

ITEM RES 2015-6193

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/2/2015

SUBJECT:	SUBMITTED BY:
Final Plat of Subdivision at 1350 35th Street	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

A resolution has been prepared to subdivide the existing single residential lot into seven residential lots and an outlot for stormwater management.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Exceptional Municipal Services*.

FISCAL IMPACT

The petitioner will pay a recapture fee of \$69,383.44 pursuant to recapture agreements from the 1980s. The recapture agreements cover the widening of 35th Street and the installation of sidewalk adjacent to the subject property. The payment will be received as revenues into the Capital Projects Fund.

UPDATE & RECOMMENDATION

This item was discussed at the May 19, 2015 Village Council meeting. Staff recommends approval on the June 2, 2015 Active Agenda .

BACKGROUND

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide an existing 2.2 acre residential parcel at 1350 35th Street into seven residential lots and an outlot for stormwater management. The subject property is located on the north side of 35th Street, approximately 160 feet west of Saratoga Avenue and is zoned R-3, Residential Detached House 3.

The property is unimproved, wooded and is sloped such that there is an approximate 14 foot grade drop from the northernmost edge of the property south to 35th Street. The steeply sloped site rapidly conveys existing stormwater runoff to 35th Street, which may have contributed to street flooding during heavy rain events. Last year, the Village installed additional stormsewer inlets adjacent to this property to improve stormwater management in the area. The petitioner will be providing stormwater detention on the proposed outlot to capture the existing runoff from the property to the north in addition to providing detention on each of the seven residential lots.

Compliance with the Subdivision and Zoning Ordinance

The proposal meets the Subdivision Ordinance and Zoning Ordinance requirements for lot area and depth. However, two lot width exceptions are requested to reduce the required lot width from 75-feet to 70-feet for Lots 1 and 2. The lot width exceptions allow the stormwater flow route and detention to be contained on the outlot. Without the requested lot width exceptions, the outlot would not contain the entire common stormwater management area that conveys the existing offsite runoff. The outlot improves overall stormwater management in the neighborhood, as the proposed detention will slow the offsite runoff that currently flows through the site.

The required park and school donations for the new single family homes will be paid prior to the Village executing the Final Plat of Subdivision. The total donation amount is \$33,157.04, of which \$15,983.31 is due to the Park District, \$11,680.13 due to School District 58 and \$5,493.60 due to School District 99.

Compliance with the Zoning Ordinance

The subject property is zoned R-3, Residential Detached House 3. The seven new residential lots comply with the minimum lot area (10,500 square feet) and Lots 3-7 comply with the minimum lot width (75-feet) standards per Section 2.030 of the Zoning Ordinance.

Engineering/Public Improvements

Due to drainage concerns downstream of the subject site, the developer has proposed to detain the runoff from the property to the north in a surface detention basin on Outlot A. The existing release rate will be reduced by directing offsite runoff to the detention basin and restricting the release of water through a natively vegetated overflow channel along the west property line. Runoff from the proposed development will be managed through bioswales between the lots that will enter the Post Construction Best Management Practices (PCBMPs) located in the front yards, parallel to 35th Street. Stormwater runoff from the proposed subdivision will be collected in the individual PCBMPs and overflow into interconnected underground perforated pipes that run along the southern edge of the subdivision. The petitioner is required to install all stormwater improvements prior to the issuance of any building permits for the subdivision.

The petitioner will create a Homeowners Association (HOA) which will be responsible for maintenance of all stormwater improvements on the outlot and within the stormwater easements. The Village will establish a Special Service Area (SSA) for the subdivision. In the event of default by the HOA, the SSA would enable the Village to impose a tax on the property owners within the subdivision to fund Village maintenance of the stormwater improvements.

Compliance with the Comprehensive Plan

The proposed redevelopment is consistent with the Comprehensive Plan as follows:

- Is consistent with the surrounding neighborhood.
- Provides a variety of housing and dwelling unit types and densities.
- Ensures quality housing stock remains a staple of the community.
- Improves stormwater management in residential areas.
- Uses native vegetation in stormwater management areas.

Public Comment

Residents stated concerns at the public hearing about the existing draining issues on the property believing the issue stems from the existing development to the north of the subject site. Staff determined that the detention basins to the north of the proposed subdivision are operating as designed and previously approved. The petitioner indicated that the proposed stormwater improvements would reduce the flow of stormwater running off the subject site and should improve the overall management of stormwater in the neighborhood.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated April 6, 2015

Minutes of the Plan Commission Hearing dated April 6, 2015

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: June 2, 2015
(Name)

RECOMMENDATION FROM: _____ FILE REF: PC-44-14
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION WITH EXCEPTIONS FOR 1350 35th STREET", as presented.



SUMMARY OF ITEM:

Adoption of the attached resolution shall approve the final plat of subdivision for the property located at 1350 35th Street.

RECORD OF ACTION TAKEN:

RESOLUTION _____**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION WITH EXCEPTIONS
FOR 1350 35th STREET**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of a Final Plat of Subdivision to subdivide one lot into seven lots and an outlot for stormwater detention for the 35th & Saratoga Subdivision, located on the north side of 35th Street, approximately 160 feet west of Saratoga Avenue, commonly known as 1350 35th Street, Downers Grove, Illinois, legally described as follows:

PARCEL 5 IN REST HAVEN SECOND ASSESSMENT PLAT, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT NUMBER R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1350 35th Street, Downers Grove, IL 60515 (PIN: 06-31-201-043)

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 20.301; *Lot Widths*, to reduce the required right of way width of 75 feet to 70 feet for Lot 1.
2. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.301; *Lot Widths*, to reduce the required right of way width of 75 feet to 70 feet for Lot 2.

WHEREAS, notice has been given and a public hearing held on April 6, 2015 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 of 35th & Saratoga Subdivision with Exceptions, located at 1350 35th Street, 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 35th & Saratoga Subdivision, located at 1350 35th Street, Downers Grove, Illinois, 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 35th and Saratoga Subdivision prepared by Greenscape Homes, LLC, dated December 30, 2014, last revised on March 25, 2015 and the Site Engineering and Improvement Plans for 35th and Saratoga Subdivision prepared by Greenscape Homes, LLC dated December 31, 2014 and last revised on March 25, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Pursuant to recorded document numbers R1982-007174 and R1983-006093, the petitioner shall pay to the Village a recapture amount of \$69,383.44 prior to executing the final plat of subdivision for the public improvements previously completed by the Village.

3. The petitioner shall pay \$33,157.04 (\$15,983.31 for the Park District, \$11,680.13 for School District 58 and \$5,493.60 for School District 99) prior to Village executing the final plat of subdivision.
4. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
5. Upon issuance of the stormwater permit, the petitioner shall pay a \$3,500 fee-in-lieu for seven new parkway trees.
6. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to issuance of any occupancy permits.
7. The petitioner shall grind and resurface the entire width of 35th Street in front of this development upon installation of sanitary services for all seven residential lots.
8. No trees or shrubbery, unless approved with the PCBMP, shall be permitted in the 20 foot stormwater and drainage easement along 35th Street.

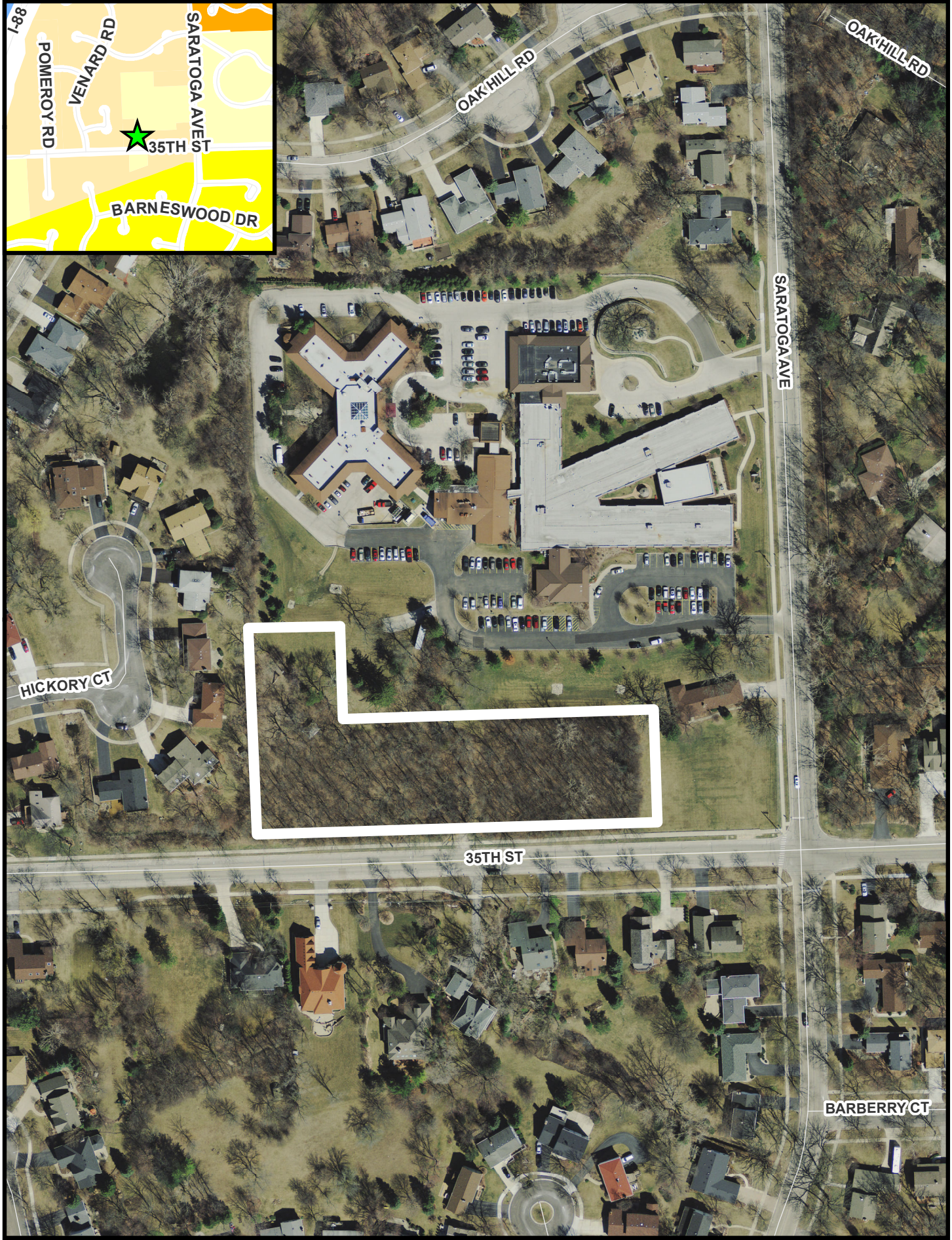
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



0 37.575 150 225 Feet

1350 35th Street - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 6, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-44-14 1350 35 th Street	Final Plat of Subdivision	Kelley Chrissie Planner

REQUEST

The petitioner is requesting final plat of subdivision approval to subdivide a single property into seven residential lots and an outlot for stormwater detention.

NOTICE

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

GENERAL INFORMATION

OWNER: Solid Rock Developers, Inc.
551 Kendall Avenue
Elmhurst, IL 60126

APPLICANT: Greenscape Homes, LLC.
4355 Weaver Parkway, Suite 120
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Vacant
PROPERTY SIZE: 94,753 square feet (2.175 acres)
PIN: 06-31-201-043

SURROUNDING ZONING AND LAND USES**ZONING**

NORTH: R-1, Residential Detached House 1
SOUTH: R-1, Residential Detached House 1 &
R-3, Residential Detached House 3
EAST: R-3, Residential Detached House 3
WEST: R-3, Residential Detached House 3 & PD #11

FUTURE LAND USE

Single Family Residential
Single Family Residential
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 and are attached as noted:

1. Application/Petition for Public Hearing
2. Location Map (Exhibit A)
3. Existing Site Photo (Exhibit B)
4. Project Narrative (Exhibit C)
5. Plat of Survey (Exhibit D)
6. Final Plat of Subdivision (Exhibit E)
7. Final Site Engineering Plans (Exhibit F)
8. Proposed Elevations (Exhibit G)

PROJECT DESCRIPTION

The petitioner is requesting approval of the Final Plat of Subdivision to subdivide an existing single parcel at 1350 35th Street into seven residential lots and an outlet for stormwater management. The subject property is located on the north side of 35th Street, approximately 160 feet west of Saratoga Avenue (see Exhibit A) and is zoned R-3, Residential Detached House 3.

The 2.2 acre property is unimproved and wooded (see Exhibit B), consisting of the west 532 feet of Parcel 2 in the Resthaven West lot reconfiguration. The site is sloped such that there is an approximate 14 foot grade drop from the northernmost edge of the property south to 35th Street. The steeply sloped site rapidly conveys existing stormwater runoff to 35th Street, which may have contributed to flooding of the street in heavy rain events. Last year, however, the Village installed additional inlets adjacent to this property to improve stormwater management in the area. Due to continued stormwater management concerns by the neighborhood and challenging topography of the site, the petitioner will be providing surface detention on the proposed outlet to capture the existing runoff from the property to the north in addition to providing detention on each of the seven residential lots.

Additionally, post-construction best management practices (PCBMPs) for stormwater management will be provided on each residential lot in accordance with the Village's Stormwater and Floodplain Ordinance. The PCBMPs on each lot will be connected through underground pipes that will also serve as detention for the impervious area proposed by this subdivision.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

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. 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.

With respect to stormwater management, the Comprehensive Plan calls for improvement in all residential areas. The petitioner, through the proposed stormwater basin on the outlet, will better manage the existing runoff from the north by detaining it and slowing its release onto adjacent properties. The Plan encourages the naturalization of stormwater management areas, which is being proposed through native vegetation in and around the detention basin and conveyance paths to allow additional opportunities for stormwater to absorb into the ground before flowing offsite.

COMPLIANCE WITH ZONING ORDINANCE

The approximately 2.2 acre property is zoned R-3, Residential Detached House 3. The subdivision of the subject property into seven lots with the existing zoning classification allows for the construction of seven single family homes provided all other zoning regulations are met. The seven new residential lots comply with the minimum lot area (10,500 square feet) and Lots 3-7 comply with the minimum lot width (75-foot) standards per Section 2.030 of the Zoning Ordinance. Exceptions are being requested for Lots 1 and 2 to permit lot widths of 70-feet.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The seven residential lots will meet the minimum lot dimension requirements outlined in Section 20.301 of the Village's Subdivision Ordinance with the exception of Lots 1 and 2 where lot width exceptions are requested. The lot dimensions are specified in the table below:

35th and Saratoga Subdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	<i>70 ft. (exception requested)</i>	150 ft.	10,500 sq. ft.
Lot 2	<i>70 ft. (exception requested)</i>	150 ft.	10,500 sq. ft.
Lot 3	75 ft.	140 ft.	10,500 sq. ft.
Lot 4	75 ft.	140 ft.	10,500 sq. ft.
Lot 5	75 ft.	140 ft.	10,500 sq. ft.
Lot 6	75 ft.	140 ft.	10,500 sq. ft.
Lot 7	75 ft.	140 ft.	10,500 sq. ft.
Outlot A	16.71 ft.	275 ft.	21,256 sq. ft.

Two lot width exceptions are requested to reduce the required lot width from 75-feet to 70-feet for Lots 1 and 2. The reduction of the required lot width allows the overland flow route and detention to be contained on the outlot. Without the requested lot width exceptions, the outlot would not contain the entire common stormwater management area that conveys the existing offsite runoff. The use of the outlot for detention improves overall stormwater management in the neighborhood, as the proposed detention will slow the offsite runoff that currently flows through the site.

The petitioner is providing the required five-foot wide public utility and drainage easements along the side lot lines and the ten-foot wide public utility and drainage easements along the rear lot lines, as applicable. Park and school donations are required for the new single family homes. The total donation amount of \$33,157.04 (\$15,983.31 for the Park District, \$11,680.13 for School District 58 and \$5,493.60 for School District 99) is required to be paid to the Village prior to executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

Due to drainage concerns downstream of the subject site, the developer has proposed to detain the runoff from the property to the north in a surface detention basin on Outlot A to reduce the velocity of the existing offsite flow. The existing release rate will be reduced by directing offsite runoff to the detention basin and restricting the release of water through a natively vegetated overflow channel along the west property line. Other runoff will be managed through bioswales between the lots that will enter PCBMPs located in the front yards, parallel to 35th Street. Stormwater runoff from the proposed subdivision will be collected in the individual PCBMPs and overflow into the underground perforated pipes that run along the southern edge of the subdivision. Drainage and stormwater easements are generally proposed along the west and south property lines of the residential lots in order to encompass the common stormwater management

areas. The petitioner will be required to obtain a stormwater permit for overall site grading and stormwater management, including the detention basin and stormwater infrastructure which is required to be fully functioning before any building permits will be issued.

Each lot is also required to provide post-construction best management practices (PCBMPs) to provide volume control and water quality measures for stormwater runoff. The petitioner has proposed drywells at the lowest point of each lot to capture stormwater runoff before it enters into the storm system, which serve as additional detention volume. The details of the PCBMPs, however, will be approved with individual building permits for each lot.

No public improvements are proposed or necessary at this time. In fact, the Village completed right-of-way improvements after having entered into recapture agreements with property owners along 35th Street and Saratoga Avenue in the early 1980s. The subdivision of the subject property triggers the recapture of the cost of these previous improvements per recorded document numbers R1982-007174 and R1983-006093. The recapture amount due is \$69,383.44 and covers the widening of 35th Street and the installation of sidewalk adjacent to the subject property.

The existing street lighting is sufficient, although the petitioner may need to relocate one or both existing street lights based on the final site plans for the residential lots. The petitioner will pay a fee-in-lieu of providing seven parkway trees for the subdivision at a cost of \$500 each, resulting in a total fee of \$3,500. The fee for the parkway trees will be collected upon issuance of the stormwater permit. With the Downers Grove Sanitary District providing conceptual approval of the subdivision, there will be a number of street cuts to provide sanitary service to the new homes. As such, the petitioner will be required to grind and resurface the entire width of 35th Street in front of the development to maintain the integrity of 35th Street.

If the Final Plat of Subdivision is approved, the petitioner will create a homeowners association which will be responsible for maintenance of the detention facility and conveyance paths on the outlot and all associated drainage and stormwater easements. The Village will establish a Special Service Area (SSA) for the subdivision in the event of default by the homeowners association, wherein the Village would assume responsibility for maintaining the detention basin and stormwater infrastructure. The SSA enables 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 subject property in addition to posting a public hearing notice sign onsite and publishing the notice in *Downers Grove Suburban Life*. Districts 58 and 99 have also been notified of the proposed subdivision and the public hearing. Staff has received comments from a multiple residents concerned about the impact of this development on the existing stormwater management. As noted above, significant stormwater improvements are proposed to address drainage concerns.

FINDINGS OF FACT

The proposed Final Plat of Subdivision to subdivide the existing single parcel into seven residential lots and an outlot meets the standards of Sections 20.301 and 20.305 of the Subdivision Ordinance and Section 2.030 of the Zoning Ordinance except for lot width of Lots 1 and 2. The petitioner is requesting an exception for Lots 1 and 2 to permit 70-foot lot widths where a minimum of 75-foot is required. The petitioner has a practical difficulty to meet the required lot width for Lots 1 and 2 because the topography of the site requires a large channel to convey the existing offsite stormwater runoff. In order to keep the common stormwater management area to remain on the outlot, the width of Lots 1 and 2 need to be reduced. The stormwater management being provided will improve the overall management of stormwater for the entire neighborhood. The standards of approval for the two requested lot width exceptions are outlined below.

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 this subdivision ordinance. In its consideration of the standards of practical difficulties or particular hardships, the Commission may consider, but is not limited to, the following:

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

The petitioner is requesting the lot width exceptions for Lots 1 and 2 in order to keep the common stormwater management areas that detain the existing offsite stormwater runoff on a separate outlot. By keeping these areas on a separate outlot, the homeowners association will be able to maintain these areas without impact to the adjacent property owners. Additionally, the proposed stormwater improvements could increase the value of surrounding properties. This standard is met.

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

The area is primarily residential and the proposed 70-foot width of Lots 1 and 2 is consistent with existing lot widths in the area, particularly in the Innisbrook and Orchard Brook subdivisions. This standard is met.

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

The width of Lots 1 and 2 is a direct result of the petitioner making stormwater improvements and keeping those areas on the outlot to be maintained by the homeowners association. If the petitioner does not improve the management of the existing offsite runoff on the steeply sloped site, the requested lot width exceptions would not be required. The lots that are subject to the exceptions would meet all other Village standards and the proposed drainage improvements are beneficial to the entire neighborhood. This standard is met.

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

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

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

The proposal is consistent with the character of the locality. If the proposed subdivision is approved, it would enable the petitioner to construct seven single family homes in a primarily residential neighborhood and improve overall drainage for the area. This standard is met.

RECOMMENDATION

The proposed final plat of subdivision is consistent with surrounding uses and zoning classifications. Staff finds that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances, including the lot width exception standards, of the Village. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation 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 35th and Saratoga Subdivision prepared by Greenscape Homes, LLC, dated December 30, 2014, last revised on March 25, 2015 and the Site Engineering and Improvement Plans for 35th

PC-44-14, Final Plat of Subdivision, 1350 35th Street
April 6, 2015

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and Saratoga Subdivision prepared by Greenscape Homes, LLC dated December 31, 2014 and last revised on March 25, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.

2. Pursuant to recorded document numbers R1982-007174 and R1983-006093, the petitioner shall pay to the Village a recapture amount of \$69,383.44 prior to executing the final plat of subdivision for the public improvements previously completed by the Village.
3. The petitioner shall pay \$33,157.04 (\$15,983.31 for the Park District, \$11,680.13 for School District 58 and \$5,493.60 for School District 99) prior to Village executing the final plat of subdivision.
4. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
5. Upon issuance of the stormwater permit, the petitioner shall pay a \$3,500 fee-in-lieu for seven new parkway trees.
6. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area prior to issuance of any occupancy permits.
7. The petitioner shall grind and resurface the entire width of 35th Street in front of this development upon installation of sanitary services for all seven residential lots.
8. No trees or shrubbery, unless approved with the PCBMP, shall be permitted in the 20 foot stormwater and drainage easement along 35th Street.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Manager

SP:kc
-att

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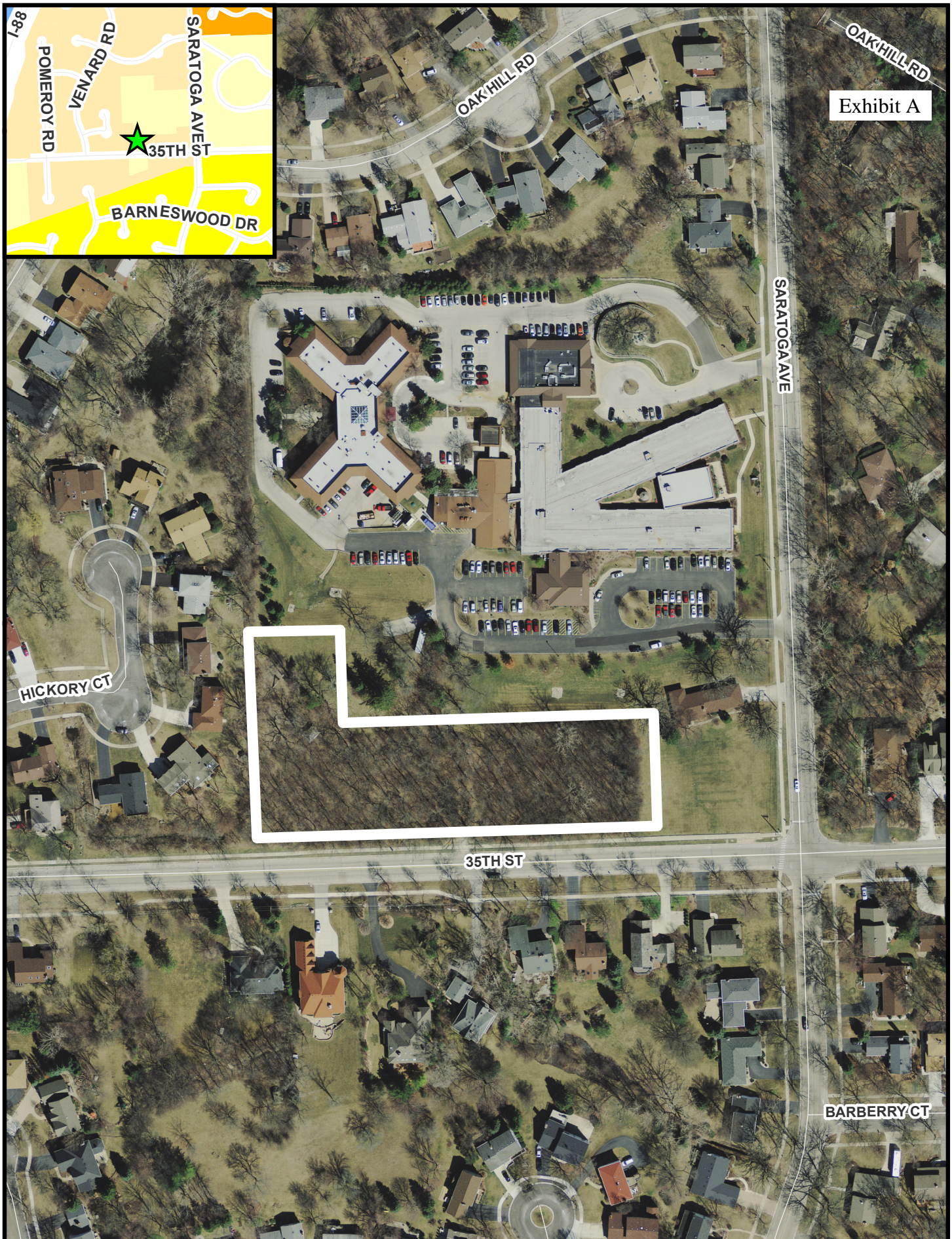


Exhibit A

0 37.575 150 225 Feet

1350 35th Street - Location Map

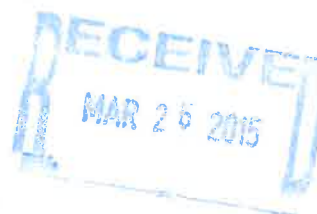




02/24/2015 16:06



GREENSCAPE HOMES, LLC



Project Summary

Greenscape Homes, LLC, Petitioner, is proposing to subdivide an approximately 2.1 acre parcel, located at 1350 35th Street in Downers Grove, into 7 residential lots. All of the 7 lots, as drawn on the Plat of Subdivision, meet or exceed the minimum square footage requirements of the existing R-3 zoning district, and 5 of the 7 lots meet or exceed the minimum width. In order to create an outlot for some of the additional detention provided, a dedicated access was added at a minimum width of 16 feet, which then reduced the width of lots 1 and 2 from their originally proposed 75 feet to 70 feet. Even though lots 1 and 2 meet the minimum square footage Petitioner is requesting a variance for lots 1 and 2 to reduce the width from the required 75 feet to 70 feet.

The proposed development provides an opportunity, in conjunction with recent Village improvements, to further improve the local drainage, thereby benefitting the surrounding properties and residents.

Thank you,

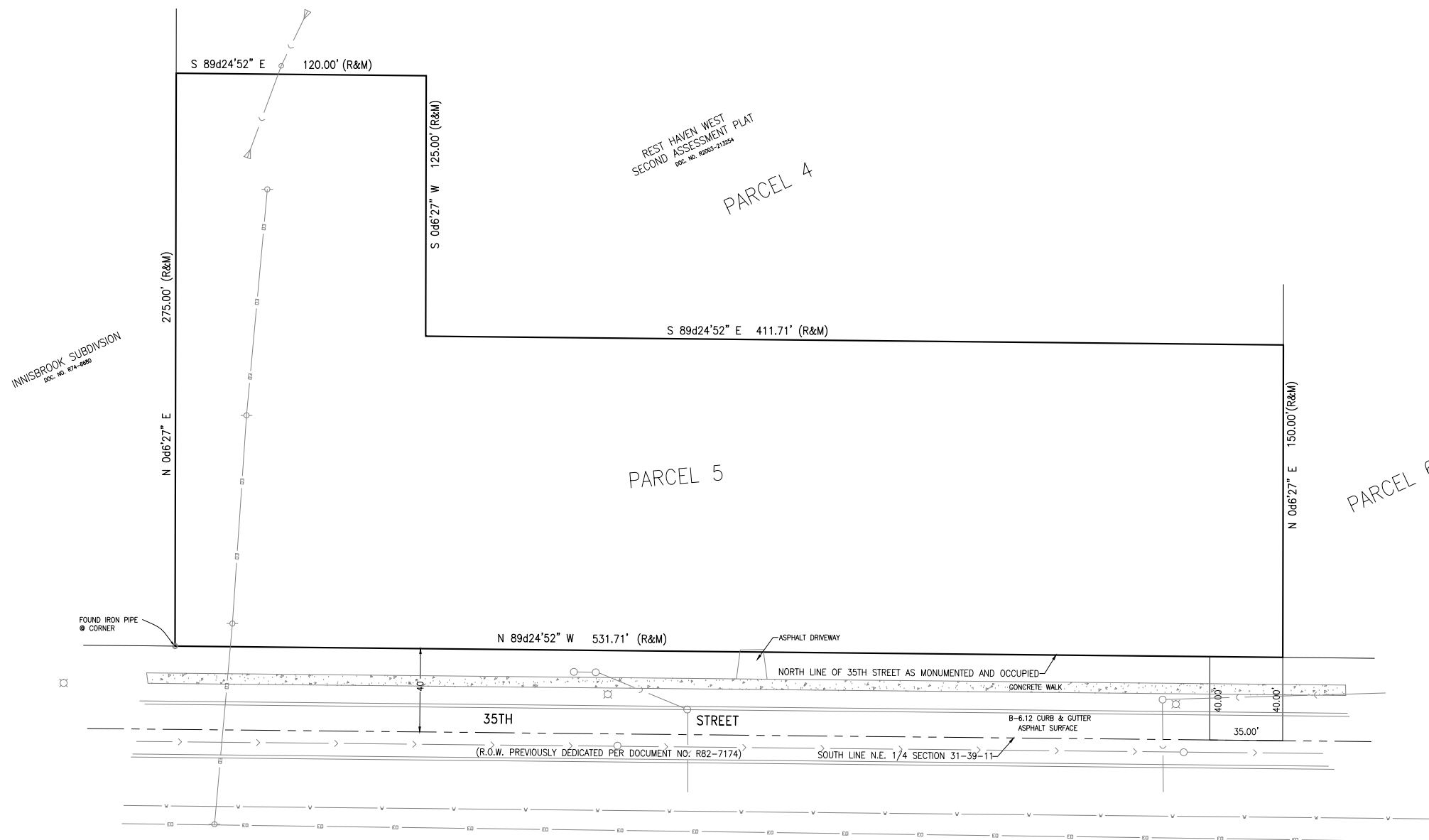
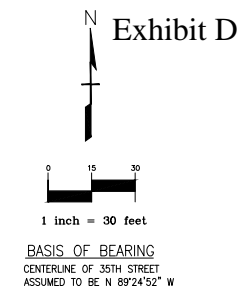
Greenscape Homes, LLC

PLAT OF SURVEY

OF
PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER
OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN
DUPAGE COUNTY, ILLINOIS.

PIN 06-31-201-043

COMMONLY KNOWN AS:
1350 35TH STREET
DOWNERS GROVE, ILLINOIS



LEGEND & ABBREVIATIONS

- Set Iron Pipe (SIP)
- Found Iron Pipe (FIP)
- (R) Record Data
- (M) Measured Data
- Property Line
- Building Setback Line (BSL)
- Easement Line
- P.U.&D. Public Utility & Drainage
- X—X Fence Line
- EO Overhead Electric Wires
- Curb & Gutter
- Depressed Curb
- Concrete Surface
- Water Valve Box
- Fire Hydrant Assembly
- Water Valve in Vault
- Inlet
- Storm or Sanitary Manhole
- Storm Pipe End Section
- Utility Pole
- Street Light Base

AREA OF SURVEY:
CONTAINING 94,753± SQUARE FEET (2.175 ACRES) MORE OR LESS

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY AND THE TRACT OF LAND DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECTION, AND THAT
THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 31TH DAY OF DECEMBER, 2014 AT WARRENVILLE, IL

DAVID M. RIENDEAU
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819
LICENSE EXPIRES 11/30/2016

- GENERAL SURVEYOR NOTES:
1. THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THE SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
 2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
 4. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY.
 5. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.
 6. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE OF THE FOUNDATION WALLS.
 7. BUILDING THE DIMENSIONS ARE NORMAL OR RADIAL TO PROPERTY LINES.
 8. BASIS FOR BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE
POLES AND/OR WIRES ON WEST SIDE OF PROPERTY.

PROPERTY ADDRESS:
1350 35TH STREET
DOWNERS GROVE, IL

DATE: 12/31/14

PREPARED BY:
**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

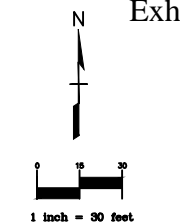
FINAL PLAT OF SUBDIVISION 35TH AND SARATOGA SUBDIVISION

PAGE 1 OF 2

Exhibit E

OF
PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

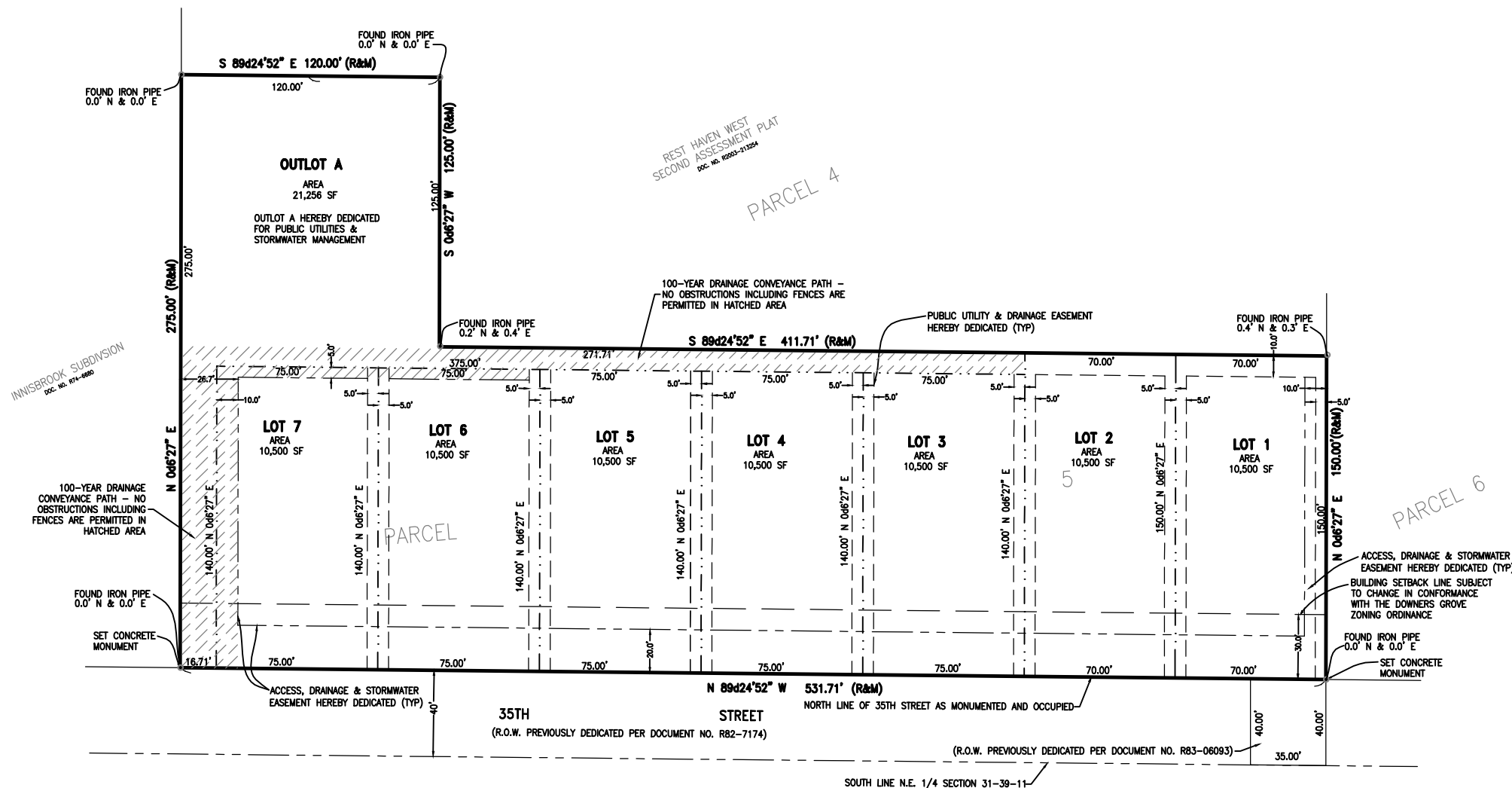
COMMONLY KNOWN AS:
1350 35TH STREET
DOWNERS GROVE, ILLINOIS



BASIS OF BEARING
CENTERLINE OF 35TH STREET
ASSUMED TO BE N 89°24'52" W

LEGEND & ABBREVIATIONS

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON PIPE SET
- IRON PIPE FOUND
- RECORD DATA
- MEASURED DATA
- PUBLIC UTILITY & DRAINAGE
- - - EASEMENT LINE
- PROPERTY LINE
- - - BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - PROPOSED PARCEL LINE
- SECTION LINE



SURVEYOR NOTES:

1. IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
4. ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS

AREA OF SURVEY:

CONTAINING 94,753± SQUARE FEET (2.175 ACRES) MORE OR LESS

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, DAVID M. RIENDEAU, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER _____ HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE 'X' 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 17043C0607H EFFECTIVE DATE DECEMBER 16, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF DECEMBER, 2014 AT WARRENVILLE, IL

DAVID M. RIENDEAU
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819
LICENSE EXPIRES 11/30/2016

DATE: 12/30/14
REVISED: 1/28/15
REVISED: 2/11/15
REVISED: 2/24/15
REVISED: 3/18/15
REVISED: 3/25/15

PREPARED BY:
**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

FINAL PLAT OF SUBDIVISION
35TH AND SARATOGA SUBDIVSION
OF

PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
1350 35TH STREET
DOWNERS GROVE, ILLINOIS

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 AN FACILITIES, 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 DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/ OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE CERTIFICATE

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

VILLAGE COUNCIL OF THE VILLAGE OF DOWNERS GROVE CERTIFICATE

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

VILLAGE CLERK

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 JURISDICTIONAL LIMITS OF THE VILLAGE OF DOWNERS 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 DOWNERS 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 CORPORATION NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION 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 WHOMSOEVER 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 GRADIES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
3. IN THE EVENT ANY OWNER OF PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS 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 DOWNERS 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 DOWNERS 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 HEREIN 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: _____

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, PUSHS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 805/2, 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". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

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

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: _____

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, COUNTY CLERK OF DU PAGE 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.
I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,
THIS ____ DAY OF _____, A.D., 20__

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

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 SURVEYOR'S 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: _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND _____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED 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
OWNER OR ATTORNEY
PRINT NAME PRINT NAME

DATE: 12/30/14
REVISED: 1/28/15
REVISED: 2/11/15
REVISED: 2/24/15
REVISED: 3/18/15
REVISED: 3/25/15

PREPARED BY:
GREENSCAPE
HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

SITE ENGINEERING IMPROVEMENT PLANS FOR 35TH AND SARATOGA SUBDIVISION

Exhibit F

PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

PIN 06-31-201-043

DOWNERS GROVE, ILLINOIS

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



COVER SHEET
35TH STREET SUBDIVISION
DOWNERS GROVE, IL

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
—800—	Proposed Contour
→	Slope to Drain
↪	Overflow Route
⊕	Downspout
⊕	Sump Pump Discharge

LOCATION MAP



GOVERNMENT AGENCY & UTILITY CONTACTS

	<p>MUNICIPALITY: VILLAGE OF DOWNERS GROVE 801 BURLINGTON AVE DOWNERS GROVE, IL. 60515 (630)-434-5500 CONTACT: KERRY BEHR</p>

NPDES / NOI NOTE:

A NPDES PERMIT WILL BE REQUIRED FOR THIS SITE AND NOI (NOTICE OF INTENT) MUST BE FILED WITH THE IEPA. A COPY OF THIS PERMIT WILL BE REQUIRED AS PART OF THE DOWNERS GROVE STORMWATER PERMIT SUBMITAL

BMP CONSTRUCTION NOTE:

DUE TO THE CONCERNS OVER COMPACTION OF THE BMP AREAS, A PRECONSTRUCTION MEETING WILL BE REQUIRED WITH THE CONTRACTOR AND VILLAGE. CALL THE VILLAGE AT 630-434-5491 PRIOR TO BEGINNING ANY EARTHWORK

UNDERGROUND UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.

J.U.L.I.E.
Joint
Utility
Locating
Information for
Excavators
CALL 811

**Know what's below.
Call before you dig.**

SITE ZONING SUMMARY	
RESIDENTIAL DISTRICT:	R3
MINIMUM LOT AREA (SF):	10,500
MINIMUM SETBACKS:	
FRONT =	30
SIDE =	7.5 (10%)
REAR =	20

INDEX OF SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS
3. DEMO & S.W.P.P. PLAN
4. GEOMETRIC PLAN
5. UTILITY PLAN
6. GRADING PLAN
7. STORMWATER MANAGEMENT - 1
8. STORMWATER MANAGEMENT - 2
9. DETAILS

GENERAL NOTES

1. PRIOR TO ANY EXCAVATING, CALL J.U.L.I.E. AT 1-800-892-0123
2. ALL ELEVATION ARE BASED ON U.S.G.S. DATUM.
3. EXISTING TOPOGRAPHY PROVIDED BY OTHERS
4. VERIFY FINAL BUILDING FOOTPRINT WITH ARCHITECH PRIOR TO STAKING FOUNDATION

BENCHMARKS

DUPAGE COUNTY BENCHMARK #1

DUPAGE COUNTY GEODETIC SURVEY MONUMENT 0166. MONUMENT IS A 3.5" BRASS DISC LOCATED AT THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88 ON THE SOUTH END OF THE EAST BRIDGE WALL, ELEVATION 771.01 NAVD88

DUPAGE COUNTY BENCHMARK #2

DUPAGE COUNTY GEODETIC SURVEY MONUMENT DGN3001. MONUMENT IS A 3.5" BRASS DISC LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF OGDEN AVE AND CASS AVE IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE, ELEVATION 746.26 NAVD88

SITE BENCHMARK #1

"X" IN CONCRETE WALK 18' SOUTH OF THE SOUTHWEST PROPERTY CORNER, ELEVATION 707.99

SITE BENCHMARK #2

"X" IN CONCRETE WALK 15' SOUTH OF THE SOUTHEAST PROPERTY CORNER, ELEVATION 709.87

I, DAVID M. RIENDEAU, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

DAVID M. RIENDEAU
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-050030

REV #	DATE	DESCRIPTION
1	1-28-15	VILLAGE REVIEW COMMENTS 1-20-15
2	2-18-15	VILLAGE REVIEW COMMENTS 2-10-15
3	2-23-15	VILLAGE REVIEW COMMENTS 2-23-15
4	3-9-15	RELOCATED OVERFLOW SWALE
5	3-18-15	VILLAGE REVIEW COMMENTS 3-13-15
6	3-25-15	VILLAGE REVIEW COMMENTS 3-24-15

ISSUE DATE:
12-31-14

DRAWN BY:
DMR

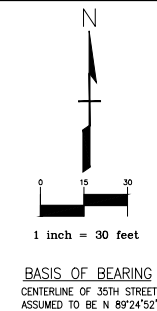
© COPYRIGHT 2014
GREENSCAPE HOMES, LLC

C-1

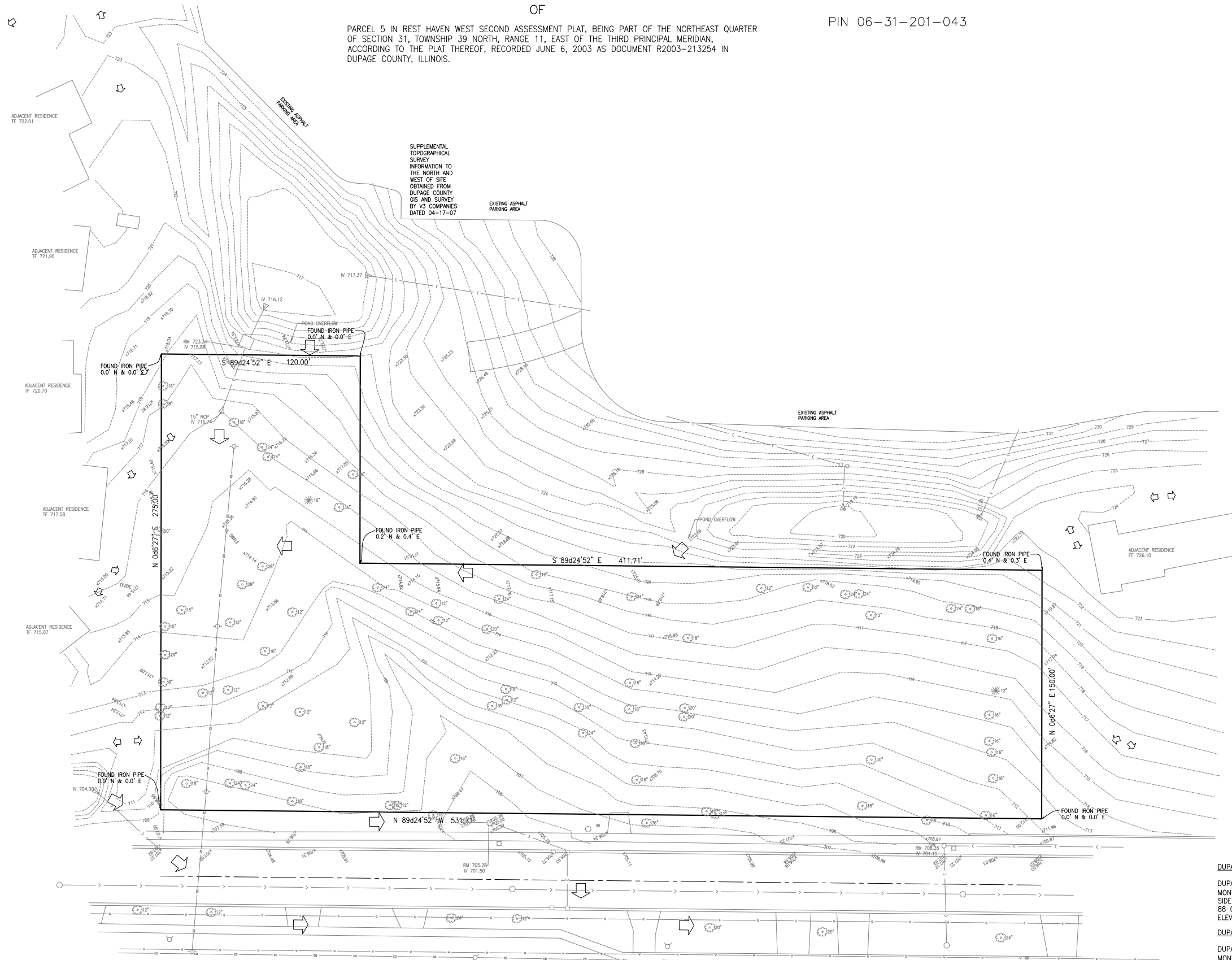
TOPOGRAPHIC SURVEY

PIN 06-31-201-043

PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.



- LEGEND & ABBREVIATIONS**
- W — Water Service/ Water Main
 - S — Sanitary Service/Sanitary Sewer
 - SS — Storm Service/Storm Sewer
 - — Property Line
 - — Easement Line
 - X X — Fence Line
 - — Retaining Wall
 - — Curb & Gutter
 - — Depressed Curb
 - — Concrete Surface
 - — Found Iron Pipe (FIP)
 - — Water Valve Box
 - ⊕ — Fire Hydrant Assembly
 - ⊕ — Water Valve in Vault
 - — Inlet
 - — Storm or Sanitary Manhole
 - — Storm Pipe End Section
 - — Utility Pole
 - — Street Light Base
 - P.U.&D. — Public Utility & Drainage
 - TF — Top of Foundation
 - x100.00 — Existing Grade
 - WW — Top of Window Well
 - DS — Downspout
 - SP — Sump Pump
 - ⊕ — Tree
 - ⊕ — Cable T.V. Pedestal
 - ⊕ — Telephone Pedestal
 - ⊕ — Electric Pedestal/Meter
 - ⊕ — Gas Meter
 - ⊕ — Gas Valve
 - ⊕ — Electric Transformer
 - ⊕ — Sign
 - ⊕ — Mail Box
 - g — Underground Gas Line
 - EO — Overhead Electric Wires
 - EU — Underground Electric Conduit
 - T — Underground Telephone Conduit



STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)
 THIS IS TO STATE THAT THE MAP HEREOF WAS PREPARED AT AND UNDER MY DIRECTION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF.
 GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF NOVEMBER, 2015 AT WARRENVILLE, IL

DAVID M. RIENDEAU
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819
 LICENSE EXPIRES 11/30/2016

- SURVEYOR NOTES:**
1. COMPARE ALL POINTS IN THE FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 2. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
 3. DO NOT SCALE DIMENSIONS FROM THIS MAP.
 4. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
 5. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
 6. CALL J.U.L.I.E. FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 7. THIS MAP DOES NOT CONSTITUTE A PLAT OF SURVEY - BOUNDARY INFORMATION SHOWN HEREON IS FOR GRAPHICAL DEPICTION ONLY.

DUPAGE COUNTY BENCHMARK #1
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT 0166. MONUMENT IS A 3.5" BRASS DISC LOCATED AT THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88 ON THE SOUTH END OF THE EAST BRIDGE WALL, ELEVATION 771.01 NAVD88

DUPAGE COUNTY BENCHMARK #2
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT DGN3001. MONUMENT IS A 3.5" BRASS DISC LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF OGDEN AVE AND CASS AVE IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE, ELEVATION 746.26 NAVD88

SITE BENCHMARK #1
 "X" IN CONCRETE WALK 18' SOUTH OF THE SOUTHWEST PROPERTY CORNER, ELEVATION 707.99

SITE BENCHMARK #2
 "X" IN CONCRETE WALK 15' SOUTH OF THE SOUTHEAST PROPERTY CORNER, ELEVATION 709.87

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EXISTING CONDITIONS
 35TH STREET SUBDIVISION
 DOWNERS GROVE, IL

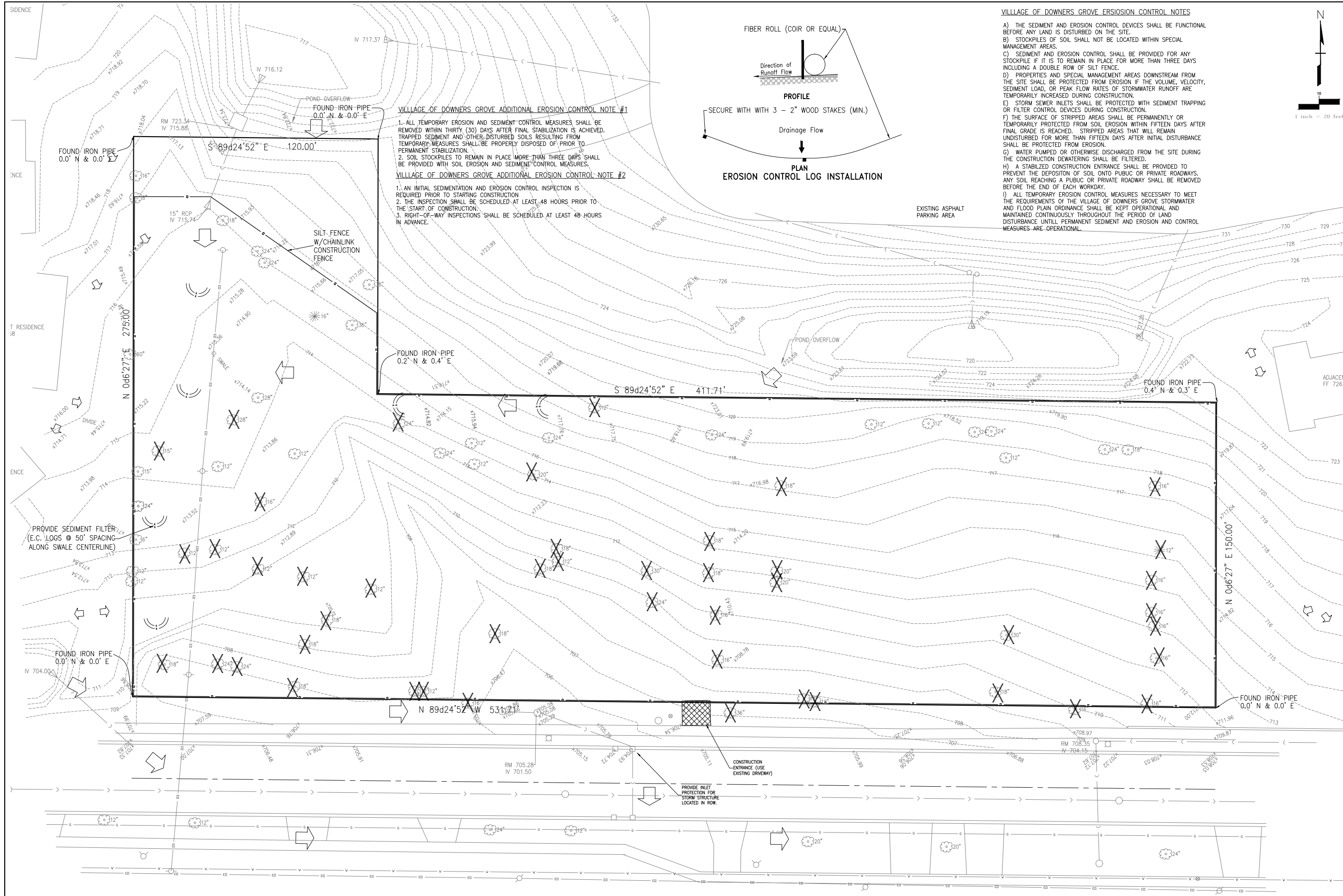
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1	1-28-15	VILLAGE REVIEW COMMENTS 1-20-15
2	2-18-15	VILLAGE REVIEW COMMENTS 2-10-15
3	2-23-15	VILLAGE REVIEW COMMENTS 2-23-15
4	3-9-15	RELOCATED OVERFLOW SWALE
5	3-18-15	VILLAGE REVIEW COMMENTS 3-13-15
6	5-28-15	VILLAGE REVIEW COMMENTS 3-24-15

ISSUE DATE:
 12-31-14

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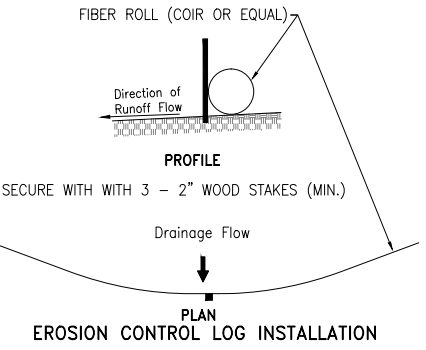
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VILLAGE OF DOWNERS GROVE EROSION CONTROL NOTES

- A) THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- B) STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
- C) SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE.
- D) PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- E) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- F) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- G) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING THE CONSTRUCTION DEWATERING SHALL BE FILTERED.
- H) A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- I) ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTILL PERMANENT SEDIMENT AND EROSION AND CONTROL MEASURES ARE OPERATIONAL.



VILLAGE OF DOWNERS GROVE ADDITIONAL EROSION CONTROL NOTE #1

1. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (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.
2. SOIL STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.

VILLAGE OF DOWNERS GROVE ADDITIONAL EROSION CONTROL NOTE #2

1. AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION
2. THE INSPECTION SHALL BE SCHEDULED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. RIGHT-OF-WAY INSPECTIONS SHALL BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE.

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DEMO & SWPP PLAN
 35TH STREET SUBDIVISION
 DOWNERS GROVE, IL

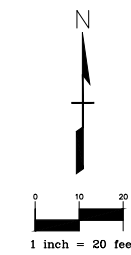
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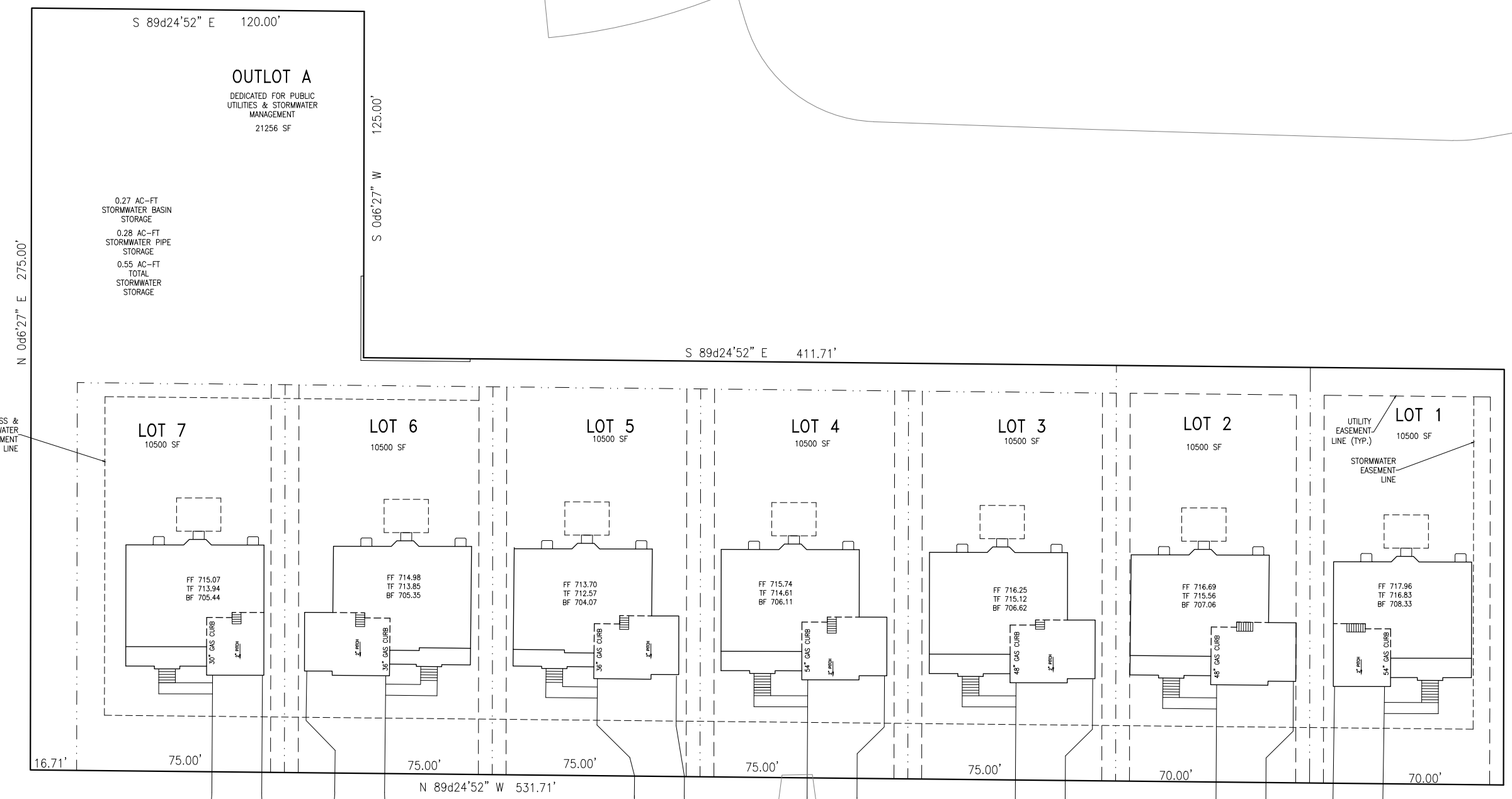
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GEOMETRIC PLAN
 35TH STREET SUBDIVISION
 DOWNERS GROVE, IL



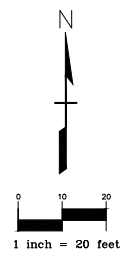
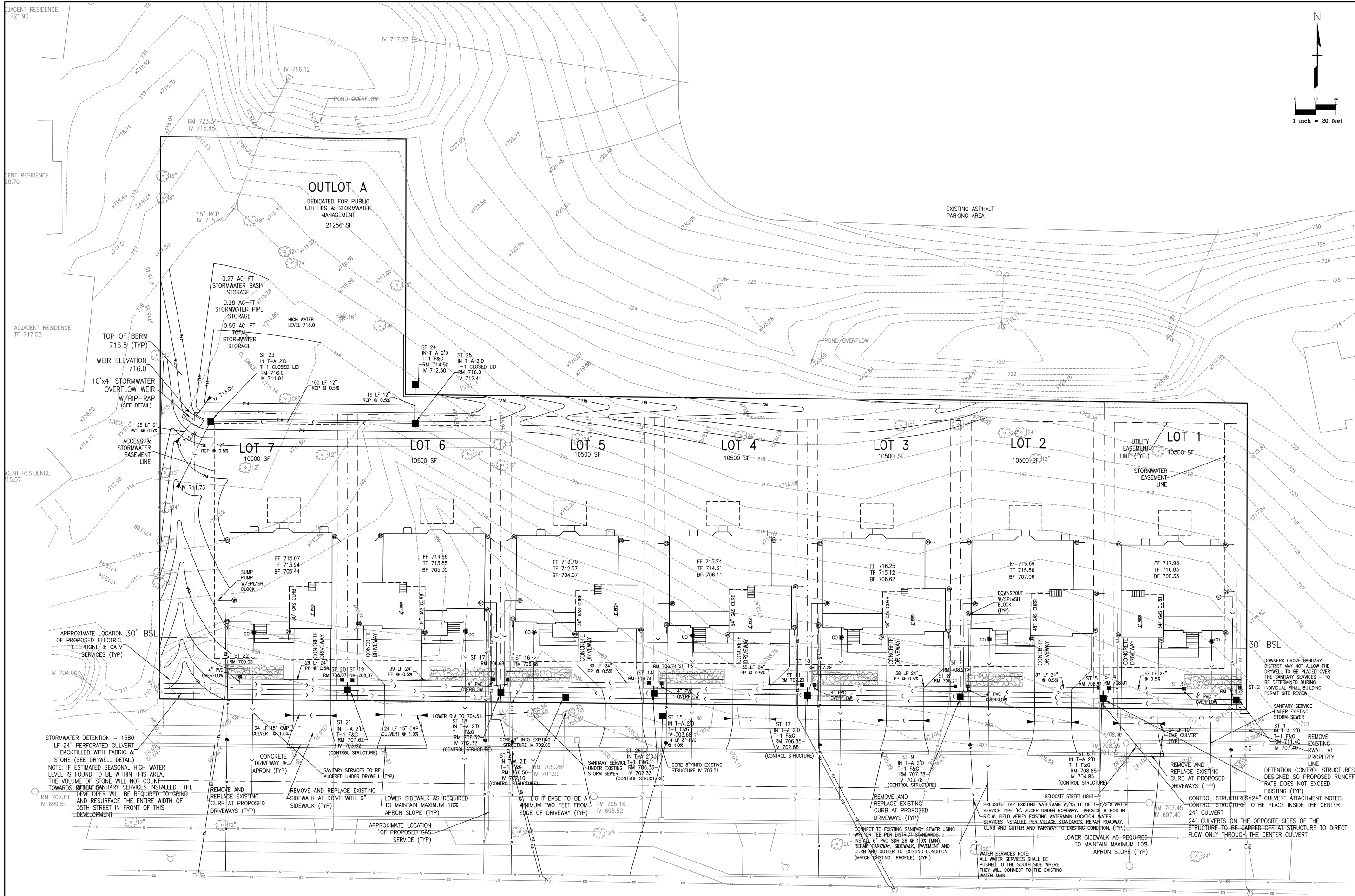
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UTILITY PLAN
35TH STREET SUBDIVISION
DOWNERS GROVE, IL

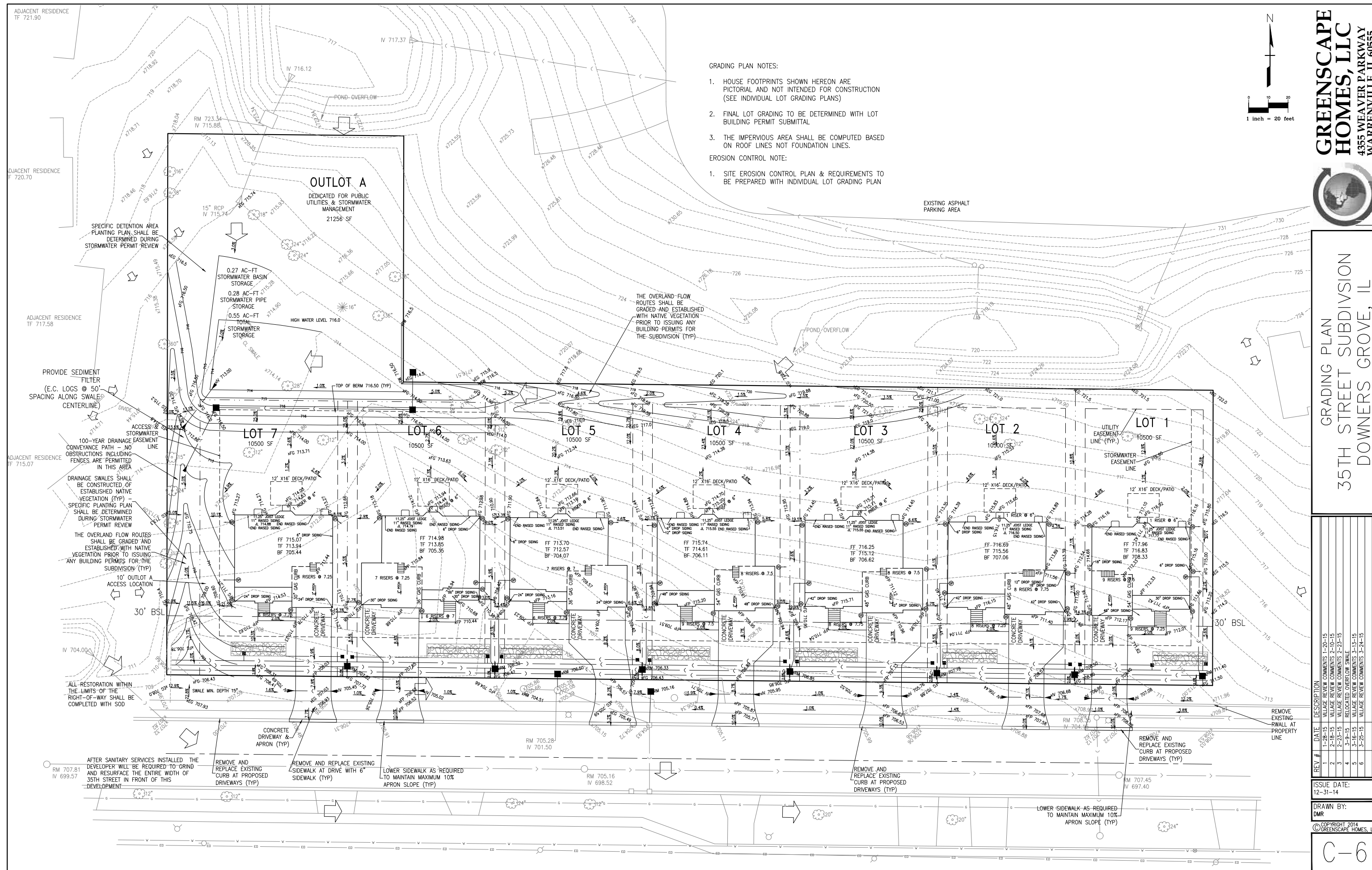
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- GRADING PLAN NOTES:
- HOUSE FOOTPRINTS SHOWN HEREON ARE PICTORIAL AND NOT INTENDED FOR CONSTRUCTION (SEE INDIVIDUAL LOT GRADING PLANS)
 - FINAL LOT GRADING TO BE DETERMINED WITH LOT BUILDING PERMIT SUBMITTAL
 - THE IMPERVIOUS AREA SHALL BE COMPUTED BASED ON ROOF LINES NOT FOUNDATION LINES.
- EROSION CONTROL NOTE:
- SITE EROSION CONTROL PLAN & REQUIREMENTS TO BE PREPARED WITH INDIVIDUAL LOT GRADING PLAN

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GRADING PLAN
 35TH STREET SUBDIVISION
 DOWNERS GROVE, IL

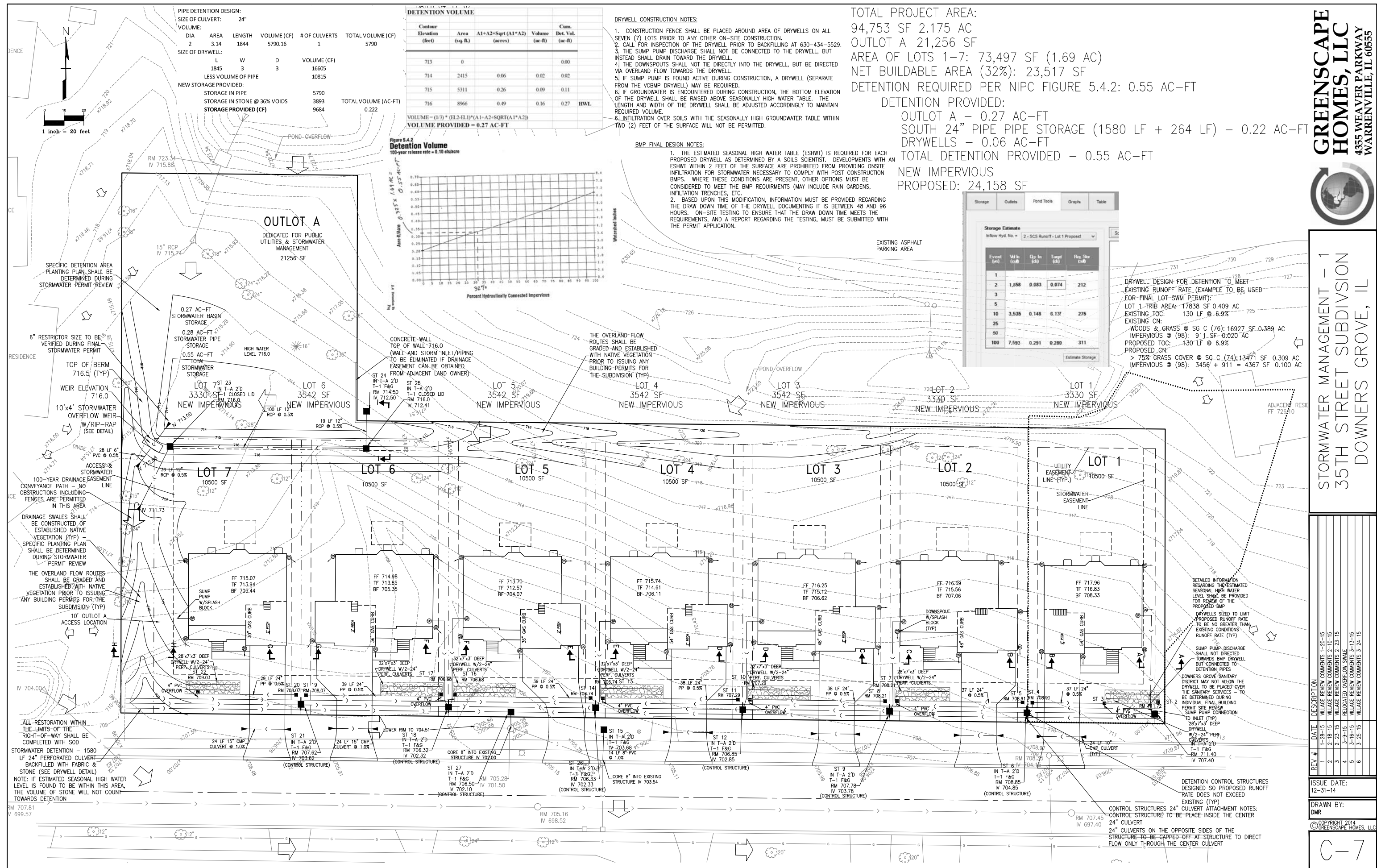
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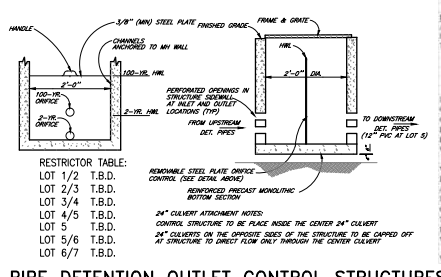
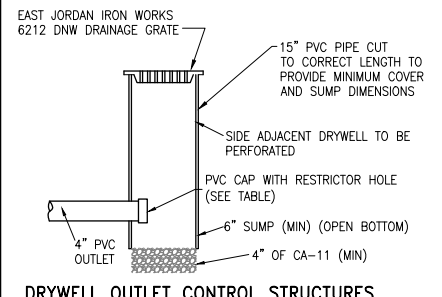
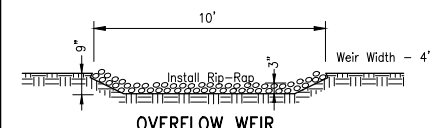
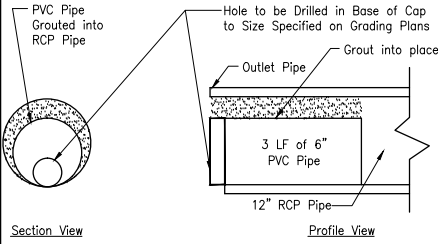
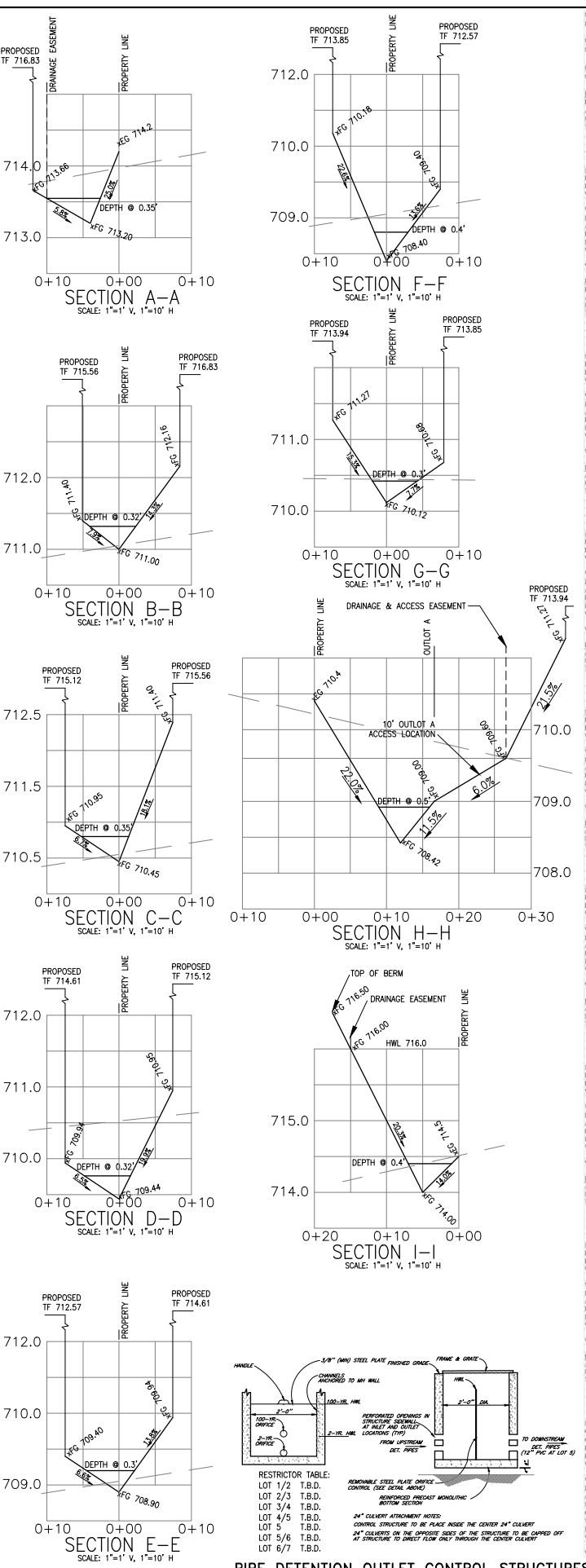
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DRYWELL DESIGN CALCULATIONS:		LOTS 1, 2 & 7	
PROPOSED IMPERVIOUS AREA (SF):			
BUILDING	=	2170	
DRIVEWAY (NON ROW)	=	628	
WALKS (NON ROW)	=	150	
12" x 18" FUTURE DECK/PATIO		=	192 (ACRES)
TOTAL	=	3100	0.071
INCREASE IN IMPERVIOUS (SF): 3100			
REQUIRED DRYWELL STORAGE (CF): 323			
Volume Required + Increase in Impervious x 1.25 x 13			
REQUIRED DRYWELL STORAGE FOR INCREASE IN IMPERVIOUS (CF): 323			
STORAGE REQUIRED TO MEET EXISTING RUNOFF RATE (CF): (TO BE DETERMINED DURING FINAL LOT GRADING DESIGN) (USE ONLY IF GREATER THAN REQUIRED FOR INCREASE IN IMPERVIOUS)			
DRYWELL DESIGN:			
SIZE OF CULVERT: 24"			
VOLUME:	AREA	LENGTH	VOLUME (CF)
3	3.54	37	388.59
# OF CULVERTS: 2			
TOTAL VOLUME: 777.18			
SIZE OF DRYWELL:			
L	W	D	VOLUME (CF)
28	7	3	588
LESS VOLUME OF PIPE: 418			
NEW STORAGE PROVIDED: 170			
STORAGE IN PIPE: 151			
STORAGE IN STONE @ 38% VOIDS: 320			
STORAGE PROVIDED (CF): 320			

DRYWELL DESIGN CALCULATIONS:		LOTS 3-6	
PROPOSED IMPERVIOUS AREA (SF):			
BUILDING	=	2384	
DRIVEWAY (NON ROW)	=	856	
WALKS (NON ROW)	=	150	
12" x 18" FUTURE DECK/PATIO		=	192 (ACRES)
TOTAL	=	3542	0.081
INCREASE IN IMPERVIOUS (SF): 3542			
REQUIRED DRYWELL STORAGE (CF): 369			
Volume Required + Increase in Impervious x 1.25 x 13			
REQUIRED DRYWELL STORAGE FOR INCREASE IN IMPERVIOUS (CF): 369			
STORAGE REQUIRED TO MEET EXISTING RUNOFF RATE (CF): (TO BE DETERMINED DURING FINAL LOT GRADING DESIGN) (USE ONLY IF GREATER THAN REQUIRED FOR INCREASE IN IMPERVIOUS)			
DRYWELL DESIGN:			
SIZE OF CULVERT: 24"			
VOLUME:	AREA	LENGTH	VOLUME (CF)
3	3.54	32	300.48
# OF CULVERTS: 2			
TOTAL VOLUME: 600.96			
SIZE OF DRYWELL:			
L	W	D	VOLUME (CF)
31	7	3	693
LESS VOLUME OF PIPE: 493			
NEW STORAGE PROVIDED: 201			
STORAGE IN PIPE: 177			
STORAGE IN STONE @ 38% VOIDS: 378			
STORAGE PROVIDED (CF): 378			



SUMMARY TABLE OF EXISTING VS. PROPOSED 100 YR FLOW & VELOCITY CALCULATIONS

Rational Method Runoff Calculation (RC: Source: Water Resources Engineering 2005 Edition)

ITEM	EXISTING	PROPOSED
SEM OF EXISTING FLOWS (TOTAL Q) (cfs)	7.78	6.88
SEM OF EXISTING VELOCITIES (TOTAL V) (fps)	4.78	4.62
SEM OF PROPOSED FLOWS (TOTAL Q) (cfs)		6.88
SEM OF PROPOSED VELOCITIES (TOTAL V) (fps)		4.62

EXISTING FLOW CALCULATION (LOCATION: LOT 1 EAST SIDE):

Area (A): 0.21 (17.07 sq ft @ 7.5% AVERAGE SLOPE @ #10-24)

Runoff Coefficient (C): 0.65 (Impervious)

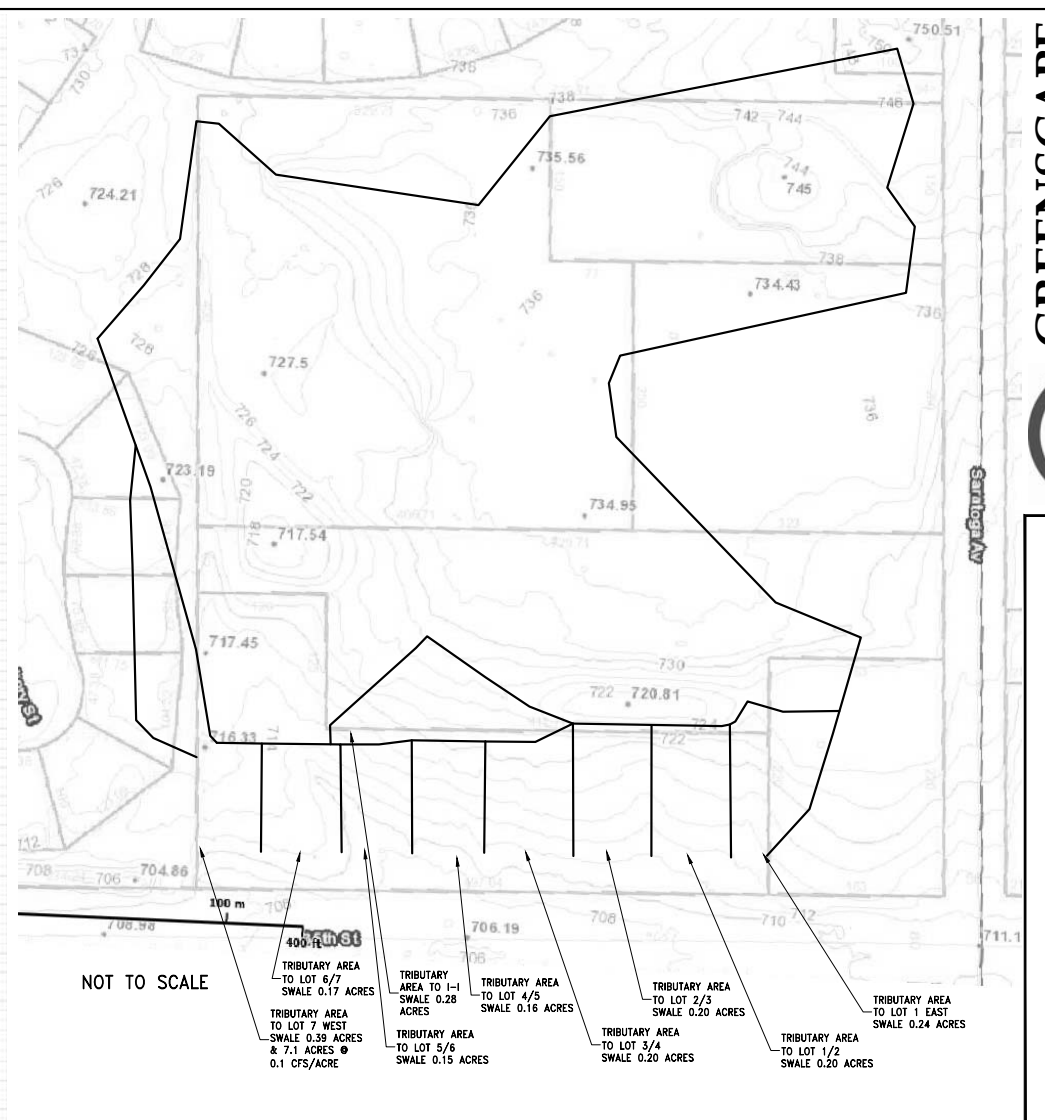
Flow (Q): 0.21 * 0.65 * 1.48 = 0.21 cfs

Depth of Flow Calculation (Swale Capacity):

Flow Capacity at Section A: 0.21 cfs

Velocity at Section A: 4.78 fps

... (Table continues with similar calculations for Lots 2, 3, 4, 5, 6, 7)



CAPACITY CALCULATIONS FOR LOT 6 & 7 DRIVEWAY CULVERTS

100-YR FLOW CALCULATION (CF):

FLOW FROM SWALE CAPACITY CALCULATION (H-H) = 2.13

FLOW FROM WEST SIDE OF LOT 7 (1/2 OF G-G) = 0.54

TOTAL FLOW THROUGH LOTS 6 & 7 CULVERTS = 2.67

CAPACITY OF CMP CULVERT FLOWING FULL - 1.0% slope

PIPE SIZE (IN)	n	A (ft)	P (ft)	R	S (ft/ft)	Q (cfs)
15	0.024	1.2271846	3.9269908	0.313	0.0100	3.5

Velocity Full (fps) (V = Q/A) = 2.86

NORTH POND OVERFLOW WEIR CAPACITY

AREA TRIBUTARY TO OVERFLOW WEIR (ACRES)	Q (cfs)
7.5	7.5

OVERFLOW WEIR CAPACITY CALCULATION
(Bottom Width of Sharp Crested Rectangular Weir With End Contractions)

Q (cfs)	H (ft)	C	L (ft)
8.10	0.4	3.2	10.0

Q-C 1.H^{3/2}

Q = Design Flow, C = Weir Coefficient, L = Length, H = Height

OVERFLOW SWALE STABILITY CALCULATIONS

Mannings Formula V = 1.486 n R^{2/3} S^{1/2}

Typical Mannings n Values:
 (n Grass = 0.033)
 (n RipRap = 0.035)
 (n TRM = 0.038)

(TRM - Turf Reinforcement Matting)

SECTION H-H

100 YR PEAK FLOW FROM SWALE DESIGN (CF) = 2.13

S = Slope (ft/ft) = 0.050

n = Mannings n = 0.033

A = Cross-Sectional Area (sq ft) = 1.8

P = Wetted Perimeter (ft) = 7.1

R = Hydraulic Radius = A/P (ft) = 0.25

Velocity (ft/s) = 4.03

VELOCITY WITHIN ACCEPTABLE LIMITS FOR SOD OR NATIVE PLANTINGS (SPECIFIC PLANTING PLAN SHALL BE DETERMINED DURING STORMWATER PERMIT REVIEW)

Cover Type	Description	Velocity (ft/sec)
Bare	Sand, silt, sandy loam or silty loam	1.5
Vegetated	Silty clay loam, sandy clay, loam or clay	2.0
Vegetated	For easily eroded soils or when only poor vegetation will be established	3.0
Vegetated	Normal conditions and when topsoil is available	4.0
Vegetated	When sodded	5.0
Kentucky Bluegrass/Tall Fescue w/ Erosion-resistant Soil (clay/topsoil mixture)	(Source: 2003 LID Center)	6.0
Rip Rap	(Source: NCDOT)	6.5
TRM (General)	(Source: NCDOT)	9.5
TRM (GREENARMOR 7010)	(Source: Manufacturer)	16.0

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STORMWATER MANAGEMENT - 2
 35TH STREET SUBDIVISION
 DOWNERS GROVE, IL

REV #	DATE	DESCRIPTION
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**Downers Grove Sanitary District
Plan Review Comments**

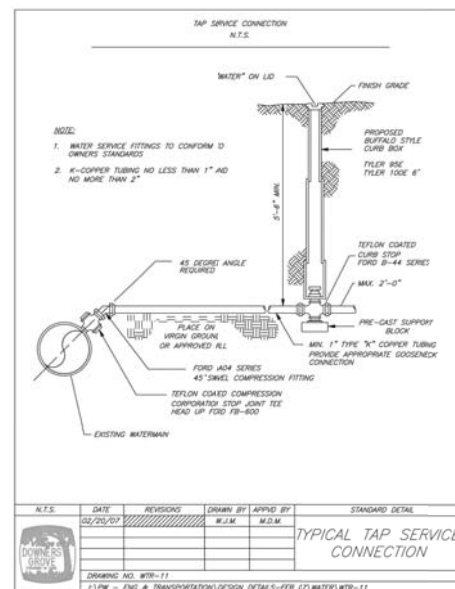
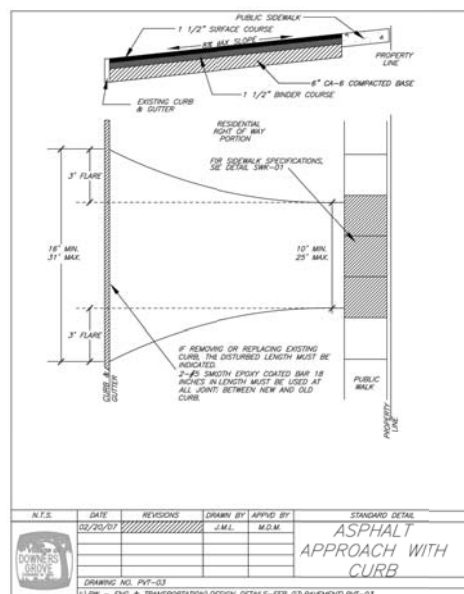
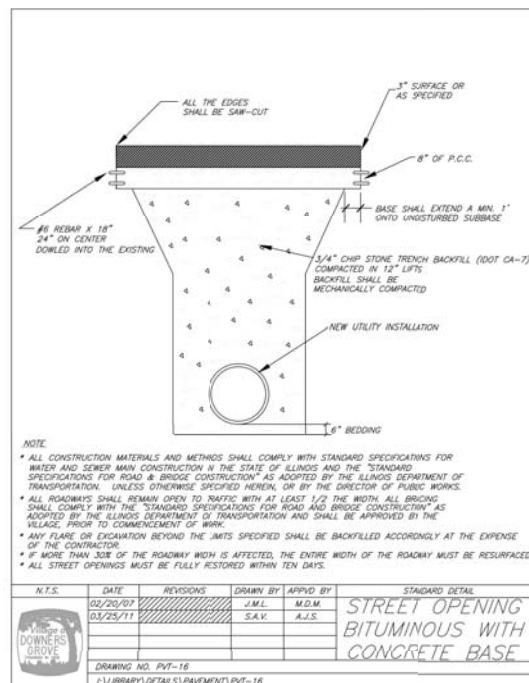
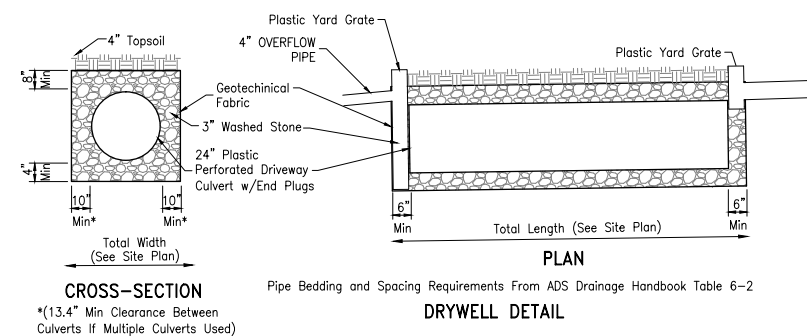
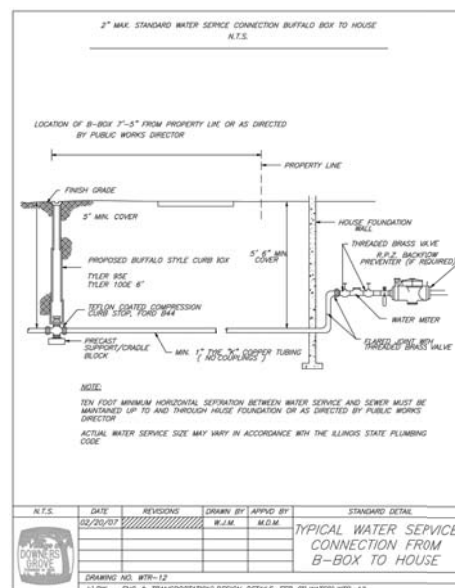
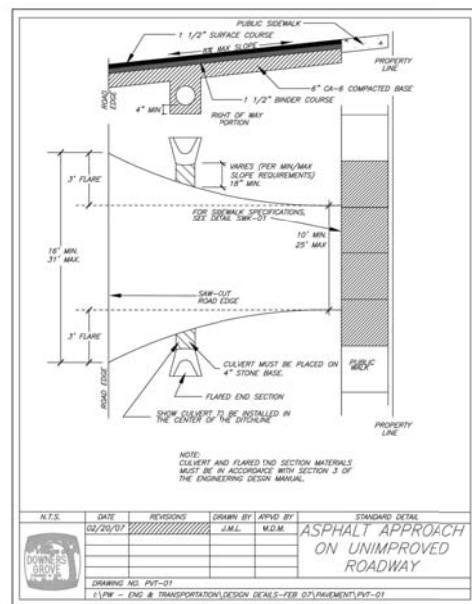
Site Plan – Building Sanitary Sewer Service Comments:

- Must confirm the location of the existing service connection location
- Remove \ replace or abandon existing fitting connection on public sewer main. Both the existing sewer disconnection and the proposed sewer connection shall both be made at the public sewer main. When the public sewer main is within a paved roadway, it is preferable that the disconnection and reconnection of the sewer service occur within the same trench in the road.
- New connections to the public main must be made by machine tap and a Geneco Sealrite sewer saddle installed or may cut in a new PVC tee fitting connected to the main with non-shear coupling.
- A new sanitary sewer service must be installed from the public main to the house
- Pipe Specification PVC Pressure Pipe ASTM 2241 gasketed joints
- Four (4) inch diameter Ductile Iron Pipe required thru double foundation walls, for single walls the sewer pipe shall be support with stone bedding down to the footing depth
- Flex Seal non-shear couplings are required to connect pipes of dissimilar materials
- Outside Cleanout tee shall be installed on the building sanitary sewerservice
- The new sanitary sewer service must pass a low pressure air test and televising inspection and be witnessed by a Sanitary District inspector. The testing shall include the entire service from the house to the public sewer main.

Foundation Plan Standard Review Comments:

- Overhead sewer is required.
- Any sanitary sewer sump or ejector must comply with Downers Grove Sanitary Ordinances and must be at least 10-feet from any other sump.
- Storm water or foundation drains, or sumps, must be discharged outside, not into sanitary sewer.
- Window wells must not drain to sanitary sewer.
- Sanitary District must inspect all sump pits before basement floor is poured.
- Sanitary District must make final inspection of all sumps and pumps before occupancy.

* See Sanitary District Contractor's Checklist for detailed specifications



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CONSTRUCTION DETAILS
35TH STREET SUBDIVISION
DOWNERS GROVE, IL

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Exhibit G









APPROVED 5/4/15

VILLAGE OF DOWNERS GROVE
 PLAN COMMISSION MEETING
 PUBLIC HEARING

APRIL 6, 2015, 7:00 P.M.

Chairperson Urban called the April 6, 2015 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Mr. Bassler, Mr. Cozzo, Matejczyk, Mrs. Rabatah, Mr. Rickard
 Mr. Webster

ABSENT: Mr. Quirk (ex-officios Davenport, Menninga, Souter)

STAFF: Planning Manager Stan Popovich and Village Planner Kelley Chrisse

VISITORS: Ms. Jackie Terpestra, 3450 Saratoga, Downers Grove; Ms. Dorothy Lalla, 3441 Hickory Ct., Downers Grove; Mr. Jeff Burger, 3451 Hickory Court, Downers Grove; Maria and Tim Trusbutch, 3431 Hickory Ct., Downers Grove; Ms. Sandra Reinert, 1321 35th Street, Downers Grove; Mr. Thomas Lassiter, 1341 35th St., Downers Grove; Carol and Paul Helsdon, 4215 Vernard, Downers Grove; Mr. Keith Neumann, 4355 Weaver Parkway, Mr. Steve Cox, 3461 Hickory Ct., Downers Grove; Marge Earl, 4720 Florence Ave, Downers Grove.

Chairperson Urban explained the protocol for the meeting.

APPROVAL OF MARCH 2, 2015 MINUTES

MINUTES OF THE MARCH 2, 2015 MEETING WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE OF 7-0.

PUBLIC HEARINGS:

Chairperson Urban swore in those individuals that would be speaking on the following petitions:

FILE PC 44-14: A petition seeking approval of a Final Plat of Subdivision to subdivide the existing property into seven residential lots and an outlot. The subject property is zoned R-3, Residential Detached House 3. The property is located on the north side of 35th Street, approximately 160 feet west of Saratoga Avenue, commonly known as 1350 35th Street, Downers Grove IL, (06-31-201-043). Greenscape Homes, LLC, Petitioner; Solid Rock Developers, Inc., Owner.

APPROVED 5/4/15

Chairperson Urban recalled this public hearing was opened at the prior meeting and continued to tonight's date.

Village Planner Chrisse located the 2.2 acre property on the overhead, describing it as unimproved and wooded. The request is to subdivide the property into seven (7) residential lots. Lots 1 and 2 have lot width exceptions for 70 ft. widths versus the required 75 ft. width. The remaining outlot will be reserved for the proposed detention facility. All lots meet the area requirements for the R-3 zoning district. Overland flow routes for stormwater were noted as well as property grade. Details followed regarding the current flow of stormwater run-off.

Slides were referenced by Ms. Chrisse who described how the stormwater currently flowed through the site and how it would flow through the site once developed, using best management practices. Per Ms. Chrisse, the outlot and stormwater pipe system will be maintained through a homeowners association and through a dormant village special service area should the association default. No public improvements were being proposed at this time; however, the village would recapture the amount spent previously on right-of-way improvements upon subdivision of the property, pay for seven parkway trees, and grind/resurface the width of 35th Street upon installation of the sanitary service for all seven lots.

Planner Chrisse then reviewed the standards for approval of exceptions, pointing out how the stormwater improvements supported the goals of the village's Comprehensive Plan. The proposal was consistent with the residential character of the area and staff recommended a positive recommendation to the village council subject to staff's conditions listed in its memo.

Per Mr. Matejczyk's question, Planner Chrisse identified the stormwater improvements to address the stormwater issues currently existing in the neighborhood and understood that the drainage issues had improved. However, in speaking with the development engineer, Ms. Chrisse indicated that the proposed stormwater system was not designed for the large rain events, such as the one in 2013. Mr. Matejczyk expressed concern that the existing two northern detention areas were not designed to today's standards and whether that was taken into consideration by the petitioner. Ms. Chrisse indicated the petitioner did consider the concerns about the functioning of the existing detention basins which was why they were proposing their detention -- one basin would contain the existing off-site runoff while the other would detain the new run-off created by the new impervious surface. Details followed.

After explaining the proposed stormwater system, Ms. Chrisse confirmed with Mr. Rickard that the system, as proposed, meets the stormwater management requirements. Details followed. The maintenance of the vegetative swale would be the responsibility of the homeowner's association. Adding to that, Mr. Popovich explained that the village would have follow-up maintenance and monitoring report for the swale for approximately three years to ensure establishment was taking place via a letter of credit. Drywell depth was queried by Mr. Cozzo. Lastly, Ms. Chrisse pointed out the location for a proposed retaining wall for the development.

Petitioner, Mr. Keith Neumann with Greenscape Homes, 4355 Wheaton Parkway, Warrenville, Illinois reiterated the benefits of developing the site with improved stormwater management and walked through how the water would flow through the site. Asked if the homeowners of the subdivision would be educated on how to maintain the swales, Mr. Neumann indicated that he will

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want the homeowners to know what “exactly they are buying, how to maintain it and everything else.”

Chairperson Urban invited the public to speak.

Dr. Thomas Lassiter, 1341 35th Street, Downers Grove, lives across from the development and said his property receives all of the water. He appreciated the village engineer and planner working with him to address his concerns. However, he had to install a water detention basin in his front yard upstream from his driveway, which crosses Lacey Creek. While it was designed to hold the flow of water, over the years, he stated, it has become overwhelmed due to the tollway construction, more homes being developed, and the nearby nursing home development. He and his wife currently maintain the drains on 35th Street. His concern is that the water will eventually spill over and erode away his driveway and front yard. During heavy rains and while in the woods, he has taken numerous photographs of the performance of the current detention basins, dating from 1981 up to the event in 2013. He noted the largest problem with the system rests with the nursing home because there is no retention in the current water basins. The water flows directly from the east basin to the west basin with no restriction. He believes this is an opportune time, before the development begins, to make a change to the stormwater system and bring it up to code at a small cost.

Dr. Lassiter asked if the proposal were to go forward that an action be imposed to require the nursing home basins to function as were designed and have assurances (in perpetuity) that the restrictors would not be removed from the pipes. While the concept of vegetative plants was a great idea, he said it depended upon the flow rates and the grading of the hill. Lastly, he suggested that the village somehow intercept a certain stormwater pipe that carries water from Saratoga and divert some of that water downstream so not all of the water gets dumped into the basin upstream from his driveway.

Mr. Nelson McMahon, 1301 35th Street, Downers Grove located his home on the map and stated there were never any water issues until the nursing home was constructed and from then on it has gotten worse. He stated the basins had not been maintained for the past 15 to 20 years. He liked the plan but asked for follow up on the maintenance of those basins.

Ms. Sandra Reinert, 1321 35th Street, Downers Grove, stated that during every storm there is a river that runs in her and her neighbors’ back yards. She discussed the water issues she encountered when the last two 100-year rains occurred. The 2013 rain flooded her main floor living space. She agreed with Dr. Lassiter’s comments and believed this also was an opportunity to improve and address the situation in the entire area.

Mr. Timothy Trusbutch, 3431 Hickory Court, Downers Grove, discussed the water issues on his property, noting they started when the nursing home was constructed. He asked if any environmental impact study was ordered to see the impact on the surrounding homes. The chairwoman explained that the engineering department would be responsible for that portion; however, the stormwater report was quite extensive, it included modeling and it was prepared by a professional licensed engineer.

Mr. Jeff Berger, 3451 Hickory Court, Downers Grove, located his home on the overhead and stated the basins did not work. However, he stated in the past two years his backyard floods and he has

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contacted staff, but nothing has been done about it. He expressed concern about removing the vegetation because it did soak up the water. Chairperson Urban referenced the tree survey in staff's report (Sheet C3).

Mr. Steve Cox, 3461 Hickory Court, Downers Grove, mentioned that there probably would have been more homeowners tonight in attendance but the sign on the parcel had been removed. He voiced concern about the current basins functionality, the large amount of water overflow from north to south, and that the 100-year rains appeared to be about every 7 years. He asked to see more studies on how the issue would be corrected.

Dr. Thomas Lassiter, 1341 35th Street, Downers Grove, returned and discussed the former property that was purchased by the nursing home, unbeknownst to the neighbors, only to be developed. He emphasized that there was water originating from an adjacent property with piping installed when the nursing home owned all of the property. He suggested that Mr. Neumann, meet with the nursing home and village staff and discuss installation of the two restrictors. Lastly, he pointed out that there has been no rain event to test the latest public works improvement in the area.

Ms. Marge Earl, 4720 Florence Ave., Downers Grove, voiced concern about the possibility of new homes going in with the owners not knowing the conditions that existed in the area and who would add to the burden if not corrected. She encouraged that it be corrected now.

Ms. Maria Trasavich, 3431 Hickory Court, Downers Grove asked what type of homes were planning to be constructed -- spec homes or something else.

Mr. Keith Neumann returned and thanked the speakers for their input which he said would be taken into consideration. Per an earlier question he would begin construction on one or two homes but would address the stormwater issues first. Regarding the restrictors, he stated one of the benefits of creating a dormant SSA was that in the event one was needed to maintain the stormwater system the village could enforce it. He stated he will investigate to see if a current restrictor exists and believes some negotiation can be opened up, as suggested by Dr. Lassiter. Also, he believed with seven new homes, there was more control and ability to direct water into certain areas using downspouts and gutters. He further explained how water is intended to flow on the west lot line (swale) and stated his goal was to leave as many trees possible on the north side of outlot A. Details followed.

Chairperson Urban closed the public hearing.

Mr. Matejczyk expressed concern that one of the neighbors was experiencing sanitary sewer backup during rains and asked staff about it, which Planning Manager Popovich said he would have to follow up. He offered that the resident contact staff. The other concern expressed by Mr. Matejczyk was that the issues appeared to be stemming from the nursing home to the north and the fact that the retention basins were not working. He began to question the village's maintenance monitoring for all basins in the village. Again, Mr. Popovich offered to have the village's stormwater administrator follow up but reminded him that the basins were built to standards that existed at the time of development, and that is what they probably met, but he would follow up whether they were working properly. His understanding from the stormwater administrator was that they were.

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Mr. Rickard felt staff could easily find out if restrictors were installed with the original basins. If they were removed, he believed they could be easily re-installed; Mr. Popovich concurred.

Chairperson Urban agreed tonight's discussion mainly focused on stormwater versus the subdivision but believed staff would be speaking to the stormwater administrator about the issues raised. She believed a number of challenges existed. However, she asked to return to the petitioner's request and pointed out that two deviations were being requested for two lots. She believed that based on the designed being proposed and the design overflow route, the standards for granting the variances were met. Messrs. Webster and Rickard also agreed the standards for the requested lot width exceptions were met.

WITH RESPECT TO PC-44-14, MRS. RABATAH MADE A MOTION TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO STAFF'S FOLLOWING CONDITIONS:

1. **THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE 35TH AND SARATOGA SUBDIVISION PREPARED BY GREENSCAPE HOMES, LLC, DATED DECEMBER 30, 2014, LAST REVISED ON MARCH 25, 2015 AND THE SITE ENGINEERING AND IMPROVEMENT PLANS FOR 35TH AND SARATOGA SUBDIVISION PREPARED BY GREENSCAPE HOMES, LLC, DATED DECEMBER 31, 2014 AND LAST REVISED ON MARCH 25, 2015, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES;**
2. **PURSUANT TO RECORDED DOCUMENT NOS. R1982-007174 AND R1983-006093, THE PETITIONER SHALL PAY TO THE VILLAGE A RECAPTURE AMOUNT OF \$69,383.44 PRIOR TO EXECUTING THE FINAL PLAT OF SUBDIVISION FOR THE PUBLIC IMPROVEMENTS PREVIOUSLY COMPLETD BY THE VILLAGE;**
3. **THE PETITIONER SHALL PAY \$33,157.04 (\$15,983.31 FOR THE PARK DISTRICT; \$11,680.13 FOR SCHOOL DISTRICT 58; AND \$5,493.60 FOR SCHOOL DISTRICT 99) PRIOR TO THE VILLAGE EXECUTING THE FINAL PLAT OF SUBDIVISION;**
4. **THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION;**
5. **UPON ISSUANCE OF THE STORMWATER PERMIT, THE PETITIONER SHALL PAY A \$3,500 FEE-IN-LIEU FOR SEVEN NEW PARKWAY TREES;**
6. **A SPECIAL SERVICE AREA SHALL BE ESTABLISHED AND RECORDED TO ENSURE ADEQUATE MAINTENANCE OF THE STORMWATER DETENTION AREA PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS;**
7. **THE PETITIONER SHALL GRIND AND RESURFACE THE ENTIRE WIDTH OF 35TH STREET IN FRONT OF THIS DEVELOPMENT UPON INSTALLTION OF SANITARY SERVICES FOR ALL SEVEN RESIDENTIAL LOTS; AND**
8. **NO TREES OR SHRUBBERY, UNLESS APPROVED WITH THE PCBMP, SHALL BE PERMITTED IN THE 20-FOOT STORMWATER AND DRAINAGE EASEMENT ALONG 35TH STREET.**

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SECONDED BY MR. MATEJCZYK. ROLL CALL:

**AYE: MRS. RABATAH, MR. MATEJCZYK, MR. BASSLER, MR. COZZO,
MR. RICKARD, MR. WEBSTER, CHAIRPERSON URBAN**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

NEW BUSINESS

Mr. Popovich announced that Mr. Waechtler has resigned from the commission. Updates followed regarding: Fresh Tyme, Good Samaritan Hospital, the 922 Warren permit, the SLF permit and the Edwards House on Maple Avenue.

**THE MEETING WAS ADJOURNED AT 8:41 P.M. ON MOTION BY MR. WEBSTER,
SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE
VOTE OF 7-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)