

Staff Responses to Council Questions
June 7, 2016

8. First Reading

B. Resolution: Approve the Preliminary Plat of Subdivision for 5527-5531 Fairmount Avenue with Exceptions

Please provide a copy of the letter Mike Davenport sent to the Plan Commission.

Letter is attached.

C. Ordinance: Grant a Stormwater Variance for 1740 63rd Street

This is a replacement garage that previously had no restrictions?

Yes

The required garage sign language should be determined prior to approval (not “etc”). as well as the dimensions and font.

Yes, this will be determined prior to the issuance of a building permit.

What are the plans for enforcement and inspections to insure compliance?

The structure will be inspected for compliance prior to the issuance of a certificate of occupancy.

What are the penalties for non-compliance such as removing the markings, hiding the sign, and storage of materials below the sign?

The requirement is a specific condition incorporated into the ordinance granting the variation. It will be subject to the \$75-\$750 penalty provisions of the Village.

Non-Agenda Questions

Please review and comment on the timing of the traffic signal at Woodward and Prentiss. It appears that red cycle for Woodward is too long.

Staff will review the signal timing for the intersection of Woodward and Prentiss and implement timing changes if appropriate.

Main and Maple

What is the cost to taxpayers in maintaining this property if the Village continues its present use?

The average annual cost of maintaining this parking lot is approximately \$12,000 and includes snow plowing, street sweeping, periodic sealcoating, restriping, resurfacing, and ultimately replacing.

Were notices sent to the businesses in the vicinity?

No. In accordance with the Zoning Ordinance, public hearing notices were sent to property owners, public hearing signs were posted on the three existing properties and the public hearing notice was published in the Downers Grove Suburban Life newspaper. Additionally, the petitioner held a neighborhood meeting in accordance with Zoning Ordinance regulations based on the rezoning request. The invitation to this meeting was sent to the property owners as well.

Was the "parking lot" ever offered for sale to local business?

No.

ATTACHMENTS

Letter from Mike Davenport

There are no online rEmarks.



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April 29, 2016

Mr. Stan Popovich
Director of Community Development Department, Village of Downers Grove

Dear Stan:

I am writing to voice my support of Preliminary Plat of Subdivision Request 16-PLC-0020 / 5527-5531 Fairmount Street. Unfortunately, I cannot attend the Plan Commission meeting in person due to my school board obligations on May 2nd. As such, please share this letter with the Plan Commission such that it can be included in the meeting record.

To be clear, I am not under contract to provide professional services for the petitioner. However, I am an advocate for good planning, as evidenced by my many years of service on the Architectural Design Review Board and my past service on the Comprehensive Plan Commission. As an architect, I endeavor to design projects that are compatible with their neighborhoods. I believe Cypress Hill's subdivision request accomplishes this important goal. I'm certain that the petitioner will present thoughtful arguments to this affect so I won't duplicate their message here, except to say that the result of this petition will simply allow 3 homes to be demolished and 3 new homes of modest size constructed in their place. No increase in density will be created. Further, the lot sizes will only be slightly narrower than the overlying zoning standard put in place after the lots were recorded.

We should stop fearing highly unlikely 'if / then' scenarios such as:

"If approved, the exception has the potential to change the essential character of the neighborhood by permitting other exceptions in the neighborhood where there are no unique site characteristics. If additional subdivisions occur, the density of the immediate area could increase."

This common sense petition does not create a precedential circumstance. It is truly a unique request born from the simple truth that there are 3 existing residences on two lots. Allowing for 3 replacement homes properly set back from lot lines with beneficial storm water management improvements and improved values benefits the neighborhood and our community as a whole. I encourage the Plan Commission to recommend Village Council approval of this petition because it truly does reflect the spirit and intent of our Comprehensive Plan. Not only is the essential character of the neighborhood preserved, it will be fundamentally enhanced.

Respectfully,

Michael J. Davenport, ALA, NCARB
Architect

Cc: Dan Buie