

Nelson Meadow subdivision gets OK to try again



By Brian Slodysko TribLocal reporter Thursday at 12:38 p.m.



Photo by Brian Slodysko

Construction of the Nelson Meadow subdivision, a proposed home development that faltered along with the economy, has been given the green light to break ground after the Downers Grove village council approved changes to a development agreement sought by the contractor.

The changes, which were unanimously approved this week, are expected to make the project more affordable for the developer, Joel Andersen Homes Ltd., by enabling construction to be broken into two separate phases.

Three homes will be constructed in the first phase of the 11-home development that will eventually reside on a 4.8 acre plat stretching along Carpenter Street near Jefferson Avenue — one of the last remaining open spaces left for building in the village.

The other eight would come later, as permitted by the economy, with completion of construction required within five years of breaking ground.

At a council meeting in January, a number of the neighborhood's residents expressed skepticism about the project in part because of a number of street and infrastructure improvements that had been promised — but not delivered — in 2006 when the project was first approved.

Under the old agreement, neighbors were supposed to get widened streets, new water mains, and a sidewalk, in addition to new storm water detention facilities.

However despite last month's angst, on Tuesday the fears of those who addressed the council seemed to be allayed.

Perhaps that is because, in passing the agreement, the village also secured a greater line of credit that it can collect to make the street improvements if the developer backs out again.

Ultimately, if the developer rolls back on his obligation to fund the improvements, the village could collect on a line of credit the developer set up with a bank to ensure it can pay for the projects. In fact, under the new agreement, the amount the village can collect increased by about \$60,000, meaning about \$510,000 is available for sought after street amenities.