

VILLAGE OF DOWNERS GROVE
Report for the Village
2/1/2022

SUBJECT:	SUBMITTED BY:
Plat of Subdivision -7135 Dunham Road	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide a single property into six single family residential lots with an outlot for stormwater detention.

STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the February 8, 2022 active agenda per the Plan Commission's unanimous 7:0 recommendation.

BACKGROUND

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 7135 Dunham Road into six residential lots with an outlot for stormwater management. Approval of the subdivision would allow the construction of six single family detached homes on the new lots. The subject property is located on the east side of Dunham Road, approximately 120 feet north of Crystal Avenue.

The 2.36 acre property is improved with one single family home. The existing home will be demolished and the septic tank will be removed. The petitioner will provide surface detention on the proposed outlot for the subdivision. The proposed extension of Matthias Road will provide through access for the subdivision from the north and south.

Compliance with the Subdivision Ordinance

The six new residential lots comply with the minimum lot area, lot width, and lot depth requirements. An outlot is proposed that will be used to contain a common stormwater management area. 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 \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99).

Compliance with the Zoning Ordinance

The property is zoned R-5A, Residential Attached House 5A. The subdivision of the subject property into six lots with the existing zoning classification allows for the construction of six single family homes. A detached house is an allowable use in the R-5A zoning district. The six new residential lots comply with the minimum lot area (10,500 square feet) and lot width (75-feet) standards per Section 28.2.030 of the Zoning Ordinance

Engineering/Public Improvements

The property will consist of two lots with access to Dunham Road and four lots with access to the extended Matthias Road. The proposed extension of Matthias Road will provide through access for the subdivision to the north and south. Along Dunham Road a total of five feet will be dedicated to the Village to provide an 80-foot right-of-way on Dunham Road that matches the right-of-way immediately north and south of this property. All public improvements (street pavement, curb and gutter, public sidewalks, Village water system extensions, sanitary sewer line connections, stormwater management facilities, street lighting, and payment for public area vegetation) as required by the Subdivision Ordinance will be completed. The proposed stormwater system for the development improves overall stormwater management in the neighborhood, as the proposed detention will slow the offsite runoff that currently flows through the site.

If the Final Plat of Subdivision is approved, 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 dormant 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. The establishment of the SSA will be considered by the Village Council in the upcoming months.

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 shared their concerns at the public hearing regarding the proposed stormwater plan. Specifically neighbors to the north and south wanted to confirm the plan accounted for existing drainage patterns. The outlot detention area is designed to work with and improve the existing drainage patterns in this area. The additional use of storm sewer connections and site grading will help improve the flow of stormwater by ensuring the runoff is efficiently directed towards the outlot.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with Attachments dated January 10, 2022

Minutes of the Plan Commission Hearing dated January 10, 2022

RESOLUTION _____**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION
FOR 7135 DUNHAM ROAD**

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 six lots and create an outlot for stormwater detention, located at the northeast corner of Dunham Road and Crystal Avenue, commonly known as 7135 Dunham Road, Downers Grove Illinois, legally described as follows:

LOT 9 IN PINE HILLS UNIT 1 BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 7135 Dunham Road, Downers Grove, IL 60516
PIN: 09-29-100-004

WHEREAS, notice had been given and a public hearing held before the Plan Commission on January 10, 2022 for this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, Village staff has reviewed and recommends approval of the petition for Final Plat of Subdivision for the Kapovich Subdivision, located at 7135 Dunham Road, Downers Grove, Illinois, as requested, subject to certain conditions; and,

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Kapovich Subdivision, located at 7135 Dunham Road, 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 Kapovich Subdivision prepared by ESI Consultants, LTD, dated October 18th 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.
2. 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.
3. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
4. The petitioner shall pay \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) to the Village prior to executing the final plat of subdivision.
5. Upon installation of sanitary services for Lots 3, 4, 5 and 6, the petitioner shall grind and resurface the entire width of Matthias Road in front of this development before the release of a certificate of occupancy for any home site on Matthias Road. Alternatively, the sanitary services shall be constructed before the surface course is constructed on Matthias Road.

6. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.
7. The construction entrance must be placed at the south end of the extended Matthias Road so construction traffic enters from Crystal Avenue, not from the north.
8. Written permission from the homeowner to the north to tie into their storm sewer will be required. If permission is not granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect to the existing Village storm sewer on Dunham Road, as approved by the Village. An easement shall be granted to the Village for the pipe from the outlet control structure on private property to the Dunham Road right-of-way.
9. A permit will be required from IEPA for the new water main. A copy of the permit must be provided to the Village before any building permits will be issued.
10. A permit will be required from the DuPage County Health Department for the removal of the existing septic tank.
11. New water services along Dunham Road shall be directionally bored.
12. No obstructions including landscaping, trees, fences, or improvements of any kind except grass shall be permitted within the 12.35-foot stormwater and drainage easement (the northern most seven feet along Lot 1 and the westernmost 5.35 feet of Outlot A).
13. The plan does not show any patios, decks, pools. The allowable impervious for each lot in the future will be determined by the impervious area used for the site runoff storage calculations.
14. The petitioner shall pay \$6,960 for twelve (12) parkway trees to be installed by the Village prior to the issuance of any permits.

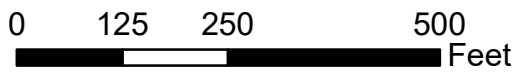
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



7135 Dunham Road - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 10, 2022 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
21-PLC-0022 7135 Dunham Road	Final Plat of Subdivision	Flora Ramirez, AICP Senior Planner

REQUEST

The petitioner is requesting approval for a Final Plat of Subdivision to subdivide a single property into six single-family residential lots with an outlot for stormwater detention.

NOTICE

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

GENERAL INFORMATION

**OWNERS/
PETITIONER:** John & Audrey Kapovich
6831 Osage Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-5A, Residential Attached House 5A
EXISTING LAND USE: Residential
PROPERTY SIZE: 102,801.6 sq. ft. (2.36 acres)
PINS: 09-29-100-004

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5A, Residential Attached House 5A	Single Family Detached
SOUTH:	R-5A, Residential Attached House 5A	Single Family Detached
EAST:	R-5A, Residential Attached House 5A	Single Family Detached
WEST:	R-5A, Residential Attached House 5A	Single Family Detached

ANALYSIS

SUBMITTALS

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

1. Location Map
2. Project Narrative
3. Plat of Survey
4. Final Plat of Subdivision
5. Preliminary Site Engineering Plans

PROJECT DESCRIPTION

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 7135 Dunham Road into six residential lots with an outlot for stormwater management. Approval of the subdivision would allow the construction of six single family detached homes on the new lots. The subject property is located on the east side of Dunham Road, approximately 120 feet north of Crystal Avenue and is zoned R-5A, Residential Attached House 5A. Currently the 2.36 acre property is improved with one single family home. The existing home will be demolished and the septic tank will be removed. The petitioner will provide surface detention on the proposed outlot for the subdivision. The proposed extension of Matthias Road will provide through access for the subdivision from the north and south.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The existing neighborhood is a mix of attached and detached single family residential properties. The proposed subdivision will allow for an additional six new single family homes to be constructed. This construction meets the Comprehensive Plans' goal to ensure 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 single-family residential lots in the neighborhood.

With respect to stormwater management, the Comprehensive Plan calls for improvement in all residential areas. The proposed stormwater basin on the outlot will add to the existing stormwater management of the area. Additionally, on the Residential Areas Plan the subject site falls within the residential category of Suburban/Curvilinear. Defining characteristics of this residential category include a lack of connectivity for both pedestrians and automobiles due to cul-de-sacs and dead-end streets. The completion of Matthias Road will help remedy this lack of connectivity with a new roadway and sidewalks on both sides of the street. The proposed subdivision is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-5A, Residential Attached House 5A. The subdivision of the subject property into six lots with the existing zoning classification allow for the construction of six single family homes. A detached house is an allowable use in the R-5A zoning district.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The six new residential lots comply with the minimum lot area, lot width, and lot depth as noted in Table 1. Outlot A will only be used to contain the common stormwater management area.

Table 1: Subdivision Regulations

Kapovich Subdivision	Lot Width (Req. 75 ft.)	Lot Depth (Req. 140 ft.)	Lot Area (Req. 10,500 sq. ft.)
Lot 1	75 ft.	145 ft.	10,875.02 sq. ft.
Lot 2	75 ft.	145 ft.	10,875.02 sq. ft.
Lot 3	77.67 ft.	186 ft.	14,446.62 sq. ft.
Lot 4	77.68 ft.	186 ft.	14,447.77 sq. ft.
Lot 5	77.67 ft.	140 ft.	10,893.22 sq. ft.
Lot 6	77.68 ft.	140.5 ft.	10,933.63 sq. ft.
Outlot A	5.35 ft.	251.56 ft.	17,293.71 sq. ft.

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 \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) is required to be paid to the Village prior to executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

The property will consist of two lots with access to Dunham Road and four lots with access to the extended Matthias Road. The proposed extension of Matthias Road will provide through access for the subdivision to the north and south. Along Dunham Road a total of five feet will be dedicated to the Village to provide an 80-foot right-of-way on Dunham Road that matches the right-of-way immediately north and south of this property. All public improvements (street pavement, curb and gutter, public sidewalks, Village water system extensions, sanitary sewer line connections, stormwater management facilities, street lighting, and payment for public area vegetation) as required by the Subdivision Ordinance will be completed.

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. Post construction best management practices (PCBMPs) will be provided through the proposed stormwater detention basin on Outlot A. A 7-foot public utility and drainage easement along the north side of Lot 1 combined with a 5.35-foot easement on Outlot A will be provided with no permitted obstructions (landscaping, trees, fences or improvement of any kind except grass) to create an access point for Outlot A. A stormwater detention and public utility and drainage easement will be placed over the entire area of Outlot A.

The current plan proposes to connect the proposed stormwater facilities to the north of the subject property with written permission from the adjoining property owners. If permission cannot be granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect the proposed stormwater facilities to the existing Village storm sewer on Dunham Road. There is sufficient room on the subject property to accomplish this if necessary. As currently proposed, the detention facility will meet all requirements of the Village's Stormwater Ordinance.

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

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and has no concerns.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff did receive three inquiries from residents requesting details on the proposed scope of work. One resident expressed concern over the management of construction traffic if the proposed development were approved. Staff noted that all construction traffic would enter through Crystal Avenue and move north on Matthias Road. Staff also explained that construction traffic could not be limited to Dunham Road due to traffic volumes.

Additionally, Community Development staff met with the homeowners at 7120 Matthias Road. Staff explained how the proposed storm sewer connection would function as part of the required storm

management system for the proposed development without negatively impacting 7120 Matthias Road. The homeowners communicated that they were supportive of the proposed connection.

STANDARDS OF APPROVAL

The petitioner is requesting a Final Plat of Subdivision to subdivide the existing single parcel into six residential lots with an outlet. The proposed Final Plat of Subdivision meets the standards of Sections 20.301 and 20.305 of the Subdivision Ordinance and Section 28.3.030 of the Zoning Ordinance.

DRAFT MOTION

Staff will provide a recommendation at the December 6th, 2021 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning and Subdivision Ordinances, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 21-PLC-0022:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Final Plat of Subdivision as required by the Village of Downers Grove Zoning and Subdivision Ordinances and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 21-PLC-0022, subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Kapovich Subdivision prepared by ESI Consultants, LTD, dated October 18th 2021, last revised on November 22, 2021, except as such plans may be modified to conform to Village Codes and Ordinances.
2. 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.
3. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
4. The petitioner shall pay \$120,507.20 (\$56,412.95 for the Park District, \$43,621.20 for School District 58 and \$20,473.05 for School District 99) to the Village prior to executing the final plat of subdivision.
5. Upon installation of sanitary services for Lots 3, 4, 5 and 6, the petitioner shall grind and resurface the entire width of Matthias Road in front of this development before the release of a certificate of occupancy for any home site on Matthias Road. Alternatively, the sanitary services shall be constructed before the surface course is constructed on Matthias Road.
6. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.
7. The construction entrance must be placed at the south end of the extended Matthias Road so construction traffic enters from Crystal Avenue, not from the north.
8. Written permission from the homeowner to the north to tie into their storm sewer will be required. If permission cannot be granted the stormwater facility will be redesigned within the boundaries of the subject property to meet the Village's Stormwater Ordinance. If a redesign is necessary, the petitioner will be required to connect to the existing Village storm sewer on Dunham Road, as approved by the Village. An easement would be required for the pipe from the outlet control structure to the Dunham Road right-of-way.
9. A permit will be required from IEPA for the new water main. A copy of the permit must be provided to the Village before any building permits will be issued.

21-PLC-0022; 7135 Dunham
January 10, 2022

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10. A permit will be required from the DuPage County Health Department for the removal of the existing septic tank.
11. New water services along Dunham Road shall be directionally bored.
12. No obstructions including landscaping, trees, fences, or improvements of any kind except grass shall be permitted within the 12.35-foot stormwater and drainage easement (the northern most seven feet along Lot 1 and the westernmost 5.35 feet of Outlot A).
13. The plan does not show any patios, decks, pools. The allowable impervious for each lot in the future will be determined by the impervious area used for the site runoff storage calculations.
14. The Village will charge \$580 per proposed tree in the right-of-way, and the Village will plant the trees. Based on Village Code Section 20.401(a)(8) twelve (12) trees will be required. The petitioner shall pay \$6,960 for parkway trees prior to the issuance of any permits.



Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



7135 Dunham Road - Location Map

-  Subject Property
-  Project Location



Project Summary

Currently, there is a vacant single family residential dwelling with auxiliary buildings located on 2.36 acres located at 7135 Dunham Road in Downers Grove, Illinois. These buildings are proposed to be demolished and replaced with six single family residential dwellings. In addition to the six residences, Matthias Road is proposed to be extended to interconnect with each terminal end of Matthias Road located north and south of the parcel.

The parcel slopes to the center of the parcel from the east and the west and the emergency stormwater overflow is to the north. A dry detention area is proposed to collect the stormwater runoff from the six-lot subdivision before it is discharged to the existing storm sewer north of the parcel.

It is anticipated that all 2.36 acres of the parcel will be disturbed during demolition of the existing buildings and construction of the underground utilities, roadway, detention facility and residences. A soil and sediment erosion control plan has been included in the engineering plans.

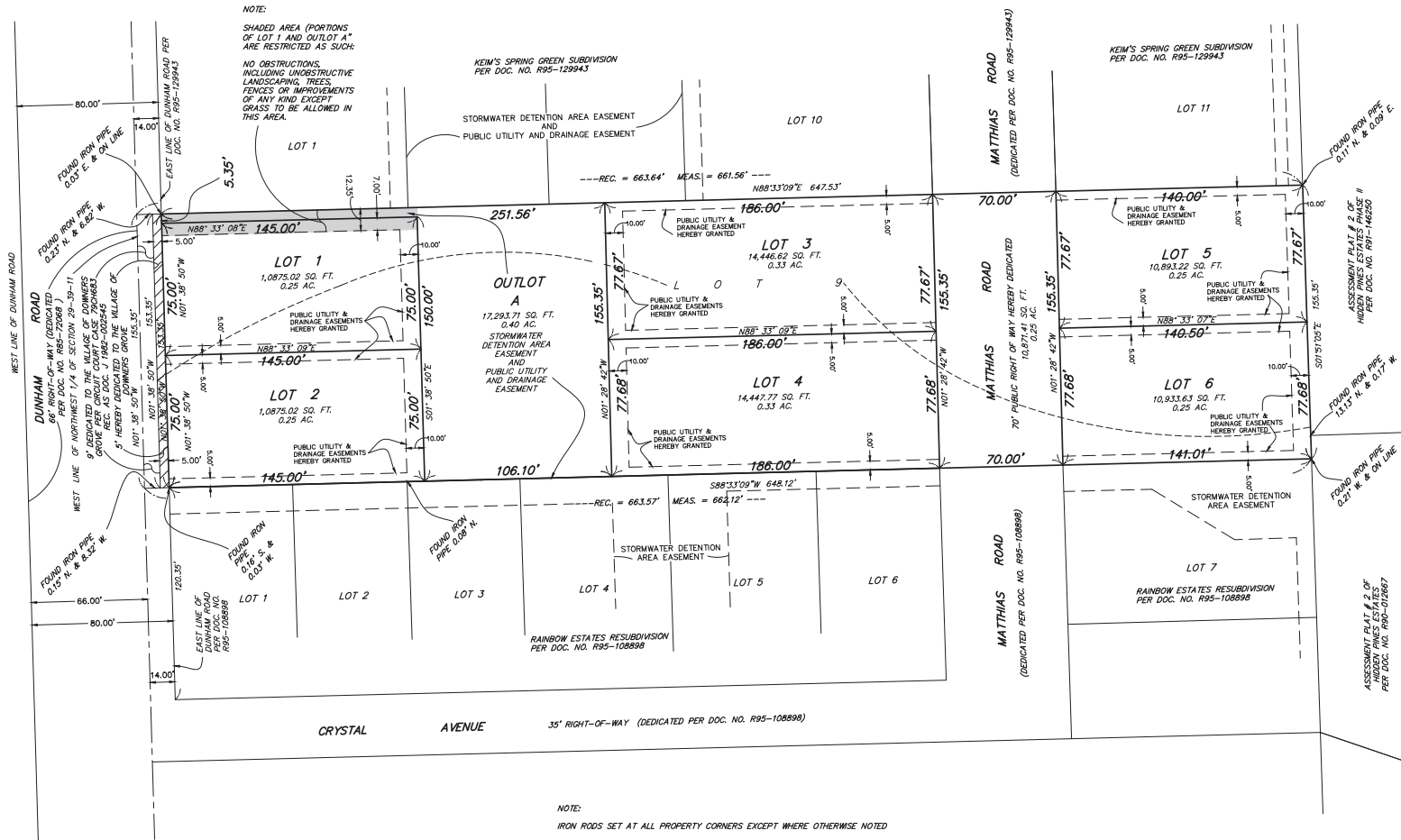
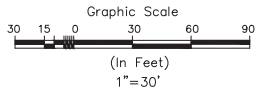
The parcel is currently zoned R-5A and the proposed residential subdivision will meet this zoning classification. All of the six lots, as drawn on the Plat of Subdivision, meet or exceed the minimum square footage requirements and minimum lot width requirements for the existing R-5A zoning classification. To create an interior outlot for a detention facility, a dedicated 6' access flag was added to Dunham Road. In addition, a six-foot wide drainage and utilities easement was provided adjacent to the flag to provide a 12' access entry to the outlot.

Sincerely,

ESI Consultants Ltd

KAPOVICH RESUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



NOTE:
SHADED AREA (PORTIONS OF LOT 1 AND OUTLOT A), ARE RESTRICTED AS SUCH:
NO OBSTRUCTIONS, INCLUDING UNOBSTRUCTIVE LANDSCAPING, TREES, FENCES OR IMPROVEMENTS OF ANY KIND EXCEPT GRASS TO BE ALLOWED IN THIS AREA.

NOTE:
IRON RODS SET AT ALL PROPERTY CORNERS EXCEPT WHERE OTHERWISE NOTED

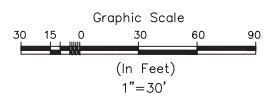
PREPARED BY:
GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: **K S GROVE LAND LLC**
DRAWN BY: VAF
ORDER NO.: **21-22302-21 RESUB (REV 1)**
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002280

NO.	DATE	DESCRIPTION	BY
1	11/12/21	REMOVE BLDG. LINES, CHG. ST. NAME, RECORDING LOTS (PG 1) / CERTIFICATE LANGUAGE (PG 2)	VAF

SUBMITTED BY MAIL TO:
VILLAGE OF DOWNERS GROVE
801 BURLINGTON AVE.
DOWNERS GROVE, IL 60515



STORMWATER PROVISIONS

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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 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 land comprised within said plat, and their respective heirs, executors, administrators, successors, grantees and assigns.

Now, therefore, all persons, firms or corporations 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 to whomsoever owned, to wit:

Owner hereby grants to the Village of Downers Grove a Stormwater Management Easement for the use and benefit of the Village, over the Stormwater Facilities within the Property and a right of access to privately-owned land for the reasonable exercise of the rights granted to the Village.

Each owner or purchaser shall be responsible to inspect and maintain the Stormwater Facilities on their lot. No buildings or structures of any kind shall be placed on said easement nor shall any other change be made on the Property that might materially affect the proper management, operation or continued maintenance of any Stormwater Facility, impede stormwater drainage to or on the Property, negatively impact the water quality of the Stormwater Facilities, or materially reduce the stormwater detention or retention capacity thereof as provided in the Approval Plans.

In the event the Village determines, in its sole and absolute discretion, that the prohibitions of the preceding Paragraph have been violated or that proper maintenance of the Stormwater Facilities is not being performed or that proper operation of the Stormwater Facilities is not occurring, on the Property at any time, the Village or its contractor or agents, after ten (10) days prior written notice to the Owner, may, but shall not be obligated to, enter upon any or all of the Property for the purposes of (a) conducting any violation and (b) performing maintenance work on and to the Stormwater Facilities.

In the event that the Village shall perform, or cause to be performed, any work pursuant to the Stormwater Management Easement, the Village shall have the right to charge the Owner an amount sufficient to defray the entire cost of such work, including administrative costs, either before or after such work is incurred. If the amount so charged is not paid by the Owner within thirty (30) days following a demand in writing by the Village for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Property and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien in foreclosure proceedings as permitted by law.

In witness whereof, the owners have set their hands upon the attached plat the day and date first written thereon.

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

BY: _____ (OWNER) _____ (OWNER)

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

NOTARY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AND _____ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (STORMWATER PROVISIONS) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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 DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

DUPAGE COUNTY CLERK _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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

DUPAGE COUNTY RECORDER OF DEEDS _____

KAPOVICH RESUBDIVISON

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

ENGINEER/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

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 OF GRASS WHICH THE SURVEYOR 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 ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY HEREIN 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.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO _____
MY LICENSE EXPIRES ON _____

BY: _____ (NAME) ATTEST: _____ (NAME)
_____, (TITLE) _____, (TITLE)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS _____ DAY OF _____, A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT _____ VILLAGE CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN OF PLAN COMMISSION _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR _____ VILLAGE CLERK _____

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR OF THE DOWNERS 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.

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

COLLECTOR _____

VILLAGE COLLECTOR

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS 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.

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

VILLAGE COLLECTOR _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT _____ AND _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT TO THE BEST OF THEIR KNOWLEDGE, THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 99 HIGH SCHOOL DISTRICT, AND 58 ELEMENTARY SCHOOL DISTRICT IN DU PAGE COUNTY, ILLINOIS.

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

BY: _____ OWNER _____ OWNER
_____, NOTARY.

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AND _____ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (SCHOOL DISTRICT CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

OWNERS' CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED.

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

BY: _____ (SIGNATURE) BY: _____ (SIGNATURE)
_____, (PRINTED NAME) _____, (PRINTED NAME)

NOTARY

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AND _____ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (OWNERS' CERTIFICATE) AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE VILLAGE OF DOWNERS GROVE, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 21, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 22ND DAY OF FEBRUARY, A.D. 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, JOSEPH GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOT 9 IN PINE HILLS UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DU PAGE COUNTY, ILLINOIS. TOTAL AREA: 97,532.46 sq. ft. 2.24 AC. (MORE OR LESS) PROPERTY COMMONLY KNOWN AS: 7135 DUNHAM ROAD, DOWNERS GROVE, ILLINOIS 60516 ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF DOWNERS GROVE OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL AUTHORITY PROVIDED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THE PARCEL INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0269A, EFFECTIVE DATE AUGUST 1, 2016.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF AUGUST, A.D. 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022

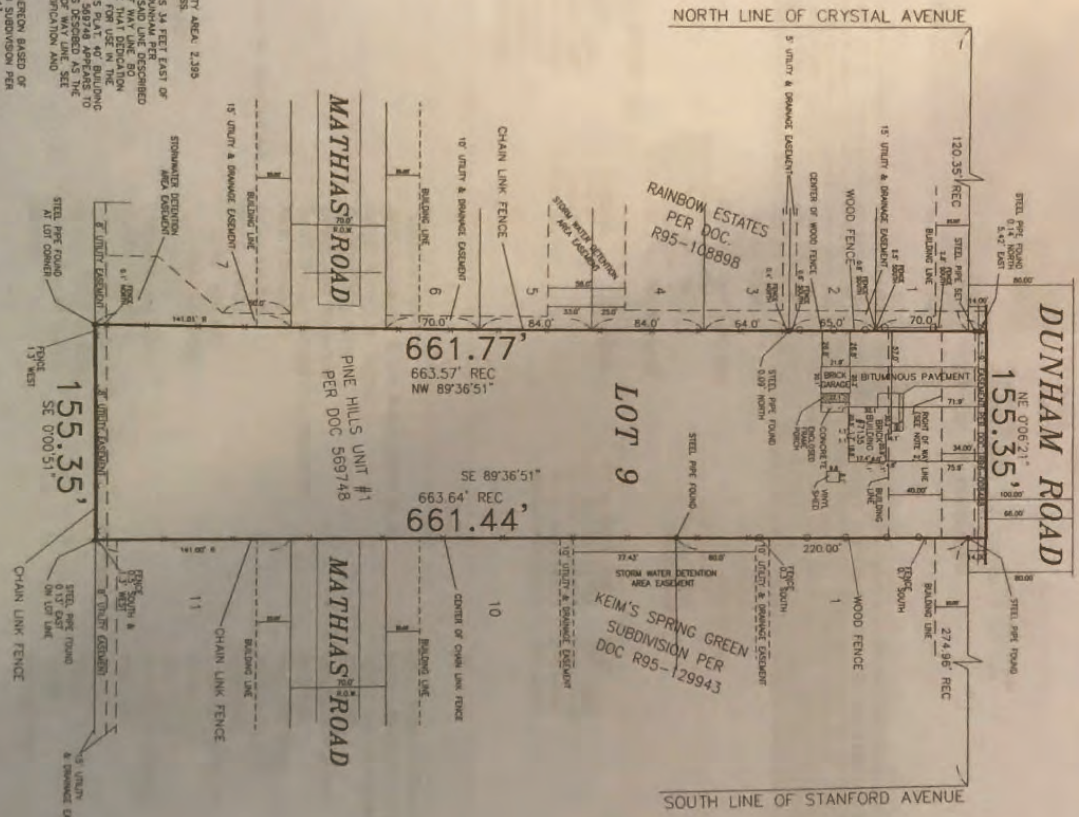
PREPARED BY:

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
 550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE (630) 616-6262

PREPARED FOR: **K S GROVE LAND LLC**
 DRAWN BY: VAF
 ORDER NO.: **21-22302-01 RESUB (REV 1)** ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870
SHEET 2 OF 2

SUBMITTED BY/MAIL TO:
 VILLAGE OF DOWNERS GROVE
 801 BURLINGTON AVE.
 DOWNERS GROVE, IL 60515

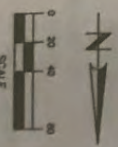
PLAT OF SURVEY
LOT 9 IN PINE HILLS UNIT #1 BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1949 AS DOCUMENT 569748, IN DUPAGE COUNTY, ILLINOIS.



NOTES
1. SUBJECT PROPERTY AREA 2,309 ACRES MORE OR LESS
2. LINE ANGLES ARE AS MEET EAST OF THE WEST LINE OF DUNHAM PER DOCUMENT 569748 AND LINE DESCRIBED THEREIN. THE LINE DESCRIBED HAS BEEN SURVEYED FOR USE IN THE PREPARATION OF THIS PLAT. THE LINE PERIOD OF THE 340748 APPLICABLE TO SCALE FROM WHAT IS DESCRIBED AS THE SOUTH LINE OF DUNHAM PER DOCUMENT 569748 AND PARTICULARS
3. BEARING SHOWN HEREON BASED ON KEIM'S SPRING GREEN SUBDIVISION PER DOCUMENT REC-129943
4. THIS COMMUNAL ZONING 48035MC DATED OCTOBER 14, 2020 AS PREPARED BY RALPH DEANGELIS PER COMPANY PREPARATION OF THIS PLAT
PREPARED FOR: RALPH DEANGELIS, ATTORNEY

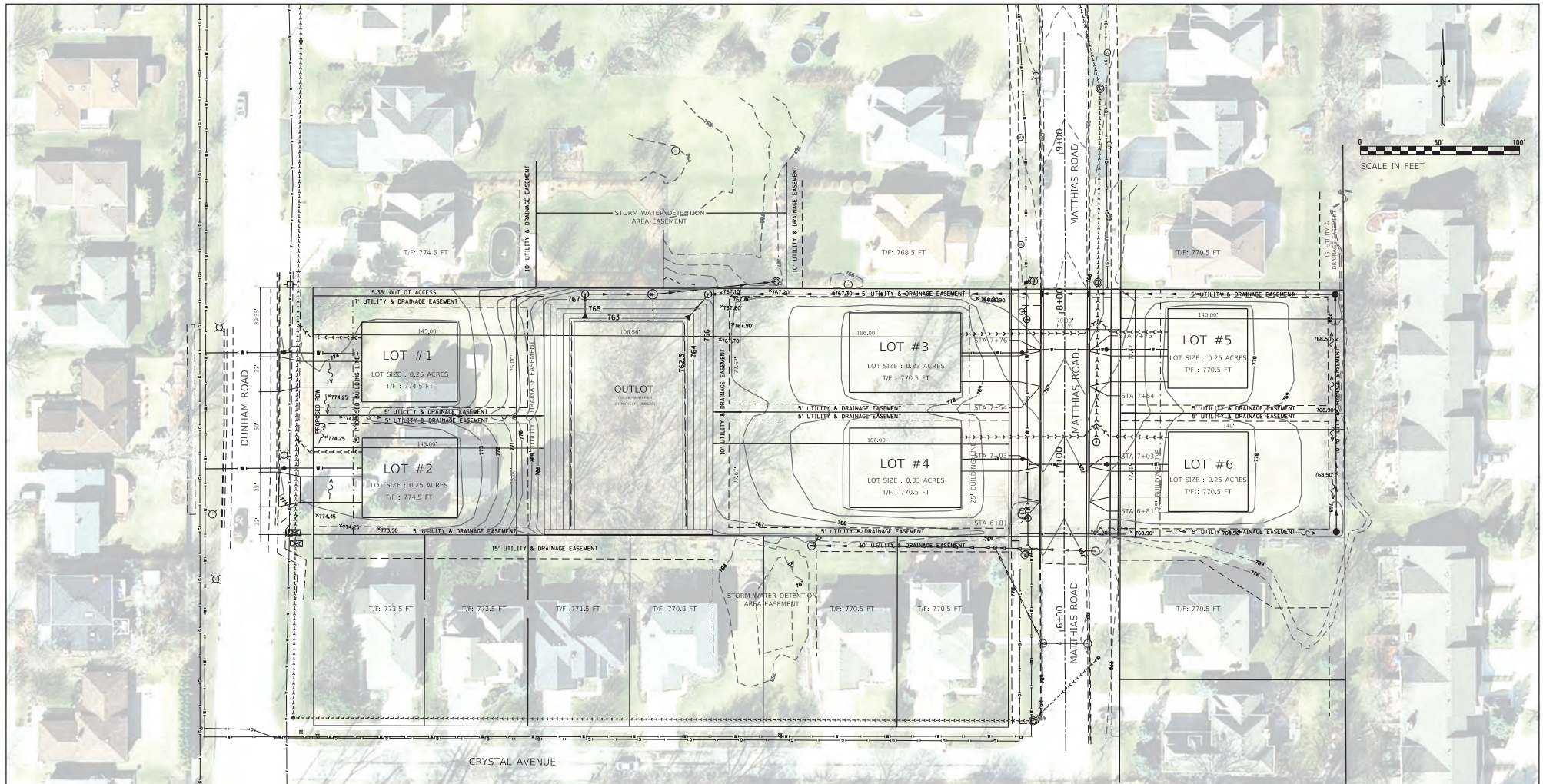
Urchell and Associates, Inc.
Land Surveying Services

PHONE 708 862 7115
FAX 773 298 6800
WEBSITE www.urchellassociates.com
DESIGN FROM REGISTRATION #104-00484



FIELD WORK COMPLETED: 11/12/20
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
DATED: 11/12/20
ROBERT J. URCHELL, L.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2020
SURVEY No. 20-10-112

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT UNLESS FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



NOTES

1. ALL PROPOSED ELEVATIONS ARE TO FINISHED GRADE.
2. CONTRACTOR TO COORDINATE ANY AND ALL UTILITY LOCATIONS PRIOR TO GRADING AND EXCAVATION.
3. ALL PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (REFER TO STANDARD DETAILS SHEET 15).
4. CONTRACTOR SHALL REVIEW AND FOLLOW THE SOIL PREPARATION RECOMMENDATIONS AS INCLUDED IN THE SOIL EXPLORATION REPORT AS PREPARED BY TESTING SERVICE CORPORATION DATED 5/14/21.
5. STATION CALLOUTS SHALL REFLECT APPROX. LOCATION FOR DEPRESSED CURBS. (REFER TO STANDARD DETAILS SHEET 15 FOR STANDARD DETAIL).
6. ALL RESTORATION WITH THE RIGHT-OF-WAY SHALL BE WITH TOPSOIL (MINIMUM 4") AND SOD AND MAINTAINED UNTIL ESTABLISHED.



John Kapovich Jr.
6831 Osage Avenue
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

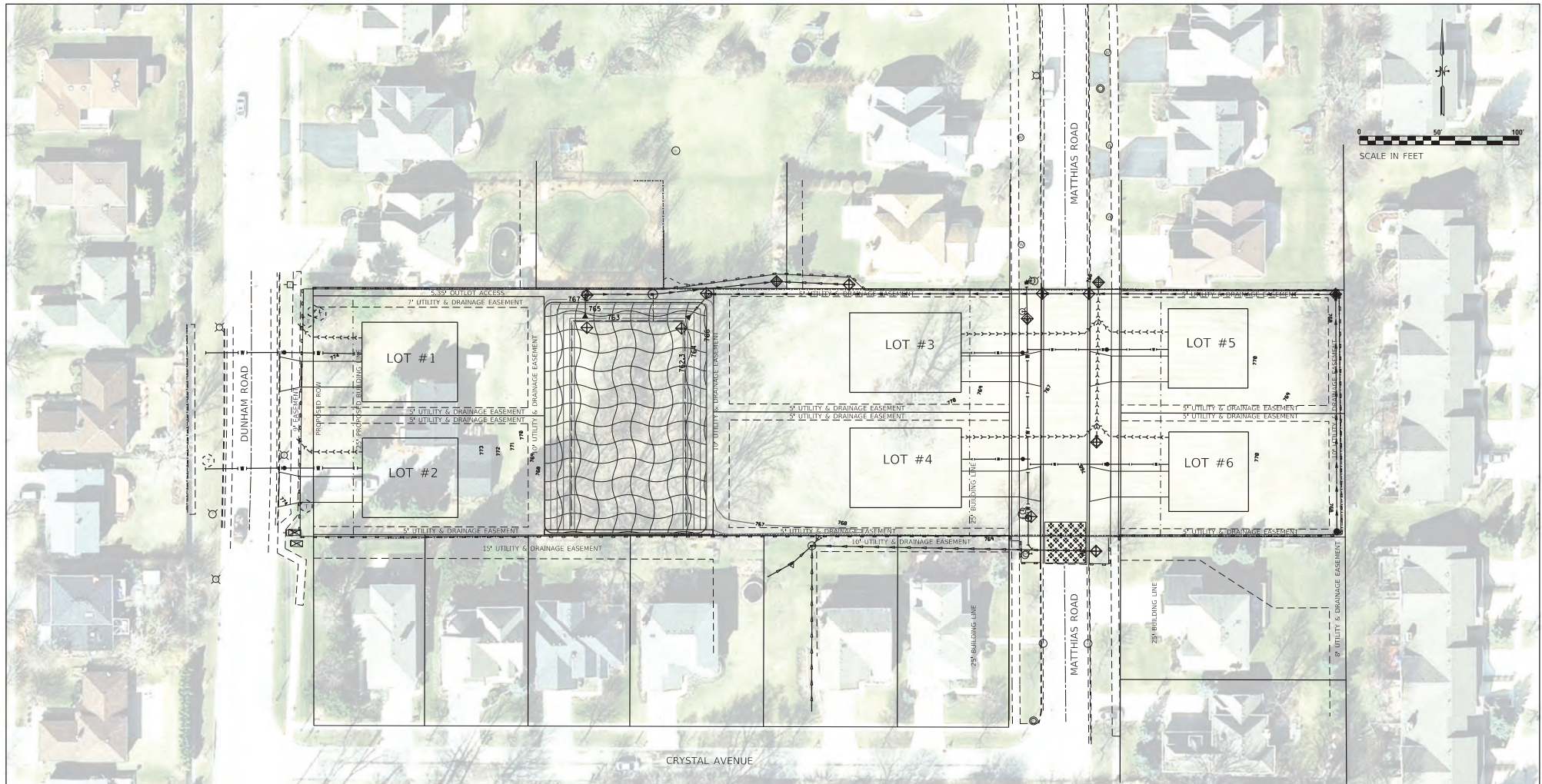
ESI PROJECT NO. 21-838
FILE: 07_Grading_Plan.dgn
DATE: 11/22/2021

ENGR: JB
TECH: JB
QA/QC: JC

7135 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

GRADING PLAN

DRAWING NO.
7



LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  SEEDING AND EROSION CONTROL BLANKET
-  TREE PROTECTION (5 EA)
-  PERIMETER EROSION BARRIER (1540 LF)
-  INLET AND PIPE PROTECTION (14 EA)

P:\Projects\2022\RES 2022-9307\Drawings\21 Erosion Control Plan.dwg
 11/22/2022 10:58:11 AM
 User: jkapovich



John Kapovich Jr.
 6831 Osage Avenue
 Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

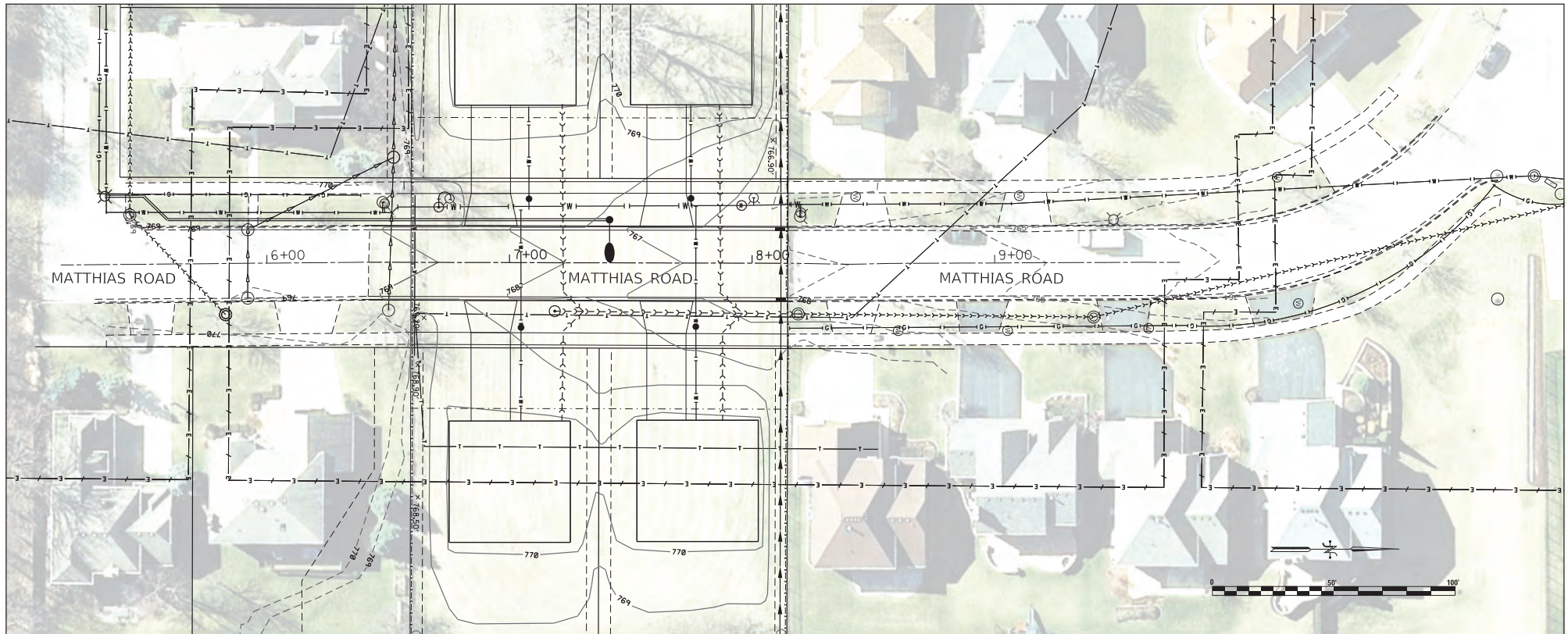
ESI PROJECT NO. 21-838
 FILE: 09_Erosion Control Plan.dwg
 DATE: 11/22/2022

ENGR: JB
 TECH: JB
 QA/QC: JC

7135 DUNHAM ROAD
 DOWNERS GROVE, ILLINOIS

EROSION CONTROL PLAN

DRAWING NO.
 9



NOTES

1. THE ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRIC SAFETY CODE, AND THE VILLAGE OF DOWNERS GROVE MUNICIPAL CODE.
2. COORDINATE THE INSTALLATION OF LIGHTING WITH THE CONSTRUCTION STAGING.
3. ANY DAMAGE TO UTILITY LINES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. FOR POLE AND LUMINAIRE DETAILS, REFER TO STANDARD DETAILS SHEET 17.
5. COORDINATE THE INSTALLATION OF STREET LIGHTING AND UNDERGROUND WORK WITH THE OTHER TRADES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING AND PROPOSED LIGHTING DURING CONSTRUCTION.

PROJECT NO. RES 2022-9307



John Kapovich Jr.
6831 Osage Avenue
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838
FILE: 10_Lighting #Res.dgn
DATE: 11/23/2021

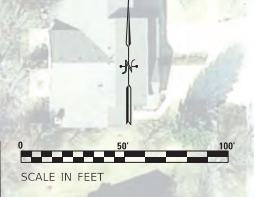
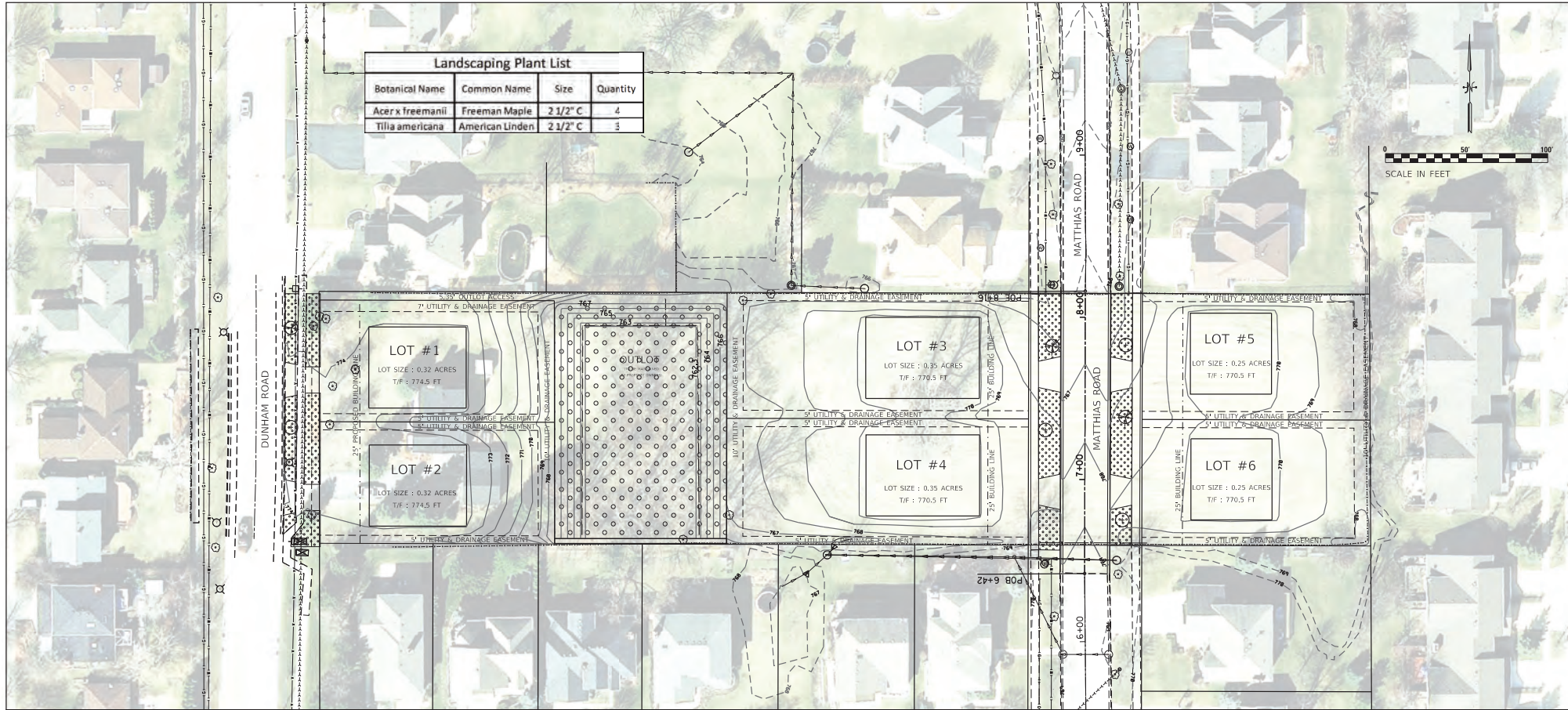
ENGR: AM
TECH: JB
QA/QC: JC

7135 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

LIGHTING PLAN

DRAWING NO.
10

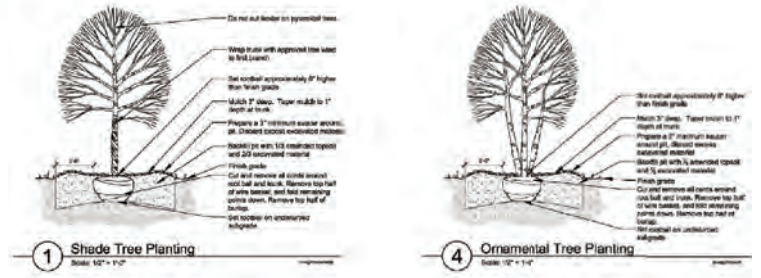
Landscaping Plant List			
Botanical Name	Common Name	Size	Quantity
Acer x freemanii	Freeman Maple	2 1/2" C	4
Tilia americana	American Linden	2 1/2" C	3



- NOTES**
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
 - MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR MUST VERIFY ALL MATERIAL AND SUPPLY SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN.
 - THE ENGINEER RESERVES THE RIGHT TO INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
 - WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
 - CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
 - SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE WORK FOR ADDITIONAL REQUIREMENTS.

LEGEND

	SEEDING CLASS 1		FREEMAN MAPLE TREE
	AMERICAN LINDEN TREE		EXISTING TREE



PROJECT NO. 21-00000001-01
PLANNING AND LANDSCAPING PHASE



John Kapovich Jr.
6831 Osage Avenue
Downers Grove, IL 60516

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO. 21-838
FILE: 11_Landscaping_Plan.dwg
DATE: 11/22/2021

ENGR: JB
TECH: JB
QA/QC: JC

7135 DUNHAM ROAD
DOWNERS GROVE, ILLINOIS

LANDSCAPING PLAN

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

January 10, 2022, 7:00 P.M.

FILE 21-PLC-0022: A PETITION SEEKING APPROVAL OF A FINAL PLAT OF SUBDIVISION TO SUBDIVIDE THE EXISTING PROPERTY INTO SIX SINGLE FAMILY RESIDENTIAL LOTS AND ONE OUTLOT FOR STORMWATER DETENTION. THE PROPERTY IS ZONED R-5A, RESIDENTIAL DETACHED HOUSE 5A. THE PROPERTY IS LOCATED ON THE EAST SIDE OF DUNHAM ROAD, APPROXIMATELY 120 FEET NORTH OF CRYSTAL STREET, COMMONLY KNOWN AS 7135 DUNHAM ROAD, DOWNERS GROVE, IL (PIN 09-29-100-004). JOHN AND AUDREY KAPOVICH, PETITIONER AND OWNER.

Petitioner, John Kapovich, 6831 Osage Avenue Downers Grove, IL 60516, explained that he and his wife purchased this property to subdivide it for their family. Mr. Kapovich noted that his daughters would likely take lots 3 and 4 and the other four lots would be sold off to the public. He then invited his engineer to explain the proposal in detail.

Joe Chiczewski, ESI Consultants Naperville, IL introduced the existing conditions of 7135 Dunham Road. He noted that the property ran from Dunham Road towards Matthias Road. He then explained that the existing home would be demolished and six new homes would be constructed. Mr. Chiczewski highlighted a small dedication along Dunham Road to clean up the sidewalk and the connection that is missing along Matthias Road. He then noted that two of the six lots were slightly smaller and that there would be access to the outlot. Finally, the outlot would serve as detention and it has been designed to comply with the Stormwater Ordinance.

Pro Tem Chair Rector requested more information on the outlot. Mr. Chiczewski explained that the outlot would capture surface water. He also noted that best management practices includes detention held in some stone that would add pervious area. When the outlot reaches an overflow spot it would have normal flow that would go out and that gets restricted. Once the water gets higher up it would flow overtop that, it go out through a storm sewer that would tie into another storm sewer that is just adjacent to this property, and there is permission to tie into this storm sewer. Mr. Chiczewski confirmed that the outlot would be dry most of the time.

Pro Tem Chair Rector asked if all six homes would be included in the HOA that would manage the outlot. Mr. Chiczewski confirmed Pro Tem Chair Rector's understanding was correct.

Commissioner Boyle inquired about the existing zoning for the lots. Mr. Chiczewski deferred to Senior Planner Flora Leon. Senior Planner Flora Ramirez noted that the lots were zoned Residential Detached House R-5A. Mr. Chiczewski added that the subdivision as designed met all of the minimum dimensional requirements in the Subdivision Ordinance. Commissioner Boyle agreed and noted that no variances were requested with this petition.

Commissioner Johnson asked what would occur if approval for the proposed storm sewer connection to the north were not received. Mr. Chiczewski shared that approval to connect the

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storm sewer to the north has been received. He also noted that original the case was scheduled for December of 2021 but was postponed to ensure the approval for the northern connection was received.

Chairman Pro tem Rector invited public comment.

Steve Vogrin, 7121 Matthias Road, indicated that his property was adjacent to proposed lot 5. Mr. Vogrin asked where the stormwater runoff for lots 5 and 6 would go.

Lorelai Harkins, 1130 Crystal Avenue Downers Grove, IL, asked why the two fire hydrants on Matthias Road were being removed with this proposal. Additionally, Ms. Harkins asked about proposed street lighting.

Jeff Heller, 1025 Claremont Drive Downers Grove, IL, President of the Hidden Pines Estates Townhomes Association, explained his concerns about drainage for lots 5 and 6. Additionally, there are concerns over the proposed heights and setbacks for the new structures. Finally, Mr. Heller shared that there is an old tree straddling the property line for the new development.

Chester Tom, 7205 Matthias Road Downers Grove, IL, congratulated and thanked the Plan Commission for promoting projects that enhance this area and that are cohesive. Mr. Tom then asked if the property included drainage provisions for the properties located to the south. Additionally, he asked if the new development took into account the detention area to the south. Specifically, Mr. Tom wanted to know if the new detention area accounted for the existing drainage patterns and provided sufficient volume for the properties to the south. Finally, Mr. Tom suggested that the construction entrance should be coming from the west on Dunham Road. He noted that there was already a curb cut and driveway on that property to minimize the impact on existing residents.

Chairman Pro tem Rector invited the petitioner to answer any questions from the public.

Mr. Chiczewski explained that the development had been designed to adhere with the Stormwater Ordinance. In terms of Matthias Road, there has been enhanced drainage to pick up any extra stormwater runoff. Mr. Chiczewski also noted that there were plans to protect the large tree by lot 5, however additional tree assessments would be required to ensure the tree is in good health to keep. He also noted that the plan incorporated the existing drainage patterns from the south by providing a flow through. Mr. Chiczewski also clarified that there was no proposal to eliminate fire hydrants. Finally, Mr. Chiczewski noted that both Matthias and Dunham Road would be resurfaced once the work is completed.

Commissioner Dmytryszyn noted that members of the public were interested in understanding the water run off for lots 5 and 6. Mr. Chiczewski explained that runoff on lots 5 and 6 is detained on site and then sent to Matthias Road and it is then diverted into the stormwater outlot.

Commissioner Dmytryszyn asked for confirmation that everything on lots 5 and 6 drains toward the west. Mr. Chiczewski confirmed Commissioner Dmytryszyn's understanding was correct. Commissioner Dmytryszyn asked if the future owner of lot 5 could choose to do something else with the tree as part of the construction process.

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Mr. Chiczewski shared that he was not aware of the existing conditions of the tree. The proposed plans show protection for the elm tree. He explained that if the proposal was approved, the improvement on Matthias Road and the outlot could occur as early as this spring. After that, each lot would have to come back with their own building permit. At the time the building permit comes through then you would have to see what the condition of the tree is at that time.

Chairman Pro tem Rector noted that the public had also asked questions about the construction entrance. Mr. Chiczewski noted that access is needed on both sides of the lot. He mentioned that they could continue to work with staff to determine what is preferred. Access is needed to build out Matthias Road and this is the area where the bulk of the construction will occur.

Ms. Flora Leon, Senior Planner, summarized the request before the commissioners, presented the existing conditions of the area, and said the entire property would be split into 6 lots 1 detention outlot. She then provided existing photos of the site noting that the public hearing noticing requirements were completed. As such, Ms. Leon shared that two emails were received after the Plan Commission report was posted. These two email could be found on the dais for review. Ms. Leon offered to address questions from the public and emails as she worked through the proposed site plan. She then provided the subdivision plan and confirmed the dimensional requirements were being met for all of the proposed parcels. The outlot does provide access for future maintenance to the detention area. She then explained that on Dunham Road there would be a 5-foot dedication to ensure the width of the right-of-way matches the existing dimension on Dunham Road to the north and south of the property. Concerning Matthias Road the proposal includes completion of this road with the required improvements that include sidewalks, lighting, and curb and gutter.

Ms. Leon noted that the petition was limited to the subdivision request and that stormwater is later reviewed during the building permit phase. However, staff wanted to include a stormwater explanation to address some to the public's concerns. Ms. Leon noted that this proposal was an improvement because the water is currently flowing north unrestricted. Additionally, the detention area to the north was designed to handle volume coming from 7135 Dunham Road. Concerning the detention area to the south of the development, there is an existing inlet and the water flows north. The proposed grading will accounts for this and redirects this water towards the outlot.

Commissioner Dmytryszyn appreciated the stormwater explanation as it helped him support the petition for approval.

Commissioner Boyle echoed the comments and noted that the proposal was residential and did not have any request for variances.

Commissioner Patel expressed support for the project as an overall improvement to the area.

Commissioner Toth asked if they were only assessing the subdivision of the lot. If the project moved forward then it would have to go through the stormwater and building permits. Chairman Pro tem Rector confirm that was correct. Commissioner Toth explained he saw no reason not to move forward.

Commissioner Johnson noted that she had no additional comments.

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WITH RESPECT TO FILE 21-PLC-0022 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A FINAL PLAT OF SUBDIVISION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING AND SUBDIVISION ORDINANCES AND IS IN THE PUBLIC INTEREST, COMMISSIONER DMYTRYSZYN MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 21-PLC-0022, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE KAPOVICH SUBDIVISION PREPARED BY ESI CONSULTANTS, LTD, DATED OCTOBER 18TH, 2021 LAST REVISED ON NOVEMBER 22, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. 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.**
- 3. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION.**
- 4. THE PETITIONER SHALL PAY \$120,507.20 (\$56,412.95 FOR THE PARK DISTRICT, \$43,621.20 FOR SCHOOL DISTRICT 58 AND \$20,473.05 FOR SCHOOL DISTRICT 99) TO THE VILLAGE PRIOR TO EXECUTING THE FINAL PLAT OF SUBDIVISION.**
- 5. UPON INSTALLATION OF SANITARY SERVICES FOR LOTS 3, 4, 5 AND 6, THE PETITIONER SHALL GRIND AND RESURFACE THE ENTIRE WIDTH OF MATTHIAS ROAD IN FRONT OF THIS DEVELOPMENT BEFORE THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR ANY HOME SITE ON MATTHIAS ROAD. ALTERNATIVELY, THE SANITARY SERVICES SHALL BE CONSTRUCTED BEFORE THE SURFACE COURSE IS CONSTRUCTED ON MATTHIAS ROAD.**
- 6. THE PETITIONER SHALL INSTALL SIDEWALKS FOR THE ENTIRE SUBDIVISION BEFORE THE RELEASE OF THE FIRST HOME SITE BUILDING PERMIT.**
- 7. THE CONSTRUCTION ENTRANCE MUST BE PLACED AT THE SOUTH END OF THE EXTENDED MATTHIAS ROAD SO CONSTRUCTION TRAFFIC ENTERS FROM CRYSTAL AVENUE, NOT FROM THE NORTH.**
- 8. WRITTEN PERMISSION FROM THE SUBDIVISION TO THE NORTH OR SOUTH AND THE HOMEOWNER TO TIE INTO THEIR STORM SEWER WILL BE REQUIRED. IF PERMISSION CANNOT BE GRANTED THE STORMWATER FACILITY WILL BE REDESIGNED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY TO MEET THE VILLAGE'S STORMWATER ORDINANCE. IF A REDESIGN IS NECESSARY, THE PETITIONER WILL BE REQUIRED TO CONNECT TO THE EXISTING VILLAGE STORM SEWER ON DUNHAM ROAD, AS APPROVED BY THE VILLAGE. AN EASEMENT WOULD BE REQUIRED FOR THE PIPE FROM THE OUTLET CONTROL STRUCTURE TO THE DUNHAM ROAD RIGHT-OF-WAY.**

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9. A PERMIT WILL BE REQUIRED FROM IEPA FOR THE NEW WATER MAIN. A COPY OF THE PERMIT MUST BE PROVIDED TO THE VILLAGE BEFORE ANY BUILDING PERMITS WILL BE ISSUED.
10. A PERMIT WILL BE REQUIRED FROM THE DUPAGE COUNTY HEALTH DEPARTMENT FOR THE REMOVAL OF THE EXISTING SEPTIC TANK.
11. NEW WATER SERVICES ALONG DUNHAM ROAD SHALL BE DIRECTIONALLY BORED.
12. NO OBSTRUCTIONS INCLUDING LANDSCAPING, TREES, FENCES, OR IMPROVEMENTS OF ANY KIND EXCEPT GRASS SHALL BE PERMITTED WITHIN THE 12.35-FOOT STORMWATER AND DRAINAGE EASEMENT (THE NORTHERN MOST SEVEN FEET ALONG LOT 1 AND THE WESTERNMOST 5.35 FEET OF OUTLOT A).
13. THE PLAN DOES NOT SHOW ANY PATIOS, DECKS, POOLS. THE ALLOWABLE IMPERVIOUS FOR EACH LOT IN THE FUTURE WILL BE DETERMINED BY THE IMPERVIOUS AREA USED FOR THE SITE RUNOFF STORAGE CALCULATIONS.
14. THE VILLAGE WILL CHARGE \$580 PER PROPOSED TREE IN THE RIGHT-OF-WAY, AND THE VILLAGE WILL PLANT THE TREES. BASED ON VILLAGE CODE SECTION 20.401(A)(8) TWELVE (12) TREES WILL BE REQUIRED. THE PETITIONER SHALL PAY \$6,960 FOR PARKWAY TREES PRIOR TO THE ISSUANCE OF ANY PERMITS. .

SECOND BY COMMISSIONER PATEL. ROLL CALL:

AYE: COMMISSIONERS BOYLE, DMYTRYSZYN, JOHNSON, PATEL, ROCHE, TOTH, RECTOR

NAY: NONE

MOTION PASSED. VOTE: 7-0