

Responses to Village Council Questions September 16, 2025

Active Agenda: [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 phasing of the installation of the stormwater management infrastructure? When will these improvements be completed? Will the stormwater management system be functioning prior to the construction of houses?*

The developer plans to construct the stormwater management system first. This includes the mass earthwork grading, the installation of the detention basins, the improvements to the existing wetland, and all associated stormwater piping which will convey water to the approved location. The developer anticipates these improvements, excluding plant materials, being completed within this year. The stormwater management system will be functioning prior to the construction of the homes.