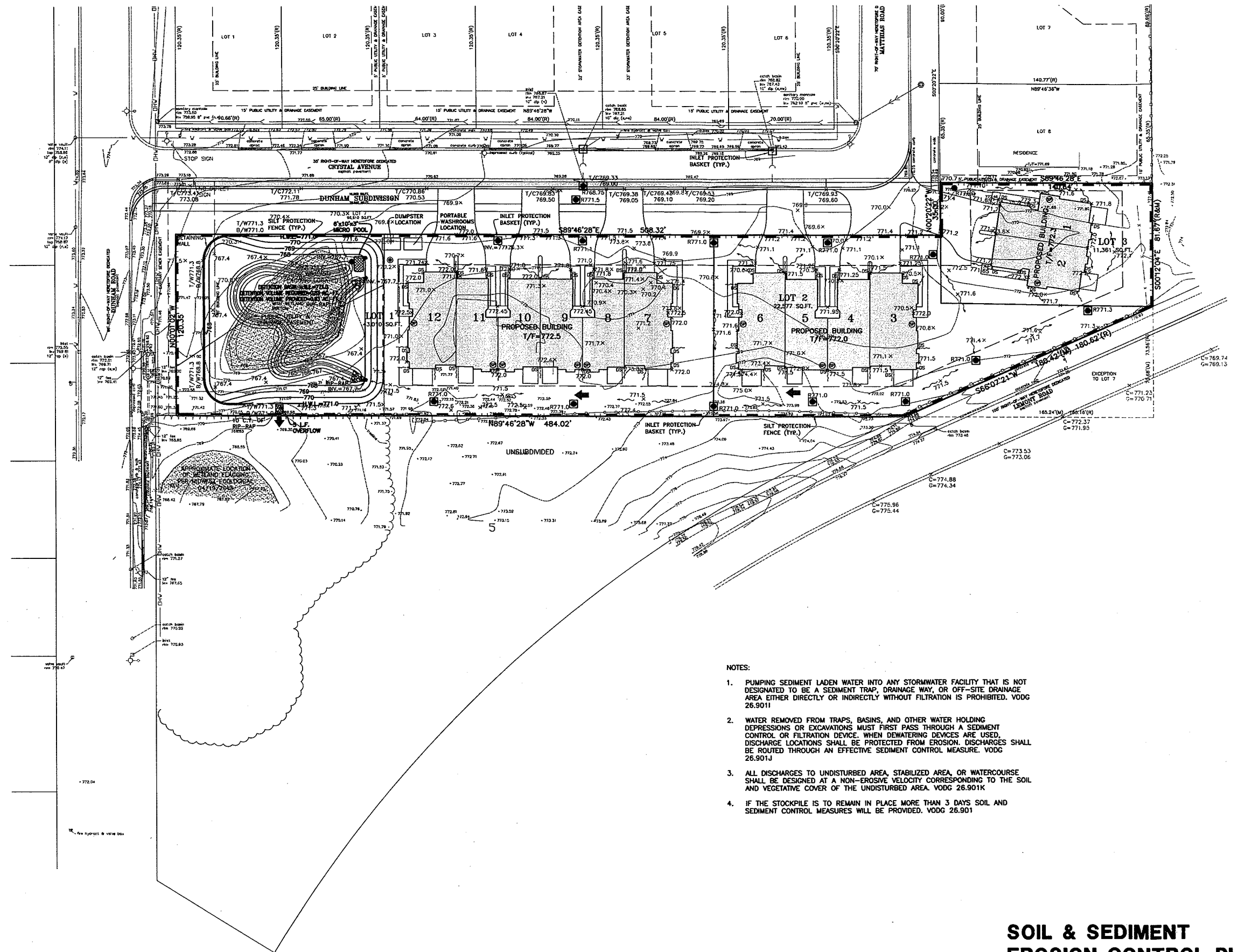
**IG CONSULTING, INC.**  
 INFRACON & GECON  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 300 WASHINGTON DRIVE WHEELING, ILLINOIS 60090 PH: (847) 215-1133 FAX: (847) 215-1177  
 e-mail: ig@igconsulting.net

**GRADING PLAN**  
 DESIGN: K.C.L. DRAFTING: S.R.M.  
 SCALE: 1"=30' DATE: 05/08/13  
 FIRM NO. 184-001330

**DUNHAM SUBDIVISION**  
**7143 DUNHAM ROAD**  
**DOWNERS GROVE, ILLINOIS**

PROJECT No.  
13230





**NOTES:**

1. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFF-SITE DRAINAGE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED. VODG 26.901I
2. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE. VODG 26.901J
3. ALL DISCHARGES TO UNDISTURBED AREA, STABILIZED AREA, OR WATERCOURSE SHALL BE DESIGNED AT A NON-EROSIVE VELOCITY CORRESPONDING TO THE SOIL AND VEGETATIVE COVER OF THE UNDISTURBED AREA. VODG 26.901K
4. IF THE STOCKPILE IS TO REMAIN IN PLACE MORE THAN 3 DAYS SOIL AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED. VODG 26.901

**SOIL & SEDIMENT  
EROSION CONTROL PLAN**



1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.

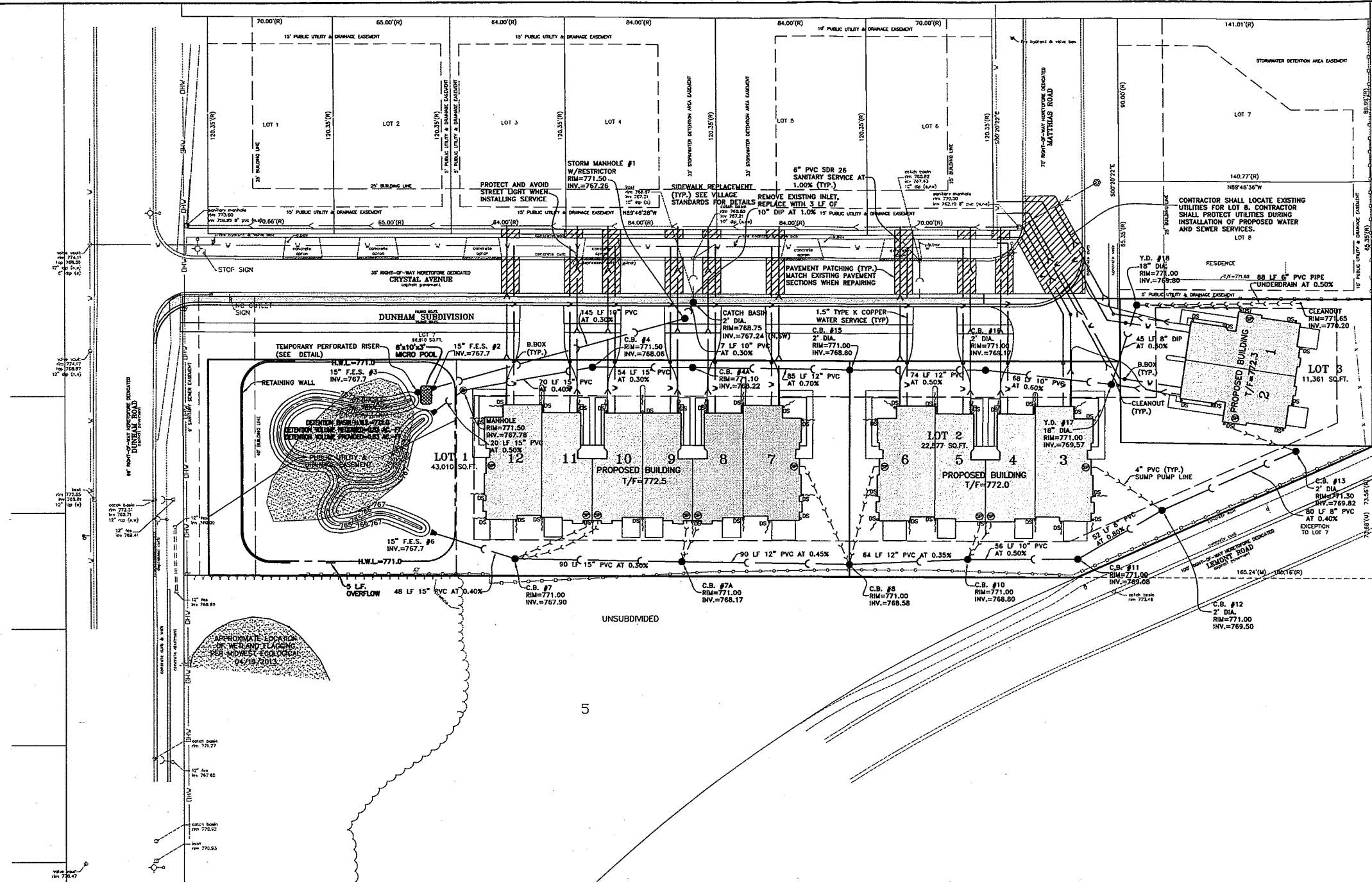
REVISIONS	
DATE	DESCRIPTION
07/07/13	DATE CHANGE VALUE REVIEW
07/07/13	REVISED LOT LINES
07/07/13	REVISED LOT LINES
07/29/14	VILLAGE REVIEW
07/29/14	VILLAGE REVIEW

**IG CONSULTING, INC.**  
**INFRACON & GEOWIN**  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 300 MARSHWOOD DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177  
 SOIL & SEDIMENT  
 EROSION CONTROL PLAN  
 DESIGN: K.C.L. DRAFTING: S.R.M.  
 SCALE: 1"=30'  
 DATE: 05/08/13  
 FIRM NO. 184-001330

**DUNHAM SUBDIVISION  
7143 DUNHAM ROAD  
DOWNERS GROVE, ILLINOIS**

PROJECT No.  
13230  
5 of 9





DATE	DESCRIPTION	DRAWN BY
07/03/13	SITE PLAN CHANGE/VILLAGE REVIEW	S.R.M.
08/18/13	REVISED LOT LINES	S.R.M.
10/14/13	REVISED LOT LINES	S.R.M.
01/24/14	VILLAGE REVIEW	S.R.M.
02/13/14	VILLAGE REVIEW	S.R.M.

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

DESIGN: K.C.L. DRAFTING: S.R.M. DATE: 05/08/13  
 SCALE: 1"=30'

FIRM NO. 1844-001330

**DUNHAM SUBDIVISION**  
**7143 DUNHAM ROAD**  
**DOWNERS GROVE, ILLINOIS**

PROJECT No.  
13230

6 of 9

**UTILITY PLAN**

1. TOPOGRAPHY INFORMATION PROVIDED BY CLIENT.



DRAFT

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

FEBRUARY 24, 2014, 7:00 P.M.

Chairwoman Urban called the February 24, 2014 meeting of the Plan Commission to order at 7:01 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairwoman Urban, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mr. Webster

**ABSENT:** Mrs. Rabatah, Mr. Rickard, Mr. Waechtler; ex-officios Ms. Lupescu, Mr. Menninga, Ms. Souter

**STAFF**

**PRESENT:** Senior Planner Stan Popovich and Planner Patrick Ainsworth

**VISITORS:** Dan and Lorili Harkins, 1130 Crystal Ave., Downers Grove; Chester Tom, 7205 Matthias Road; Anthony Pecoraro, Dunham St. Development, LLC; Kevin Lewis, 1G Consulting

**MINUTES OF JANUARY 27, 2014** - It was noted on Page 4, third paragraph, that “Mr. Quirk concurred with staff’s conclusion” but Chairwoman Urban noted that Mr. Quirk was not present. On Page 5, under the chairwoman’s comments, third sentence, reflected that she did not “believe a cross-access would be an issue,” wherein the chairwoman clarified to strike the words “be an issue” and insert the words “would be feasible.”

**MINUTES OF JANUARY 27, 2014, WITH NOTED CORRECTIONS, WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. BEGGS. MOTION CARRIED BY VOICE VOTE OF 4-0-2 (ABSTAIN: MESSRS. MATEJCZYK AND COZZO)**

**MINUTES OF FEBRUARY 3, 2014** - **WERE APPROVED ON MOTION BY MR. COZZO, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE OF 6-0.**

Chairwoman Urban reviewed the protocol for the meeting and swore in those individuals who would be speaking on the following petition:

**PC- 03-14:** A petition seeking Final Plat of Subdivision approval to subdivide the existing property into three lots. The property is zoned R5A, Townhouse Residential 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

Mr. Popovich reviewed the 2.2-acre site (zoned R5A Townhouse Residential District) and its location on an aerial map. A one and one-half story vacant house currently exists on the property. Recalling that the preliminary plat was before the commissioners in late October and approved by

## DRAFT

Village Council in December 2013, Mr. Popovich reported that the petitioner went through the preliminary plat process to determine the feasibility of the project which was approved. The review of tonight's final plat of subdivision was to ensure that it was in conformance with the approved preliminary plat.

Per Mr. Popovich, staff believed the final plat was in substantial conformance with the petitioner's preliminary plat of subdivision. In support, he reviewed both the preliminary and final plats side by side, noting that the only changes was the 20-foot utility easement along the south and north property lines. The property was still being subdivided into three lots with a 6-unit, 4-unit and 2-unit building planned for each lot, respectively and 35 feet was dedicated along Crystal Avenue for the 70-foot right-of-way to widen Crystal Avenue to meet village requirements. Approximately 14 feet along the western property line would be dedicated for Dunham Road to provide an 80-ft. right-of-way. The existing wetlands would be modified to provide detention for the development and also to meet the village's Stormwater Ordinance and comply with all wetland regulations. Mr. Popovich pointed out the finer details of the final plat of subdivision, i.e., a retaining wall near the wetlands, sidewalks, the curb and gutter along Crystal Avenue, parkway trees, streetlight, etc., noting the developer will have a homeowners association for the development and will be required to start a special service area.

Also pointed out was how the development was consistent with the village's Comprehensive Plan. It was a transitional land use and the buildings were smaller in size and scale and it provided a variety of housing types. All bulk requirements were met and the exception for Lot 2 was still maintained, based on the 35-foot dedication for the ROW along Crystal Avenue.

Appropriate public notification, signage and mailings were provided for the development and staff did receive some comments. The main finding of fact was that the final plat of subdivision was in substantial conformance with the preliminary plat. All standards were met and staff recommended that the Plan Commission forward a positive recommendation to the Village Council with the eight conditions listed in its report.

Asked if the easements changed any of the configurations for the lots, Mr. Popovich reported the layouts were the same and the building pads, driveways, etc. were in the same location. Further details followed.

The petitioner was invited to speak and to point out any changes since the preliminary plat was presented.

Mr. Anthony Pecoraro, P.O. Box 331, Highland Park, IL, representing Dunham Street Development, stated he did not make any changes or architectural changes to the plans and believed he was in compliance with the preliminary plat of subdivision. He offered to answer commissioners' questions. None followed.

Chairwoman Urban opened up the meeting to public comment.

Mr. Chester Tom, 7205 Matthias Road, Downers Grove, reviewed an aerial photograph of the site and surrounding area along with an overlay with the proposed development. He then provided a photograph taken a few weeks ago, noting that the drainage was not flowing to the detention pond and emphasized that the development should have the run-off flowing towards the west detention

## DRAFT

basin. He provided photographs sharing what his concerns were regarding the run-off and also voiced concerns about the radius of the curb with the single access.

Chairwoman Urban explained to Mr. Tom that engineering codes were required to meet both stormwater from DuPage County and the village's codes for stormwater and the roads were designed in conformance with engineering standards. She further explained that the Plan Commission's role in this case was for platting of the three lots.

Mr. Tom pointed out that the road width was 27 feet on the drawings and it was never changed from the original meeting because the minimum the village shows was 29 feet, which he stated did not meet the requirements. He stated that the proposal reflected asphalt driveways, while all the other homes reflected concrete driveways. He asked who paid for the relocation of the utility pole at Dunham and Crystal, i.e., the taxpayers or the developer? He noted the stormwater drainage line on the latest drawing that travels across Crystal, noting one copy of the road lists 27 feet and the existing drawing reflects 29 feet. He asked that it be changed to meet code. Further drainage issues were voiced.

Ms. Lorili Harkins, 1130 Crystal Avenue, Downers Grove, noted that the village has an overnight parking restriction and stated that when the trees were taken down on the property, there were trailers there, with mulch, parked overnight on Crystal Avenue for about a week and the road was difficult to maneuver and destroyed as a result. The well on the property burst and no one was present to take care of it, resulting in a large stream of water flowing onto the residents' properties, and, as a result her sump pump ran every 90 seconds which never happened in the 16 years she has resided there. Lastly, she stated Mr. Kalmer, from the village, spoke to her about the topography and indicated the proposed property was at the highest point, her property was at mid-point, and the property behind her was the lowest. Furthermore, she asked about the future status of the well, closed, capped, removed? Due to concerns about her basement flooding, she asked the commissioners to ensure that the developer follows the village's codes.

In response, petitioner Mr. Anthony Pecoraro, with Dunham Street Development, stated that the sump pump issue was due to the sump pump discharging and it being left on during the thawing of the snow. He did respond to the site when he heard there was an issue and shut it off. He stated the property will be improved and will not be doing what it was doing prior.

Mr. Lorili Harkins stated Mr. Kalmer told her it was a well issue, not a sump pump issue, and the power to the well was turned off. She believed Mr. Pecoraro was incorrect.

Mr. Popovich also clarified that Mr. Kalmer, one of the village's code officers, did visit the site and did speak to Mr. Pecoraro regarding the water issue to get the power turned off. As to water flowing off the land, Mr. Popovich stated that the property will be redeveloped and the water flow will be directed toward catch basins along the north and south property lines and then deposited into the modified wetland. The catch basins do not exist. A further explanation followed on how the property will be managed during the construction process.

Resident, Ms. Harkins asked when the street would be widened, wherein Mr. Popovich explained the process, which typically involves stormwater management first. He reminded the public that once those proposed improvements come for building permit review they will be reviewed by the

DRAFT

village's development engineers. To date, the proposal has been reviewed by the village's engineering and wetland consultant. Details followed.

Responding Mr. Tom's question about the process for the roadway width, Mr. Popovich shared that it was through the building permit plan review and would be handled by staff, followed by review from Public Works.

Mr. Pecoraro had no closing statements. Chairwoman Urban closed public comment.

Chairwoman Urban reiterated that the primary focus of this matter was specifically to the review and approval of the subdivision plat, recalling that the preliminary plat was reviewed by this commission and approved by the village council in December and it appeared that the final subdivision plat was in substantial compliance with the preliminary plat. Discussion followed among the commissioners that there was nothing substantially changed.

**WITH RESPECT TO PC- 03-14, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S FOLLOWING EIGHT (8) CONDITIONS:**

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR DUNHAM SUBDIVISION PREPARED BY IG CONSULTING, INC., DATED JULY 3, 2013, LAST UPDATED FEBRUARY 13, 2014, AND ENGINEERING PLANS PREPARED BY IG CONSULTING INC., DATED MAY 8, 2013, LAST REVISED ON FEBRUARY 13, 2014, 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. THE PETITIONER SHALL PAY A \$8,000 FEE IN-LIEU FOR THE INSTALLATION OF SIXTEEN PARKWAY TREES. THE FEE IN-LIEU MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT.**
- 4. THE PETITIONER SHALL PAY A FEE IN-LIEU FOR THE PROPOSED FINAL SURFACE COURSE ALONG THE SOUTH SIDE OF CRYSTAL AVENUE AND MATTHIAS ROAD.**
- 5. CRYSTAL AVENUE SHALL BE WIDENED PER VILLAGE STANDARD PVT-13 (MINIMUM WIDTH OF 29 FEET BACK OF CURB TO BACK OF CURB).**
- 6. UPON COMPLETION OF THE PUBLIC IMPROVEMENTS FOR THE ENTIRE DEVELOPMENT, THE PETITIONER SHALL SUBMIT RECORD DRAWINGS FOR APPROVAL BY THE VILLAGE COUNCIL. ALONG WITH THE RECORD DRAWINGS, THE PETITIONER SHALL SUBMIT A GUARANTEE SECURITY IN THE AMOUNT OF 20% OF THE TOTAL COST OF THE PUBLIC IMPROVEMENTS, WHICH SHALL EXPIRE NO EARLIER THAN TWO YEARS AFTER ACCEPTANCE OF SUCH PUBLIC IMPROVEMENTS BY THE VILLAGE COUNCIL.**

DRAFT

7. **THE HOME OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION.**
8. **A SPECIAL SERVICE AREA SHALL BE ESTABLISHED AND RECORDED TO ENSURE ADEQUATE MAINTENANCE OF THE STORMWATER DETENTION AREA PRIOR TO FINAL APPROVAL OF THE BUILDING PERMITS.**

**SECONDED BY MR. MATEJCZYK.**

**AYE: MR. BEGGS, MR. MATEJCZYK, MR. COZZO, MR. QUIRK, MR. WEBSTER, CHAIRWOMAN URBAN**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0.**

**OTHER BUSINESS:**

Chairwoman Urban encouraged staff that for plats that are in substantial compliance with their preliminary plat, that the code be modified to a village council review when the commission reviews subdivision text amendments. Mr. Popovich would follow up with Mr. Dabareiner. Mr. Popovich introduced new planner, Patrick Ainsworth who replaces Mr. Latinovic. A Plan Commission meeting was planned for Monday, March 3<sup>rd</sup>, with three proposals.

**THE MEETING WAS ADJOURNED AT 7:45 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 6-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)