

VILLAGE OF DOWNERS GROVE
Report for the Village

3/8/2022

SUBJECT:	SUBMITTED BY:
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

UPDATE & RECOMMENDATION

This item was discussed at the March 1, 2022 Village Council meeting. Staff recommends 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

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: March 8, 2022
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE VACATING A CERTAIN PORTION OF A PUBLIC RIGHT-OF-WAY IN THE VILLAGE OF DOWNERS GROVE (A 10 FOOT WIDE RIGHT-OF-WAY LOCATED AT 6000-6014 FAIRVIEW AVENUE)", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall vacate a 10 foot wide by 235 foot deep unimproved right-of way located at 6000-6014 Fairview Avenue.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE VACATING A CERTAIN PORTION OF A
PUBLIC RIGHT-OF-WAY IN THE VILLAGE OF DOWNERS GROVE
(A 10 FOOT WIDE RIGHT-OF-WAY LOCATED AT 6000-6014 FAIRVIEW AVENUE)**

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to vacate a certain portion of a 10-foot wide by 235 foot deep unimproved right-of-way located at 6000-6014 Fairview Avenue, Downers Grove, Illinois, in said Village hereinafter more particularly described; and

WHEREAS, Downers Grove National Bank as Trustee U/T# 05011 ("Owner") of the Property located at 6000-6014 Fairview Avenue has filed with the Plan Commission, a written petition requesting the vacation of said public right-of-way conforming to the requirements of the Village's Right-of-Way Vacation Policy (Resolution No. 2003-58); and

WHEREAS, the required public notice has been given and a public hearing respecting said vacation has been conducted by the Plan Commission on February 7, 2022 in accordance with applicable law; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the vacation of said portion of said right-of-way.

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

SECTION 1. That all that part of the following described property, to wit:

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.

Commonly known as a 10-foot wide unimproved right-of way located at 6000-6014 Fairview Avenue, Downers Grove, IL 60516
PIN: 09-17-405-010 (underlying parcel)

(hereinafter referred to as the "Vacated 6000-6014 Fairview Right-of-Way"), is hereby vacated and closed, and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such vacation.

SECTION 2. The Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of vacation of the Vacated 6000-6014 Fairview Right-of-Way described herein.

SECTION 3. That a certified copy of this ordinance and an accurate map of the Vacated 6000-6014 Fairview Right-of-Way shall be filed for record by the Clerk of the Village of Downers Grove in the Office of the Recorder of Deeds, DuPage County, Illinois, upon satisfaction of all conditions contained in Section 3 of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

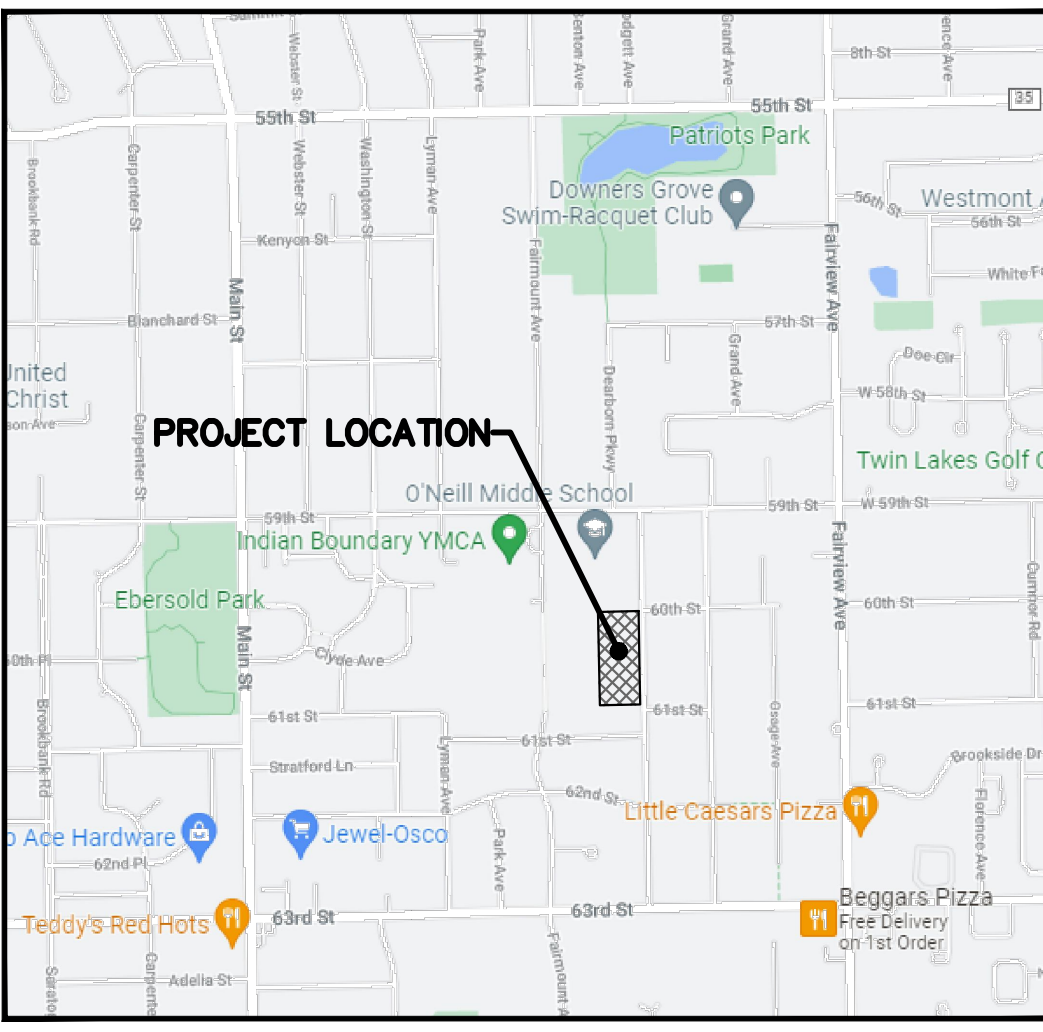
Mayor

Passed:

Published:

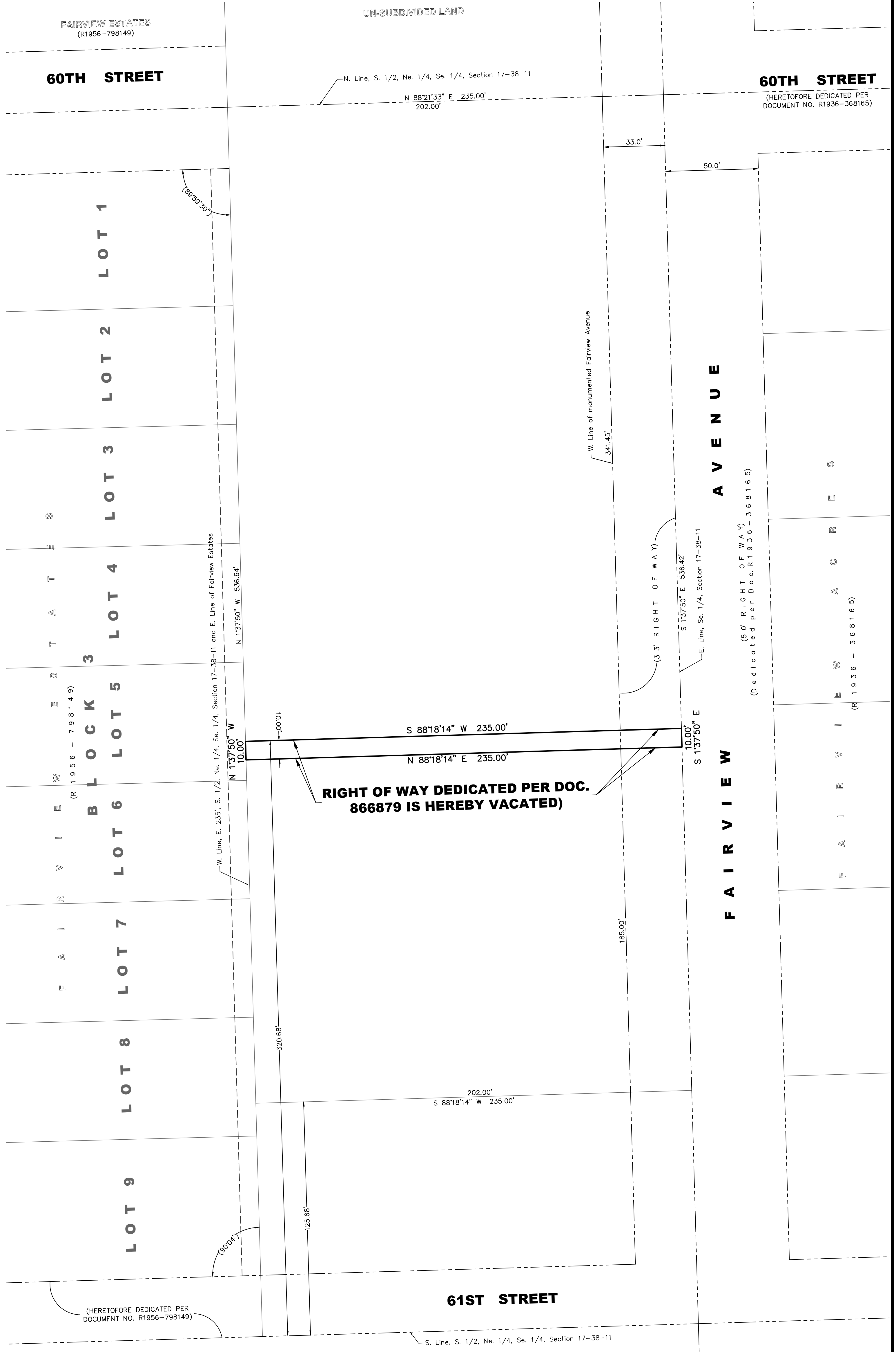
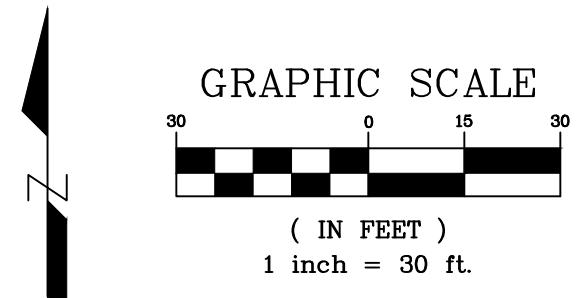
Attest: _____
Village Clerk

PLAT OF VACATION OF RIGHT OF WAY



LOCATION MAP
NOT TO SCALE

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.



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

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



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

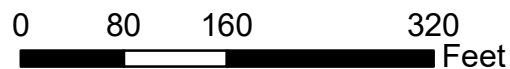
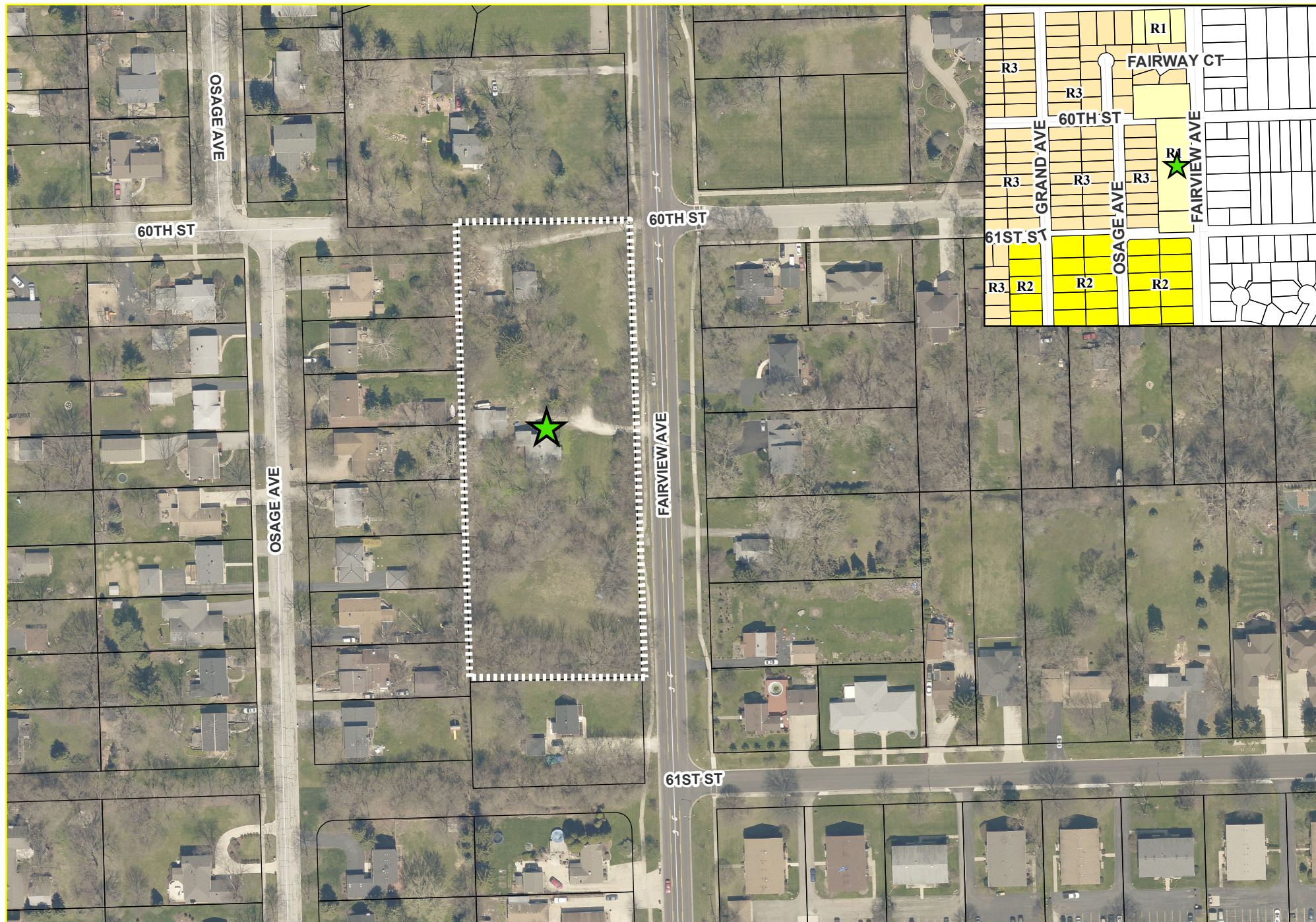
PREPARED FOR:
TETON DEVELOPMENT, LLC

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



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



6000 - 6014 Fairview Avenue - Location Map

-  Subject Property
-  Project Location



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

SUBJECT:	TYPE:	SUBMITTED BY:
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

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

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

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single Family Detached
SOUTH:	R-2, Residential Detached House 2	Single Family Detached
EAST:	Village of Westmont R-3, Single Family Detached Residence	Village of Westmont
WEST:	R-3, Residential Detached House 3	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. 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 61st 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

Fairview Ridge Subdivision	Lot Width (Req. 75 ft.)	Lot Depth (Req. 140 ft.)	Lot Area (Req. 10,500 sq. ft.)
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

Staff will provide a recommendation at the February 7th, 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.

21-PLC-0026; 6000-6014 Fairview
February 7, 2022

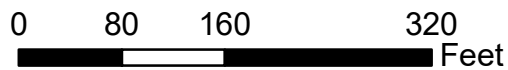
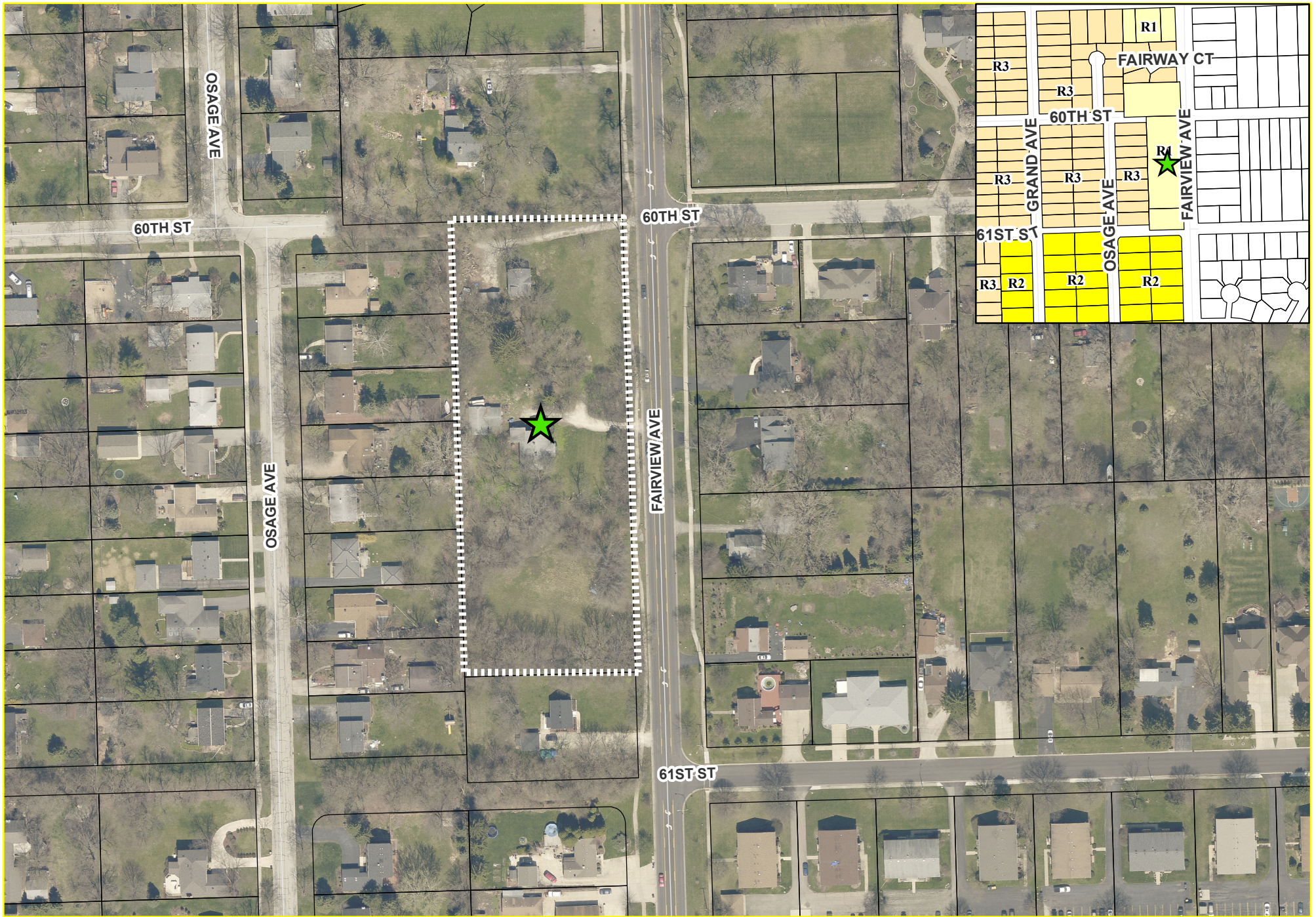
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9. The Village will charge \$580 per proposed tree in the right-of-way, and the Village will plant the trees. Based on Village Code Section 20.401.a.8, ten trees will be required. The petitioner shall pay \$5,800 for parkway trees prior to the issuance of any permits.



Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



6000 - 6014 Fairview Avenue - Location Map

-  Subject Property
-  Project Location

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 31st 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)

Alpine

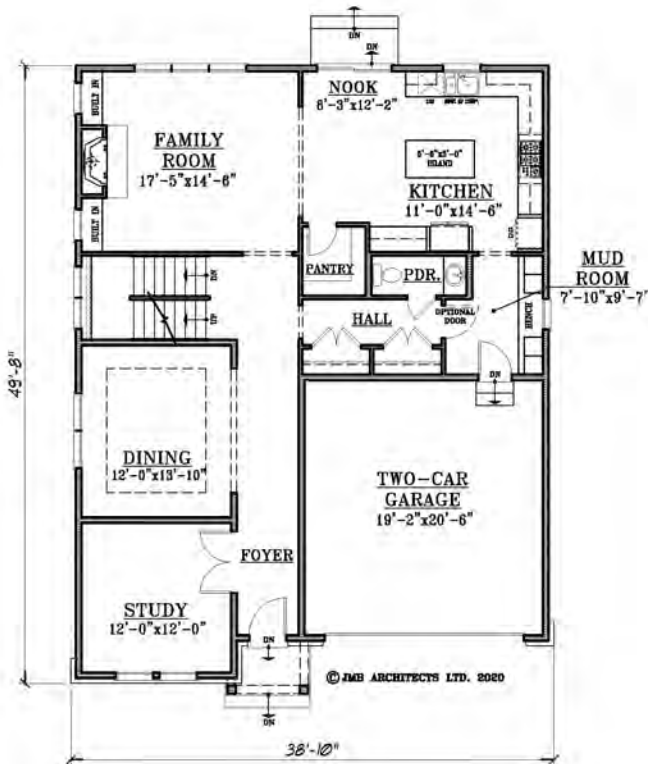
2,900 SQ FT 4 BEDROOMS & 3.5 BATHS



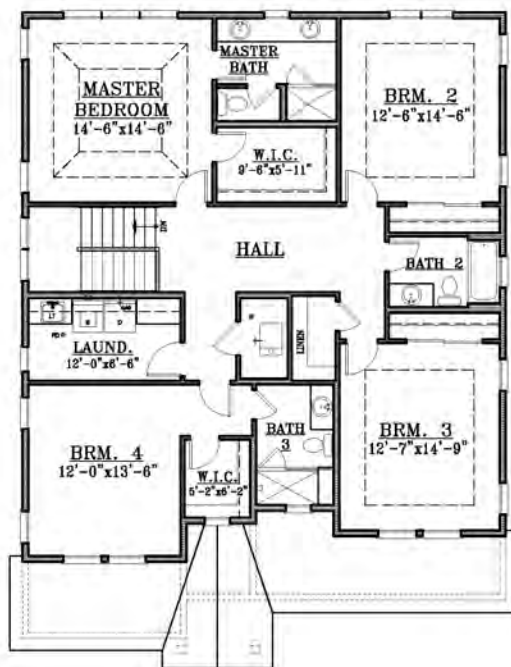
Beechen & Dill Homes Inc.
Phone: 630.920.9430 | Email: info@beechendill.com
www.beechendill.com

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.





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

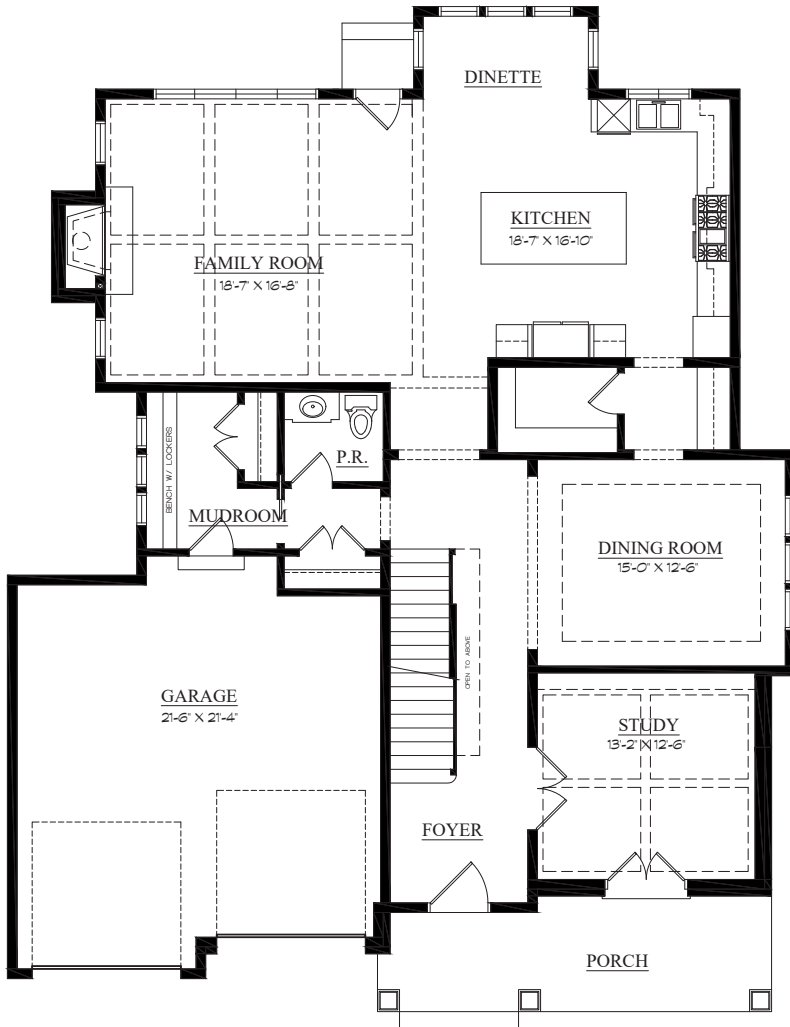


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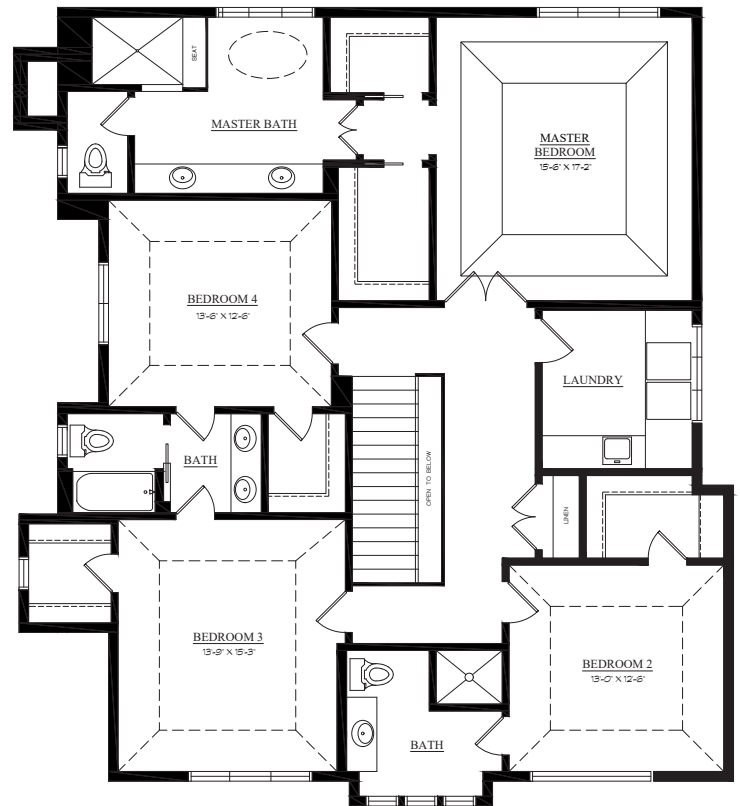


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FIRST FLOOR PLAN



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
www.beechendill.com

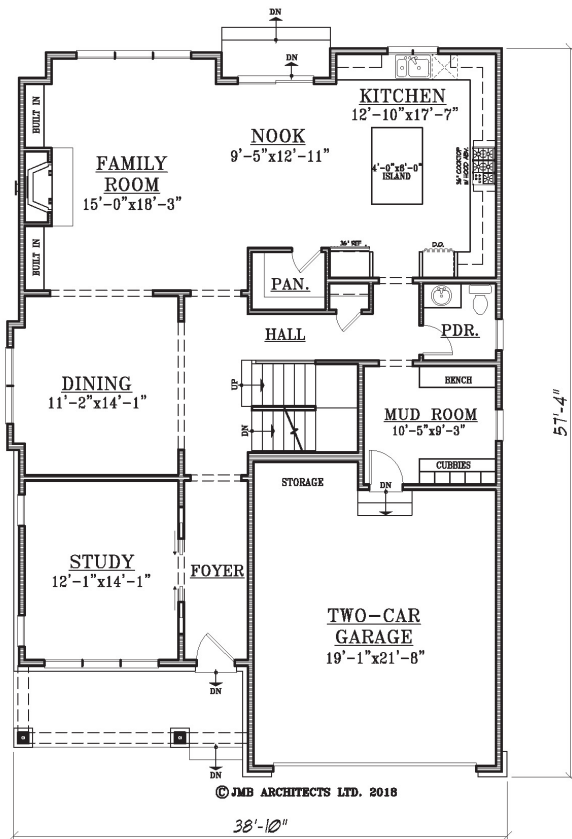


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BOULDER

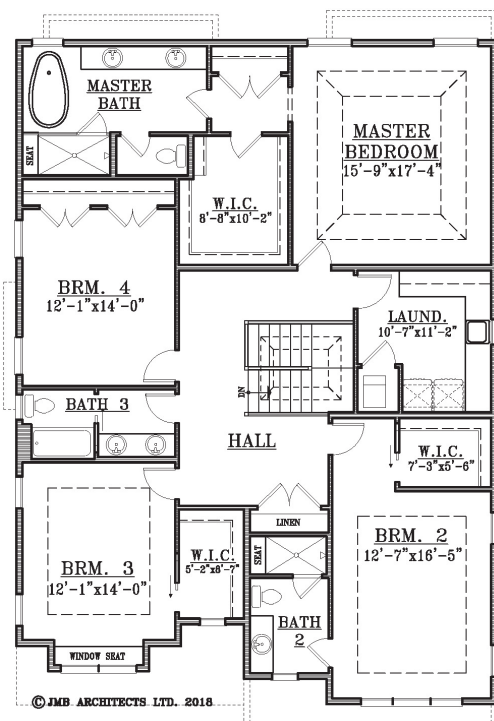
3,403 SQ FT 4 BEDROOMS & 3.5 BATHS



FIRST 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



SECOND FLOOR PLAN



KEYSTONE

3,511 SQ FT 4 BEDROOMS & 3.5 BATHS



Beechen & Dill Homes Inc.

Phone: 630.920.9430 | Email: info@beechendill.com

www.beechendill.com

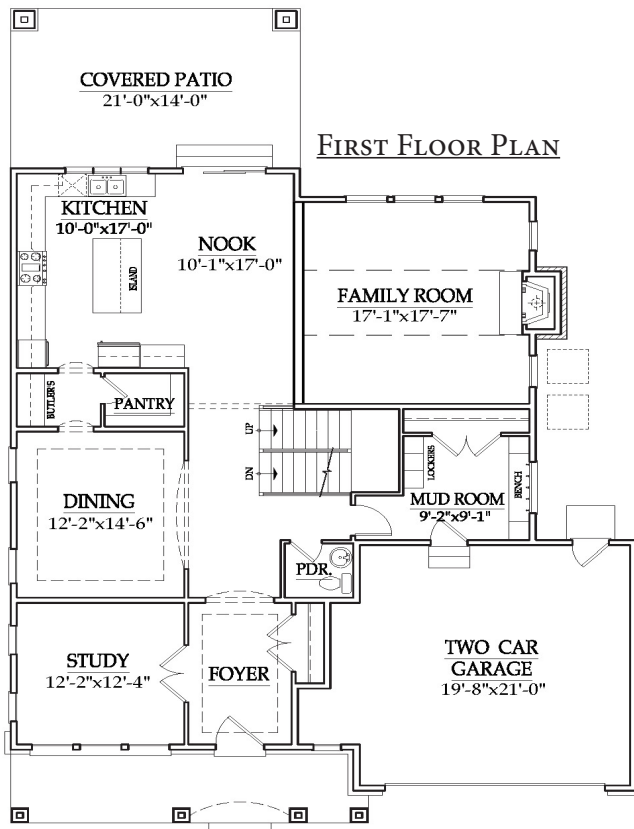


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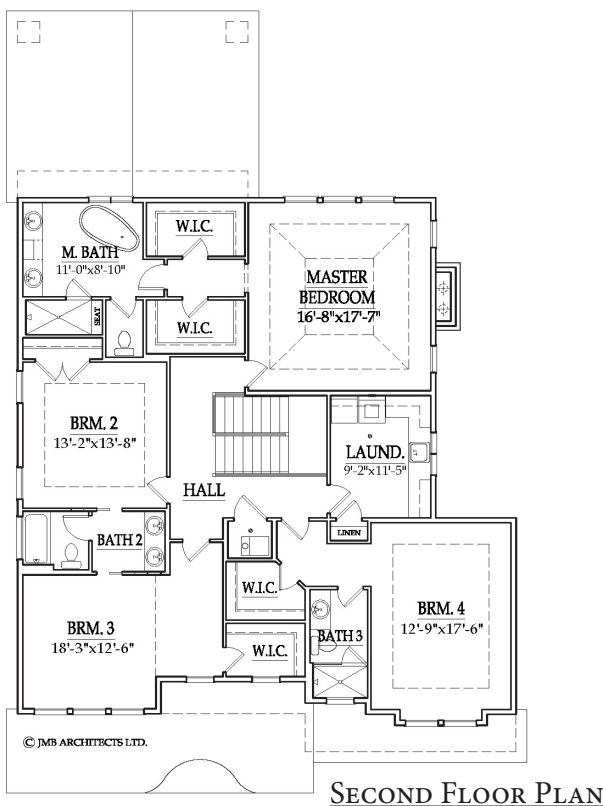
KEYSTONE

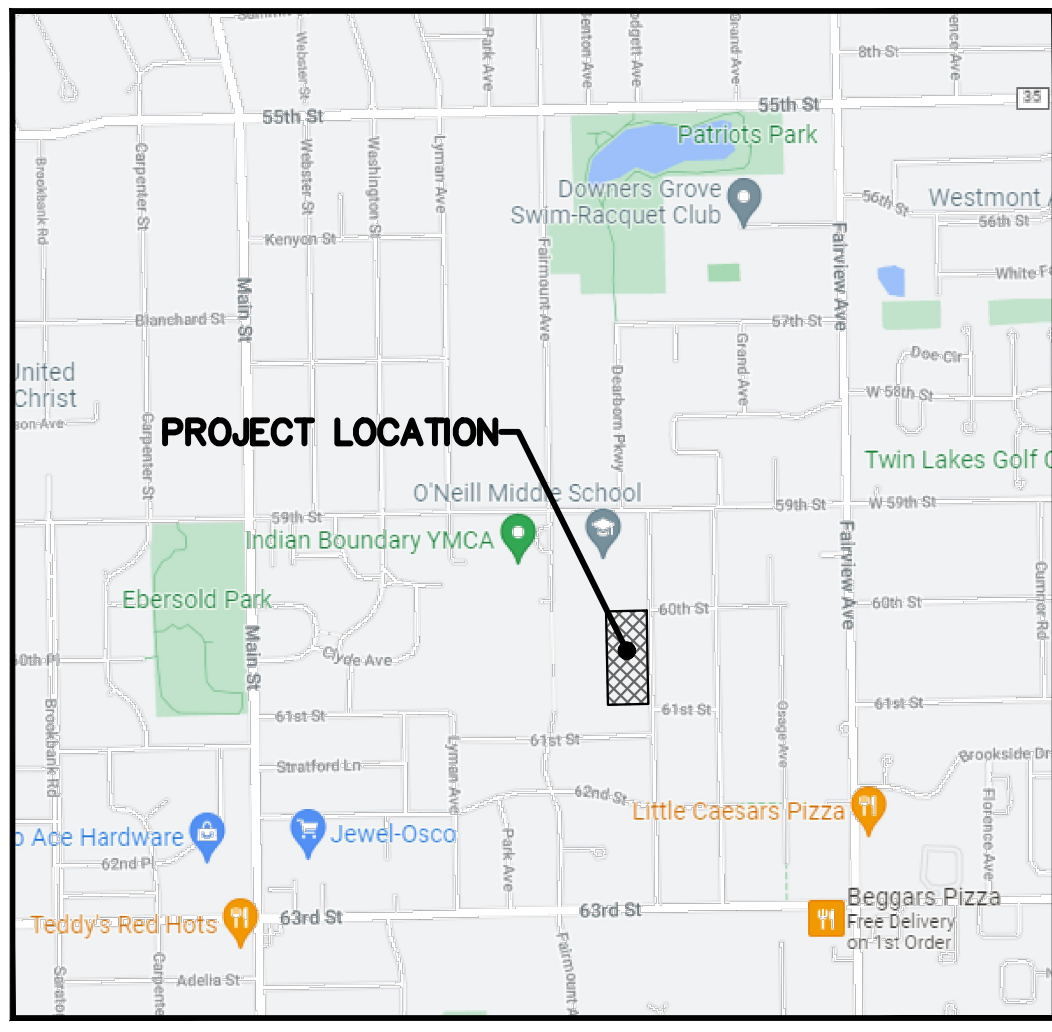
3,511 SQ FT 4 BEDROOMS & 3.5 BATHS



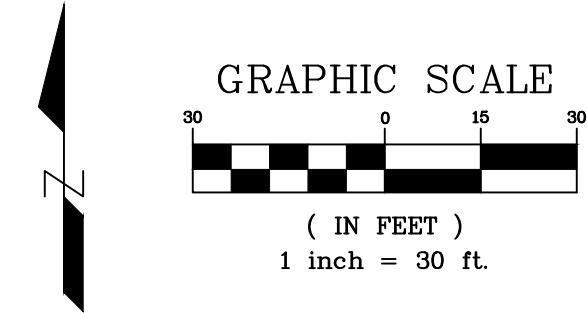
KEYSTONE FEATURES

- 9' Ceilings on First Floor
- Raised Panel, 8' Insulated Entry Door
- Formal Dining Room and Study
- Large Open Kitchen with Island and Breakfast 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' OF FAIRVIEW AVENUE:	17,702 SQ. FT. OR 0.41 ACRES
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

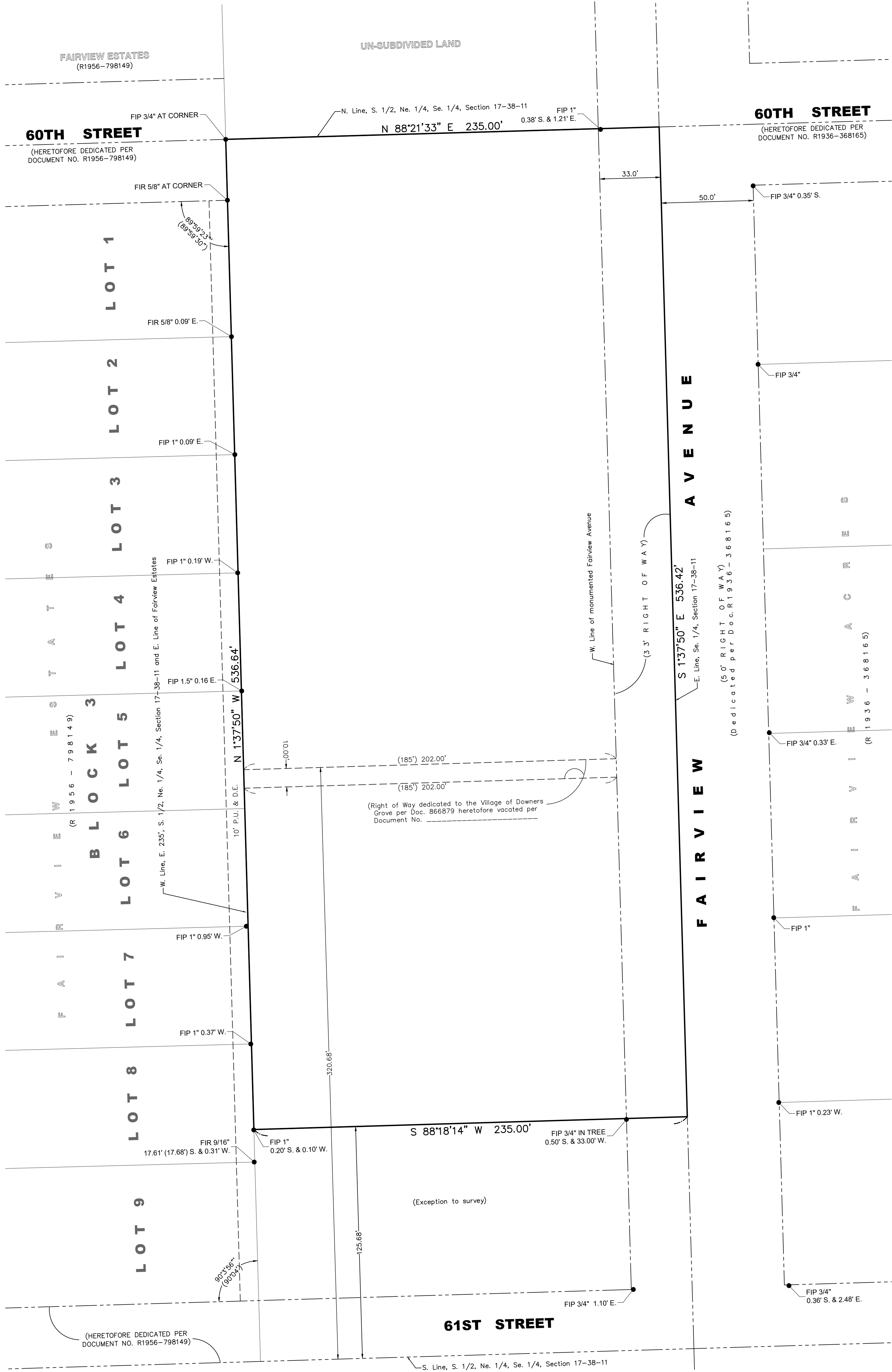
ABBREVIATIONS

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	

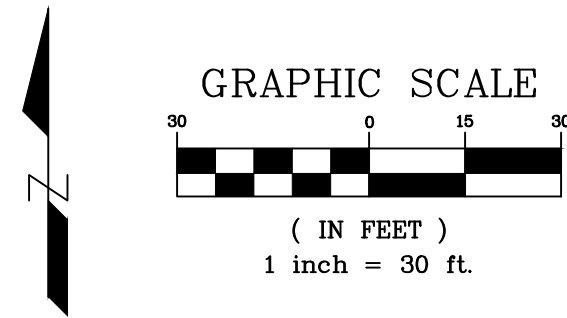
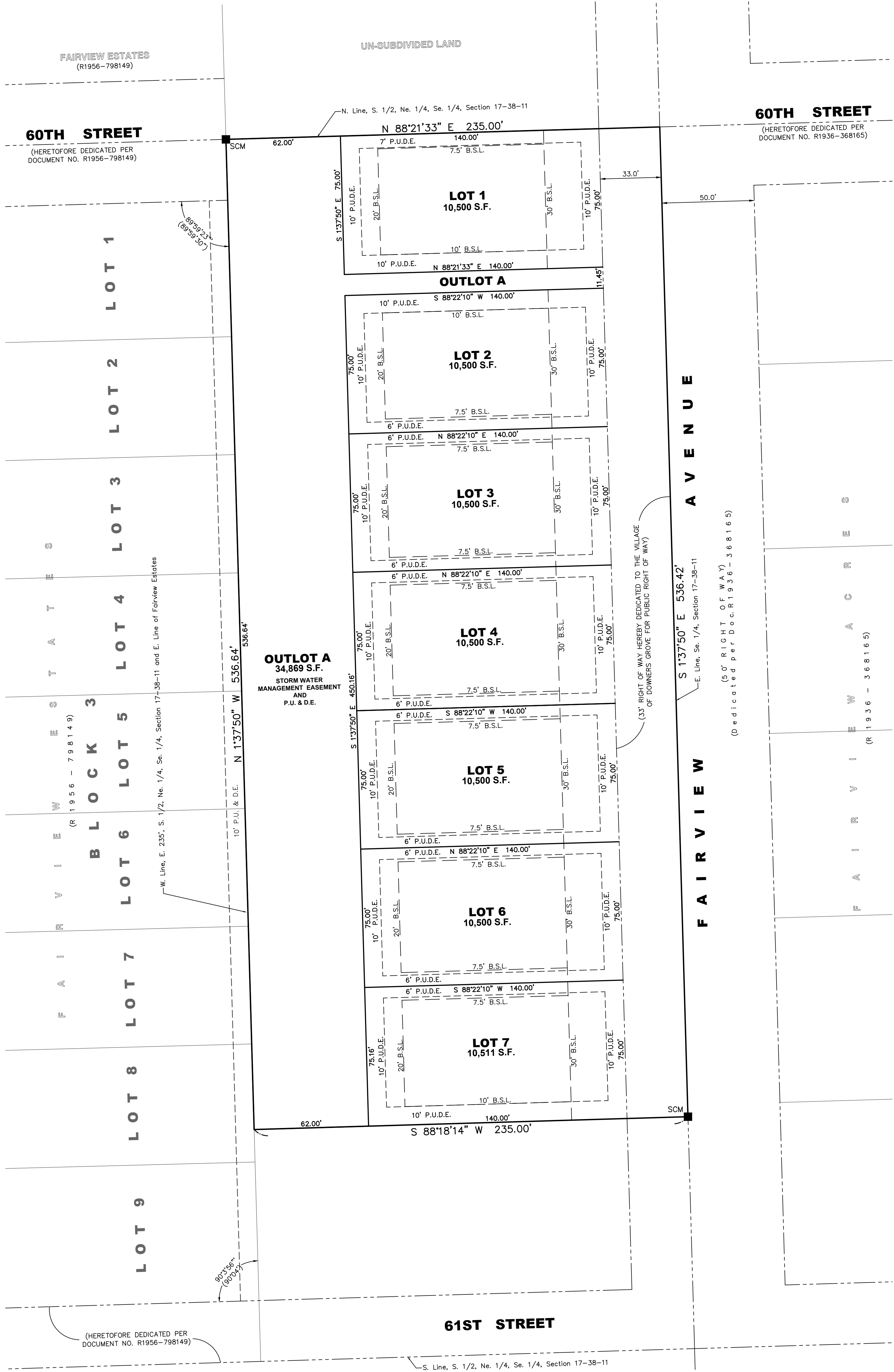
FINAL PLAT			
FAIRVIEW RIDGE			
DRAFTING COMPLETED:	11/08/2021	DRAWN BY: SJL	PROJECT MANAGER: SJL
FIELD WORK COMPLETED:	07/27/2021	CHECKED BY: SDS	SCALE: 1" = 30'

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.



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

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

Stormwater Management Easement

Declarant hereby reserves and grants to the Village of Downers Grove easements in, over, under, through, and upon those areas designated on the Plat as "Stormwater Management Easement" for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recording of Notice of Lien with the Recorder of Deeds of DuPage County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorney's fees related to the planning and actual performance of the work.

PROPOSED CONDITIONS

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 SHIF	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.
2 of 3
Project No: 21-0012

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

FINAL PLAT OF FAIRVIEW RIDGE

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...

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...

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) OF _____ (COMPANY) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP...

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.

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.

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____.

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.

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 ANY UNDEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DRAINAGE CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND 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...

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).

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 other 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.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Downers Grove, its 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.

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.

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 shall hereinafter be sold 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.

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...

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.

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 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), ALL IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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. 3-184 - 003740

PREPARED FOR: TETON DEVELOPMENT, LLC

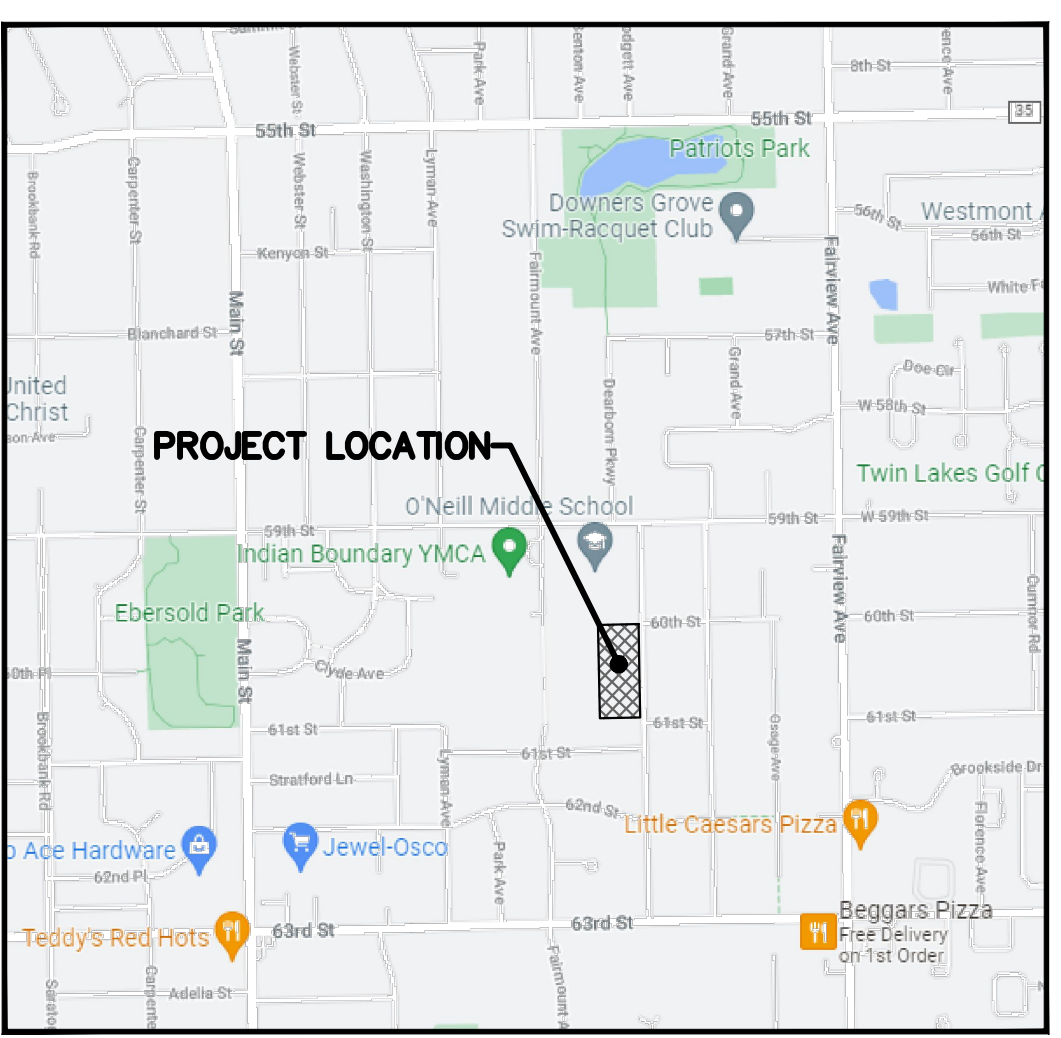
Table with 4 columns: NO., DATE, DESCRIPTION, BY. Row 1: 1, 01/13/22, PER VILLAGE & CLIENT REV: LOT SHIFT, SJL. Row 2: 2, 01/26/22, VILLAGE COMMENTS, SJL.

FINAL PLAT OF 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

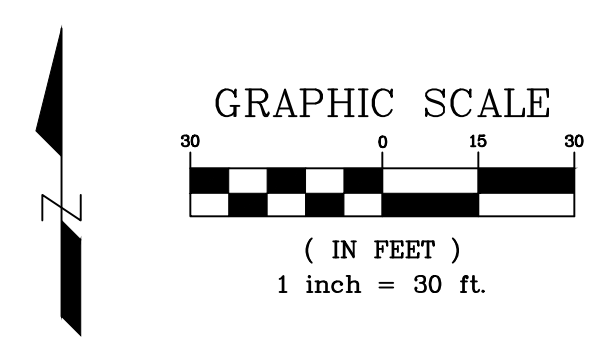
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PLAT OF VACATION OF RIGHT OF WAY



LOCATION MAP
NOT TO SCALE

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.

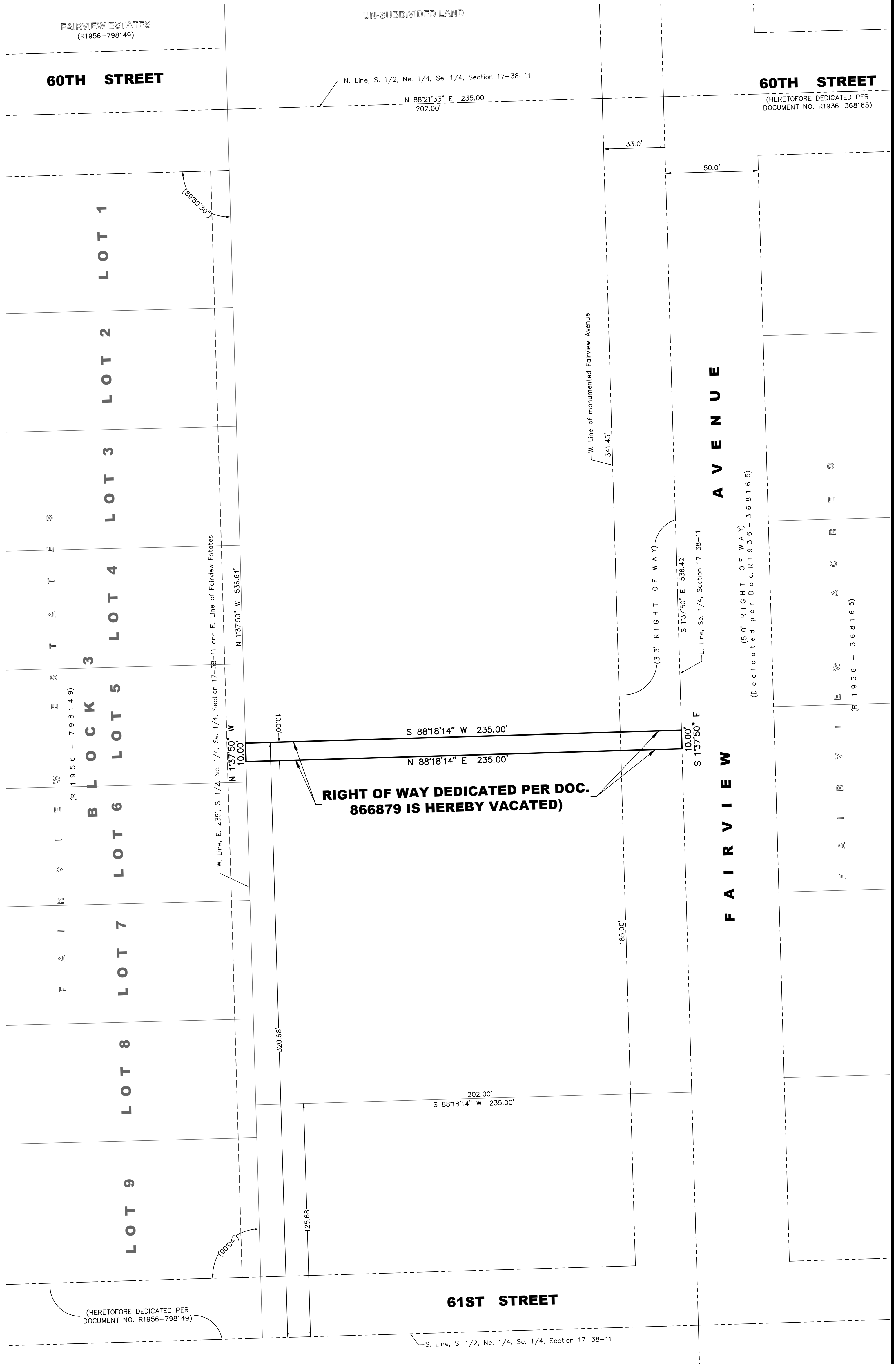


BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

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

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

PROFESSIONAL LAND SURVEYOR
STEVEN J. LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

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

DEI

9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. No.: 184 - 003740

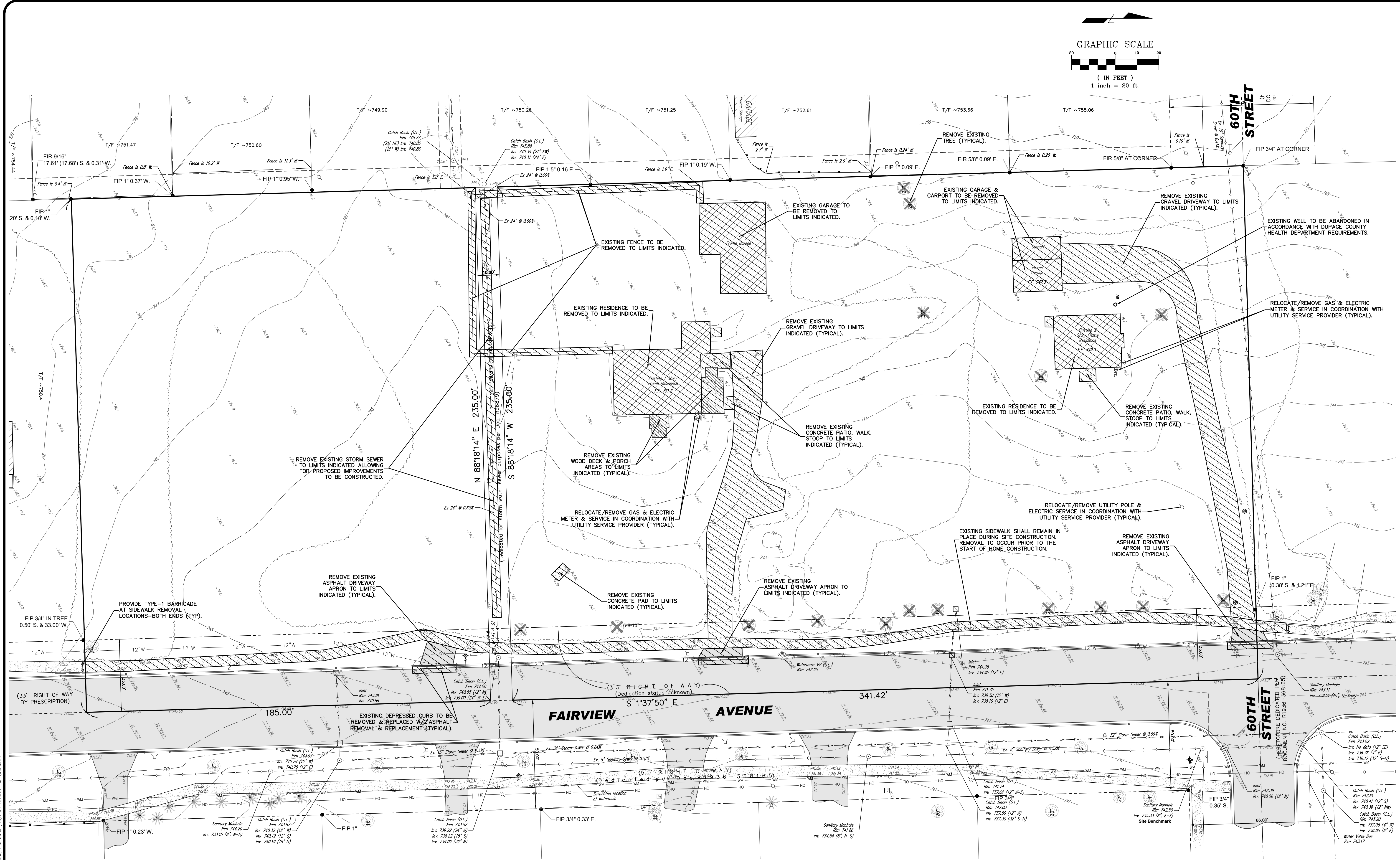
PREPARED FOR:
TETON DEVELOPMENT, LLC

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

PLAT OF VACATION - RIGHT OF WAY			
6014 FAIRVIEW AVENUE, DOWNERS GROVE, IL			
DRAFTING COMPLETED:	01/11/2022	DRAWN BY:	SJL
FIELD WORK COMPLETED:	N/A	CHECKED BY:	SDS
PROJECT MANAGER:	SJL	SCALE:	1" = 30'

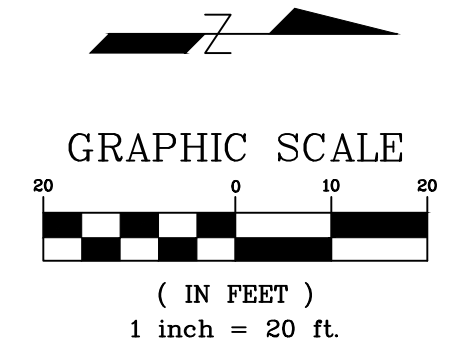
SHEET NO.
1 of 1

Project No: 21-0012



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.



NO.	DATE	DESCRIPTION	BY
1	01-13-22	PER VILLAGE & CLIENT REV.: LOT SHIFT	SDS

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

4
 OF
 13

REVIEW SET
 NOT FOR CONSTRUCTION

EXISTING CONDITIONS & REMOVAL PLAN

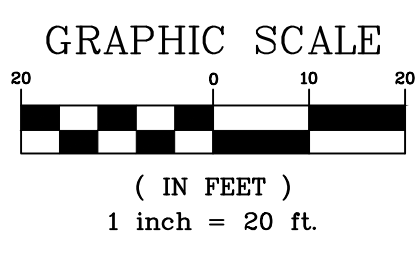
L:\Projects\2021\21-0012\Engineering\DWG\Final\21-0012 FE.dwg Plot Date: 7/13/2022 3:18:07 PM By: rmasse

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				0.00
VC H.W.L.	741.00	10,200				0.11
N.W.L.	741.00	10,200				
	742.00	12,915	1.0	11,531	0.29	0.29
	742.50	14,260	0.5	6,708	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
H.W.L. to Meet Req Volume	744.31	21,992	0.3	6,528	0.15	1.16
H.W.L. w/Adl Req Volumes	744.42	22,147	0.1	2,411	0.08	1.21
	745.00	24,828	0.6	13,556	0.31	1.52
	745.50	26,454	0.5	12,788	0.29	1.82
Critical Duration H.W.L.	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



- NOTES:**
- PROPOSED DRIVEWAYS WILL INCLUDE SAW-CUT OF CURB TO CREATE DEPRESSED CURB AT PROPOSED DRIVEWAY LOCATIONS.
 - 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.

GRADING PLAN

NO.	DATE	REVISIONS	BY
1	01-13-23	PER VILLAGE & CLIENT REV. LOT SHIFTS	SDS

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

8 OF 13

REVIEW SET
NOT FOR CONSTRUCTION

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

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)

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

STORM SEWER STRUCTURES

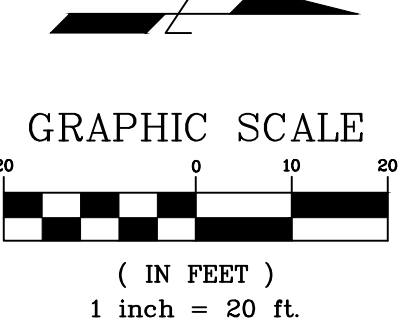
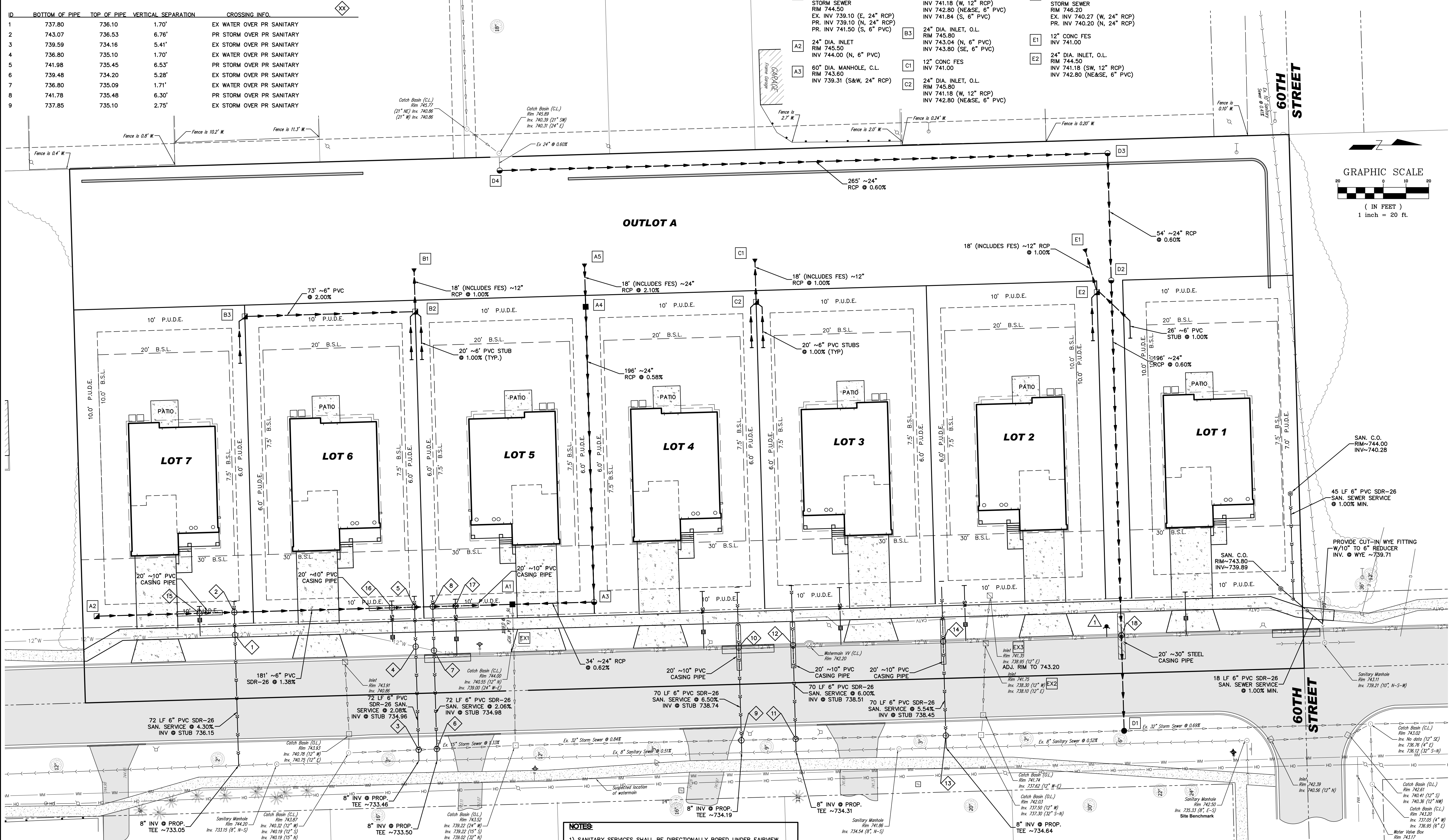
- EX1 EX. CATCHBASIN, C.L. RIM 744.00 INV 740.55 (W, 12" RCP) INV 739.00 (W & E, 24" RCP)
- EX2 EX. INLET (TO REMAIN) EX. RIM 741.75 EX. INV 738.30 (W, 12") EX. INV 738.10 (E 12")
- EX3 EX. INLET (TO REMAIN) ADJUST EX RIM FROM 741.35 TO PROPOSED RIM 743.20 EX INV 738.95 (E, 12")
- A1 60" DIA. MANHOLE, 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



NO.	DATE	REVISIONS	DESCRIPTION
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
 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
 ILL. 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

- NOTES:**
- 1) SANITARY SERVICES SHALL BE DIRECTIONALLY BORED UNDER FAIRVIEW AVENUE.
 - 2) SANITARY SERVICE LINES SHALL BE 6" PVC SDR-26.
 - 3) 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 FIXTURE COUNT.
 - 4) STORM SEWER STUBS FOR SUMP PUMP CONNECTIONS SHALL BE 4" PVC SDR-26 AND SHALL BE LAID @ 1.00% MIN. SLOPE.
 - 5) WATER SERVICE TAPS MAY NEED TO INCLUDE CURB & GUTTER REMOVAL AND 2" PAVEMENT SAW-CUT AND REMOVAL IN ORDER TO MAKE TAP.

REVIEW SET
 NOT FOR CONSTRUCTION

L:\Projects\2021\21-0012\Engineering\Drawings\21-0012 FE.dwg Plot Date: 1/13/2022 3:18:22 PM By:msk

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

DRAFT

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 60th 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)