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February 28, 2006

Joel Anderson  
Joel Anderson Homes, Ltd.  
P.O. Box 845  
Downers Grove, IL 60515

**Re: PC 25-05 Nelson Meadow Subdivision (5737 Brookbank Road)**

Dear Mr. Anderson:

Last night the Village Council approved the Final Plat of Subdivision for Nelson Meadow (see attached Resolution 2006-21). The approval is subject to seven conditions.

Village authorization and a pre-development meeting are required prior to the start of site development activities. The following items must be addressed prior to authorizing site development activities:

1. Revised plans shall be submitted to the Department of Community Development with the following modifications:
  - a. Lot 8 shall include the detention area and a residential structure.
  - b. Installation of a public sidewalk on the west side of Carpenter Street adjacent to Lots 8, 9, 10, and 11.
  - c. The proposed eight (8) inch water main along the south property line shall be modified to minimize negative impacts to the trees on the adjacent property. The plans shall indicate the exact nature of the trenchless technology to be used to install the water main.
  - d. A tree preservation plan for the trees along the south property line shall be provided. Appropriate preservation measures shall be utilized to ensure the long-term health of the trees.
  - e. A photometric plan for the entire development including street lights on Carpenter Street shall be provided indicating light levels.
  - f. A landscape plan for the detention basin shall be provided.
  - g. Indicate where the new parkway trees will be planted or indicate that the planting will be done by the Village of Downers Grove.
  - h. A revised cost estimate for public and stormwater improvements (to accommodate the revisions to the plans) shall be provided.
  - i. Compliance with all other outstanding issues outlined in the Public Works memorandum dated October 28, 2005.
  - j. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated August 23, 2005.
  - k. All revisions to the plans must be in substantial conformity with the approved plans referenced in Resolution 2006-21.
2. Payments of School and Park District donations of \$11,091.08 to District 58; \$6,897.60 to District 99 and \$22,708.01 to the Park District (grand total of \$40,696.69) payable to the Village of Downers Grove.
3. The petitioner shall execute of the revised Subdivision Improvement Agreement. The Village Attorney is revising the agreement based on the direction of the Village Council. The revised agreement will be sent to you under separate cover. The executed agreement shall be recorded prior to the commencement of site development activities. Please note that the Village *will not* execute the agreement until the final engineering plans are received.



4. A revised original Plat of Subdivision shall be submitted to the Village for execution. The plat shall include a seventy (70) foot right-of-way for Nelson Court and a thirty-two (32) foot building line for the lots fronting Brookbank Road and Carpenter Street.
5. The following permits will be required prior to the commencement of site development activities:
  - a. Stormwater permit (application attached).
  - b. Water permit (application attached).
  - c. Downers Grove Sanitary District permit (please contact the Sanitary District at 630.969.0664 for more information).
  - d. Right-of-way permit (application attached).
  - e. Illinois Environmental Protection Agency (IEPA) permit.
6. Prior to the issuance of Village of Downers Grove Permits, the appropriate bonds, securities and fees will need to be posted with the Village. These fees can only be calculated upon the receipt of revised plans.

The Project Manager for site development permitting is Jon Hall. Please contact Mr. Hall at 630.434.5490.

Building permits are required for the construction of the houses. Please note that the building plans for the house on Lot 8 are subject to review and approval by the Village Manager. You may proceed with the submittal of building permit applications, however, no building permit shall be issued until the site improvements are installed per Village Code. Please contact Mark Mourek at 630.434.5518 to discuss building permit issues.

The above conditions *must* be addressed prior to the commencement of site development activities. Please do not hesitate to contact me at 630.434.5520 with any additional questions.

Sincerely,

The Village of Downers Grove

Jeff O'Brien, AICP  
Planner, Department of Community Development

Cc. Don Rosenthal, Director of Community Development  
Jon Hall  
Mark Mourek