

Responses to Village Council Questions September 9, 2025

First Reading: [ORD 2025-10882](#) C. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 100 39th Street as Planned Unit Development #72 (Talon Preserve)

1. *Please explain the degree of nonconformity of the lots located near the wetland.*

An R-3 zoned property requires a 75-foot lot width. The Village measures lot width at the required front setback line. The R-3 front setback is 30 feet. Lot 18 has a 61-foot lot width at the required setback line and Lot 19 has a 73-foot lot width at the property line. Both Lot 18 and 19 are 75 feet wide beyond the setback line.

Additionally, the Village requires a 40-foot street frontage for all lots. Lot 19 provides a 27-foot street frontage. Lot 19 also is 10,325 square feet in an area where 10,500 square feet is required. The requested relief is due to a variety of factors, including the preservation of the existing wetland, the installation of a shared use path and the curvature of Pierce Drive.

2. *Has the developer been in contact with School District 58 about the proposed subdivision?*

Yes. The applicant spoke to both School District 58 and 99.

3. *Are the temporary development signs in compliance with Village Code?*

Previous development signs were installed while under DuPage County jurisdiction. They have been subsequently removed. All new temporary development signs will be in compliance with Village Code.

4. *Will any STOP signs be installed? If so, where?*

Yes. New stop signs will be installed on Pierce Drive at its intersection with 39th Street and its intersection with Williams Street. An existing stop sign at the northwest corner of 39th and Williams Streets will be replaced. An existing stop sign at the northwest corner of 39th Street and Cumnor Road will remain.

5. *Are there any required improvements designed to prevent vehicle headlights driving on Pierce Drive from shining onto adjacent properties on 39th Street and Williams Avenue?*

There are no required improvements designed to prevent vehicle headlights onto adjacent properties. It appears that headlights would only affect a single house on Williams Street. There is not adequate right-of-way on the east side of Williams Street to place evergreens or other screening vegetation. Any

vegetation placed in this location may hinder sight lines for the residents exiting their driveway. The headlights onto 39th Street appear to fall either in between the two houses or onto the garage doors. See Google screenshots below.



Williams Street



39th Street

6. *Was 39th Street included in any Neighborhood Traffic Studies? If so, what were the recommendations?*

[Neighborhood Traffic Study #6](#) included 39th Street. Key recommendations included the installation of stop signs at intersections along 39th Street.

7. *How will stormwater be managed to prevent ponding on Lots 1 & 2 (this area currently experiences ponding during moderate storms)?*

The area north of Lot 1 will be used for open space and stormwater detention purposes. The grade of Lots 1 and 2 will be raised between two and three feet with the area behind these lots lowered to accommodate a stormwater detention basin.

First Reading: MOT 2025-10899 G. Motion: Direct Staff to Negotiate a Solid Waste Contract

1. *Based on further reviews of the proposals staff has made the following revisions to the previously published staff report.*
 - a. The table on Page 16 of the agenda item has been updated to reflect that all vendors have websites
 - b. The table on Page 15 of the agenda item has been updated to remove the reference to third-party accreditations.
 - c. The table on Page 15 of the agenda item has been updated and a note stating that all MRFs use some form of optical sorting technology has been added to the recycling table on Page
 - d. The table on Page 16 of the agenda item has been updated to reflect that SBC and Republic provide recycling cart information stickers or recycling information on the cart itself.
 - e. Based on the above information, the following sentence was removed from the end of the last paragraph on Page 11 of the agenda item regarding the Waste Management owned Hodgkins MRF. - This MRF appears to be the least advanced based on the information provided in the proposals.
 - f. The answer to question 10 on page 44 of the agenda item has been updated and references the response that was provided by Republic regarding waste audits on Page 25 of 46 of the agenda item.

2. *What would the cost impact analysis chart on Page 8 of 46 look like if a Sticker Only Household using 4 stickers/month selected a 35-gallon cart under options 2 and 3?*

Below is an updated table and description of user types that now includes the additional row (highlighted in yellow):

	Option 1 Current Program			Option 2					Option 3					
User Type **	SBC	Repub	LRS	Groot	SBC	Repub	LRS*	WM	SBC	Groot	LRS*	Repub	LRS* Opt 4	WM
Low Vol. HH	-\$2	-\$1	\$6	\$9	\$9	\$10	\$15	\$17	\$10	\$12	\$15	\$12	\$19	\$20
Low Vol. Sr. HH	-\$2	-\$1	\$6	\$8	\$9	\$6	\$12	\$15	\$10	\$10	\$12	\$7	\$16	\$18
Sticker Only HH (to 65 gal)	-\$4	-\$1	\$5	\$2	\$2	\$4	\$6	\$8	\$3	\$5	\$6	\$6	\$10	\$11
Sticker Only- (to 35 Gal**)	-\$4	-\$1	\$5	\$0	\$0	\$1	\$3	N/A	\$1	\$3	\$3	\$3	\$7	N/A
Avg. Cart HH	-\$4	\$1	\$5	-\$5	-\$5	-\$2	-\$2	\$3	-\$4	-\$2	-\$2	\$0	-\$5	\$6
High Vol. Cart HH	-\$24	-\$4	-\$21	-\$25	-\$26	-\$10	-\$23	-\$16	-\$25	-\$37	-\$23	-\$7	-\$31	-\$13

*LRS does not offer 35 gal carts to all residents – price comparison is 65 gal cart option

**The 35-gallon cart prices are used in the analysis for all vendors including LRS, which only offers a 35-gallon cart to seniors. Waste Management does not offer a 35-gallon cart.

**** Description of User Types**

- **Low Volume Household (HH)** - Currently uses 2 stickers/month, chooses a 35-gallon cart (if available) under options 2 and 3
- **Low Volume Senior HH** - A senior household that currently uses 2 stickers/month, chooses a 35-gallon cart (if available) under options 2 and 3. Option 1 pricing reflects 2 stickers/month.
- **Sticker Only HH (to 65 gal)** - Currently uses 4 stickers/month, chooses a 65-gallon cart under options 2 and 3
- **Sticker Only HH (to 35 gal)** - Currently uses 4 stickers/month, chooses a 35-gallon cart under options 2 and 3 (if available).
- **Average Cart HH** - Currently uses a 65 gal. cart + 2 stickers/month, which will continue under the new contract
- **High Volume Cart HH** - Currently uses a 95 gal. refuse cart and 95 gal. yard waste cart, which will continue under the new contract.