

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 20, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision 5850 Janes Avenue	<ul style="list-style-type: none"> ✓ 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 single lot at 5850 Janes Avenue into five new lots in unincorporated Downers Grove.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the May 20, 2014 active agenda per the Plan Commission’s 7-1 positive recommendation. The majority of the Plan Commission found that the proposal met the standards of approval for a Plat of Subdivision (Sections 20.101 and 20.301) and met the standards of approval for the two requested exceptions (Section 20.602).

UPDATE & RECOMMENDATION

This item was discussed at the May 13, 2014 Village Council meeting. Staff received and placed on file a petition from unincorporated residents opposing the extension of 59th Street. Staff recommends approval on the May 20, 2014 Consent Agenda.

BACKGROUND

Request

The petitioner is requesting approval of a Final Plat of Subdivision to divide a single 2.06 acre lot, commonly known as 5850 Janes Avenue, into five lots. The unincorporated Downers Grove property, located at the northwest corner of 59th Street and Janes Avenue, is zoned R-4 Single Family Residential in DuPage County. State law requires municipal approval of subdivisions within 1.5 miles of a city or village boundary. The site is within 1.5 miles of both Downers Grove and Woodridge and is on the Downers Grove side of the intergovernmental boundary agreement line.

Section 20.506 of the Subdivision Ordinance requires county subdivision plats to follow the Village’s public hearing procedures and subdivision requirements, but only “to the extent the Village Council determines that such Village standards are necessary or appropriate to protect the public health safety and welfare.”

The petitioner is proposing to demolish the existing single family home and two accessory buildings on the site and subdivide the existing single parcel into five new single family lots. As part of the subdivision, the petitioner would extend 59th Street so that it connects to Janes Avenue. The Village is not responsible for issuing any development permits for this project. All building, stormwater and zoning approvals and permitting fall under DuPage County’s jurisdiction.

Subdivision

The five proposed lots meet the minimum lot dimension requirements as outlined in the Subdivision Ordinance (Section 20.301). The lot dimensions are specified in the table below:

Janes Avenue Resubdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	80 ft	298.68 ft	23,894 sq. ft.
Lot 2	100 ft.	148.68 ft.	14,867 sq. ft.
Lot 3	120 ft.	148.68 ft.	17,841 sq. ft.
Lot 4	75 ft.	220 ft.	16,500 sq. ft.
Lot 5	75 ft.	220 ft.	16,500 sq. ft.

59th Street Extension

The petitioner is proposing to extend 59th Street so that it connects to Janes Avenue. Staff and the Village of Woodridge are supportive of the proposed extension; the Lisle Township Highway Commissioner, who has jurisdiction over 59th Street now, supports a cul-de-sac. As a compromise, the Lisle Township Highway Commissioner has requested a barricade be installed within the extension that precludes through traffic from accessing Janes Avenue. The Village would then remove this barrier when the subdivision is annexed into the Village.

The petitioner is requesting two exceptions from the Subdivision Ordinance:

- Maintain the existing 66-foot wide Janes Avenue right-of-way where 70-feet is required. Currently, there are no proposed improvements to Janes Avenue and any future improvements could be completed within the existing 66-foot wide right-of-way.
- Exception from the requirement to construct curb and gutter along Janes Avenue. Janes Avenue does not currently have curb and gutter. The installation of curb and gutter would not be consistent with the existing design of Janes Avenue.

If the subdivision is approved, the petitioner will be required to pay park and school donations for the new residences. The required donation amount of \$20,718.89 (\$7,415.16 for School District 58, \$3,590.40 for School District 99 and \$9,713.33 for the Park District) will have to be paid to the school and park districts prior to DuPage County issuing a building permit for the development.

Compliance with Comprehensive Plan

The proposed subdivision is consistent with and meets the goals of the Comprehensive Plan in the following manner:

- Ensures quality housing stock so that it remains a staple of the community
- Includes lot sizes and characteristics, absence of sidewalk and open swale drainage systems, that are consistent with the neighborhood and the Estate Residential designation

- Provides a variety of housing and dwelling unit types
- Improves the function of the street network
- Promotes efficient and effective vehicular circulation

Public Comment

The Plan Commission considered the petition at their April 7, 2014 meeting. Prior to the meeting, staff received numerous comments regarding the 59th Street connection to Janes Avenue. Residents along Janes Avenue generally oppose the connection while residents on surrounding streets are supportive of the connection. During the meeting several residents expressed concerns about the proposal. The concerns are outlined in the table below:

Concern:	Response
Increased Stormwater Runoff	<ul style="list-style-type: none"> • Proposed subdivision will meet all requirements of DuPage County’s Stormwater Ordinance including Best Management Practices (BMPs) for stormwater management • Proposed subdivision is not required to provide on-site detention • Post-Construction BMPs are required and provided
Increased traffic on Janes Avenue and safety concerns if 59 th Street is extended	<ul style="list-style-type: none"> • Meets two Comprehensive Plan goals <ul style="list-style-type: none"> • Improves the function of the street network • Promotes efficient and effective vehicular circulation • Provides interconnected streets • Improves safety by creating another route for emergency personnel

The dissenting commissioner disagreed with the requirement to extend 59th Street when the jurisdiction of the road falls with Lisle Township and DuPage County.

ATTACHMENTS

- Aerial Map
- Resolution
- Staff Report with attachments dated April 7, 2014
- Minutes of the Plan Commission Hearing dated April 7, 2014
- Neighbor correspondence to Plan Commission

RESOLUTION _____

**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION WITH EXCEPTIONS
FOR 5850 JANES AVENUE**

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 five lots for the Janes Avenue Resubdivision, located at the northwest corner of Janes Avenue and 59th Street, commonly known as 5850 Janes Avenue, Downers Grove, Illinois, legally described as follows:

Lot 39 in Belmont Park, a subdivision of part of Section 13, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 22, 1922 as Document R1950-155367, in DuPage County, Illinois.

Commonly known as 5850 Janes Avenue , Downers Grove, IL 60516 (PIN 08-13-111-015)

WHEREAS, exceptions 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 20.303; *Street Widths*, to reduce the required right of way width of 70 feet to 66 feet.
2. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.401; *Required Public Improvements*, to omit the installation of curb and gutter along the west side of Janes Avenue.

WHEREAS, notice has been given and a public hearing held on April 7, 2014 regarding this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Janes Avenue Resubdivision with Exceptions, located at 5850 Janes Avenue, 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 for Janes Avenue, located at 5850 Janes Avenue, 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 the Janes Avenue Resubdivision prepared by Professional Land Surveying, Inc., dated October 10, 2013, last revised on March 6, 2014 and the Final Engineering Plans for Janes Avenue Subdivision prepared by Greenscape Homes, LLC dated November 12, 2013 and last revised on March 6, 2014, except as such plans may be modified to conform to DuPage County Codes and Ordinances.

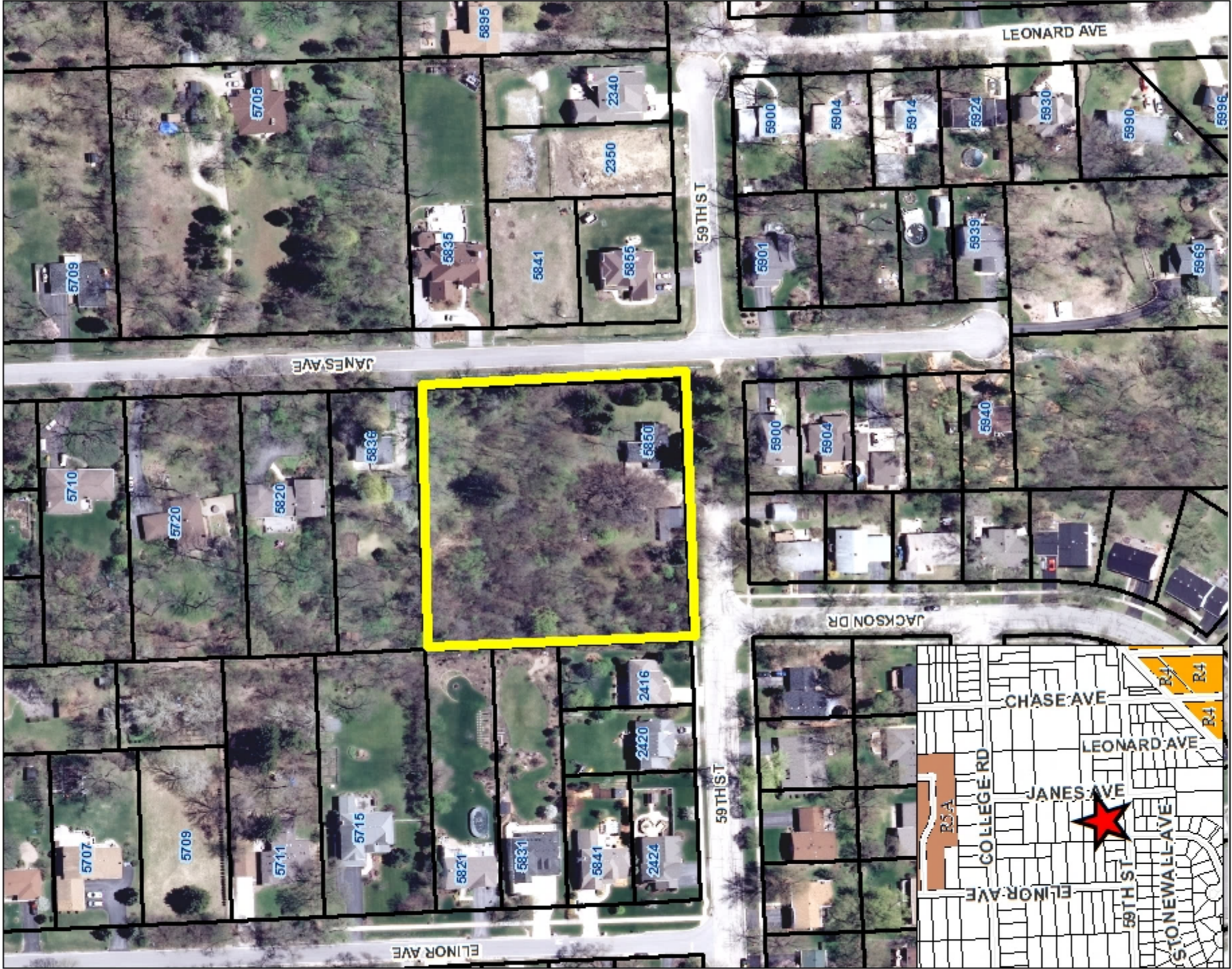
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



5850 Janes Avenue



Feet
0 15 30 60



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 7, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-48-13 5850 Janes Avenue	Final Plat of Subdivision	Stan Popovich, AICP Senior Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision to subdivide a single parcel into five lots.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Greenscape Homes, LLC.
4355 Weaver Parkway
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-4, Single Family Residential (DuPage County)
EXISTING LAND USE: Residential
PROPERTY SIZE: 2.06 acres (89,602 square feet)
PINS: 08-13-111-015

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: R-4, Single Family Residence (DuPage Co.)
SOUTH: R-4, Single Family Residence (DuPage Co.)
R-3, Single Family Residential (Woodridge)
EAST: R-4, Single Family Residence (DuPage Co.)
WEST: R-4, Single Family Residence (DuPage Co.)

FUTURE LAND USE

Single Family Residential
Single Family Residential
Single Family Residential
(Woodridge)
Single-Family 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. Plat of Subdivision
5. Site Engineering Plans

PROJECT DESCRIPTION

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide a single lot into five new lots. The property, commonly known as 5850 Janes Avenue, is located in unincorporated Downers Grove at the northwest corner of Janes Avenue and 59th Street. The property is zoned R-4, single family residential in DuPage County and is currently improved with a single family residence, a detached garage, and two accessory structures.

The petitioner is proposing to demolish all existing structures on the property and subdivide the property into five lots for single family residential development. Three lots would be oriented east-west and face Janes Avenue. The remaining two lots would be oriented north-south and have frontage along 59th Street. As part of the subdivision, the petitioner will extend 59th Street so that it connects to Janes Avenue and also extend the sidewalk on the north side of 59th Street to Janes Avenue.

There will be no annexation or zoning action taken by the Village of Downers Grove at this time. The petitioner is proposing to connect the new homes to the Village's water system, which will require a pre-annexation agreement. This agreement will allow the new lots to be annexed into the Village once they become adjacent to the corporate limits.

State law requires municipal approval of subdivisions within 1.5 miles of a city or village boundary. In this case, the subdivision lies within two municipal planning areas (Downers Grove and Woodridge). However, the development lies on the Downers Grove side of the intergovernmental boundary agreement line. Therefore, the petitioner must have a Plan Commission and Village Council certificate (signature block) signed by the proper Village officials prior to recording the plat with the DuPage County Recorder's Office. Section 20.506 of the Subdivision Ordinance requires county subdivision plats to follow the Village's public hearing procedures before the Mayor and Plan Commission Chairperson can be authorized to sign the document.

The subdivision is required to follow the Village's subdivision requirements per Section 20.506 but only "to the extent the Village Council determines that such Village standards are necessary or appropriate to protect the public health safety and welfare." Staff has reviewed the development based on the subdivision requirements only. The zoning will continue to be controlled by the DuPage County Zoning Ordinance.

COMPLIANCE WITH COMPREHENSIVE PLAN

Staff believes the proposed five lot subdivision is consistent with the Comprehensive Plan. The existing neighborhood is a single family residential neighborhood. The proposed subdivision will allow for five new single family homes which meets the Plan's goal to ensure quality housing stock remains a staple of the community.

The Residential Area Plan section of the Comprehensive Plan identifies this area as Estate Residential. The characteristics of Estate Residential include large lots, the absence of sidewalks and open swale drainage systems. The proposed subdivision is consistent with the Estate Residential designation.

Per the Comprehensive Plan, residential areas should provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes. Additionally, when redevelopment occurs, it should be sensitive to and consistent with existing neighborhood character with additional trees planted to complement adjacent neighborhoods. The proposed lot sizes are consistent in width and area

with other lots in the neighborhood. The proposed subdivision is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is located within DuPage County. As such, all bulk requirements for the development of the individual lots will be subject to the DuPage County Zoning Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The five residential lots will meet the minimum lot dimension requirements outlined in the Village's Subdivision Ordinance. The lot dimensions are specified in the table below:

Janes Avenue Resubdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	80 ft	298.68 ft	23,894 sq. ft.
Lot 2	100 ft.	148.68 ft.	14,867 sq. ft.
Lot 3	120 ft.	148.68 ft.	17,841 sq. ft.
Lot 4	75 ft.	220 ft.	16,500 sq. ft.
Lot 5	75 ft.	220 ft.	16,500 sq. ft.

The petitioner is providing the required five-foot wide public utility and drainage easements along all new side lot lines and the required ten-foot wide public utility and drainage easements along all new rear lot lines. The petitioner is requesting two exceptions from the Subdivision Ordinance:

1. Right-of-way width

The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent Janes Avenue right-of-way 70 feet wide, as required by the Subdivision Ordinance. The existing right-of-way is currently 66-feet wide adjacent to the subject site. The Village's Public Works Department noted the 66-foot wide right-of-way is sufficient for any future stormwater or street improvements if the property were to become incorporated.

Because rights-of-way are generally centered on the street, the petitioner would be required to dedicate two feet of their property, creating a 68-foot wide right-of-way. The addition of two feet of right-of-way only along the subject site would have no benefit to the neighborhood or the Village. The petitioner's request is consistent with existing and future right-of-way conditions.

2. Right-of-way improvements

The petitioner is requesting an exception from the requirement to construct curb and gutter public improvements along Janes Avenue. Janes Avenue is a 'rural' cross-section and does not currently have curb and gutter. The installation of curb and gutter would not be consistent with the existing design of Janes Avenue.

The petitioner is required to pay park and school donations for the new single family homes. The petitioner will receive credit for the existing three-bedroom home on the property that will be demolished. The total donation amount of \$20,718.89 (\$7,415.16 for School District 58, \$3,590.40 for School District 99 and \$9,713.33 for the Park District) will have to be paid to the school and park districts prior to DuPage County issuing a building permit for the development.

ENGINEERING/PUBLIC IMPROVEMENTS

Currently, 59th Street does not connect to Janes Avenue. The petitioner is proposing to extend 59th Street to Janes Avenue. The width of 59th Street will be tapered to meet the Village's required road width which is narrower than the existing 59th Street which is under the jurisdiction of the Village of Woodridge. The 59th Street extension will include a curb and gutter while Janes Avenue will continue to have a 'rural' cross-section with a gravel shoulder.

The Lisle Township Highway Commissioner will retain the maintenance of the rights-of-way upon the completion of the subdivision. The Highway Commissioner has required that the 59th Street extension include a barricade that precludes through traffic from accessing Janes Avenue from 59th Street. A barricade is shown at the intersection of Janes Avenue and 59th Street. Staff would prefer that 59th Street is open to Janes Avenue, but the Lisle Township Highway Commissioner has jurisdiction over the rights-of-way.

The petitioner will install a sidewalk along the north side of 59th Street. The petitioner is not proposing to install a sidewalk along Janes Avenue as there is no sidewalk to either the north or south of the subject property. Instead, the petitioner will provide a sidewalk fee-in-lieu to Lisle Township. The fee-in-lieu amount will be determined by Lisle Township. Any parkway tree requirements would also be under the jurisdiction of the Village of Woodridge or Lisle Township.

Based on the petitioner's calculations of net new impervious areas, a detention facility is not required. The petitioner is providing Volume Control Best Management Practices via the installation of dry wells on each of the proposed lots. The proposed development will be reviewed by DuPage County and will have to meet all DuPage County Stormwater Ordinance requirements.

As noted above, the petitioner is proposing to connect to the Village's water system. In order to receive five new water services for the new homes, the petitioner (and subsequent property owners) will be required to enter into a pre-annexation agreement with the Village. The petitioner has indicated that they are willing to enter into this agreement.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the entire property. In addition, the notice was posted on the site and published in the Downers Grove Suburban Life. Staff has received multiple comments from adjacent residents concerning the petition. The primary concern is the connection of 59th Street to Janes Avenue. Residents along Janes Avenue generally oppose the connection while residents on surrounding streets are supportive of the connection.

The Village of Woodridge also commented on the proposal. They will enter into a development agreement with the petitioner for the proposed improvements within the 59th Street right-of-way that is under their jurisdiction. They expressed no concerns regarding the lot sizes but did express their desire to open 59th Street to Janes Avenue.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to subdivide the existing single parcel into five new lots meets the standards of Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposal is consistent with surrounding land use classifications. Staff believes the request is consistent with the Comprehensive Plan and meets the requirements of the Village's Subdivision Ordinance.

The petitioner is requesting two exceptions from the Subdivision Ordinance:

1. The petitioner is requesting a two-foot wide exception from the requirement to dedicate a portion of the property to make the adjacent Janes Avenue right-of-way 70 feet wide, as required by the Subdivision Ordinance
2. The petitioner is requesting an exception from the requirement to construct curb and gutter public improvements along Janes Avenue as required by the Subdivision Ordinance.

The requested exceptions meet the standards of approval outlined below and support the petitioner's request.

Approvals of the exceptions to the Subdivision Ordinance require evaluation per Section 20.602 Exceptions:

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 the 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 prosperities;

The requested exceptions will not have any negative effect on the value or reasonable use of surrounding properties. The Janes Avenue right-of-way is currently 66-feet wide and is not improved with curb and gutter. There are no known plans to widen Janes Avenue or install curb and gutter. Additionally, the Public Works Department noted the two additional feet of right-of-way would not be needed if the properties become incorporated. If the exceptions are granted, the existing character of the area will be maintained and the value or reasonable use of the surrounding properties will not be affected. This standard is met.

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

The requested exceptions are consistent with the existing development in the area. Janes Avenue to the north and south of the subject site and 59th Street to the east do not have curb and gutter improvements. The installation of curb and gutter improvements along Janes Avenue would not be consistent with the trend of street development in the area.

The Janes Avenue right-of-way is 66 feet wide adjacent to the subject site. Widening the right-of-way by two feet would not be consistent with the remainder of the street and is not necessary for any future improvements. This standard is met.

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

The requested exceptions will maintain the existing characteristics of Janes Avenue. As noted above, the adjacent road network does not include curb and gutter installations. The proposal to maintain the roadway as currently designed is consistent with the character of the area.

Also, widening the rights-of-way only along the subject property would be inconsistent with existing street and right-of-way widths without any plans to widen Janes Avenue. The existing 66-foot right-of-way is sufficient for any future street or stormwater improvements. This standard is met.

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

The exceptions are in conformance with the spirit of the Subdivision Chapter. The Subdivision Ordinance makes a general assumption that curb and gutter is desirable and is already prevalent

throughout a neighborhood. In this case, Janes Avenue is designed with a 'rural' cross-section where curb and gutter are not prevalent.

The Subdivision Ordinance makes similar assumptions with regard to the 70-foot right-of-way requirement. Within this neighborhood, the Janes Avenue right-of-way is 66-feet wide. The expansion of this right-of-way by two feet is not consistent with the design of the neighborhood and is not necessary for future improvements according to the Village's Public Works Department. This standard is met.

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

If the exceptions are granted, they would be consistent with the essential character of the locality. Two additional feet of right-of-way along Janes Avenue would have no effect on the area as there are no plans to widen the roadway. Additionally, granting the exception for curb and gutter improvements would preserve a consistent look of Janes Avenue which currently does not have curb and gutter on either side the entire length of the street. This standard is met.

RECOMMENDATIONS

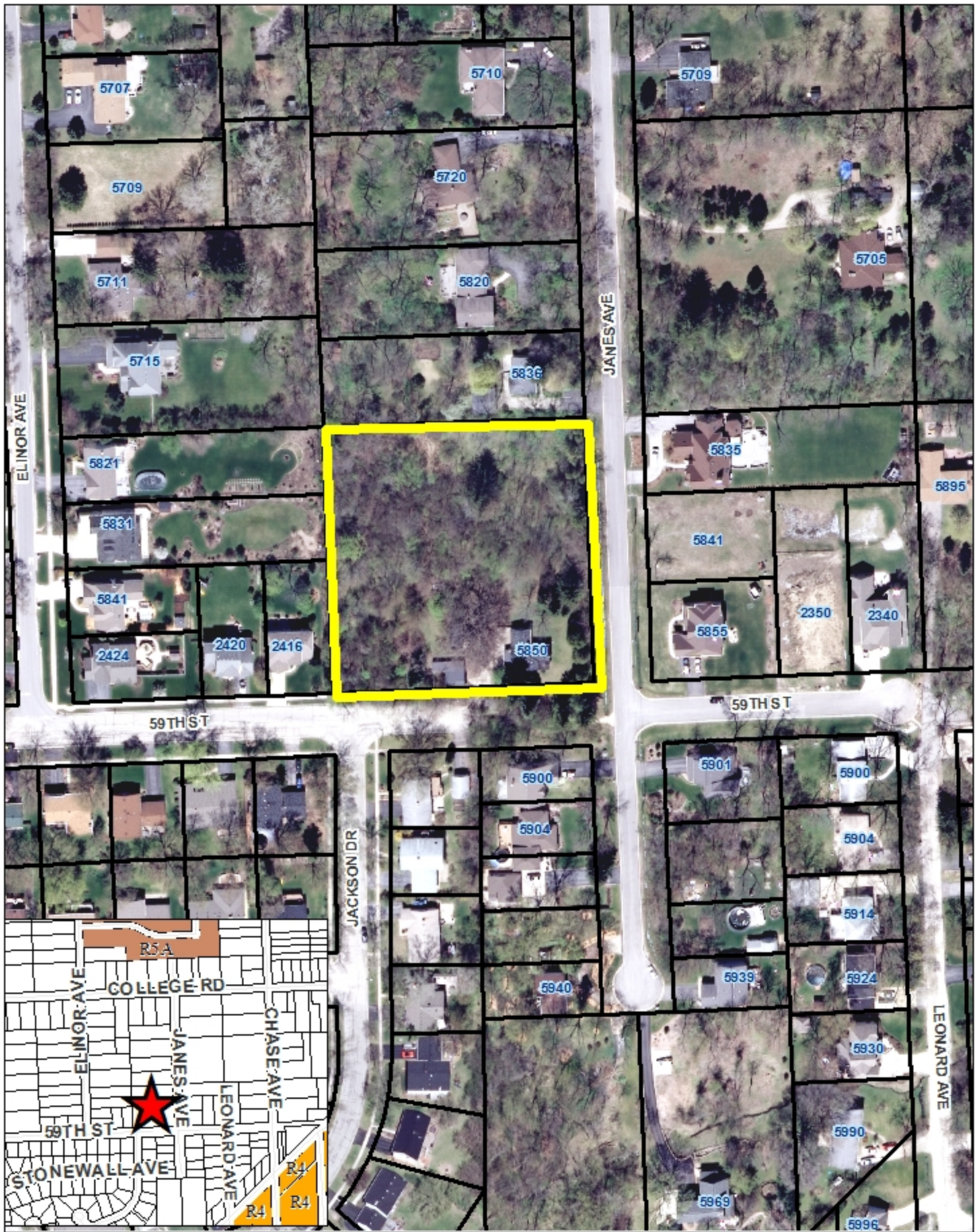
The proposed final plat of subdivision is compatible with the Comprehensive Plan, the Subdivision Ordinance and the surrounding land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation associated with PC-48-13 to the Village Council subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Janes Avenue Resubdivision prepared by Professional Land Surveying, Inc., dated October 10, 2013, last revised on March 6, 2014 and the Final Engineering Plans for Janes Avenue Subdivision prepared by Greenscape Homes, LLC dated November 12, 2013 and last revised on March 6, 2014, except as such plans may be modified to conform to DuPage County Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att






5850 Janes Avenue

Legend

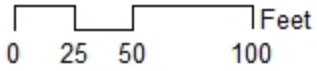
●-●-● Agreement Boundary



5850 Janes Ave

Village of Woodridge

Unincorporated Downers Grove

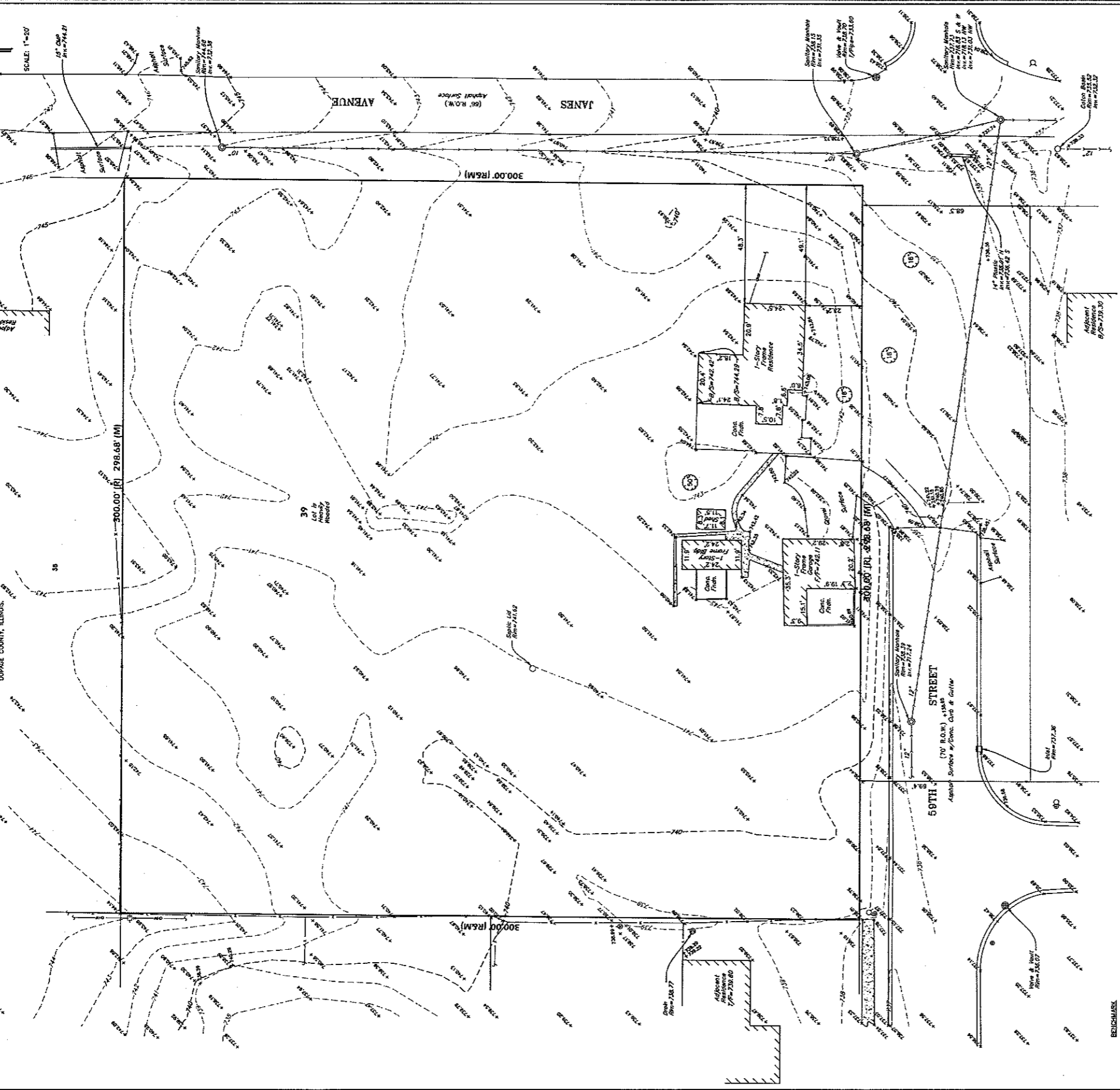


Boundary Agreement Line



PLAT OF SURVEY W/TOPOGRAPHY

OF
 LOT 39 IN BELMONT PARK, A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF DUPAGE, ILLINOIS, AS RECORDED APRIL 22, 1922 AS DOCUMENT #14920-153367, IN DUPAGE COUNTY, ILLINOIS.



BENCHMARK
 DUPAGE COUNTY BENCHMARK CON06002
 GEODETIC SURVEY MARKER LOCATED AT THE
 SOUTHWEST CORNER OF CODEN AVENUE AND
 DOWNERS DRIVE
 ELEVATION = 740.8902 NSV029

SURVEYER'S NOTES
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN
 LOCATED FROM FIELD SURVEY INFORMATION AND
 ARE NOT TO BE CONSIDERED AS GUARANTEED BY THE SURVEYOR.
 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE
 SURVEYED TRACT EXCEPT WHERE NOT WARRANTED BY THE
 SURVEYOR. UTILITIES SHOWN ARE NOT WARRANTED BY THE
 SURVEYOR. UTILITIES SHOWN ARE IN THE EXACT
 LOCATION AS LOCATED AS MUCH AS POSSIBLE FROM
 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT
 PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA(S) SURVEYED:
 CONTAINING 84,802± SQ. FT.

**REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND
 LOCAL BUILDING AND ZONING ORDINANCES FOR TERMS OF
 RECORD NOT SHOWN.**

STATE OF ILLINOIS
 PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
 SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
 HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

**FIELD WORK COMPLETED AND DATED
 THIS 5TH DAY OF APRIL, 2013.**

IPLS No. 3483
 MY LICENSE EXPIRES 11/30/14
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 PROFESSIONAL DESIGN FIRM NO. 184-004185



SYMBOL LEGEND

- - MANHOLE
- - CATCHBASIN
- - INLET
- ⊕ - WATER VALVE
- ⊕ - HYDRANT
- ⊕ - VALVE & VAULT
- ⊕ - DRY WELL
- ⊕ - DRAIN
- ⊕ - POWER POLE
- (P) - RECORD DATA
- (M) - MEASURED DATA
- - FENCE LINE
- - EXIST. CONTOURS
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- - OVERHEAD WIRES
- XXX.XX - EXISTING ELEVATION
- - CONCRETE SURFACE
- - REDUNDANT TREE, LESS THAN 6"
 DIA. UNLESS OTHERWISE NOTED
- ☼ - EVERGREEN TREE, LESS THAN 6"
 DIA. UNLESS OTHERWISE NOTED

**JOINTLY
 LOCATING
 FOR
 EXCAVATORS**
 Call (Chicago, Ill. & Surrounding Areas)
1-800-892-0123

PREPARED FOR: GREENSCAPE HOMES, LLC
 JOB ADDRESS: 3850 JANES AVENUE
 Downers Grove, IL 60155
Professional Land Surveying, Inc.
 3080 Ogden Avenue, Suite 107
 Lisle, Illinois 60532
 Phone 630.778.7757 Fax 630.778.7757
 DRAWN BY: SAR
 COMPLETION DATE: 4-12-2013 FLD. BK./PG. NO.: 88/28
 REVISED: JOB NO.: 137855



GREENSCAPE HOMES, LLC
 4355 WEAVER PARKWAY
 WARRENVILLE, IL 60555

EXISTING CONDITIONS
JANES AVENUE SUBDIVISION
 DOWNERS GROVE, ILLINOIS

REV. #	DATE	DESCRIPTION
1	3-5-14	VILLAGE OF DOWNERS GROVE AND SANITARY DISTRICT REVIEW
2	3-28-14	VILLAGE OF DOWNERS GROVE REVIEW 3-25-14

ISSUE DATE:
 11-12-13

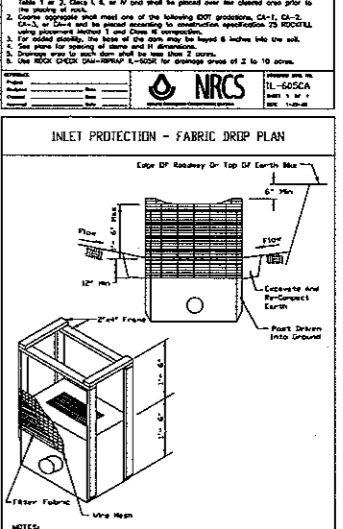
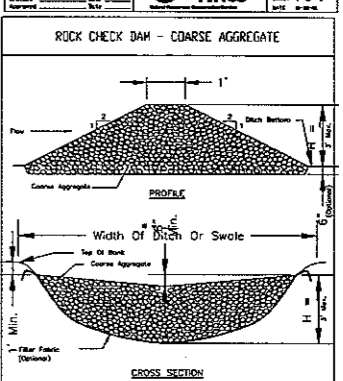
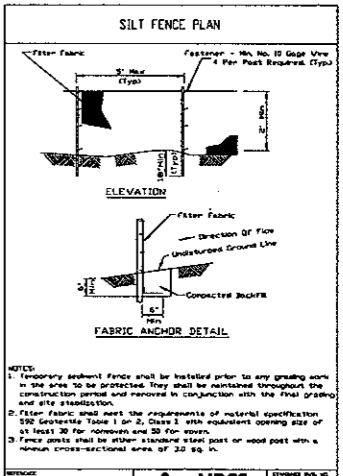
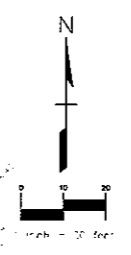
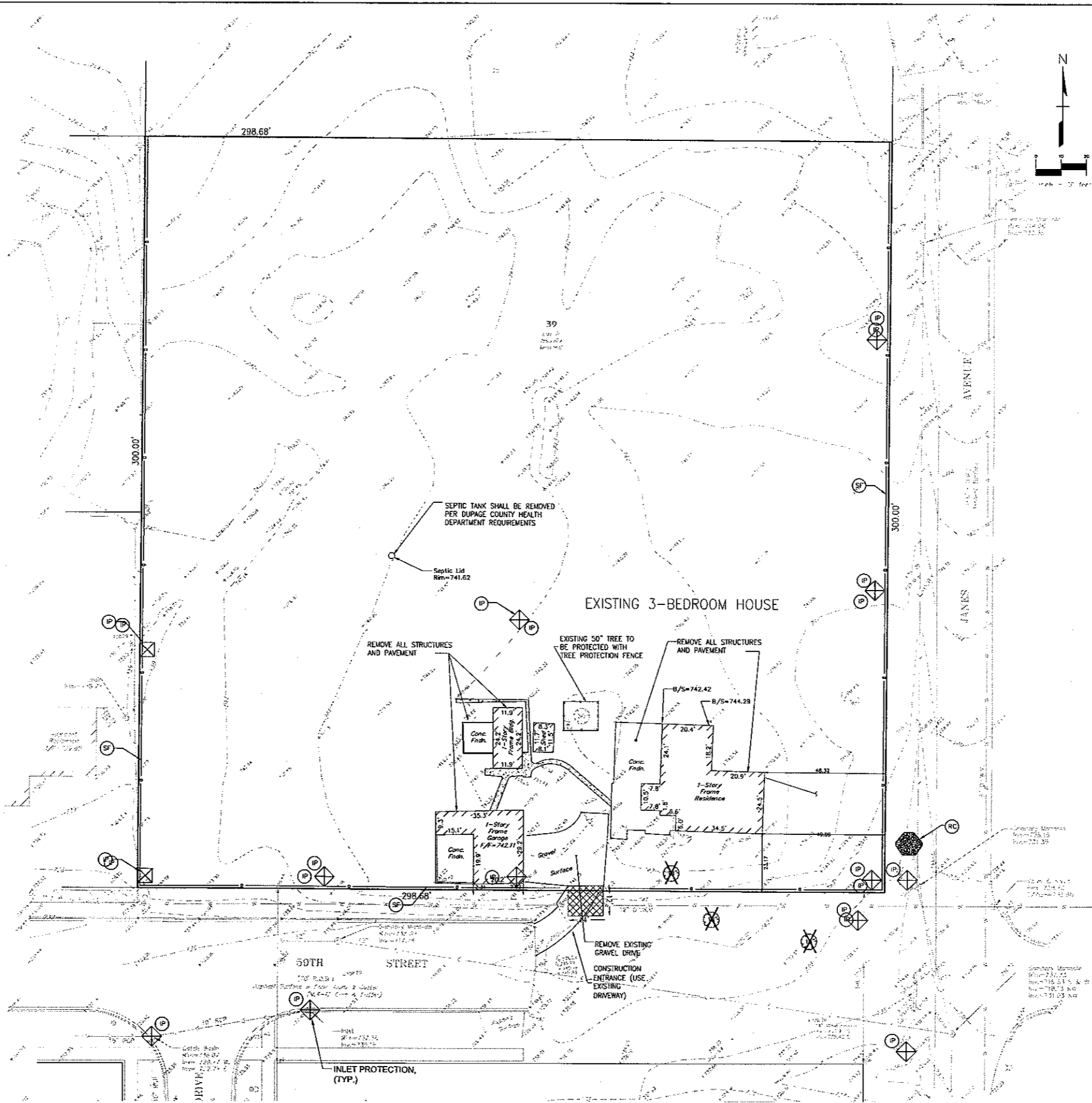
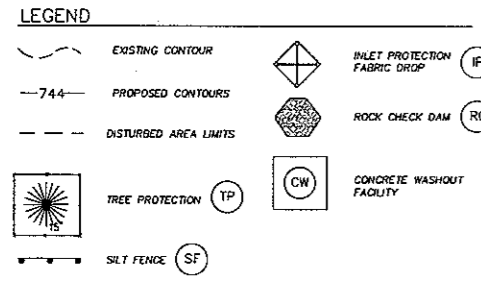
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© COPYRIGHT 2013
 GREENSCAPE HOMES, LLC

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EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS DISTURBED ON THE SITE. MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, AS AMENDED.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES EROSION. AREAS OF THE DEVELOPMENT SITE THAT WILL NOT BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE.
3. CHANNELS AND ADJOINING PROPERTIES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. WHERE CONCENTRATED FLOW LEAVES A DEVELOPMENT SITE, EFFECTIVE ENERGY DISSIPATION SHALL BE PLACED ONSITE AT DISCHARGE LOCATIONS.
4. THE USE OF STRAW BALES AS A FILTER BARRIER OR DITCH CHECK IS PROHIBITED.
5. SILT FENCES CAN BE USED TO INTERCEPT SHEET FLOW ONLY. SILT FENCES CANNOT BE USED AS VELOCITY CHECKS IN DITCHES OR SWALES, NOR CAN THEY BE USED WHERE THEY WILL INTERCEPT CONCENTRATED FLOWS.
6. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
8. 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.
9. ALL STORM SEWERS, STORM DRAIN INLETS AND CULVERTS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY SEDIMENT CONTROL MEASURES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
10. A STABILIZED CONSTRUCTION ENTRANCE OF AGGREGATE UNDERLAIN WITH FILTER CLOTH, OR GRAVELED ROAD, OR ACCESS DRIVE, OR PARKING AREA OF SUFFICIENT WIDTH AND LENGTH, AND/OR VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED OR DEPOSITED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
11. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED, AS NECESSARY, TO DIRECT ALL RUNOFF THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G. SEDIMENT TRAP, SEDIMENT BASIN OR OTHER APPROPRIATE MEASURE).
12. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER.
13. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
14. ALL EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.



GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE PREPARATION & E.C. PLAN
JANES AVENUE SUBDIVISION
DOWNERS GROVE, ILLINOIS

REV #	DATE	DESCRIPTION
1	3-18-14	VILLAGE OF DOWNERS GROVE AND SANITARY DISTRICT REVIEW
2	3-28-14	VILLAGE OF DOWNERS GROVE REVIEW 3-25-14

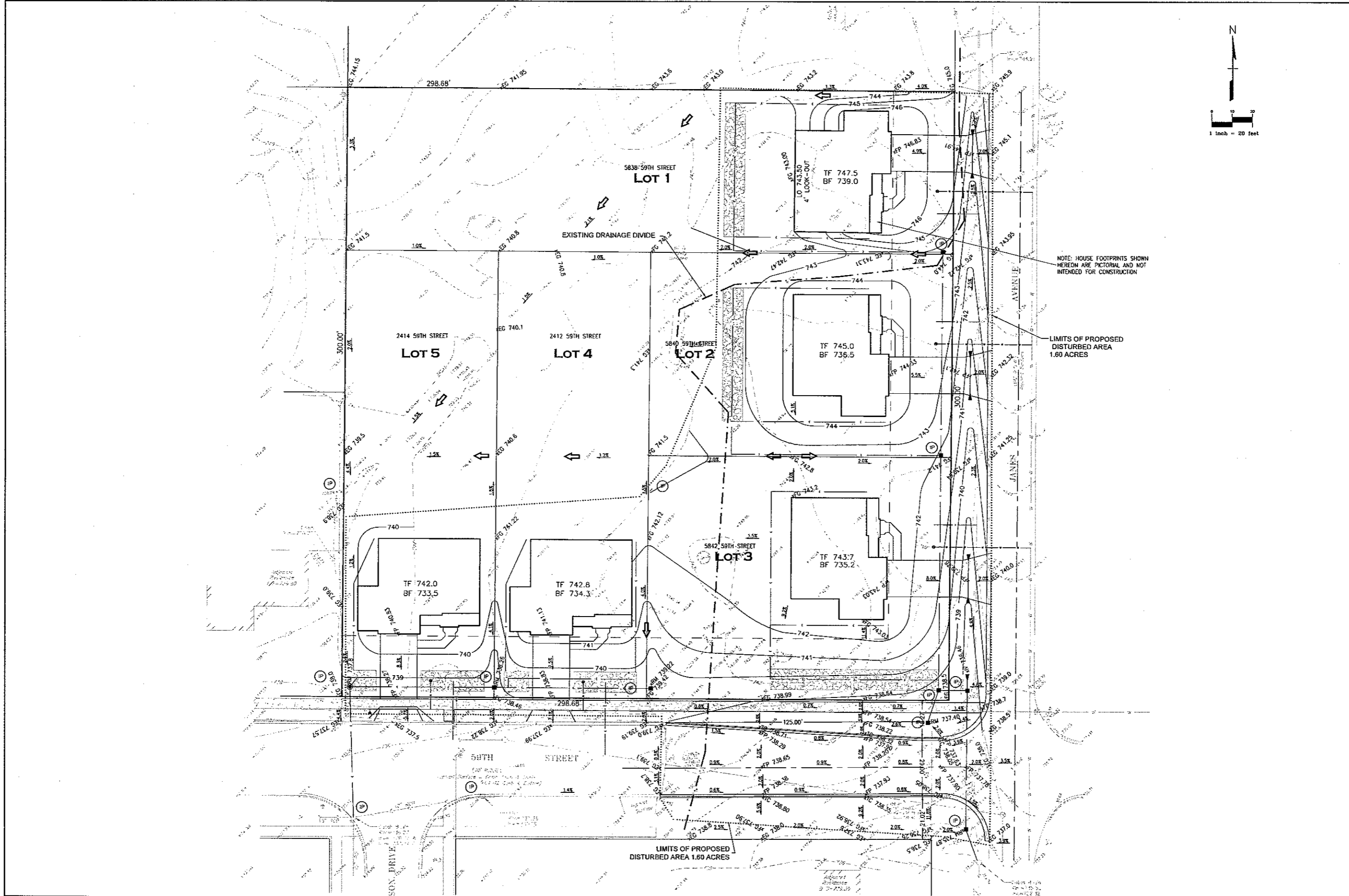
ISSUE DATE:
11-12-13

DRAWN BY:
DMR

DATE: 11-12-13

PROJECT: 11-558

3



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 4355 WEAVER PARKWAY
 WARRENVILLE, IL 60555



GRADING PLAN
 JANES AVENUE SUBDIVISION
 DOWNERS GROVE, ILLINOIS

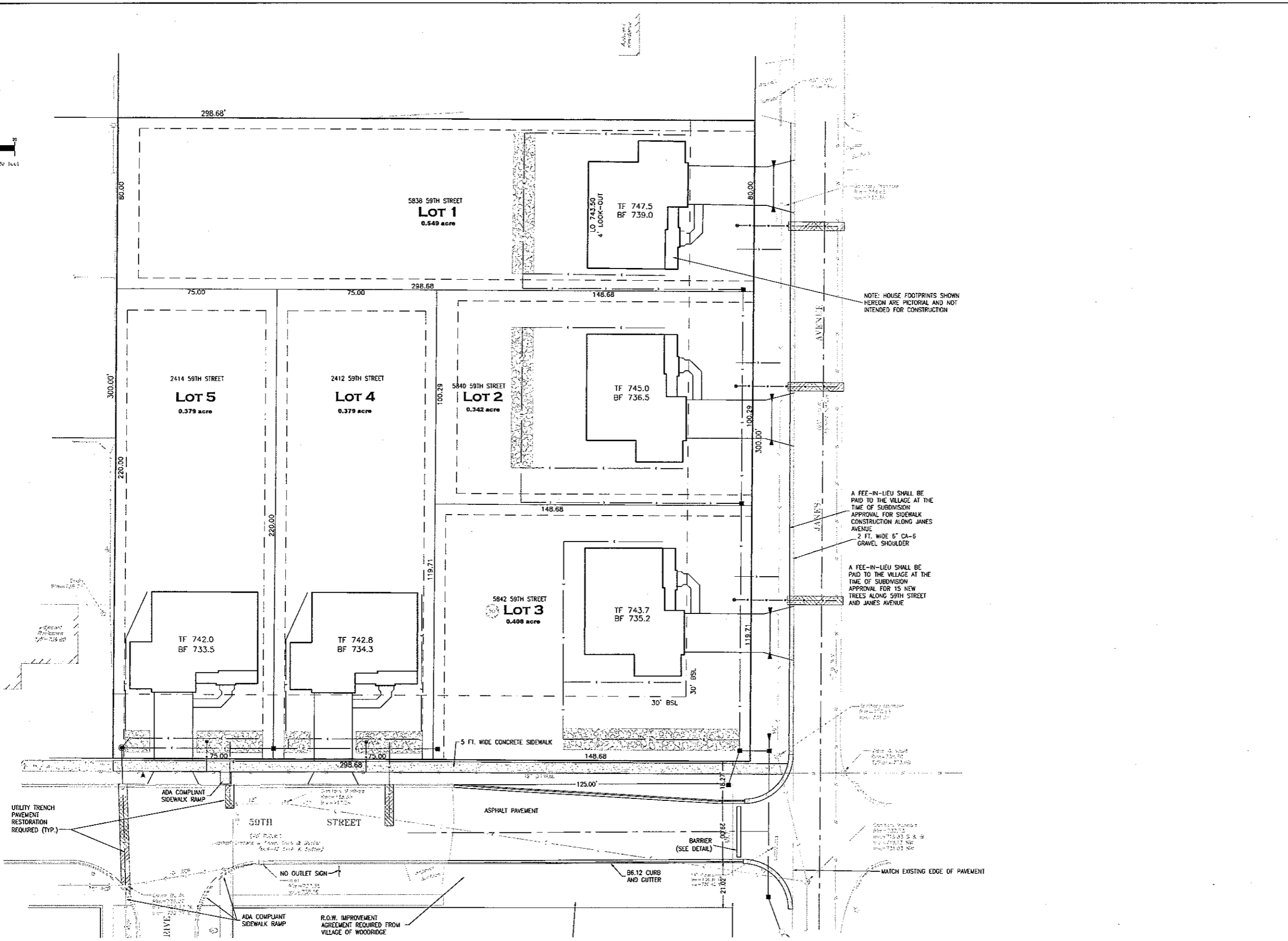
REV. #	DATE	DESCRIPTION
1	3-6-14	VILLAGE OF DOWNERS GROVE AND SANITARY DISTRICT REVIEW
2	3-28-14	VILLAGE OF DOWNERS GROVE REVIEW 3-25-14

ISSUE DATE:
11-12-13

DRAWN BY:
DMR

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C5



NOTE: HOUSE FOOTPRINTS SHOWN HEREON ARE PICTORIAL AND NOT INTENDED FOR CONSTRUCTION

A FEE-IN-LIEU SHALL BE PAID TO THE VILLAGE AT THE TIME OF SUBDIVISION APPROVAL FOR SIDEWALK CONSTRUCTION ALONG JANES AVENUE
2 FT. WIDE 6" CA-6 GRAVEL SHOULDER

A FEE-IN-LIEU SHALL BE PAID TO THE VILLAGE AT THE TIME OF SUBDIVISION APPROVAL FOR 15 NEW TREES ALONG 59TH STREET AND JANES AVENUE



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WARRENVILLE, IL 60555

PAVING & LANDSCAPE PLAN
JANES AVENUE SUBDIVISION
DOWNERS GROVE, ILLINOIS

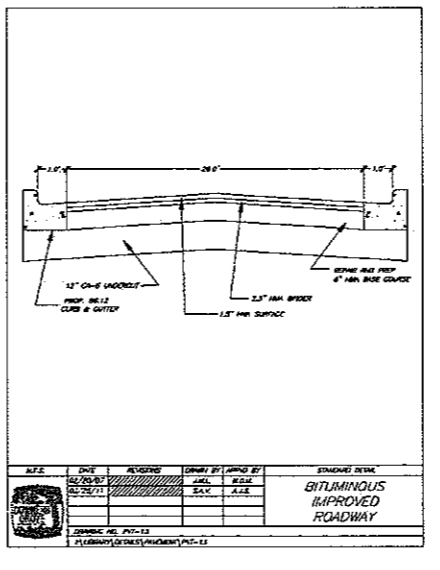
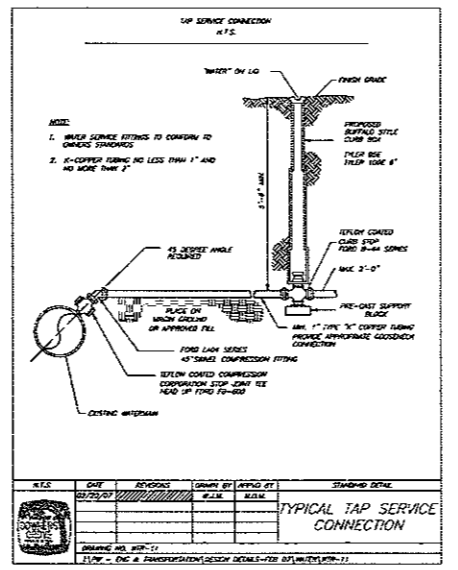
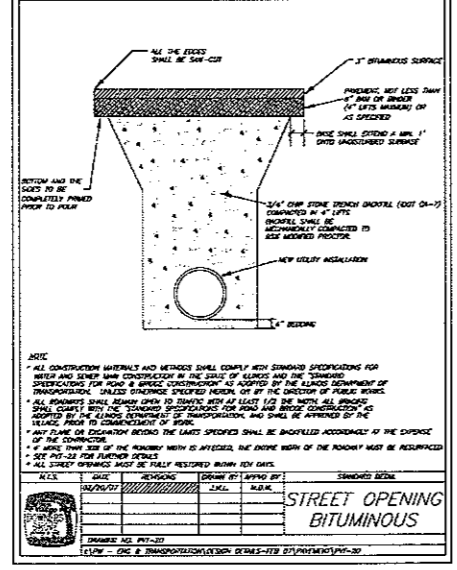
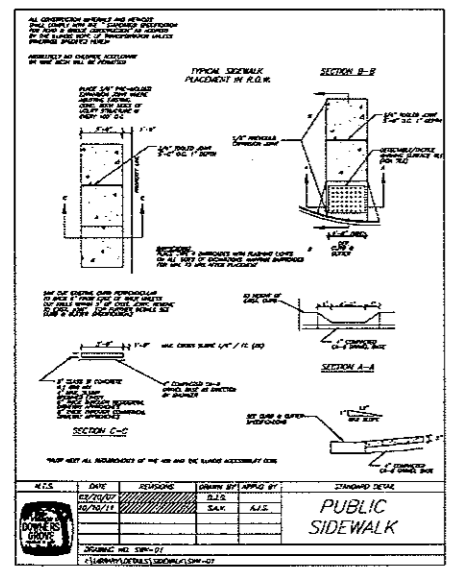
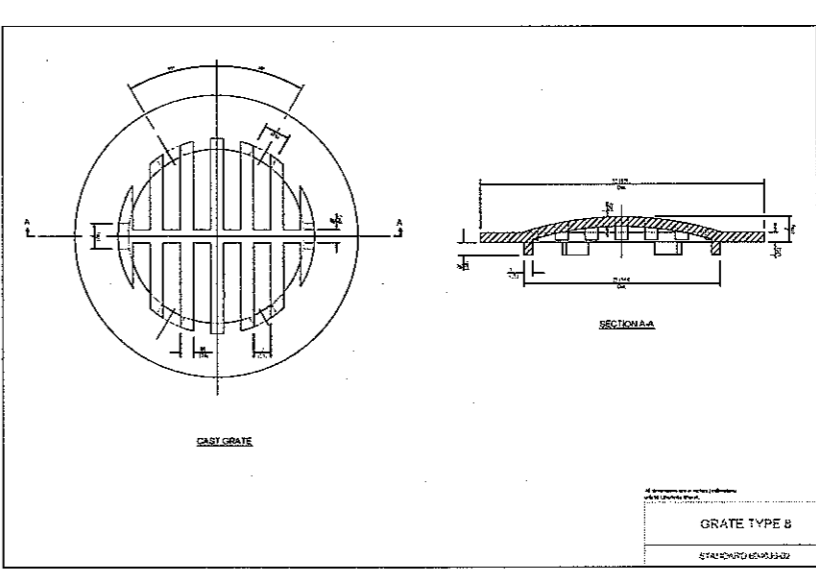
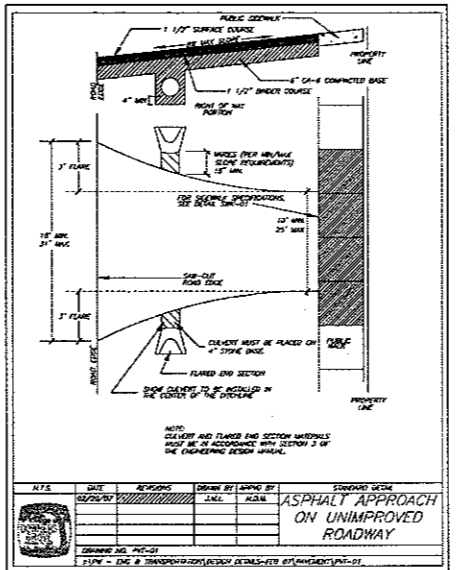
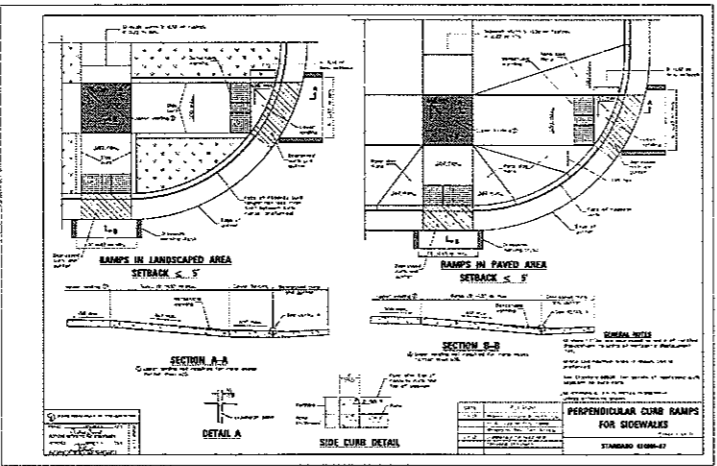
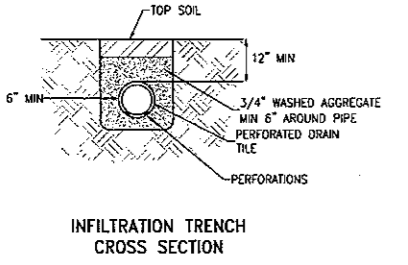
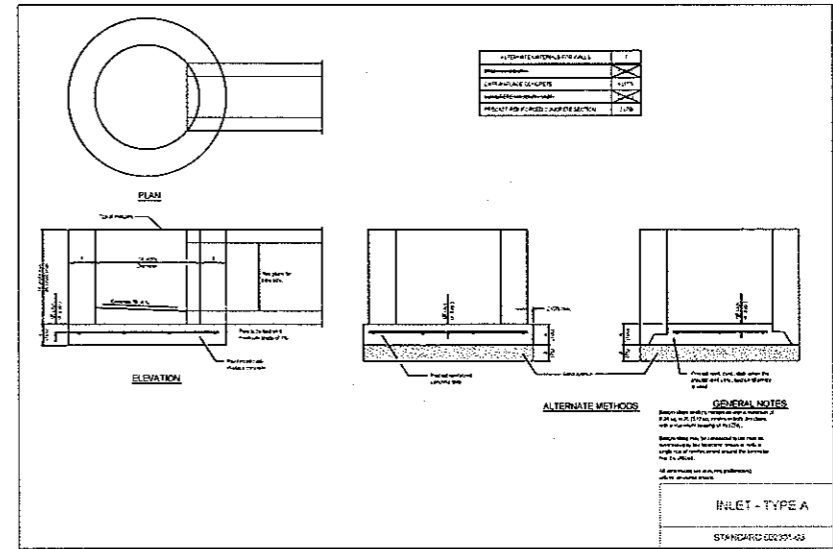
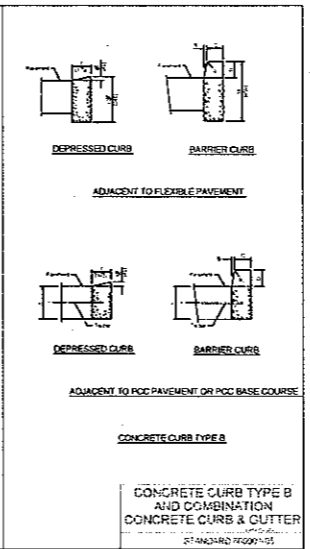
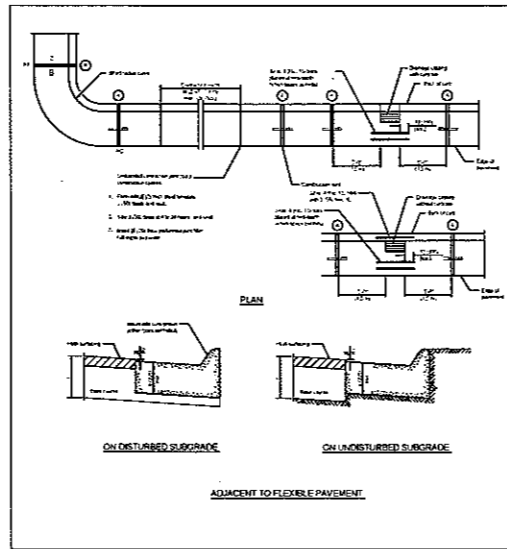
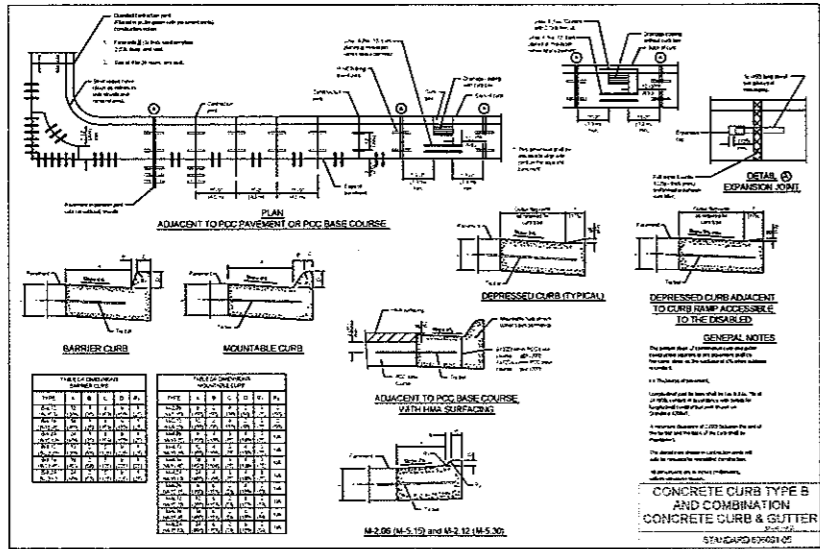
REV. #	DATE	DESCRIPTION
1	3-28-14	VILLAGE OF DOWNERS GROVE AND SANITARY DISTRICT REVIEW
2	3-28-14	VILLAGE OF DOWNERS GROVE REVIEW 3-28-14

ISSUE DATE:
11-12-13

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C6



DETAILS-1

JANES AVENUE SUBDIVISION

DOWNERS GROVE, ILLINOIS

REV.	DATE	DESCRIPTION	APPROVED BY	DESIGNED BY	DRAWN BY
1	11-12-13	ISSUE DATE			
2	11-12-13	ISSUE DATE			
3	11-12-13	ISSUE DATE			

ISSUE DATE: 11-12-13

DRAWN BY: DMR

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C7

DOWNERS GROVE SANITARY DISTRICT
 SPECIFICATION
 FOR
 BUILDING SANITARY SERVICE AIR TESTING

Effective Date: August 24, 2001.

- The entire building sanitary service shall be air tested from the public sewer to the building, including the machine trap, wye or tee, the outside cleanout(s) and all service piping. If a new wye or tee is installed on an existing public sewer, the pipe connections on the public sewer on both sides of the wye or tee must also be air tested, as described in Item 11.
- Prior to testing, flush and clean the sewers by a method acceptable to the District. If a new wye or tee is installed on a existing public sewer, clean the inside of all existing pipes to allow the test plugs to properly seal during testing.
- Isolate the building sanitary service from the existing public sewer by installing two airtight plugs in the public sewer, by installing one airtight plug with a void positioned at the connection between the building service connection and the public sewer, or by other method acceptable to the District.
- Install an airtight plug on the cleanout inside the building.
- Properly brace the outside cleanout cap and collar to withstand air testing.
- Whenever the sewer to be tested is submerged under groundwater, determine the groundwater hydrostatic pressure by a method approved by the District.
- Add air to the plugged sewer sections under test through the cleanout or public sewer plug until initial air pressure reaches 4.0 psig greater than any groundwater hydrostatic pressure.
- Allow at least two minutes for air temperature to stabilize, adding air to maintain the initial test pressure.
- Shut off the air supply after stabilizing the air temperature and record the time in seconds using an approved stopwatch for the internal sewer pressure to drop from 2.5 psig to 2.5 psig greater than any groundwater hydrostatic pressure.
- The building sanitary service shall pass if the recorded time for the allowable pressure drop equals or exceeds 2 minutes for a 4-inch and 6-inch diameter service less than 300

DOWNERS GROVE SANITARY DISTRICT
 SPECIFICATION
 FOR
 BUILDING SANITARY SERVICE TELEVISION

Effective Date: August 24, 2001

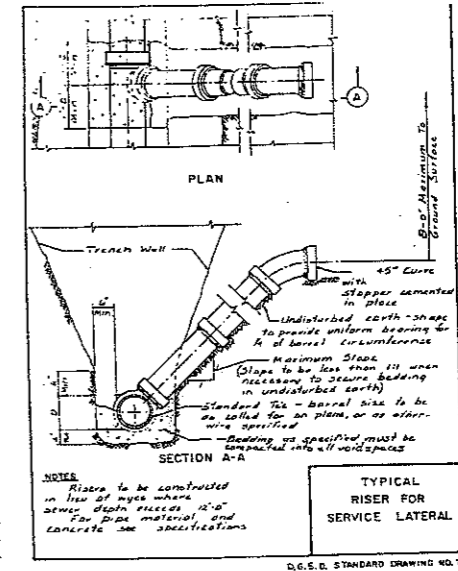
- The entire building sanitary service shall be televised from the public sewer to the building, including the machine trap, wye or tee, the outside cleanout(s) and all service piping.
- Prior to televising, flush and clean the sewers by a method acceptable to the District. Provide preparatory cleaning of the sewer to permit unobstructed passage of the television camera and clean enough for the camera to discover structural defects, misalignment, and points of infiltration to the satisfaction of the District.
- Provide the District a VHS video recording of the televising. Set video recorder in standard play (SP) mode.
- Begin each tape with the current date and the beginning footage count superimposed on the video signal. Provide continuous footage counter on all video recordings.
- Professionally label all video tapes showing the building address, the date, and Contractor's name.
- Move the camera, at a speed no greater than 30 feet per minute and stopping at all defects and points of infiltration to permit proper documentation of the sewer condition.
- All televising for acceptance shall be done under the direct supervision of the District. The Contractor shall notify the District 48 hours prior to televising. Video tapes shall be turned in immediately to the District inspector upon completion of televising.
- Televising may be performed after the sanitary service has been successfully air tested and all outside cleanouts have been adjusted to final grade.

feet in total length. The minimum allowable time for larger pipe diameters or longer pipe lengths will be determined by the District.

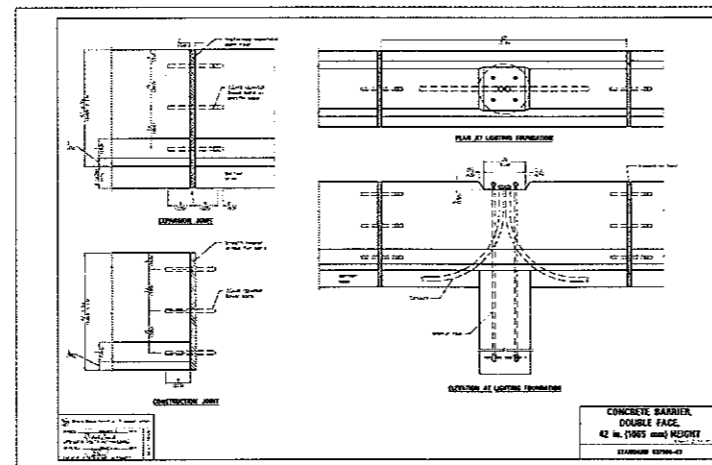
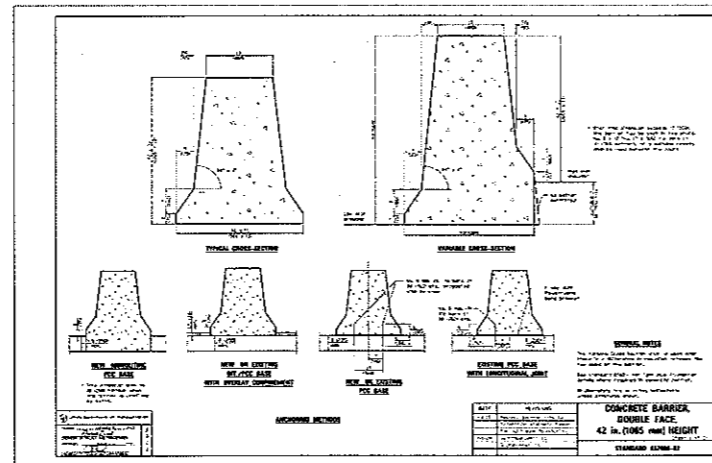
- The individual pipe joints on either side of a new wye or tee installed on an existing public sewer shall also be air tested as follows:
 - Comply with requirements of ASTM C1103-90.
 - Utilize commercially available test apparatus with two separate inflatable sealing steps or plugs, or one plug with a void positioned at the center, at least 2.50 inches, but no more than 2 feet apart.
 - Acceptable maximum air loss is 1 psi in 5 seconds.
 - Test pressure is 3.5 psi higher than groundwater pressure, but do not use a test pressure greater than 6 psi.
 - Provide test apparatus that allows remote monitoring of test by the District.
- If the air test fails to meet these requirements, locate and repair, or remove and replace the faulty sections of sewer in a manner approved by the District, as necessary to meet the allowable limits upon retesting. The use of acrylamid gel sealant is not an acceptable method to correct leakage.
- Provide and use equipment and measuring devices acceptable to the District.
- All air testing for acceptance shall be done under the direct supervision of the District. The Contractor shall notify the District 48 hours prior to testing.
- Air testing techniques shall be in accordance with the latest ASTM standard practice for testing sewer lines by low-pressure air test method for the appropriate pipe material.
- Air testing may not be performed until the sanitary service trench has been completely backfilled.

DOWNERS GROVE SANITARY DISTRICT NOTES

- Note on the plans that Downers Grove Sanitary District standards and ordinances shall govern all sanitary sewer construction.
- Note on the plans that the sewer contractor shall schedule with the District inspections of the sanitary sewer construction 48 hours in advance of the start of construction (630-969-0664).
- Note on the plans that the sanitary service connections made to existing sewers shall be made by machine tap with the connection made with a Geneco Sealrite Sewer Saddle.
- Note on the plans that the following pipe specification shall be used: PVC pipe with a SDR of 26, complying with ASTM D2241, 160 psi pressure pipe push-on bell and spigot type with rubber ring seal gasket ASTM D3139.
- Utilize on the plans the enclosed Service Riser detail. This shall be used on the sewer services where the sewer main depth exceeds 12-feet.
- Utilize on the plans the enclosed bedding and backfill detail.
- Note that the building sewer service shall pass all District requirements for air testing, and televising inspection (see enclosures).



D.G.S.D. STANDARD DRAWING NO. 7



PIPE SIZE (")	ALLOWABLE TRENCH WIDTH	
	MINIMUM	MAXIMUM
4"	2'-0"	2'-0"
6"	2'-0"	2'-6"
8"	2'-0"	3'-0"
10"	2'-0"	3'-0"
12"	2'-0"	3'-6"
15"	2'-0"	4'-0"
18"	2'-0"	4'-6"
24"	2'-0"	5'-0"

PIPE BEDDING AND BACKFILL - DOWNERS GROVE SANITARY DISTRICT
 PIPE BEDDING AND INITIAL BACKFILL MATERIALS SHALL BE LIMITED TO CRUSHED WASHED LIMESTONE 1/2 TO 3/4 INCHES IN DIAMETER, PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 98% PROCTOR DENSITY PER AASHTO T-99.
 FINAL BACKFILL IN PAVEMENT AREAS AND WHERE THE TRENCH FALLS WITHIN A 1 TO 1 SLOPE EXTENDED FROM THE EDGE OF PAVEMENT, MATERIAL SHALL BE GRANULAR TRENCH-BACKFILL AS SPECIFIED BY THE CONTROLLING ROAD AUTHORITY, COMPACTED TO 98% STANDARD PROCTOR DENSITY PER AASHTO T-99.
 IN LANDSCAPED AREAS MATERIALS SHALL BE SELECT, RICAMATED MATERIAL, FREE OF ROCKS AND DEBRIS AND COMPACTED TO 88% STANDARD PROCTOR DENSITY PER AASHTO T-99.

GREENSCAPE
 HOMES, LLC
 4355 WEAVER PARKWAY
 WARRENVILLE, IL 60555



DETAILS--2
 JANES AVENUE SUBDIVISION
 DOWNERS GROVE, ILLINOIS

REV.	DATE	DESCRIPTION
1	3-28-14	ISSUE OF DOWNERS GROVE AND SANITARY DISTRICT REVIEW
2	3-28-14	ISSUE OF DOWNERS GROVE REVIEW 3-28-14

ISSUE DATE:
 11-12-13

DRAWN BY:
 OMR

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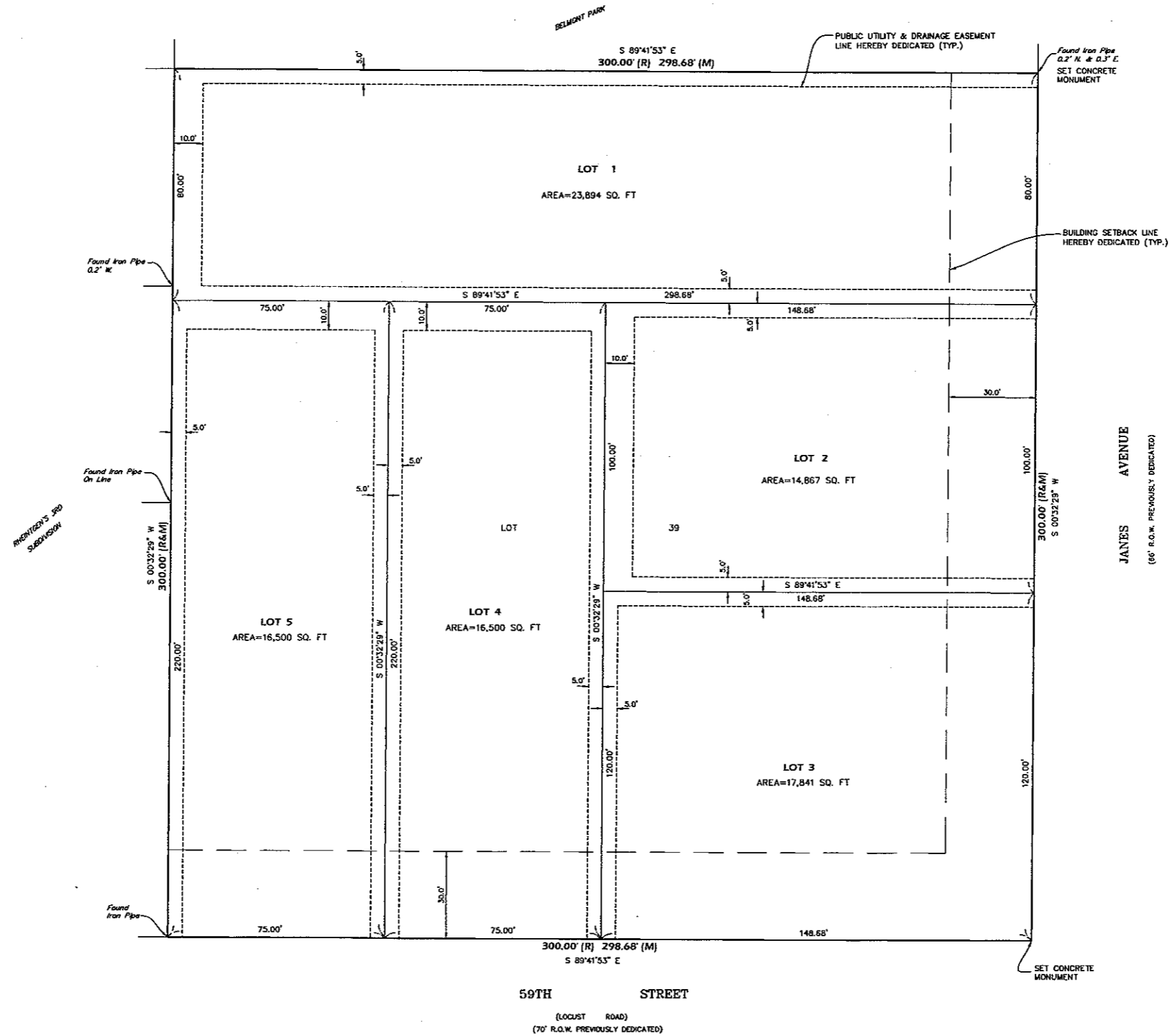
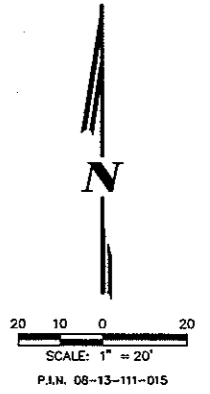
C8

JANES AVENUE RESUBDIVISION

OF

LOT 39 IN BELMONT PARK, A SUBDIVISION OF PART OF SECTION 13,
TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1922 AS DOCUMENT
R1950-155367, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
5850 JANES AVENUE
DOWNERS GROVE, ILLINOIS



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3480 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 39 IN BELMONT PARK, A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1922 AS DOCUMENT R1950-155367, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE 'C' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 1704000001 EFFECTIVE DATE DECEMBER 18, 2004.

DATED THIS 4TH DAY OF OCTOBER, A.D., 2013.

ILLINOIS PROFESSIONAL LAND SURVEYOR #3480
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2014

SURVEYOR'S NOTES:
IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.

AREA OF SURVEY:
CONTAINING 89,602± SQ. FT. = 2.057 ACRES
PROFESSIONAL DESIGN FIRM NO. 184-004196

PREPARED FOR: GREENSCAPE HOMES, LLC
JOB ADDRESS: 5850 JANES AVENUE
DOWNERS GROVE, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: JJK FLD. BK./PG. NO.:
COMPLETION DATE: 10/10/13 JOB NO.: 137855
REVISED: 3/6/14

PLAN COMMISSION OF THE VILLAGE OF DOWNS GROVE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNS GROVE
THIS _____ DAY OF _____, A.D., 20____

CHARSMAN

VILLAGE COUNCIL OF THE VILLAGE OF DOWNS GROVE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
APPROVED BY THE COUNCIL OF THE VILLAGE OF DOWNS GROVE
THIS _____ DAY OF _____, A.D., 20____

MAYOR

VILLAGE CLERK

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____ COLLECTOR OF THE DOWNS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____ COLLECTOR OF THE VILLAGE OF DOWNS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

COLLECTOR

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

COUNTY CLERK AND SEAL

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____, A.D., 20____

BY: _____

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:
(A) ALL PUBLIC UTILITY STRUCTURES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

DECLARATIONS CERTIFICATE

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND
WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNS GROVE, ILLINOIS, AND
WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMEVER OWNED, TO WIT:
1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNS GROVE, ILLINOIS.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNS GROVE, ILLINOIS.
5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS _____ DAY OF _____, A.D., 20____
OWNER
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, A.D., 20____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER
REGISTRATION EXPIRATION DATE

PROPERTY OWNERS SIGNATURES
BY: _____ OWNER OR ATTORNEY BY: _____ OWNER OR ATTORNEY

PRINT NAME PRINT NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
_____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, A.D., 20____
OWNER: _____
ADDRESS: _____
OWNER: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:
COMMONWEALTH EDISON COMPANY AND
SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 755 ILCS 0052, AS AMENDED FROM TIME TO TIME.
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA".

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PREPARED FOR: GREENSCAPE HOMES, LLC
JOB ADDRESS: 5850 JAMES AVENUE
DOWNS GROVE, ILLINOIS
Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
DRAWN BY: JJK FLD. BK./PG. NO.:
COMPLETION DATE: 10/10/13 JOB NO.: 137855
REVISED: 3/6/14

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and staff recommends that the Plan Commission forward a positive recommendation to the Village Council.

Discussion ensued about flooding in the area. Chairwoman Urban inquired about the ability for others to build on their properties within this area that are not being rezoned. Senior Planner Popovich explained that these lots are legal, non-conforming lots. If they want to rebuild, they cannot increase the extent of the non-conformity, which limits any rebuilding to the existing footprint.

Petitioners, Mr. and Mrs. Dan McCarroll, 130 Chicago Avenue, Downers Grove, IL stated they were looking to rezone so they can build a home on the lot.

Chairwoman Urban opened the meeting to public comment. No comments were made. Mr. McCarroll made a final statement noting that he has lived in the community for some time and is looking to build a home for his family. He asked the Plan Commission for a positive recommendation on the rezoning. Chairwoman Urban closed the public hearing.

Mr. Waechtler noted his support for the rezoning while Mr. Webster inquired about the potential to rezone properties when they are annexed into the Village. The Chairwoman also noted that the standards had been met on this proposal.

WITH RESPECT TO PC-08-14, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THIS PETITION.

SECONDED BY MR. BEGGS. ROLL CALL:

**AYE: MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MRS. RABATAH, MR. RICKARD,
MR. WAECHTLER, MR. WEBSTER, CHAIRWOMAN URBAN**

NAY: NONE

MOTION CARRIED. VOTE: 8-0

PC- 48-13: A petition seeking approval of a Final Plat of Subdivision to subdivide a single lot into five lots. The property is zoned R-4, Single Family Residential by DuPage County. The property is located at the northwest corner of Janes Avenue and 59th Street, commonly known as 5850 Janes Avenue, Downers Grove, IL (PIN 08-13-111-015). Greenscape Homes, LLC Petitioner/Owner.

Mr. Popovich noted the request is for approval of a Final Plat of Subdivision at 5850 Janes Avenue. The property is located at the northwest corner of 59th Street and Janes Avenue in unincorporated Downers Grove. The property is zoned R4, single family residential in DuPage County. Mr. Popovich noted state law requires municipal approval for any subdivision within 1.5 miles of the municipal boundary. In this case, the property lies within 1.5 miles of Downers Grove and Woodridge. The subject site lies on the Downers Grove side of the intergovernmental boundary agreement with Woodridge. As such, the Downers Grove has review authority. The Village's review of the plat is limited to the extent the Village Council determines village standards are necessary or appropriate to protect public health, safety and welfare. Mr. Popovich explained in

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cases like these, the Village has approval authority but all construction permits are reviewed and issued by DuPage County.

Mr. Popovich reviewed the existing site which consists of a single family home and two accessory structures. Referencing the projection screen, Mr. Popovich identified 59th Street and noted how it dead-ends at the boundary agreement line and does not extend to Janes Avenue.

Mr. Popovich noted the petitioner is proposing to demolish all structures on the lot, divide the property into five lots, build a single-family home on each of the lots and extend 59th Street to Janes Avenue.

Mr. Popovich stated the proposal complies with the Comprehensive Plan. The development will provide quality housing stock, is consistent with the large lots found in the Estate Residential designation of this area, will provide a variety of housing, and the lot sizes are consistent with the surrounding neighborhood.

The proposed development will have to comply with the DuPage County Zoning Ordinance, as the Village's Zoning Ordinance is not applicable in this situation. The proposed subdivision meets the lot area, depth and width requirements within the Village's Subdivision Ordinance. Mr. Popovich noted the petitioner is requesting two exceptions to the Subdivision Ordinance, the first being the maintenance of the existing 66-foot wide Janes Avenue right-of-way where 70-feet is required. The second is to maintain the rural design of Janes Avenue and not install curb and gutter as required by the Subdivision Ordinance.

Mr. Popovich noted the Janes Avenue right-of-way is currently 66 feet wide and there are no improvements to Janes Avenue that could not be accomplished within the existing right-of-way. Mr. Popovich conferred with the Village's Public Works Department who noted they would not need the additional right-of-way for any purposes. As such, staff is supportive of the right-of-way width exception request.

The second exception request is to not install curb and gutter along Janes Avenue. Janes Avenue as it currently exists is rural in nature without curb and gutter. Again, the Public Works Department noted the rural nature of Janes Avenue that is not anticipated to change, as such the addition of curb and gutter along this portion of Janes Avenue is not necessary.

Mr. Popovich reviewed park and school donations and noted they would need to be provided based on the Village's donation tables but that the actual donation would be made through DuPage County's process.

With regard to public improvements, Mr. Popovich discussed the 59th Street extension to connect to Janes Ave with curb and gutter on both sides of 59th Street. The Lisle Township Highway Commissioner will be responsible for the maintenance of the road. Under his jurisdiction, the Commissioner is requiring a barricade be placed within the roadway to prohibit traffic connections to Janes Avenue. Staff requested the full connection for connectivity, good planning and for safety. The barricade is the compromise, as the Highway Commissioner wished to have a cul-de-sac or no connection at all. Staff desires the road to be built so that in the future it can be opened to traffic.

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The petitioner will be providing a sidewalk on the north side of 59th Street that will connect to Janes Avenue. A fee-in-lieu will be paid for a sidewalk along the west side of Janes Avenue as no sidewalk currently exists along Janes Avenue to either the north or south of the subject site.

All stormwater management will have to meet the DuPage County Stormwater Ordinance. As currently designed, detention is not required, but Post Construction Best Management Practices are required. Dry wells will be installed to meet this requirement. DuPage County will be responsible for all stormwater permits.

Mr. Popovich noted the Village has received numerous comments from the neighborhood. Generally, residents along Elinor Avenue wish to have 59th Street fully connected while residents on Janes Avenue do not wish to have it connected. An e-mail from a local resident concerning the petition was received today and placed on the dias.

Additionally, staff has spoken with the Village of Woodridge. Woodridge also desires to see 59th Street connected to Janes Avenue. Additionally, Woodridge is negotiating a development agreement with the petitioner for improvements with the 59th Street right-of-way under Woodridge's jurisdiction.

Mr. Popovich reviewed the requested subdivision with exceptions against the standards of approval. He noted staff recommends the Plan Commission forward a positive recommendation to the Village Council with the single condition listed on page 6 of the staff report. Chairwoman Urban asked if the Commission had any questions for Mr. Popovich.

Mr. Webster inquired as to the reasons behind the Highway Commissioner's desire to keep the road closed. Mr. Popovich noted that it was based on the Commissioner's constituents who expressed their concerns to him.

Mr. Keith Neumann, Greenscape Homes, noted he was the owner and petitioner for the project. He described the subdivision petition and the proposed development. He noted five single family homes would be constructed on the site, 59th Street would be extended and dry wells would be installed to account for the stormwater. They are looking to start construction of the subdivision in late summer or early fall of this year. He appreciated the Plan Commission's consideration. Chairwoman Urban opened the meeting to public comment.

Mr. Charles Scouten, 5939 Janes Avenue, noted his desire to leave 59th Street alone. It is a public recreation area for the neighborhood and includes wild raspberry bushes that the neighbors pick. He noted 59th Street should be left alone.

Mr. Gemnady Lukhanin, 5841 Janes Avenue, noted he enjoyed the quietness of the neighborhood and felt that the extension of 59th Street and connection to Janes Avenue would negatively impact his neighborhood.

Ms. Susan Chavez-Jiminez, 5835 Janes Avenue, requested that instead of a street the developer install a cul-de-sac. She is concerned about cut through traffic along Janes Avenue if 59th Street is connected.

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Mr. Mark Pierret, 2416 59th Street, lives adjacent to the proposed development and discussed the stormwater issues he currently experiences. Water flows from the subject site directly onto his property and he has installed a French drain but that is sometimes overwhelmed. He recommends a retention pond be installed, as other similar subdivisions in the area have been required to do.

Ms. Dolores Zimmerman, 5831 Elinor Avenue, lives to the west of the subject property. She noted concerns about extreme stormwater issues. She would like to see the developer install a detention basin to keep the water on their site. She is in support of the 59th Street extension, as it would relieve the traffic that currently drives down Elinor.

Ms. Diane Albano, 5901 Jackson Avenue, noted she lives next to the undeveloped 59th Street area. This area is littered with garbage and is a mess. She would like to see it cleaned up and connected.

Ms. Carol Macha, 5855 Janes Avenue, noted there are already two cul-de-sacs in this area. She believes a cul-de-sac would be consistent with the character of the neighborhood. She stated water is constantly flowing through the site and swales. She noted the front of the existing lot is always wet. She is concerned about the connection of 59th Street to Janes Avenue as there are many kids in the neighborhood and they use Janes Avenue to access a bus stop. She is concerned the connection would increase cut-through traffic in the neighborhood and cut through traffic is discouraged in the Comprehensive Plan.

Mr. Ronald Mayer, 5700 Janes Avenue, expressed his displeasure with the connection of 59th Street to Janes Avenue. The developer will be removing green space. He wants to see 59th Street remain a dead-end as he is also concerned about the children in the area.

Mr. Sean Bureau, 2350 59th Street, was concerned about traffic entering the cul-de-sac that he lives on. He was concerned with stormwater associated with the development and recommended a detention basin. He noted his rear yard includes a stormwater basin and it fills during heavy rains.

Mr. Duane Oesterreich, 5820 Janes Avenue, noted that stormwater is a concern and how the swales along Janes Avenue are full and drain into a creek to the south. He noted that Janes Avenue currently dead-ends and that he does not believe Janes Avenue is large enough to handle additional traffic.

Mr. Joseph Kasko, 2340 59th Street, noted he owns the other half of the detention basin that his neighbor spoke of earlier. The basin works and has been close to overflowing at times. The water flows from north to south in this area and he is concerned with how it will be affected with the new subdivision. He noted his children play in the cul-de-sac in front of his home and they aren't used to cars coming through the area. He is concerned that if 59th Street is connected, more cars will enter the cul-de-sac trying to cut through and will cause his children danger. He noted he placed a bench at the end of the cul-de-sac to provide a visual barrier for drivers who tried to access the cul-de-sac from Leonard Avenue. He believes the 59th Street connection would lower his property value.

Ms. Deanne Marek, 5711 Elinor Avenue, noted she refers to the green space as the secret forest path. She regularly cleans up the area and likes walking through the path. She would prefer to maintain this green space. She is also concerned about the stormwater and how it will be impacted by the new development.

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Mr. Ronald Mayer, stated he spoke to the Highway Commissioner who assured him the road would not be built.

Chairwoman Urban noted she had a list of topics that were presented by the public and inquired to whether staff or the petitioner could address those. The first item was the connection of 59th Street to Janes Avenue. Mr. Popovich noted the connection of 59th Street to Janes Avenue is consistent with the Comprehensive Plan. The earlier comment regarding cut through traffic does not apply in this case. The traffic that would be using the connection would be local traffic. Cut through traffic is typically seen in residential neighborhoods adjacent to commercial.

Mr. Popovich further explained the 59th Street and Janes Avenue connection meets multiple goals of the Comprehensive Plan. Primarily, recommendation #1 on page 67 of the Comprehensive Plan to improve the function of the street network; goal #1 on page 151 to improve the safety, function and efficiency of vehicular movement in the Village; and goal #1, objective #1 on page 152 to encourage new development to include connections and amenities for pedestrians, bicyclists and commuters.

Mr. Keith Neumann addressed the concerns about stormwater. He noted they have been working with Downers Grove, Woodridge and DuPage County on the design of the property. He noted that a swale will be constructed around each house and where the stormwater would run. He noted they are working with Woodridge to tie into a storm sewer at the southwest corner of the site. Per a question, Mr. Neumann explained how drywells work and provided further clarification on the connection to the Woodridge storm sewer.

Mr. David Riendeau, Engineer with Greenscape Homes, provided further explanation of the stormwater design for the site. He noted the design is not a regional solution but is designed for the individual home sites. He noted the design will meet the DuPage County Stormwater Ordinance.

There being no further questions, Chairwoman Urban closed the public participation portion of the meeting.

Chairwoman Urban noted her support for the proposed 59th Street connection to Janes Avenue. She noted the importance of street connections and thought that it was important to have the developer install the road as part of this petition.

Mr. Webster believed that the proposed change is for the better. He noted the subdivision was a positive and so would the connection of 59th Street and Janes Avenue. He did not agree with the Highway Commissioner in requiring a barricade. He believes the road should be open.

Mr. Cozzo noted he believed all standards for the subdivision and the requested exceptions were met.

Mr. Beggs noted he was in support of the proposed five lot subdivision. However, he did not believe it was noted in the description of the project about the extension of 59th Street. He did not believe it was in his purview to either recommend or not recommend the 59th Street extension. Discussion ensued concerning whether the road extension was something the Plan Commission

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could consider. Ultimately, most commissioners viewed the extension as part of the subdivision request.

WITH RESPECT TO FILE PC 48-13, MR. WEBSTER MADE MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE ABOVE PETITION, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE JANES AVENUE RESUBDIVISION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED OCTOBER 10, 2013, LAST REVISED ON MARCH 6, 2014 AND THE FINAL ENGINEERING PLANS FOR JANES AVENUE SUBDIVISION PREPARED BY GREENSCAPE HOMES, LLC DATED NOVEMBER 12, 2013 AND LAST REVISED ON MARCH 6, 2014, EXCEPT AS SUCH PLANTS MAY BE MODIFIED TO CONFORM TO DUPAGE COUNTY CODES AND ORDINANCES.**

SECONDED BY MR. RICKARD. ROLL CALL:

**AYE: MR. WEBSTER, MR. RICKARD MR. COZZO, MR. MATEJCZYK, MS. RABATAH, MR. WAECHTLER, CHAIRWOMAN URBAN
NAY: MR. BEGGS**

MOTION CARRIED. VOTE: 7-1

Mr. Beggs noted in his nay vote was reflected by his earlier discussion.

OTHER BUSINESS:

Mr. Popovich announced the staff did not currently have any items for the May 5th Plan Commission meeting but would confirm its cancellation next week. The April 28th Plan Commission meeting will not be held as there are no petitions for that agenda.

THE MEETING WAS ADJOURNED AT 9:38 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MR. BEGGS. MOTION CARRIED BY VOICE VOTE OF 8-0.

Prepared by: Planning Staff



VILLAGE OF
DOWNERS GROVE

Stanley Popovich <spopovich@downers.us>

5850 Jane's Avenue subdivision

1 message

Robert McGinnis <rmcginnis@villageofhinsdale.org>

Mon, Apr 7, 2014 at 10:04 AM

To: "tdabareiner@downers.us" <tdabareiner@downers.us>, "spopovich@downers.us" <spopovich@downers.us>

Cc: "Highway@LisleTownship.com" <Highway@lisle-township.com>, "StormwaterMgmt@dupageco.org"

<StormwaterMgmt@dupageco.org>, "mmays@vil.woodridge.il.us" <mmays@vil.woodridge.il.us>, "robert mcginnis"

(robbanddana@hotmail.com)" <robbanddana@hotmail.com>, "mark.pierret@synegen.com"

<mark.pierret@synegen.com>, "kapierrret@aol.com" <kapierrret@aol.com>

Gentlemen,

I am unable to attend the Plan Commission meeting tonight regarding this subdivision, but would ask that you circulate this email to the Commissioners and make my comments part of the record.

My name is Robert McGinnis and I live at 5821 Elinor Avenue immediately west of the above mentioned project.

I am generally in support of this project, but would like to offer a couple of comments and/or suggestions for consideration.

First, I would like to see this developer held to the same standard that Mike Rheintgen was when he developed our subdivision. These are identical parcels, both 300'x300' on unimproved streets in unincorporated Downers Grove. The developer was required to provide detention and full site improvements including storm sewer and public sidewalks. I would expect, given the circumstances in this case, that they do the same. This includes the installation of public walk along the Jane's Street frontage as well as the 59th street frontage and not a fee-in-lieu-of as is being considered. If you consider taking the money, the sidewalk on Jane's will never get installed.

Second, why is a barricade being installed on 59th Street prohibiting traffic from using Jane's? This is fundamentally wrong and unfair to those that bear all of the traffic now. Our pavement profile cross section on Elinor is no different than that on Jane's and having the additional street opened up would help alleviate an already unfair burden we shoulder. I understand that this is primarily the decision of the highway department, but I would like Downers Grove to go on the record as objecting to this traffic barrier as well.

Lastly, there are a lot of drainage issues in this area and a lot of water (5.5 acre feet if memory serves) being conveyed through this property. The developer needs to be cognizant of this and do whatever possible in order to manage their water and get it to 59th Street without placing any burden on already developed downstream properties.

Thank you for taking the time to acknowledge my concerns; I expect that the product being built there will be in the \$800K plus category and that the development will ultimately be an asset to the neighborhood.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

4/23/2014

The Village of Downers Grove Mail - 5850 Jane's Avenue subdivision

Office [630-789-7036](tel:630-789-7036)

Fax [630-789-7016](tel:630-789-7016)

mcginnis@villageofhinsdale.org



VILLAGE OF
DOWNERS GROVE

Stanley Popovich <spopovich@downers.us>

Water concerns with new development on Janes Ave / 59th ST

1 message

mlpierret@aol.com <mlpierret@aol.com>

Mon, Apr 7, 2014 at 6:29 PM

To: Edward.Buga@dupageco.org

Cc: tdabareiner@downers.us, spopovich@downers.us, StormwaterMgmt@dupageco.org, mmays@vil.woodridge.il.us, robbanddana@hotmail.com, mcginnis@villageofhinsdale.org

Good evening Edward,

My name is Mark Pierret and my family lives at 2416 59th ST in Downers Grove. Our property is adjacent to the new development property that will be discussed this evening, 4-7-2014 at 7 PM in the Village Hall (on Janes Ave / 59th ST).

I am in support of this development as the current property was not well maintained in my opinion by the previous owner (at least for the 6+ years that we've lived here). But I do want to take a moment before Monday's discussion and voice one concern: the property receives a large amount of water during periods of precipitation and based on the way the property is graded a large portion of that precipitation seems to be directed towards our backyard.

I want to make sure that however the property is developed that they take into consideration the tremendous amount of water they will need to 'direct', and that if possible they cease directing most of that water to my back yard.

Below is a picture of my back yard where the water from the adjacent property flows in. We have had to put in a French drain to try to deal with the water, but frankly it has proven insufficient for the volume of water that we receive regularly. During last years heavy Spring rain we actually had a 7 to 8 foot wide stream of water flowing from the back to the front yard.

Again, I just want to make sure that the property developers are aware of the tremendous amount of water that needs to be directed as part of this development.

I appreciate your consideration of my concerns and look forward to tonight's discussion/meeting.

Thank you in advance,

Mark Pierret

773-991-2499

MLPierret@aol.com



water_flow_concerns.JPG

657K