

Jefferson Avenue

Neighborhood Recommendations

Village of Downers Grove
Plan Commission Hearing
File PC-25-05
October 3, 2005

John Schofield
1125 Jefferson Avenue



Thanks!

- To all our neighbors who have participated in this effort
- To the Village Planning Department for an open process and fair treatment
- To the Petitioner for relocating the “Stabilized Construction Entrance” as promised in the July 28th neighborhood meeting
- To the Plan Commission and Village Council for hearing our recommendations



Background

- Neighborhood prompted to organize by the pre-emptive tree removal on April 13-14, 2005
- Initially the 7 most impacted families, expanded to 14 families plus others from neighboring streets
- Viewed plans dated April 21st
- Formulated recommendations in 9 categories
- Recommendations to Village officials on May 12th and to Petitioner and Village officials on July 28th
- Plan Commission has copies of our detailed recommendations in the written record

Goals

- Preserve the essential character of the existing neighborhood
- Maintain safety of residents and properties
- Minimize disruption by construction
- Revise the current proposal to better balance the needs of
 - the existing neighborhood
 - the Village common good
 - the developer
 - the incoming new neighbors

Recommendations in 9 Categories

1. Construction entrance
2. Stormwater management
3. Jefferson Avenue infrastructure
4. Air quality and health concerns during construction
5. Traffic control for construction traffic on Jefferson Avenue
6. Jefferson Avenue buffer set-backs and treescape
7. Cul-de-sac entrance location
8. Brookbank Road R.O.W. path and treescape
9. Detention pond impact on existing trees and pedestrian path

**Plan Commission
Requested Action**

Requested Action

1. Find that no “practical difficulties or particular hardships” are claimed or proven by Petitioner
 - therefore reject all proposed exceptions

Exception Analysis

An exception shall be recommended by the Plan Commission

only if it finds that there are **practical difficulties** or **particular hardships**

in the way of carrying out the **strict** letter of the provisions of this Chapter.

– 1st sentence of 20-603(c)

Exception Analysis


- Jefferson Avenue R.O.W dedication width (33 feet instead of 35 feet)
- Nelson Court stem R.O.W. dedication width (33 feet instead of 35 feet)
- Nelson Court cul-de-sac mountable curb
- Brookbank Road R.O.W. dedication width (33 feet instead of 35 feet)
- Carpenter Street R.O.W. dedication width (33 feet instead of 35 feet)
- Carpenter Street curb, gutter, and sidewalk
- Carpenter Street lighting

Exception Analysis

- Rejecting all the R.O.W exceptions helps to retain the established lines of home fronts – neighborhood character
- Rejecting the R.O.W exception on Jefferson Avenue matches the prior R.O.W. dedication width on the south side of Jefferson Avenue fronts – neighborhood character
- Accepting any of the R.O.W exceptions narrows the parkways by 2 feet, making the streetscape less symmetrical
- Accepting any the R.O.W exceptions allows new homes 2 feet closer to the roadway pavement, making the streetscape less symmetrical
- A “rural/country character” can be equally implemented with 33-foot or 35-foot R.O.W. width dedications
- The roadway pavement width remains the same regardless of the width of the R.O.W.
- Street lighting is a safety issue

“Nelson Meadow” Subdivision Exception Analysis

An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Chapter. [1st sentence of 20-603(c)]

<i>Exception</i>	<i>Stated Justification for Exception</i>	<i>Practical Difficulty</i>	<i>Particular Hardship</i>	<i>Impact</i>
Jefferson Avenue R.O.W. dedication width (33 feet instead of 35 feet)	“Per Public Works/Engineering staff”	None	None	Rejecting this exception helps to retain the established line of home fronts on Jefferson Avenue, and matches the prior R.O.W. dedication width on the south side of Jefferson Avenue. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement, making the streetscape more asymmetrical. The roadway pavement width remains the same in both cases.
Nelson Court stem R.O.W. dedication width (33 feet instead of 35 feet)	“Per Public Works/Engineering staff”	None	None	Rejecting this exception helps to retain consistency with the established line of home fronts on neighboring Jefferson Avenue. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement. The roadway pavement width remains the same in both cases. A narrower R.O.W. dedication also makes it more difficult to widen the arc of the inside corner at Jefferson Avenue and Nelson Court.
Nelson Court cul-de-sac mountable curb	“Provides a much cleaner more consistent look along the cul-de-sac and avoids the requirement of multiple curb cuts at every driveway along the cul-de-sac”		None	Appears to provide genuine benefit to the new homeowners as well as the Petitioner because it affords easier parking along the curved cul-de-sac.

Page 1 of 2

“Nelson Meadow” Subdivision Exception Analysis

<i>Exception</i>	<i>Stated Justification for Exception</i>	<i>Practical Difficulty</i>	<i>Particular Hardship</i>	<i>Impact</i>
Brookbank Road R.O.W. dedication width (33 feet instead of 35 feet)	“Per Public Works/Engineering staff”	None	None	Rejecting this exception helps to retain the established line of home fronts on Brookbank Road. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement. No “rural/country character” remains if the west line of trees greenspace and walking path are destroyed. The roadway pavement width remains the same in both cases.
Carpenter Street R.O.W. dedication width (33 feet instead of 35 feet)	“Rural/country character”	None	None	A “rural/country character” can be equally implemented with 33-foot or 35-foot R.O.W. width dedications. Rejecting this exception helps to retain the established line of home fronts. Accepting this exception narrows the parkway by 2 feet and allows the new homes 2 feet closer to the roadway pavement, thus diminishing the “rural/country character” of Carpenter Street and making the streetscape more asymmetrical. The roadway pavement width remains the same in both cases.
Carpenter Street curb, gutter, and sidewalk	“Rural/country character”	None	None	Rejecting this exception provides required standard public improvements. Residents of the street should be polled for their preference
Carpenter Street lighting	“Rural/country character”	None	None	Rejecting this exception improves safety as the number of homes and traffic increase and satisfies residents’ preference as well as Village standards.

Respectfully submitted to the Downers Grove Plan Commission by John Schofield on behalf of the Jefferson Avenue Neighbors.

Page 2 of 2

Requested Action

1. Find that no “practical difficulties or particular hardships” are claimed or proven by Petitioner
 - therefore reject all proposed exceptions
2. Find that the proposed Plat and plans “will alter the essential character of the locality”
 - therefore reject the petition as submitted
3. Recommend that Village Council not approve petition as submitted
4. Request that Petitioner redraw the plan to better balance the needs and recommendations of the neighborhood, the Village common good, the developer, and the incoming new neighbors

Thank you!