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July 26, 2010

Joel Andersen
Joel Andersen Homes, Ltd.
PO Box 845
Downers Grove, IL 60515

Re: Nelson Meadow Phasing Plan

Dear Mr. Andersen:

Per our meeting on June 2, 2010, the Village is willing to review a revised phasing plan for the Nelson Meadow Subdivision. It was discussed at that meeting that the Subdivision Improvement Agreement (Agreement) would need to be amended by the Village Council to allow homes to be built on Carpenter Street prior to the completion of all of the public improvements.

As you are aware, the Agreement requires that the developer post a security for all public improvements (streets, curbs, water mains, sidewalks, trees and stormwater detention). Additionally, the majority of those improvements must be completed prior to constructing any homes.

Per our discussion on June 2, staff may support a revised phasing plan for the development provided the following conditions could be met:

1. A revised cost estimate for all public improvements required by the Agreement must be provided for Village review. A monetary security for those improvements shall be posted prior to the issuance of any permits.
2. Revised engineering drawings depicting the exact phasing detail are provided by the developer for Village review. The plans will need to be updated reflect the changes in the Village's stormwater ordinance.
3. Construction of the following public improvements will be required prior to the issuance of any building permits for Lots 9-11:
 - a. Common grading for Lots 9-11.
 - b. Stormwater detention to accommodate Lots 9-11.
 - c. Sidewalks shall be constructed as part of the home construction for Lots 9-11 extending across the entire Carpenter Street frontage.
4. A provision shall be added to the agreement allowing the Village to vacate the plat of subdivision for the remaining platted, un-built lots within two (2) years of approval of the revised agreement if no substantial construction has been started for the remaining public improvements.

At the completion of our June 2, 2010 meeting, it was the Village's understanding that Andersen Homes would propose the necessary adjustments to the approved Agreement for Village review. As of the writing of this letter, no proposal has been received.

**COMMUNITY RESPONSE
CENTER**

630.434.CALL (2255)

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If you wish to pursue an amended agreement, staff would request that you propose specific changes to the terms of the Agreement. Staff will review and comment on the proposal and schedule the request for a First Reading at a Village Council meeting. Please contact me if you have any questions or would like to discuss this matter further at 630.434.5520 or jobrien@downers.us.

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Sincerely,
THE VILLAGE OF DOWNERS GROVE

Jeff O'Brien, AICP
Planning Manager
Community Development Department

C. Enza Petrarca, Village Attorney
Tom Dabareiner, Community Development Director
Mike Millette, Village Engineer

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