

## VILLAGE OF DOWNERS GROVE

### Report for the Village

**3/1/2022**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Final Plat of Subdivision - 6000-6014 Fairview Avenue	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 seven single family residential lots with an outlot for stormwater detention, a Right-of-Way Vacation, and a Zoning Map Amendment to rezone the property from R-1, Residential Detached House 1 to R-3, Residential Detached House 3.

### STRATEGIC PLAN ALIGNMENT

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

### FISCAL IMPACT

N/A

### RECOMMENDATION

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

### BACKGROUND

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 6000-6014 Fairview Avenue into seven residential lots with an outlot for stormwater management. Approval of the subdivision will allow the construction of seven single family detached homes. The subject property is zoned R-1, Residential Detached House 1, and the petitioner is requesting a map amendment to rezone to R-3, Residential Detached House 3, to be more consistent with the surrounding properties. Currently the 2.84 acre property is improved with two single family homes which will be demolished. The petitioner will provide surface detention on the proposed outlot for the subdivision. A plat of vacation is also requested, which is further discussed below.

#### Compliance with the Subdivision Ordinance

The seven new residential lots comply with the minimum lot area (10,500 square feet), lot width (75 feet), and lot depth (140 feet) 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).

#### Plat of Vacation

A ten foot wide public right-of-way currently bisects the property east/west through the lower half of the property. This was the result of a dedication that occurred in 1957 to provide a location for the existing stormwater pipe. The vacation is being requested as the stormwater infrastructure will be relocated further

north on the subject property and the current right-of-way will no longer be needed. A ten foot wide public utility and stormwater easement will be placed over the new location of the pipe.

#### Compliance with the Zoning Ordinance

The proposal includes a zoning map amendment which would change the subject zoning from R-1, Residential Detached House 1, to R-3, Residential Detached House 3. The seven new residential lots will comply with the minimum lot area (10,500 square feet) and minimum lot width (75 feet) Zoning Ordinance requirements of the R-3 zoning district. A detached house is an allowable use in the R-3 zoning district. The houses will comply with all Zoning Ordinance regulations, including setbacks and height.

#### Engineering/Public Improvements

The property will consist of seven lots each with direct access onto Fairview Avenue. Public improvements such as street pavement, curb and gutter, sanitary sewer mains, water mains, and street lighting are pre-existing. The existing public sidewalk will be removed and replaced, in addition to curb cuts placed for each home site. The petitioner will provide a fee-in-lieu for the installation of ten parkway trees in the right-of-way as required by the Subdivision Ordinance and the Village will install the parkway trees. A stormwater management detention basin will be provided and will be entirely covered in a public utility and drainage easement. The existing storm sewer pipe will be removed and relocated to run through the outlot and will be connected to the existing storm sewer system within the Fairview Avenue right-of-way. The petitioner is also providing additional public utility and drainage easements in excess of what is required by the Subdivision Ordinance.

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

Staff received two inquiries regarding the subject proposal prior to the public hearing. These were general inquiries about the development, and one of the inquiries indicated support for the project. One comment was made at the public hearing stating the healthy condition of the current trees on the lot.

#### **ATTACHMENTS**

Ordinance – Plat of Vacation

Ordinance – Map Amendment

Resolution – Plat of Subdivision

Aerial Map

Staff Report with Attachments dated February 7, 2022

Minutes of the Plan Commission Hearing dated February 7, 2022

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE REZONING CERTAIN PROPERTY  
LOCATED AT 6000-6014 FAIRVIEW AVENUE**

WHEREAS, the real estate located at 6000-6014 Fairview Avenue, located on the west side of Fairview Avenue, approximately 100 feet north of 61st Street, hereinafter described has been classified as “R-1, Residential Detached House 1”, under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on February 7, 2022 and has made its findings and recommendations respecting said requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

**SECTION 1.** The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to “R-3, Residential Detached House 3” zoning classification of the following described real estate, to wit:

THE EAST 235 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE SOUTH 125.68 FEET THEREOF AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 320.68 FEET THEREOF), OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS, IF ANY, OF RECORD AND ZONING ORDINANCES OF DOWNERS GROVE, ILLINOIS.

Commonly known as: 6000-6014 Fairview, Downers Grove, IL 60516  
PIN: 09-17-405-010

**SECTION 2.** The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

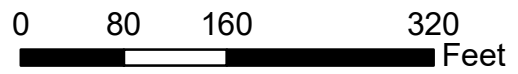
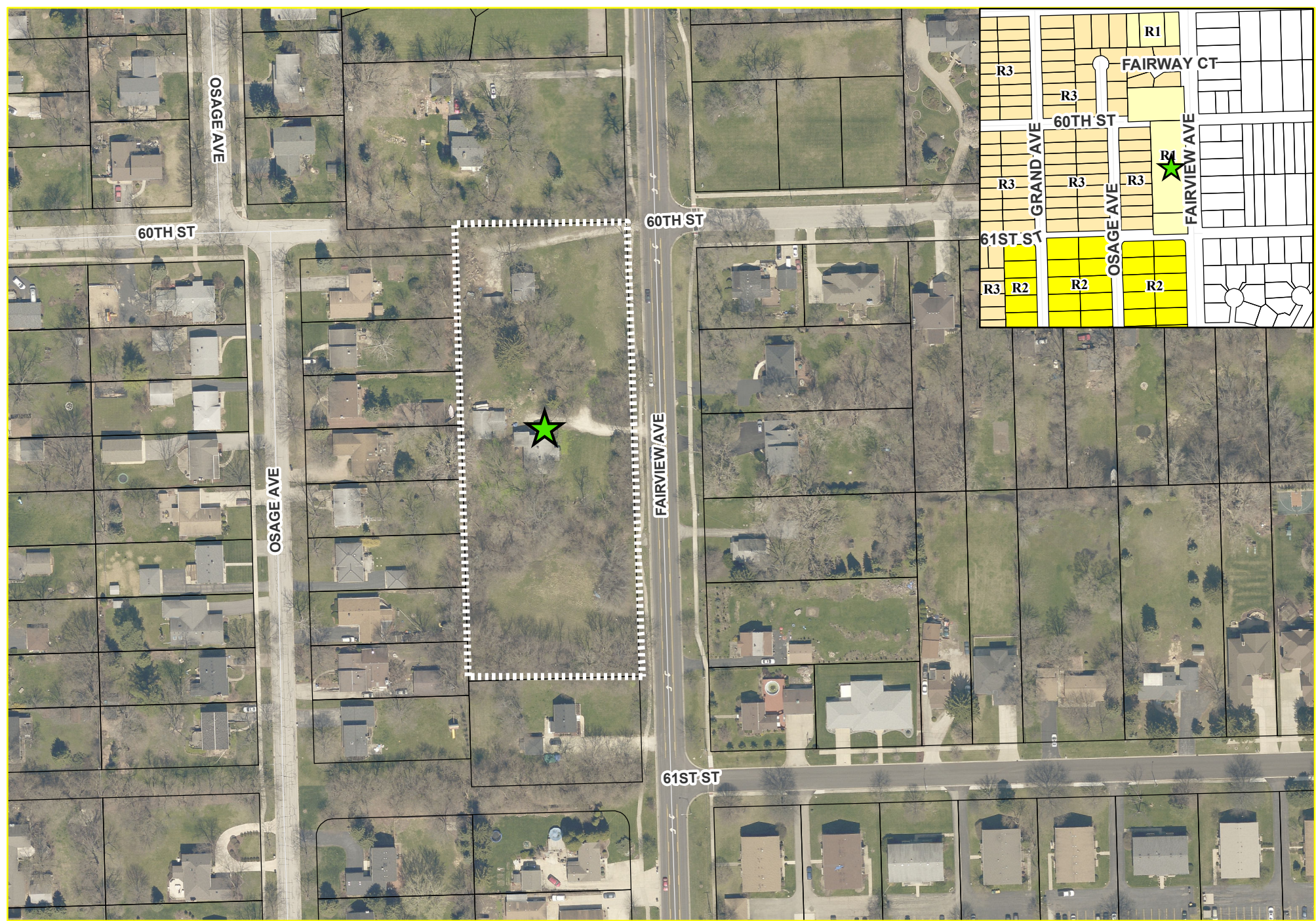
\_\_\_\_\_  
Mayor

Passed:



Published:

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





6000 - 6014 Fairview Avenue - Location Map

-  Subject Property
-  Project Location





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
FEBRUARY 7, 2022 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
21-PLC-0026 6000-6014 Fairview Avenue	Right-of Way Vacation Final Plat of Subdivision Zoning Map Amendment	Gabriella Baldassari AICP Planner

### REQUEST

The petitioner is requesting approval of a Right-of-Way Vacation, a Final Plat of Subdivision to subdivide an existing property into seven single-family residential lots with an outlot for stormwater detention, and a Zoning Map Amendment to rezone the property from R-1, Residential Detached House 1 to R-3, Residential Detached House 3.

### NOTICE

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

### GENERAL INFORMATION

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**OWNER:** Downers Gove National Bank as  
Trustee under Trust Agreement  
dated 2/16/2006 known as Trust  
Number 05011  
6000-6014 Fairview Avenue  
Downers Grove, IL 60516

**PETITIONER:** Teton Development, LLC  
7512 County Line Road  
Burr Ridge, IL 60527

### PROPERTY INFORMATION

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**EXISTING ZONING:** R-1, Residential Detached House 1  
**EXISTING LAND USE:** Residential  
**PROPERTY SIZE:** 123,734 sq. ft. (2.84 acres)  
**PINS:** 09-17-405-010

#### SURROUNDING ZONING AND LAND USES

	<b>ZONING</b>
<b>NORTH:</b>	R-3, Residential Detached House 3
<b>SOUTH:</b>	R-2, Residential Detached House 2
<b>EAST:</b>	Village of Westmont R-3, Single Family Detached Residence
<b>WEST:</b>	R-3, Residential Detached House 3

#### FUTURE LAND USE

Single Family Detached  
Single Family Detached  
Village of Westmont  
  
Single Family Detached

## **ANALYSIS**

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### **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. Standards of Approval
4. Plat of Survey
5. Final Plat of Subdivision
6. Plat of Vacation
7. Preliminary Site Engineering Plans

### **PROJECT DESCRIPTION**

The petitioner is requesting approval of a Final Plat of Subdivision to subdivide an existing parcel at 6000-6014 Fairview Avenue into seven residential lots with an outlet for stormwater management. Approval of the subdivision will allow the construction of seven single family detached homes. The subject property is located on the west side of Fairview Avenue, approximately 100 feet north of 61<sup>st</sup> Street.

The petitioner's request includes the following items:

1. A Plat of Vacation for the Village to vacate a 10-foot wide right-of-way.
2. A Final Plat of Subdivision to create seven new residential lots and one outlet.
3. A Zoning Map Amendment to rezone from R-1, Residential Detached House 1, to R-3, Residential Detached House 3.

The subject property is zoned R-1, Residential Detached House 1, and the petitioner is requesting a map amendment to rezone to R-3, Residential Detached House 3, to be more consistent with the surrounding properties. Currently the 2.84 acre property is improved with two single family homes which will be demolished. The petitioner will provide surface detention on the proposed outlet for the subdivision. A plat of vacation is also requested for the project, which is further discussed below.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The existing neighborhood is made up of detached single family residential properties. The proposed subdivision will allow for seven new single family homes. This proposed subdivision 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 provided on the outlet and associated stormwater infrastructure will assist in providing stormwater management of the area.

### **COMPLIANCE WITH ZONING ORDINANCE**

The proposal includes a zoning map amendment which would change the subject zoning from R-1, Residential Detached House 1, to R-3, Residential Detached House 3. The subdivision proposes seven new

lots with one house on each lot. A detached house is an allowable use in the R-3 zoning district. The houses will comply with all regulations, including setbacks and height, in the Zoning Ordinance.

### COMPLIANCE WITH SUBDIVISION ORDINANCE

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

Table 1: Subdivision Regulations

<b>Fairview Ridge Subdivision</b>	<b>Lot Width (Req. 75 ft.)</b>	<b>Lot Depth (Req. 140 ft.)</b>	<b>Lot Area (Req. 10,500 sq. ft.)</b>
Lot 1	75 ft.	140 ft.	10,500 sq. ft.
Lot 2	75 ft.	140 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.	10,511 sq. ft.
Outlot A	N/A	N/A	34,2869 sq. ft.

Along the eastern portion of the subject property, thirty-three feet will be dedicated to the Village to provide a total of an 83-foot wide Fairview Avenue right-of-way that is consistent with the right-of-way immediately to the north and south of the property. Property records indicate that the right-of-way was not properly dedicated to the Village and the proposed subdivision plat will clear up this issue. The dedicated right-of-way will provide sufficient space for Village infrastructure and the existing roadway, further discussed below.

The subdivision ordinance requires five-foot wide public utility and drainage easements along the interior lot lines, and ten-foot wide public utility and drainage easements along the rear lot lines. The petitioner will provide these as well as additional public utility and drainage easements, which will be discussed in detail below.

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.

### *Plat of Vacation*

A ten foot wide public right-of-way currently bisects the property east/west through the lower half of the property. This was the result of a dedication that occurred in 1957 for storm sewer access. A plat of easement is typically used to convey certain rights for public utilities such as stormwater infrastructure or water utilities, while a right-of-way is typically dedicated for streets or other improvements to accommodate transportation; however, in 1957, a dedication for public right-of-way was granted to the Village. It appears the dedication of right-of-way was intended to provide a location for the stormwater pipe, not to provide a location for vehicular or pedestrian access. An easement would have been a more appropriate way to convey the intended rights.

The vacation is being requested as the stormwater infrastructure will be relocated further north on the subject property for the development. The previously dedicated right-of-way will no longer be necessary.

The plat of vacation cleans up this inconsistency. A ten foot wide public utility and stormwater easement will be placed over the new location of the pipe with the final plat of subdivision which is consistent with Village practices.

### **ENGINEERING/PUBLIC IMPROVEMENTS**

The property will consist of seven lots, each with access onto Fairview Avenue. Public improvements such as street pavement, curb and gutter, sanitary sewer pipes, water mains, and street lighting are pre-existing. The existing public sidewalk will be removed and replaced, in addition to curb cuts placed for each home site. The petitioner will provide a fee-in-lieu for the installation of ten parkway trees in the right-of-way as required by the Subdivision Ordinance. The Village will install the parkway trees.

As noted above, Outlot A will serve as a stormwater management detention basin and be entirely covered in a public utility and drainage easement. This area will help to reduce pressure on the storm sewer system as well as provide utility access. The existing storm sewer pipe will be removed and relocated to run entirely through the outlot and will be connected to the existing storm sewer system. 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.

In excess of the public utility and stormwater easements required by the Subdivision Ordinance, the petitioner is also providing 10-foot wide public utility and drainage easements along the interior lot lines directly abutting outlot A, and 6-foot wide public utility and drainage easements along each other interior lot line, in order to provide additional space for drainage. The petitioner is also providing 10-foot wide public utility and drainage easements along the street yard lot lines as there is a storm sewer running through the street yard of the southernmost three lots.

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, public hearing notice signs were posted at the site, and the legal notice was published in the *Daily Herald*. Staff received two inquiries regarding the subject proposal. These were just general inquiries about the development, but one of the inquiries indicated support for the project.

### **STANDARDS OF APPROVAL**

The petitioner is requesting a Final Plat of Subdivision to subdivide the existing single parcel into seven residential lots with one outlot. 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.

The petitioner is also requesting a zoning map amendment to rezone from R-1, Residential Detached House 1, to R-3, Residential Detached House 3. The review and approval criteria are below.

***Section 12.030.I. Zoning Map Amendment Review and Approval Criteria***

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

1. *The existing use and zoning of nearby property.*
2. *The extent to which the particular zoning restrictions affect property values.*
3. *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*
4. *The suitability of the subject property for the zoned purposes.*
5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*
6. *The value to the community of the proposed use.*
7. *The comprehensive plan.*

**DRAFT MOTION**

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Staff will provide a recommendation at the February 7<sup>th</sup>, 2022 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-0026:

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 Right-of-Way Vacation, Final Plat of Subdivision, and Zoning Map Amendment 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-0026, subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision for the Fairview Ridge Subdivision prepared by DesignTek Engineering Inc. dated 11/8/2021 and last revised on 1/13/2022, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Right-of-Way Vacation shall be recorded prior to the Final Plat of Subdivision.
3. 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.
4. The Homeowners Association Declaration of Covenants, Conditions and Restrictions document for the subdivision shall be recorded with the plat of subdivision.
5. 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.
6. The stormwater report must be updated per the Review Letter Comment Set #1 from the Village of Downers Grove dated 1-26-22 before any stormwater or building permits can be issued.
7. The petitioner shall install sidewalks for the entire subdivision before the release of the first home site building permit.
8. 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.

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February 7, 2022

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9. 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, ten trees will be required. The petitioner shall pay \$5,800 for parkway trees prior to the issuance of any permits.

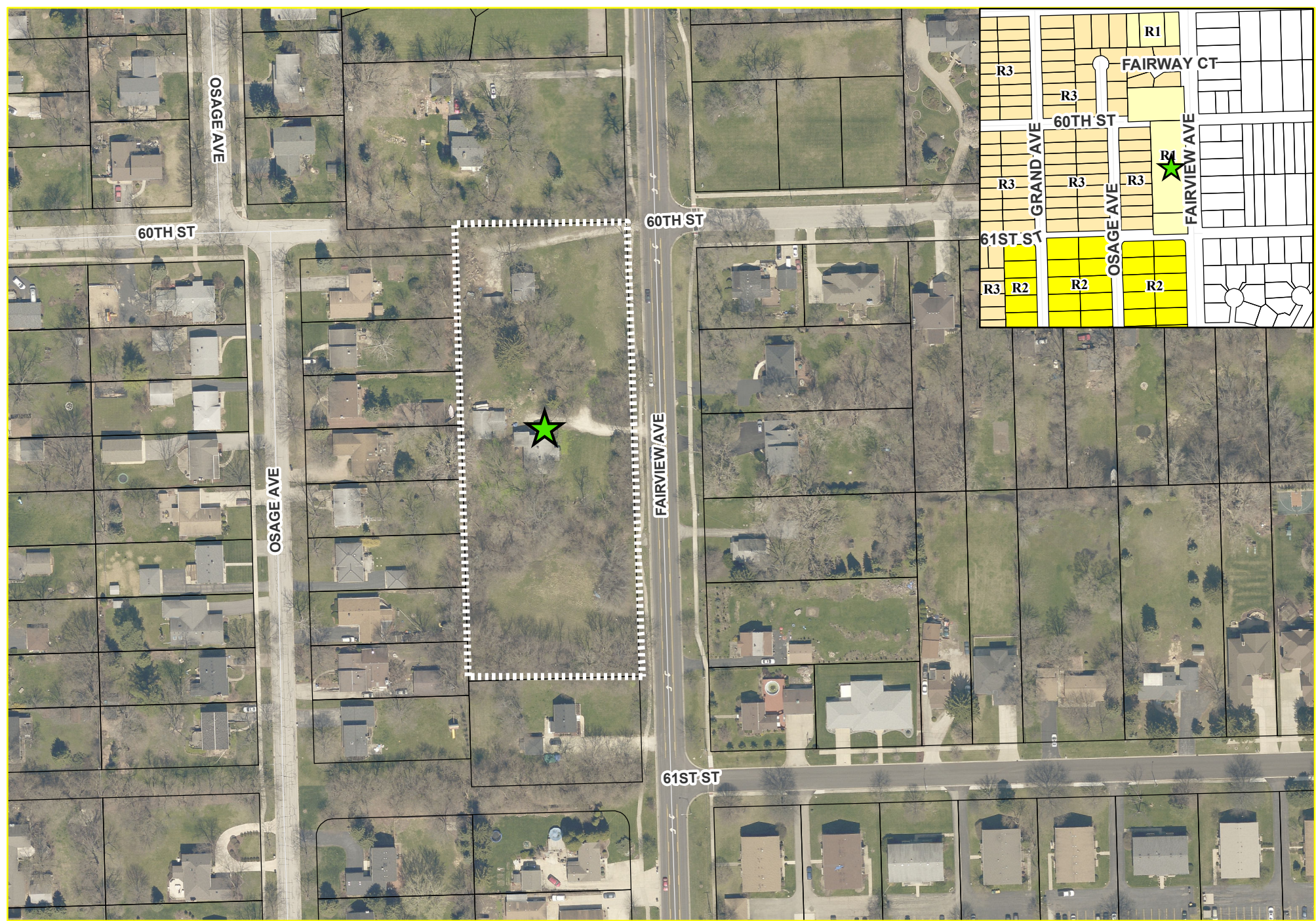
Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development







**6000 - 6014 Fairview Avenue - Location Map**

 Subject Property  
 Project Location



STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE )  
 )  
VILLAGE OF DOWNERS GROVE )

## **PETITION FOR REZONING APPROVAL**

**THE UNDERSIGNED** Petitioner, Teton Development, LLC, an Illinois limited liability company (hereinafter the “Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (hereinafter the “Property”), respectfully petitions the Village of Downers Grove (the “Village”) to: (i) rezone the Property to the Village’s R-3 Residential Detached 3 District; (ii) approve the final engineering plans and plat of subdivision, (iii) approve the plat of vacation for the ten foot (10’) strip right-of-way dedication to the Village for storm water sewer purposes; and (iv) grant such other relief from the Village Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

## **BACKGROUND INFORMATION**

1. The owner of the Property is John A. Gray, a single person (“Owner”);
2. The Petitioner is Teton Development, LLC, an Illinois limited liability company (also known as Beechen and Dill Homes) and is located at 13102 Eliza Court, Lemont, Illinois 60439;
3. Teton Development LLC, is the land development subsidiary of Beechen & Dill Homes, Inc., which is a step-up homebuilding company capable of serving homeowners during all phases of life through distinct housing options.
4. Beechen & Dill Homes is a local independently owned builder which brings decades of construction and development experience to each project. Beechen & Dill Homes has been building homes in the Chicagoland area since the 1970s.

5. The Property consists of +/- 2.84 acres located at 6000-6014 Fairview Avenue;
6. The Property is located in the Village of Downers Grove;
7. The Property provides the opportunity for seven (7) new, single family custom home lots (with an additional outlot for stormwater detention) replacing two (2) existing residential dwellings are located that otherwise lack upkeep and maintenance on the eastern Village boundary. The proposed residential redevelopment will facilitate both a fresh look within this neighborhood block consistent with the Village Comprehensive Plan, as well as an infrastructure improvement by upgrading an existing Village storm sewer, which runs east/west across a portion of the Property (the "Project").

### **PROJECT SUMMARY**

The Property consists of approximately 2.84 acres located at 6000-6014 Fairview Avenue. The Property is located within the Village and is zoned R-1 Residential Detached 1 District. The Property is currently improved by two (2) residential dwellings that are presently occupied, but otherwise suffer from deferred maintenance.

Immediately adjacent to the east of the Property are approximately six (6) single family detached homes, which are located in Westmont. The homes are oriented with access via existing Fairview Avenue to the east of the Property. Immediately adjacent to the south of the Property is an entire Village block improved with single family detached homes owned by various owners. These parcels are zoned R-2 Residential Detached 2 District. Immediately adjacent to the west of the Property are several Village blocks improved with single family detached homes on each subdivided lots owned by various owners. These parcels are zoned R-3 Residential Detached 3 District. Immediately adjacent to the north of the Property is a large a parcel with a detached single family home located thereon and zoned R-1 Residential Detached 1 District. The large parcel to

the north of the Property is flanked to the north and west by several standard sized parcels zoned R-3 Residential Detached 3 District.

Pursuant to the Village's Comprehensive Plan adopted October 4, 2011, and amended on July 21, 2015, the Village intends that the Property remain zoned as single-family detached residential in the future and such areas should consist of a detached, single-family household per lot, organized into neighborhoods or subdivisions based on a unifying development pattern. Additionally, since its incorporation in 1873, Downers Grove has developed predominately as a residential community nearly 80% of which is single-family and owner-occupied. The Land Use Plan recommends that single-family residential continue to be the predominant land use in the Village and that single-family residential neighborhoods continue to be located throughout the Village. Additionally, since its incorporation in 1873, Downers Grove has developed predominately as a residential community nearly 80% of which is single-family and owner-occupied. The Land Use Plan recommends that single-family residential continue to be the predominant land use in the Village and that single-family residential neighborhoods continue to be located throughout the Village. The number of detached single-family homes proposed by the Petitioner for the Project, together with the unique mix of floor plans and exterior renderings, which ensures that the distinctive qualities and characteristics of individual neighborhoods are enhanced.

The unifying vision the Petitioner has for the Project involves a mix of four (4) unique custom home types on lots that are very similar in width and depth to those in the surrounding neighborhood. To this end, Petitioner has developed four (4) unique floorplans with exterior renderings of each, depictions of which, by floorplan type, are attached hereto as **Exhibit B**. The number of detached single-family homes proposed by the Petitioner for the Project, together with

the unique mix of floor plans and exterior renderings, which ensures that the distinctive qualities and characteristics of individual neighborhoods are enhanced.

### **STANDARDS FOR REZONING**

#### **Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezonings)**

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors.

***1. The existing uses and zoning of nearby property.***

The Property is surrounded by single family residential lots with various lot widths and areas. The properties to the west are zoned R-3. The immediate lots to the north and south are zoned R-1. To the east across Fairview Avenue is the Village Westmont, and the zoning designation is single-family, with their Comprehensive Plan provides for single family uses. The surrounding uses are all detached single family residential. The character of the block and the immediate vicinity is detached single family. Petitioner is proposing that the Project consist of seven (7) single family lots (with an additional outlot for stormwater detention) with minimum lot sizes of 10,500 square feet, lot widths of 75 feet with depths of 140 feet and no such variances to the R-3 requirements. As such, Petitioner believes this standard has been met as the Project is surrounded only by residential uses flanked by existing R-3 zoning designations, which furthers a uniform standard for redevelopment.

***2. The extent to which the particular zoning restrictions affect property values.***

The Property is currently zoned R-1, Residential Detached House 1. The current zoning could permit single family detached houses, but with much larger lot sizes, increasing the risk for an unsuccessful redevelopment project with less homes. The trend of development dictates that the minimum lot sizes required by the R-1 district are not as desirable to Petitioner's targeted demographics and will not sell as quickly due to the demand for smaller lot sizes and less maintenance. Furthermore, this isn't the first time the Property has been considered for redevelopment in the last five (5) years, meaning that other developers have not been able to achieve successful redevelopment under the current zoning restrictions. Clearly, the current zoning restrictions inhibit prior developers ability to redevelop the Property in a fashion that is in line with the Village's Comprehensive Plan. Currently, each developed lot zoned R-3 to the north and west of the Property provide values that meet and exceed that of the current Property in its current state.

**3. *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.***

The proposed rezoning of the Property for the construction of detached single-family residences will increase property values, not cause a diminution in them. The neighborhood consists of single-family detached homes on lot sizes that are similar to those proposed pursuant to the plans for the Project. The detached single-family development does not offer an increase in the public health, safety or welfare that offset an impact to property values, as additional Village resources will not be increased as a result of the redevelopment (nor will the value of the Property decrease as a result). To the contrary, the Project features an outlot for stormwater retention, will take the burden off the existing system owned and maintained by the Village, which Petitioner intends to upgrade in accordance with the plans for the Project. Furthermore, public health, safety and welfare will also increase as a direct result of increased property tax revenues generated by the Project.

**4. *The suitability of the subject property for the zoned purposes.***

The Property is currently zoned R-1, Residential Detached House 1. The current zoning permits single family detached houses, but with much larger lot sizes, which does not conform to the distinctive qualities and characteristics of the surrounding neighborhood, which consist of lots of the size proposed in connection with the Project.

**5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***

There are two (2), dated single-family detached homes, which have been located on the Property since the 1950s, one of which has been used as a rental property for a number of years. The remainder of the Property is vacant with overgrown trees and brush. This standard does not apply.

**6. *The value to the community of the proposed use.***

The Comprehensive Plan identifies detached single-family land uses as one of the most important factors that contribute to the Village's character and identity. The surrounding neighborhood consists entirely of detached single-family residences. Furthermore, the redevelopment of the Property in accordance with the proposed plans for the Project will not only improve the Village's tax base by adding 7 new, custom residences, but also remediates that blight of the Property in its current form that has existed for several years. There is significant value to the community for the proposed use at this proposed location.

**7. *The Comprehensive Plan.***

The Comprehensive Plan's vision is for the continued reinvestment in residential neighborhoods while further encouraging single family detached residential neighborhoods. The proposed Project does not change the character of the area and

neighborhood with lots of similar sizes to those to the north and west of the Property. The Property is designated for detached single family residential use as identified in the Comprehensive Plan's Land Use Plan, which is consistent with the proposed Project. An objective of the Residential Area Plan is to promote residential redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan. This proposed Project is in accordance with the Land Use Plan.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the Village Board and Planning and Zoning Commission take the necessary and appropriate action to:

(i) rezone the Property to the Village's R-3 Residential Detached 3 District; (ii) approve the final engineering plans and plat of subdivision; (iii) approve the plat of vacation for the ten foot (10') strip right-of-way dedication to the Village for storm water sewer purposes; and, (iv) grant such other relief from the Village Municipal Code ("Code") as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 31<sup>st</sup> day of January, 2022

PETITIONER:

*Zachary W. Blair*

Rosanova & Whitaker, Ltd.  
Attorney for the Petitioner

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE EAST 235 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 125.68 FEET THEREOF ), OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**EXHIBIT B**  
**FLOOR PLANS AND PRODUCT RENDERINGS**  
(Attached)






**Beechen & Dill Homes Inc.**


**Phone: 630.920.9430 | Email: [info@beechendill.com](mailto:info@beechendill.com)**

**[www.beechendill.com](http://www.beechendill.com)**

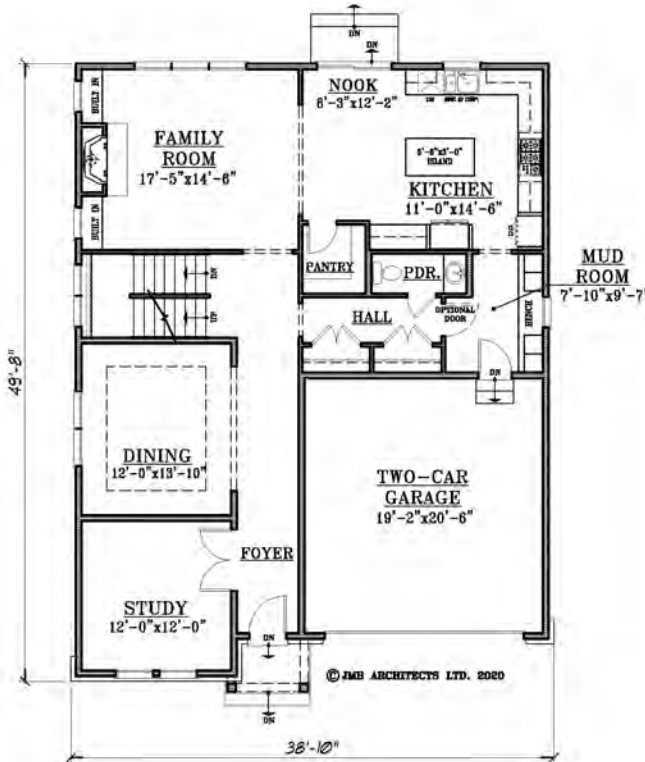


SSHBA

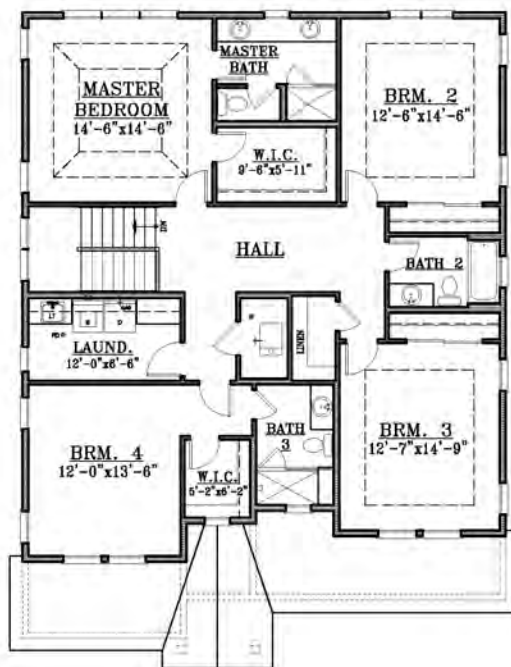
B&D's commitment to the highest standards of design and construction quality requires that specifications, equipment, illustrations, dimensions and prices be subject to change without notice. Plans and elevations are artist's conceptions. Features and options available vary per elevation. Square Footage is Approximate and based off architects calculations.



EQUAL HOUSING OPPORTUNITY



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## Alpine Features

- 9' Ceilings on First Floor
- Raised Panel, 8' Insulated Entry Door
- Formal Dining Room and Study
- Large Open Kitchen with Island and Breakfast Nook
- Mudroom
- Second Floor Laundry
- 2 Car Garage
- Master Bedroom with Walk-in Closets
- Grand Master Bathroom Featuring Double Bowl Vanity
- Private Water Closet





# ASPEN

3,485 SQ FT 4 BEDROOMS & 3.5 BATHS



**Beechen & Dill Homes Inc.**  
**Phone: 630.920.9430 | Email: [info@beechendill.com](mailto:info@beechendill.com)**  
**[www.beechendill.com](http://www.beechendill.com)**



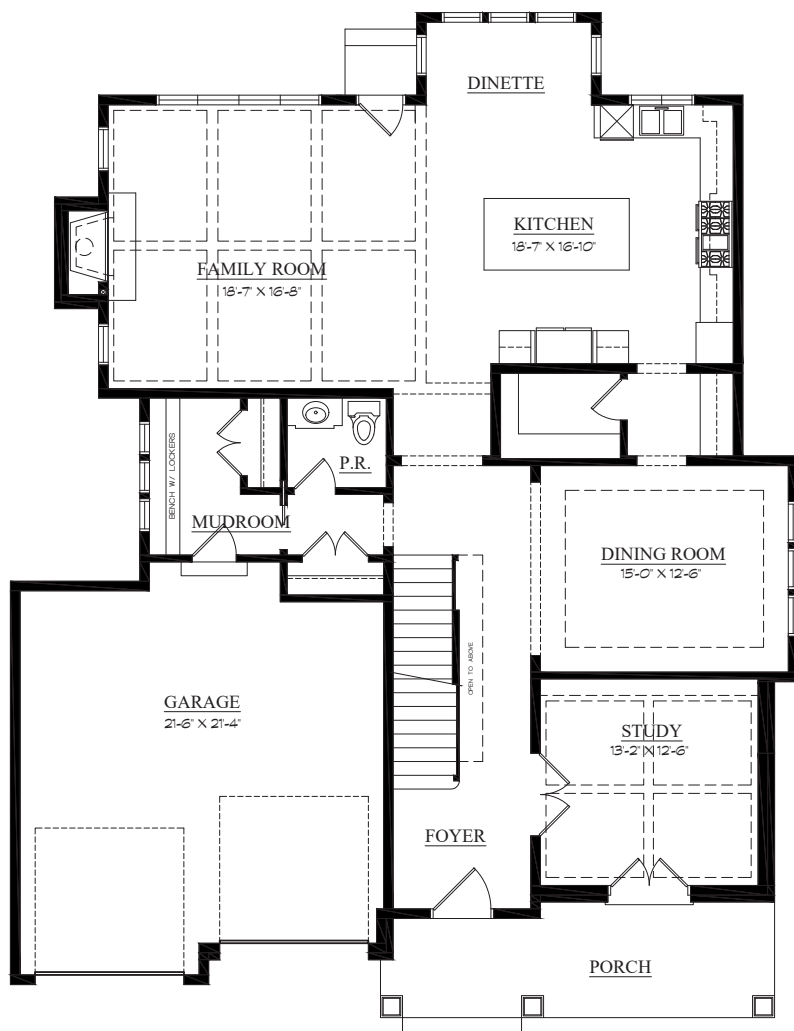
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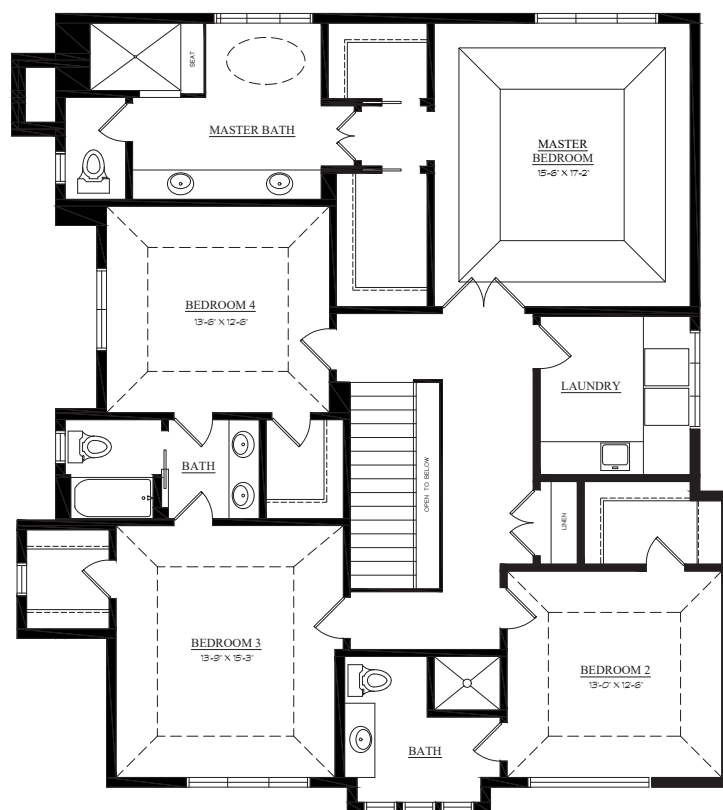


# ASPEN

3,485 SQ FT 4 BEDROOMS & 3.5 BATHS



FIRST FLOOR PLAN



SECOND FLOOR PLAN







# BOULDER

3,403 SQ FT 4 BEDROOMS & 3.5 BATHS



Elevation A



Elevation B

**Beechen & Dill Homes Inc.**

**Phone: 630.920.9430 | Email: [info@beechendill.com](mailto:info@beechendill.com)**

**[www.beechendill.com](http://www.beechendill.com)**

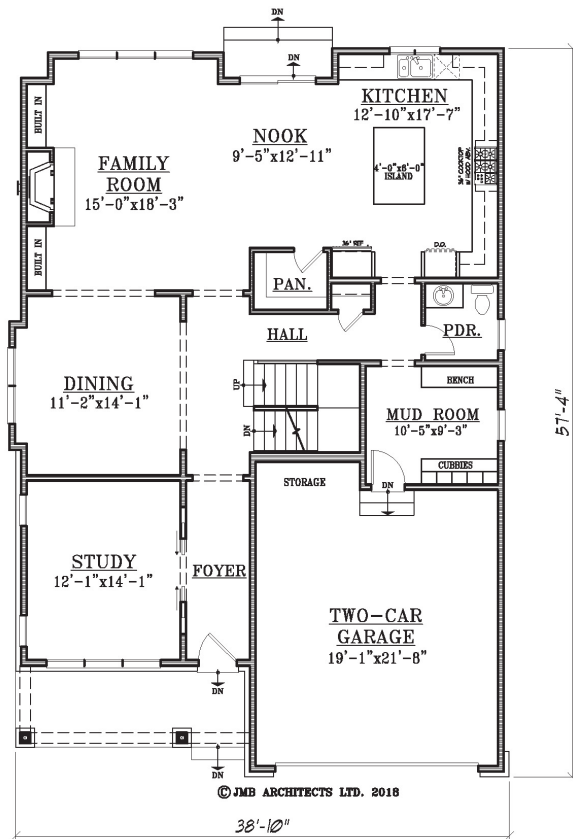


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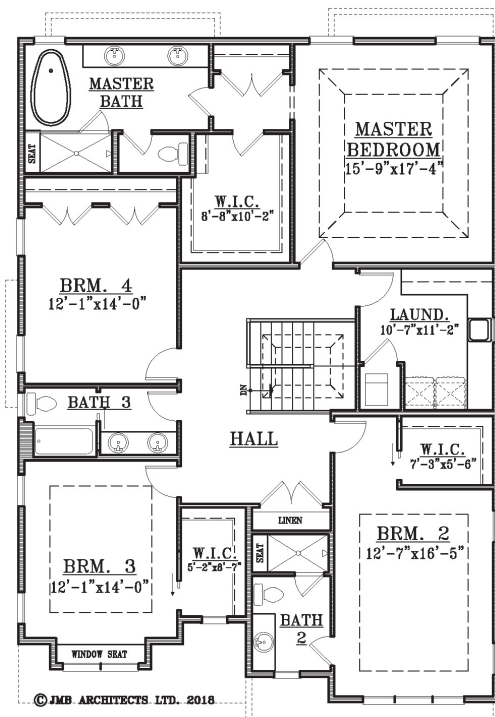


# BOULDER

3,403 SQ FT 4 BEDROOMS & 3.5 BATHS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## BOULDER FEATURES

- 9' First Floor Ceilings
- Raised Panel, 8' Insulated Entry Door
- Study and Formal Dining Room
- Large Open Kitchen with Island and Breakfast Nook
- Large Mudroom
- 2 Car Garage Standard, 3 Car Optional
- Master Bedroom with Walk-in Closets
- Grand Master Bathroom Featuring Double Bowl Vanity
- Private Water Closet, Separate Shower and Soaker Tub





# KEYSTONE

3,511 SQ FT 4 BEDROOMS & 3.5 BATHS



**Beechen & Dill Homes Inc.**  
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**[www.beechendill.com](http://www.beechendill.com)**

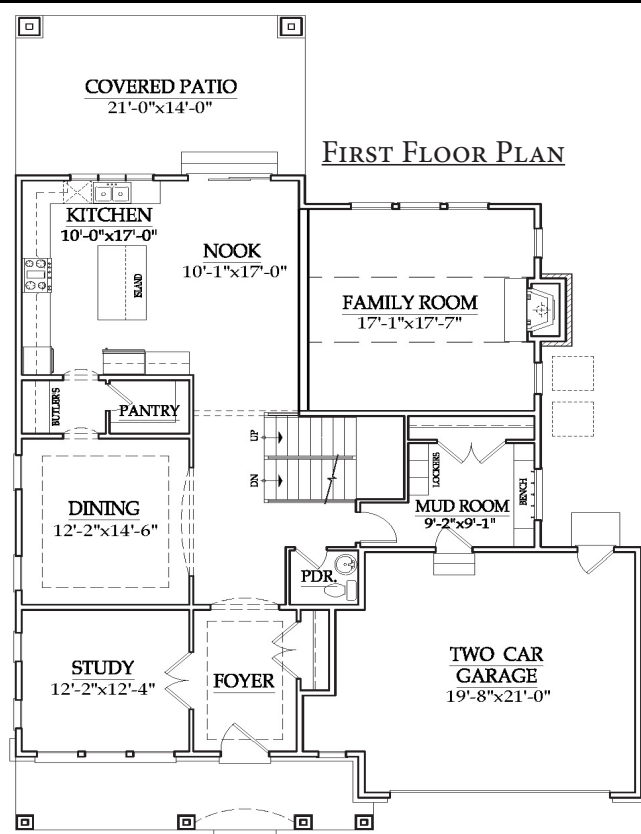


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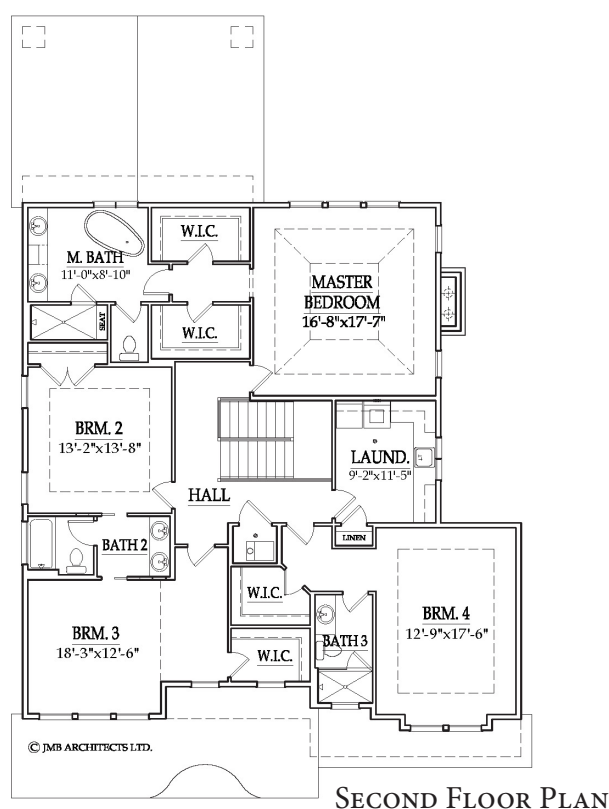
# KEYSTONE

3,511 SQ FT 4 BEDROOMS & 3.5 BATHS

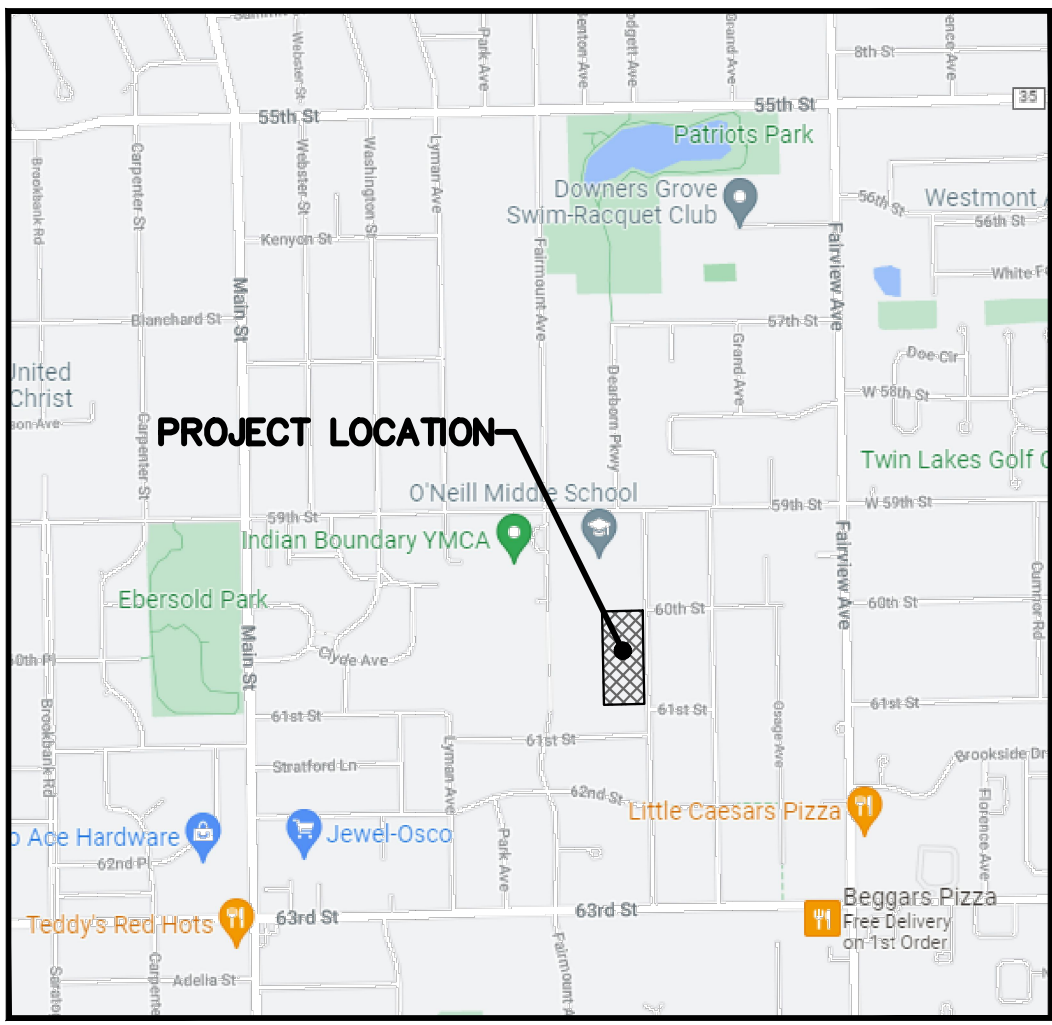


## KEYSTONE FEATURES

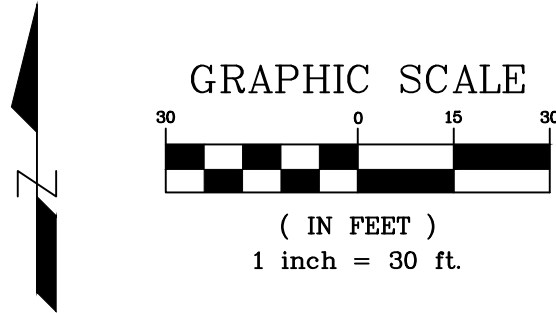
- 9' Ceilings on First Floor
- Raised Panel, 8' Insulated Entry Door
- Formal Dining Room and Study
- Large Open Kitchen with Island and Break fast Nook
- Mudroom
- Second Floor Laundry
- Jack and Jill Bath
- 2 Car Garage
- Master Bedroom with 2 Walk-in Closets
- Grand Master Bathroom Featuring Double Bowl Vanity
- Stand Alone Shower with Separate Bath, Private Water Closet







LOCATION MAP  
NOT TO SCALE



**BASIS OF BEARING**

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM — EAST ZONE

**PARCEL IDENTIFICATION NUMBER**

09—17—405—010—0000

**COMMON ADDRESSES**

6014 FAIRVIEW AVENUE  
DOWNERS GROVE, ILLINOIS 60439

PROJECT DATA	
GROSS AREA:	126,084 SQ. FT. OR 2.89 ACRES
R.O.W. DEDICATION EXIST. 33'	17,702 SQ. FT. OR 0.41 ACRES
OF FAIRVIEW AVENUE:	
NET AREA (AFTER R.O.W. DEDICATION):	108,382 SQ. FT. OR 2.49 ACRES
R.O.W. DEDICATIONS (INTERNAL):	NONE
RESIDENTIAL LOTS:	73,513 SQ. FT. OR 1.69 ACRES
OUTLOT A:	34,869 SQ. FT. OR 0.80 ACRES

LEGEND	
● FIP	FOUND IRON PIPE
○ SIP	SET 1" x 24" IRON PIPE
■ SCM	CONCRETE MONUMENT
—	BOUNDARY LINE
---	LOT LINE
----	RIGHT-OF-WAY LINE
-----	SECTION LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE

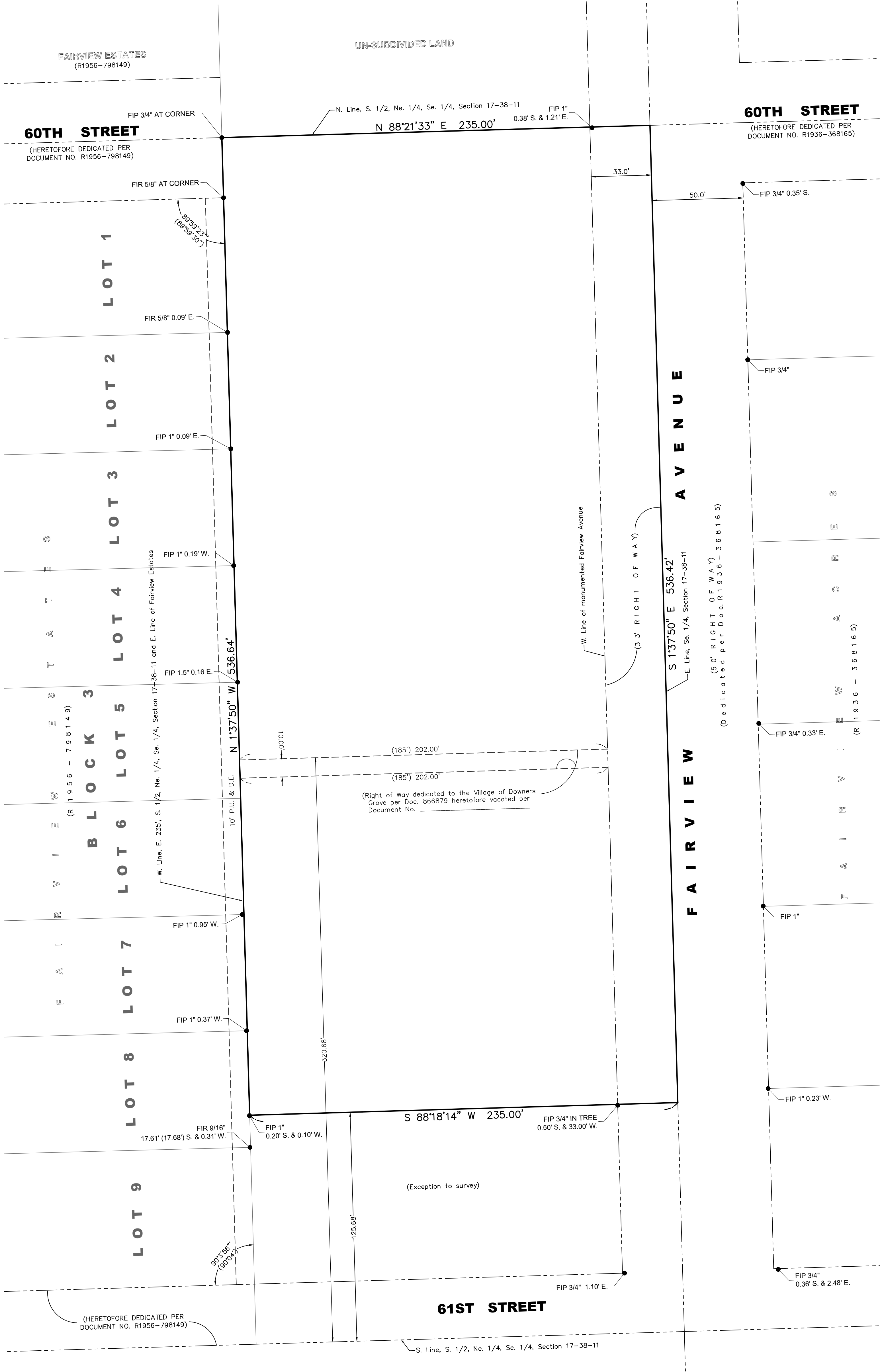
ABBREVIATIONS		
FD.	FOUND	N NORTH
(###.##)	RECORD DIMENSION	S SOUTH
###.##	MEASURED DIMENSION	E EAST
FIP	FOUND IRON PIPE	W WEST
P.U.E.	PUBLIC UTILITY EASEMENT	
D.E.	DRAINAGE EASEMENT	
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	
B.S.L.	BUILDING SETBACK LINE	
SQ. FT.	SQUARE FEET	

**GENERAL NOTES**

- ALL AREAS ARE PLUS OR MINUS.
- ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE.
- ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
- OUTLOT A SHALL BE MAINTAINED BY THE HOA AND CC&R'S TO BE RECORDED UNDER SEPARATE DOCUMENTS.

# FINAL PLAT OF FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,



## EXISTING CONDITIONS

Original mylar submitted  
by and return to:

The Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60439

Send all future tax bills to:

Teton Development, LLC  
1536 128th Street  
Lemont, Illinois 60439

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9930 W. 190th Street, Suite L  
Mokena, Illinois 60448  
(708) 326-4961  
FAX: (708) 326-4962

IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:

TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL

## FINAL PLAT

### FAIRVIEW RIDGE

DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = 30'

SHEET NO.  
1 of 3

Project No: 21-0012





PARCEL IDENTIFICATION  
NUMBER

09-17-405-010-0000

FINAL PLAT  
OF  
FAIRVIEW RIDGE

BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

RESERVED FOR: DUPAGE COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND  
DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON  
FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY  
ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THE UNDERSIGNED DOES HEREBY CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED IN THE  
SURVEYOR'S CERTIFICATE, AND KNOWN AS FAIRVIEW RIDGE, TO THE BEST OF MY KNOWLEDGE, IS LOCATED  
WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT OF DOWNERS GROVE #58 AND DOWNERS  
GROVE HIGH SCHOOL DISTRICT 99, IN DUPAGE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

OWNER'S & SCHOOL DISTRICT NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE  
STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_(NAME)  
\_\_\_\_\_(TITLE) IS ALSO GRANTED TO \_\_\_\_\_(COMPANY)

IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT  
HE/SHE SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND  
VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

VILLAGE COUNCIL'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY THE  
COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, ILLINOIS 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.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

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

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
BY: \_\_\_\_\_  
COUNTY CLERK

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY  
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR  
LAND INCLUDED IN THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
BY: \_\_\_\_\_  
COLLECTOR

DRAINAGE CERTIFICATE

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 (IS NOT) LOCATED WITHIN A  
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
BY: \_\_\_\_\_  
ENGINEER  
BY: \_\_\_\_\_  
OWNER OR ATTORNEY

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, 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 Public Utility & Drainage Easement, or P.U. & D.E." 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) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. 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 605/2, 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 Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Downers Grove, and their successors and assigns over all areas designated "Public Utility and Drainage Easement and those areas designated "P.U. & D.E." on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Downers Grove and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine fire, fire and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Downers Grove, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of communication and broadcast signal systems in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "P.U. & D.E." and the property designated on the plat for streets and alleys as required to provide the planned unit development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

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 and 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 utility 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 grantees. 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.

STORMWATER PROVISIONS

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 have, become said 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 in 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 Approved 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 contractors 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) correcting 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 as 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)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_(NAME)

\_\_\_\_\_(TITLE) OF \_\_\_\_\_(COMPANY) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

BY: \_\_\_\_\_  
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 235 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 125.68 FEET THEREOF), ALL IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF DOWNERS GROVE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PLAT 1" X 24" WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, UPON THE COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF DuPage COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C0186J, EFFECTIVE DATE ON AUGUST 1, 2019.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 8TH DAY OF NOVEMBER, A.D., 2021.

STEVEN J. LAUB  
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160  
LICENSE EXPIRES ON NOVEMBER, 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING



9930 W. 190th Street, Suite L  
Mokena, Illinois 60448  
(708) 326-4961  
FAX: (708) 326-4962

IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:

TETON DEVELOPMENT, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	01/13/22	PER VILLAGE & CLIENT REV: LOT SHIFT	SJL
2.	01/26/22	VILLAGE COMMENTS	SJL

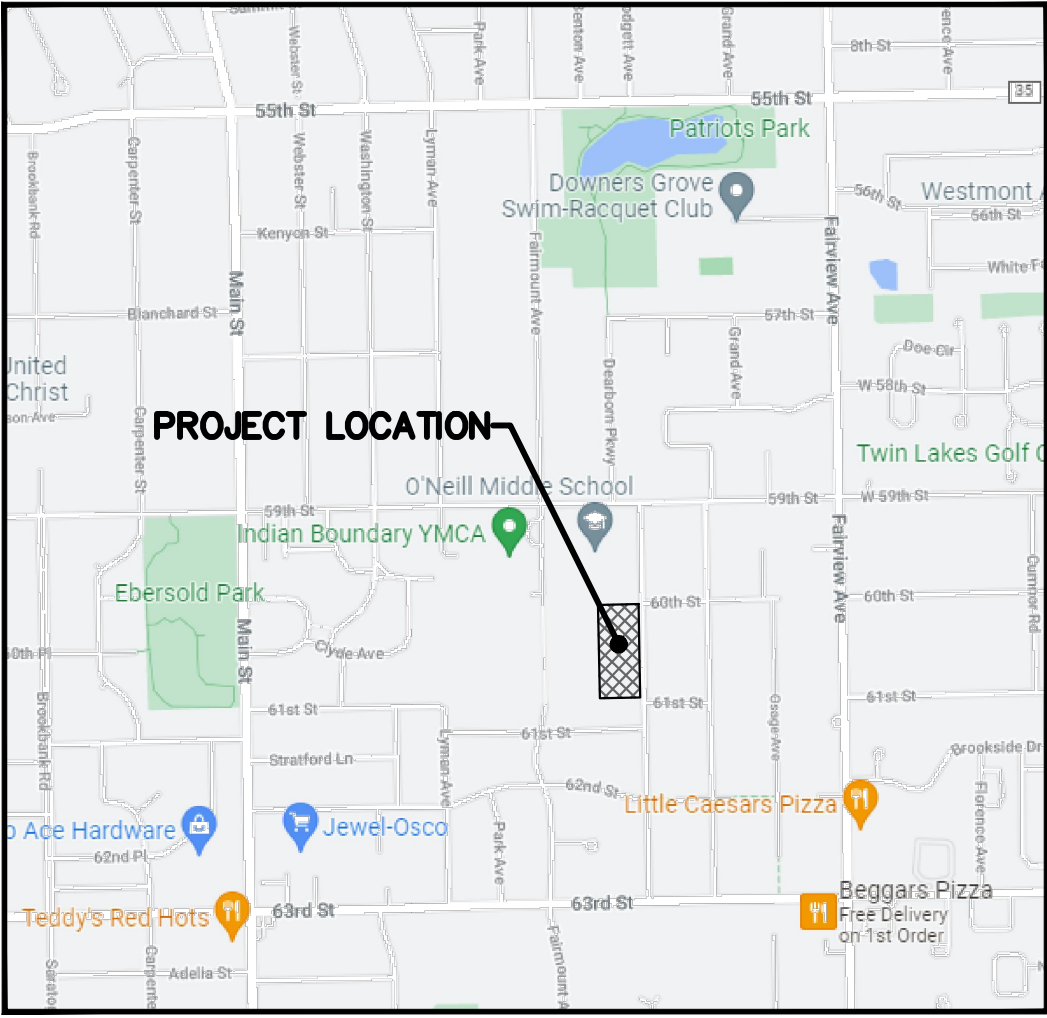
FINAL PLAT

FAIRVIEW RIDGE

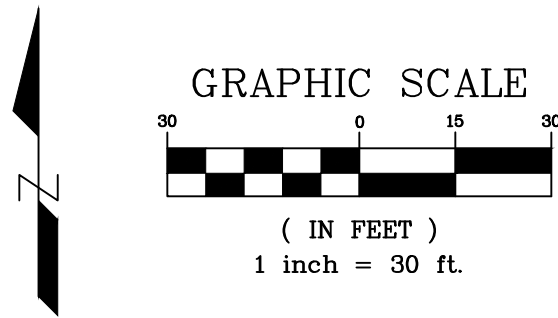
DRAFTING COMPLETED:	11/08/2021	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY:	SDS	SCALE:	1" = N/A

SHEET NO.  
3 of 3

Project No: 21-0012



LOCATION MAP  
NOT TO SCALE



**BASIS OF BEARING**  
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

**SITE DATA**  
GROSS AREA: 123,734 SQUARE FEET OR ±2.84 ACRES  
FAIRVIEW AVENUE AREA: 17,372 SQUARE FEET (33' Right of way) OR ±0.40 ACRE

**PARCEL IDENTIFICATION NUMBER**  
09-17-405-010-0000

**LINE TYPES**

———	BOUNDARY LINE
- - - - -	EXISTING RIGHT-OF-WAY LINE
———	ADJACENT LOT LINE
———	CENTERLINE
———	EASEMENT LINE
———	SECTION/QUARTER LINE

**DUPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK

**VILLAGE COUNCIL**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
VILLAGE CLERK

**COUNTY RECORDER**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

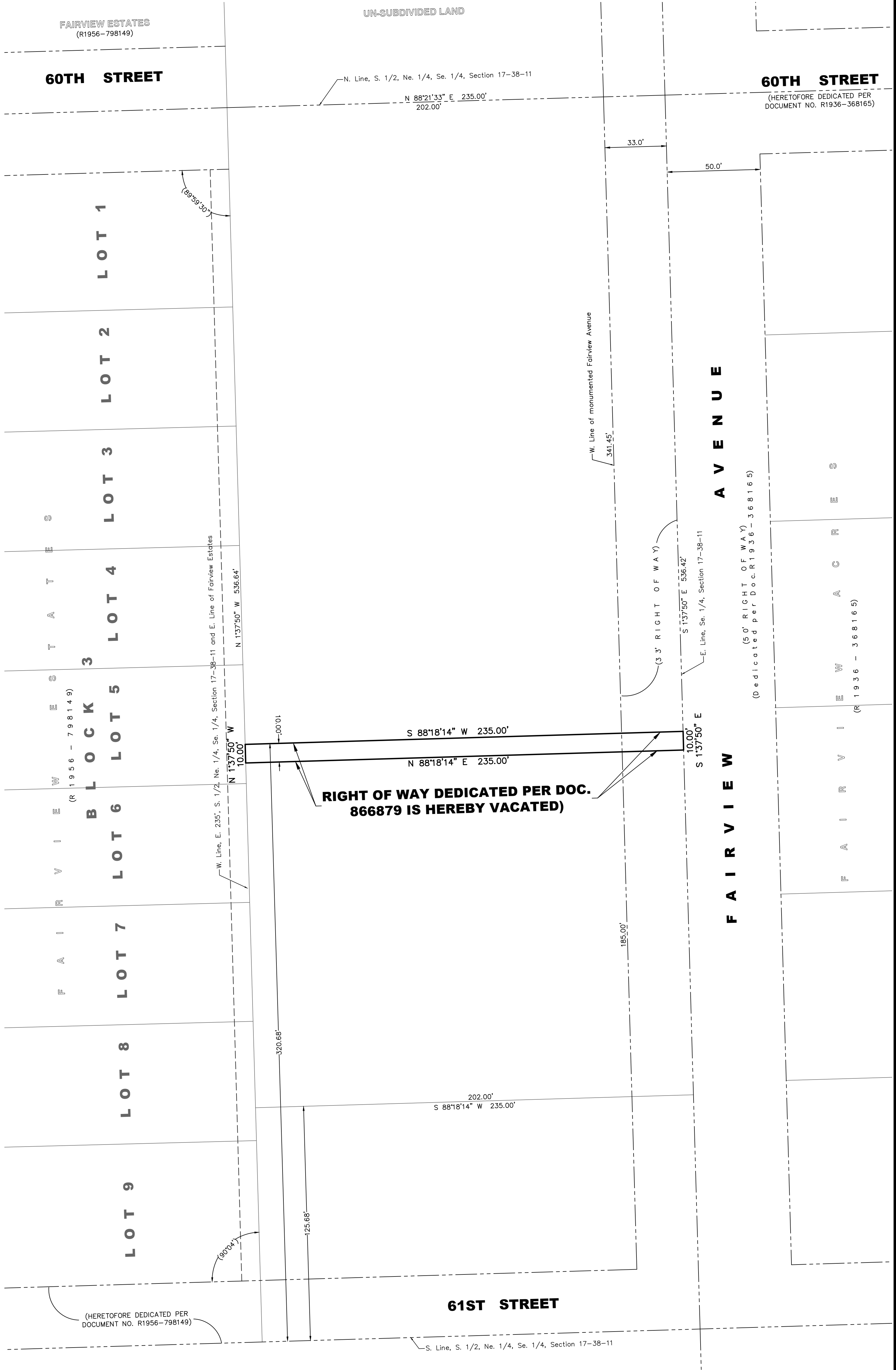
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY RECORDER

# PLAT OF VACATION OF RIGHT OF WAY

**LEGAL DESCRIPTION**

THE NORTH TEN FEET OF THE SOUTH 320.68 FEET OF THE EAST 235 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



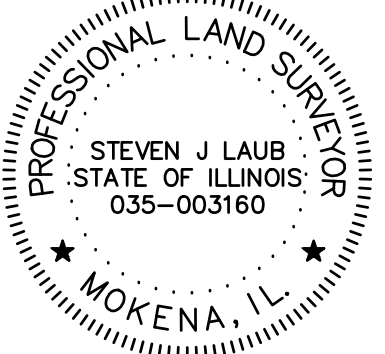
**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF VACATING A RIGHT OF WAY AS SHOWN HEREON, AND FURTHER STATE THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

DATED THIS 11TH DAY OF JANUARY, A.D., 2022.

\_\_\_\_\_  
STEVEN J. LAUB, P.L.S.  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3160  
MY LICENSE EXPIRES ON NOVEMBER 30, 2022



REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1.	01/26/2022	VILLAGE COMMENTS	SJL	

**PLAT OF VACATION - RIGHT OF WAY**

6014 FAIRVIEW AVENUE, DOWNERS GROVE, IL

DRAFTING COMPLETED:	01/11/2022	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	N/A	CHECKED BY:	SDS	SCALE:	1" = 30'

SHEET NO.  
1 of 1

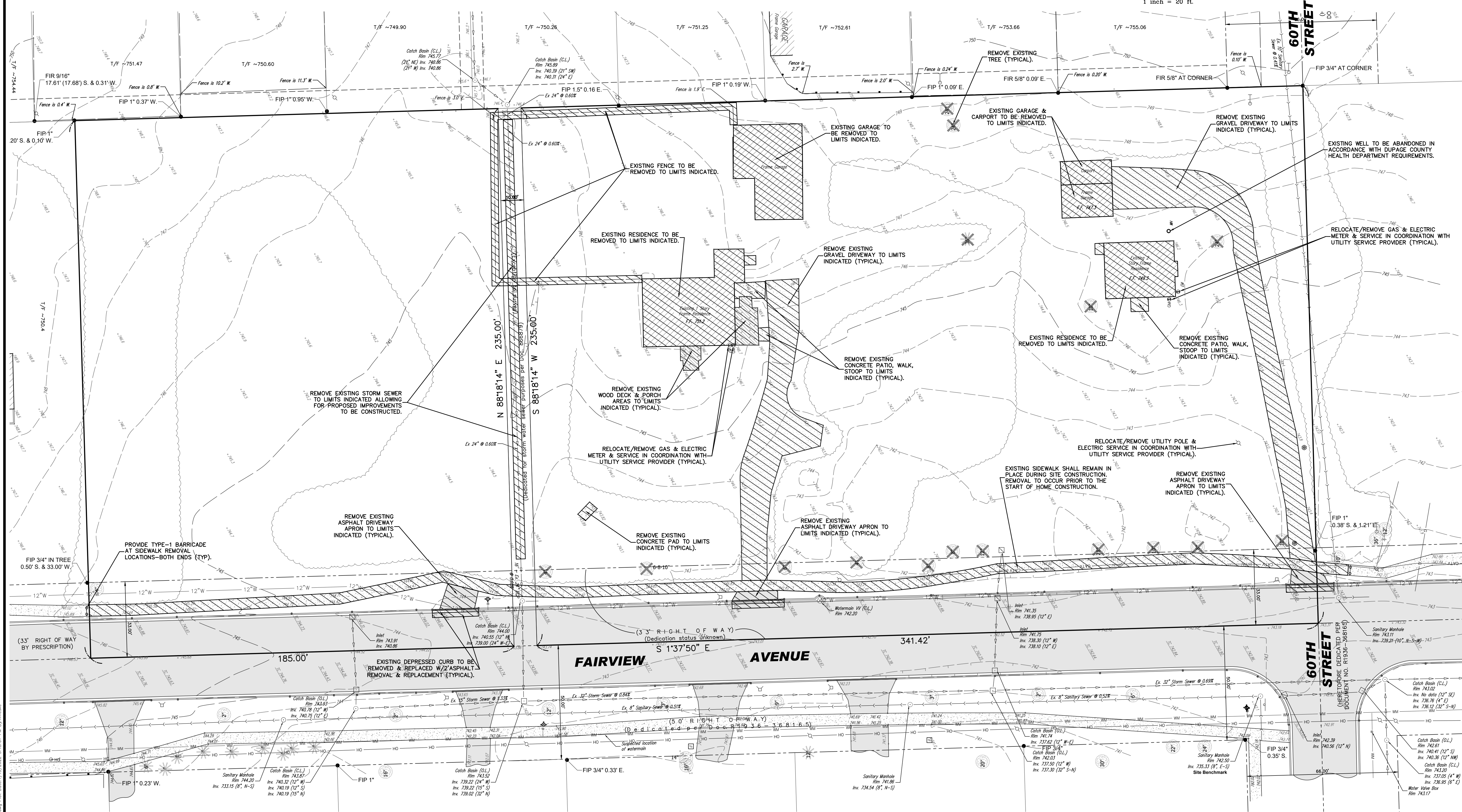
Project No: 21-0012

**DESIGNTEK ENGINEERING, INC.**  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190th Street, Suite L  
Mokena, Illinois 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:  
**TETON DEVELOPMENT, LLC**



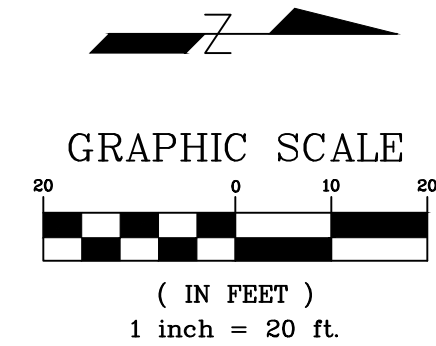
L:\Projects\2021\21-0012\Engineering\DWG\Final\21-0012 TE.dwg Plot Date: 7/13/2022 3:18:07 PM By:msk



## EXISTING CONDITIONS & REMOVAL PLAN

### NOTES:

- 1) PROPOSED DRIVEWAYS WILL INCLUDE SAW-CUT OF CURB TO CREATE DEPRESSED CURB AT PROPOSED DRIVEWAY LOCATIONS.
- 2) EXISTING DEPRESSED CURB ACROSS FRONTAGE SHALL BE SAW-CUT & REMOVED. TWO FEET OF ASPHALT PAVEMENT SHALL ALSO BE SAW-CUT AND REMOVED AT CURB AND GUTTER REMOVAL LOCATIONS.
- 3) BARRICADES SHALL BE INSTALLED AT EACH END OF SIDEWALKS ONCE SIDEWALK REMOVAL OCCURS.



REVISIONS	
NO.	DATE
1	01-13-22
PER VILLAGE & CLIENT REV.: LOT SHIFT S/S	

TETON DEVELOPMENT, LLC  
1536 128TH STREET  
LEMONT, ILLINOIS 60439  
630-920-9430

FINAL ENGINEERING PLANS  
FOR  
FAIRVIEW RIDGE  
6014 FAIRVIEW AVENUE  
DOWNERS GROVE, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962  
IL PROF. LIC. NO.: 184 - 003740

PROJECT INFORMATION	
Project No.:	21-0012
Scale:	1" = 20'
Date:	11-08-2021
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

4  
OF  
13

REVIEW SET  
NOT FOR CONSTRUCTION



POND STORAGE TABLE

Notes	Pond Elev. (Ft.)	Area (SF)	Depth (Ft.)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
VC Bottom	740.50	8,870	0.5	4,764	0.11	0.00
VC HWL	741.00	10,200				0.11
NWL	741.00	10,200				
	742.00	12,915	1.0	11,531	0.26	0.26
	742.50	14,260	0.5	6,758	0.16	0.42
	743.00	15,709	0.5	7,497	0.17	0.59
	744.00	20,433	1.0	18,019	0.41	1.01
HWL to Meet Req Volume	744.31	21,692	0.3	6,528	0.15	1.16
HWL w/Add Req Volumes	744.42	22,147	0.1	2,411	0.06	1.21
	745.00	24,628	0.6	13,556	0.31	1.52
	745.50	26,454	0.5	12,768	0.29	1.82
Critical Duration HWL	745.85	27,000	0.1	4,009	0.09	1.91
	746.00	28,295	0.4	9,579	0.22	2.13
	746.20	29,032	0.2	5,733	0.13	2.26
	746.50	30,136	0.3	8,875	0.20	2.46
	746.80	31,240	0.3	9,206	0.21	2.67
	747.50	34,285	0.7	22,925	0.53	3.20

RETAINING WALL

- 1

TW~746.40  
BW~746.00
- 2

TW~747.10  
BW~746.00
- 3

TW~747.80  
BW~746.00
- 4

TW~748.50  
BW~746.00
- 5

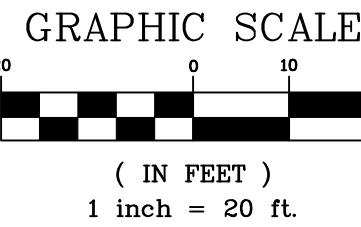
TW~747.50  
BW~747.50
- 6

TW~747.50  
BW~745.00
- 7

TW~746.80  
BW~745.00
- 8

TW~746.10  
BW~745.00
- 9

TW~746.10  
BW~746.00



TETON DEVELOPMENT, LLC  
1536 128TH STREET  
LEMONT, ILLINOIS 60439  
630-920-9430

FINAL ENGINEERING PLANS  
FOR  
FAIRVIEW RIDGE  
6014 FAIRVIEW AVENUE  
DOWNERS GROVE, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962



PROJECT INFORMATION  
Project No.: 21-0012  
Scale: 1" = 20'  
Date: 11-08-2021  
Design By: SDS  
Drawn By: NSM  
Checked By: SDS

8  
OF  
13

GRADING PLAN



### UTILITY CROSSING INFORMATION

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.

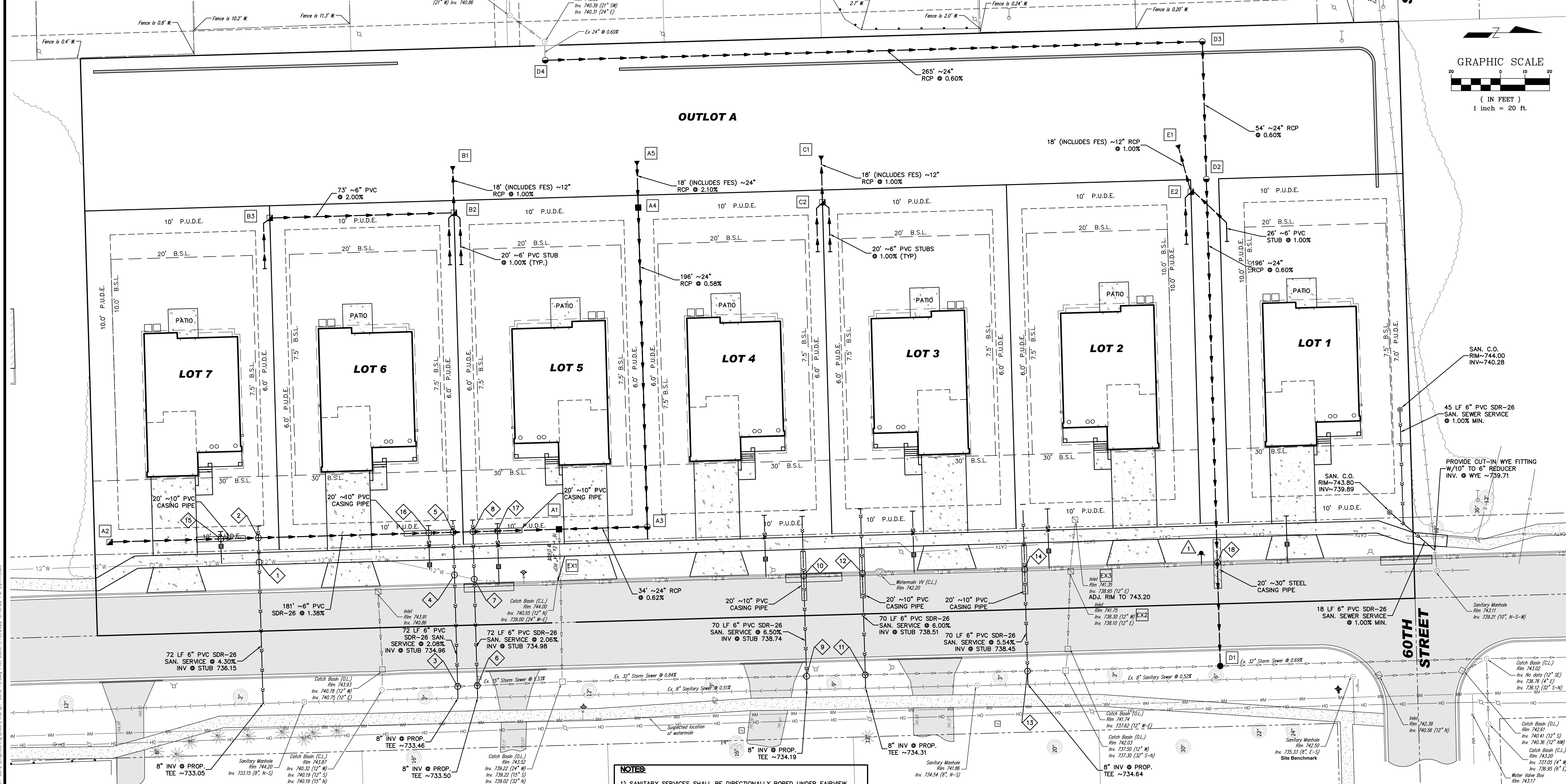
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.

4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM AND MAY BE STEEL OR PVC C-900. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.

5. WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
1	737.80	736.10	1.70'	EX WATER OVER PR SANITARY
2	743.07	736.53	6.76'	PR STORM OVER PR SANITARY
3	739.59	734.16	5.41'	EX STORM OVER PR SANITARY
4	736.80	735.10	1.70'	EX WATER OVER PR SANITARY
5	741.98	735.45	6.53'	PR STORM OVER PR SANITARY
6	739.48	734.20	5.28'	EX STORM OVER PR SANITARY
7	736.80	735.09	1.71'	EX WATER OVER PR SANITARY
8	741.78	735.48	6.30'	PR STORM OVER PR SANITARY
9	737.85	735.10	2.75'	EX STORM OVER PR SANITARY



### UTILITY PLAN

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
10	737.08	736.80	0.28'	PR SANITARY OVER EX WATER (SANITARY IN CASING PIPE)
11	737.64	735.21	2.43'	EX STORM OVER PR SANITARY
12	737.03	736.60	0.43'	PR SANITARY OVER EX WATER (SANITARY IN CASING PIPE)
13	737.09	735.51	1.58'	EX STORM OVER PR SANITARY
14	737.10	736.50	0.60'	PR SANITARY OVER EX WATER (SANITARY IN CASING PIPE)
15	743.28	740.50	2.78'	WATER SERVICE UNDER STORM (STORM IN CASING PIPE)
16	742.12	739.50	2.62'	WATER SERVICE UNDER STORM (STORM IN CASING PIPE)
17	741.73	739.30	2.43'	WATER SERVICE UNDER STORM (STORM IN CASING PIPE)
18	737.10	736.68	0.42'	PR STORM OVER EX. WATERMAIN (STORM IN CASING PIPE)

STORM SEWER STRUCTURES	
EX1	EX. CATCHBASIN, C.L. RIM 744.00 INV 740.55 (N, 12" RCP) INV 739.00 (W & E, 24" RCP)
EX2	EX. INLET (TO REMAIN) EX. RIM 741.75 EX. INV 738.30 (W, 12") EX. INV 738.10 (E, 12")
EX3	EX. INLET (TO REMAIN) ADJUST EX RIM FROM 741.35 TO PROPOSED RIM 743.20 EX INV 738.95 (E, 12")
A1	60" DIA. MANHOLE, O.L. SET OVER EXIST. 24" RCP STORM SEWER RIM 744.50 EX. INV 739.10 (E, 24" RCP) PR. INV 739.10 (N, 24" RCP) PR. INV 741.50 (S, 6" PVC)
A2	24" DIA. INLET RIM 745.50 INV 744.00 (N, 6" PVC)
A3	60" DIA. MANHOLE, C.L. RIM 743.60 INV 739.31 (S&W, 24" RCP)
A4	72" DIA. CATCHBASIN W/2 O.L. CONTROL STRUCTURE (SEE DETAIL) WEST RIM 745.80 EAST RIM 745.80 INV 740.62 (W, 18" RCP) INV 740.45 (E, 24" RCP) INV 740.50 (2.2" PLATE) INV 742.10 (16" PLATE)
A5	18" CONC. FES W/GRATE INV 741.00
B1	12" CONC FES INV 741.00
B2	24" DIA. INLET, O.L. RIM 745.80 INV 741.18 (W, 12" RCP) INV 742.80 (NE&SE, 6" PVC) INV 741.84 (S, 6" PVC)
B3	24" DIA. INLET, O.L. RIM 745.80 INV 743.04 (N, 6" PVC) INV 743.80 (SE, 6" PVC)
C1	12" CONC FES INV 741.00
C2	24" DIA. INLET, O.L. RIM 745.80 INV 741.18 (W, 12" RCP) INV 742.80 (NE&SE, 6" PVC)
D1	60" DIA. MANHOLE, O.L. SET OVER EXIST. 32" RCP STORM SEWER RIM 741.80 (MEET EXIST.) EX. INV 736.93 (N&S, 32") PR. INV 737.10 (W, 24" RCP)
D2	48" DIA. MANHOLE, O.L. RIM 744.80 INV 738.28 (E&W, 24" RCP)
D3	60" DIA. MANHOLE, O.L. RIM 748.70 INV 738.61 (S&E, 24" RCP)
D4	60" DIA. MANHOLE, O.L. SET OVER EXIST. 24" RCP STORM SEWER RIM 746.20 EX. INV 740.27 (W, 24" RCP) PR. INV 740.20 (N, 24" RCP)
E1	12" CONC FES INV 741.00
E2	24" DIA. INLET, O.L. RIM 744.50 INV 741.18 (SW, 12" RCP) INV 742.80 (NE&SE, 6" PVC)

### STORM SEWER GRATES

CATCHBASINS & MANHOLES (NOT IN CURBS) CLOSED LIDS: NEENAH R-1550 W/SOLID LID  
CATCHBASINS & MANHOLES (NOT IN CURBS) OPEN LIDS: NEENAH R-1550 W/TYPE A GRATE  
INLETS (NON PAVED AREAS): NEENAH R-4340-B

### FIRE HYDRANTS

1 FIRE HYDRANT ASSEMBLY  
FINISH GRADE @ FH 742.70

- #### NOTES
- SANITARY SERVICES SHALL BE DIRECTIONALLY BORED UNDER FAIRVIEW AVENUE.
  - SANITARY SERVICE LINES SHALL BE 6" PVC SDR-26.
  - WATER SERVICES SHALL BE 1.5" TYPE "K" COPPER WITH NO JOINTS FROM MAIN TO B-BOX. WATER SERVICES FROM B-BOX TO HOUSE CAN BE DETERMINED BY THE FUTURE COUNT.
  - STORM SEWER STUBS FOR SUMP PUMP CONNECTIONS SHALL BE 4" PVC SDR-26 AND SHALL BE LAID @ 1.00% MIN. SLOPE.
  - WATER SERVICE TAPS MAY NEED TO INCLUDE CURB & GUTTER REMOVAL AND 2" PAVEMENT SAW-CUT AND REMOVAL IN ORDER TO MAKE TAP.

TETON DEVELOPMENT, LLC  
1536 128TH STREET  
LEMONT, ILLINOIS 60439  
630-920-9430

FINAL ENGINEERING PLANS  
FOR  
6014 FAIRVIEW AVENUE  
DOWNERS GROVE, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4961  
IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION  
Project No.: 21-0012  
Scale: 1" = 20'  
Date: 11-08-2021  
Design By: SDS  
Drawn By: NSM  
Checked By: SDS

9  
OF  
13

UTILITY PLAN

## DRAFT

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING

February 7, 2022, 7:00 P.M.

**FILE 21-PLC-0026: A PETITION SEEKING APPROVAL OF A FINAL PLAT OF SUBDIVISION TO SUBDIVIDE THE EXISTING PROPERTY INTO SEVEN RESIDENTIAL LOTS AND ONE OUTLOT FOR STORMWATER DETENTION, A MAP AMENDMENT TO REZONE FROM R-1, RESIDENTIAL DETACHED HOUSING 1, TO R-3, RESIDENTIAL DETACHED HOUSING 3, AND A PLAT OF VACATION. THE PROPERTY IS LOCATED ON THE WEST SIDE OF FAIRVIEW AVENUE, APPROXIMATELY 100 FEET NORTH OF 61ST STREET, COMMONLY KNOWN AS 6000-6014 FAIRVIEW AVENUE. (PIN 09-17-405-010). OWNER, DOWNERS GOVE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED 2/16/2006 KNOWN AS TRUST NUMBER 0501, OWNER AND TETON DEVELOPMENT, LLC, PETITIONER.**

Petitioner, Jim Truesdell, introduced himself. He showed the location of the subdivision on a map, introduced the development team, and reviewed a few recent developments done by the company. Example elevations were shown. He detailed that they are proposing seven lots, but there will be quite a variety home options. He showed some interior examples. He detailed the request to change from R-1 to R-3 for consistency with the surrounding area, and noted this is consistent with the Village's future land use map. The standards of approval were acknowledged. He further stated that the zoning request is consistent and this should be to the benefit of surrounding property values and is a suitable use. This is appropriate zoning for single-family detached houses and the property has been how it is now for some time. He further provided an overview of the subdivision layout and stormwater infrastructure. A survey of parkway trees was completed and it was determined they are in poor condition, so they will be removed, and new trees will be paid for by the developer and planted by the Village. The plat of subdivision was shown and it was stated that The site is about 2.9 acres, split into right-of way, residential area, and the stormwater detention outlot. A homeowners association will be set up, as well as a Special Service Area as a backup for the HOA. He provided an example of one residential lot to demonstrate its compliance with the subdivision ordinance, and detailed the easements. Lastly he plat of vacation was shown in addition to where the ten-foot easement will be placed for the proposed storm sewer infrastructure.

Chairman Rickard invited public comment.

James Gray said there are no dead trees in the parkway.

Gabriella Baldassari, Development Planner, introduced this project as a final plat of subdivision, map amendment, and a right of way of vacation. She showed the location of the site on a map. The property is zoned R-1, and the request to rezone to R-3 will be consistent with surrounding zoning. She showed existing conditions of the site. There was a right-of-way in this area that was dedicated to the Village that was used to provide the space for that storm sewer to run through. Right-of-Way is not the right vehicle to reserve rights for a storm sewer. She noted that the storm sewer will be moved, in conjunction with the request to vacate this right-of-way. An easement will cover that location which is more consistent with current planning practices. It was also stated that



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33 feet will be dedicated along Fairview as right-of-way for the existing street and the two existing houses will be demolished. She showed a map of the proposed subdivision, seven residential lots and an outlot. She showed the requirements for new subdivisions and stated that the proposed subdivision will meet the area, width, and depth. Following this, she reviewed the stormwater flow and infrastructure placement. Lastly she provided an overview of the standards of approval for the plat of subdivision and zoning map amendment, stating that staff feels that all of these standards have been met, and should the Planning Commission agree there is a draft motion on page five of the staff report.

Commissioner Rector asked why the lot sizes worked out so well. Baldassari state all of the standards had been met, and background work was done to make sure this would be the case.

Commissioner Rector asked if 60<sup>th</sup> street would potentially connect in the future to Fairview Avenue. Ms. Baldassari stated that there is no right-of-way there.

Commissioner Dmytryszyn asked if the storm sewer connected to anything on the west side. Ms. Baldassari said it did. Commissioner Dmytryszyn asked if the properties around here were zoned R-2 or R-3 because it is a busier thoroughfare. Jason Zawila, Planning Manager, stated that it had more to do with the pattern of development at the time for different neighborhoods.

Jim Truesdell said the quality of the trees in the right-of-way was reported by the landscape architect. He agreed that the subdivision conveniently worked out for seven lots and one outlot, and elaborated on the flow of the stormwater. He thanked the Plan Commission for their consideration.

Chairman Rickard commented that he had seen a Beechen and Dill development in a different community years ago and it was a good project. He asked if any commissioners felt the standards had not been met.

Commissioner Rector commented that this is a better fit than the townhome development that was previously brought to the Plan Commission for this site. She then made a motion.

**WITH RESPECT TO FILE 21-PLC-0026 AND 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, A MAP AMENDMENT, AND A PLAT OF VACATION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING AND SUBDIVISION ORDINANCES AND IS IN THE PUBLIC INTEREST AND THEREFORE, RECTOR MOVED THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 21-PLC-0026, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION FOR THE FAIRVIEW RIDGE SUBDIVISION PREPARED BY DESIGNTEK ENGINEERING INC. DATED 11/8/2021 AND LAST REVISED ON 1/13/2022, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE RIGHT-OF-WAY VACATION SHALL BE RECORDED PRIOR TO THE FINAL PLAT OF SUBDIVISION.**

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3. 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.
4. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT FOR THE SUBDIVISION SHALL BE RECORDED WITH THE PLAT OF SUBDIVISION.
5. 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.
6. THE STORMWATER REPORT MUST BE UPDATED PER THE REVIEW LETTER COMMENT SET #1 FROM THE VILLAGE OF DOWNERS GROVE DATED 1-26-22 BEFORE ANY STORMWATER OR BUILDING PERMITS CAN BE ISSUED.
7. THE PETITIONER SHALL INSTALL SIDEWALKS FOR THE ENTIRE SUBDIVISION BEFORE THE RELEASE OF THE FIRST HOME SITE BUILDING PERMIT.
8. 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.
9. 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, TEN TREES WILL BE REQUIRED. THE PETITIONER SHALL PAY \$5,800 FOR PARKWAY TREES PRIOR TO THE ISSUANCE OF ANY PERMITS.

**SECOND BY COMMISSIONER JOHNSON. ROLL CALL:**

**AYE: COMMISSIONERS RECTOR, JOHNSON, DMYTRYSZYN, PATEL, ROCHE, TOTH, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION PASSED. VOTE: 7-0**

/s/ Village Staff  
Recording Secretary  
(As transcribed by MP-3 audio)