

Jefferson Avenue Set-Back Buffer

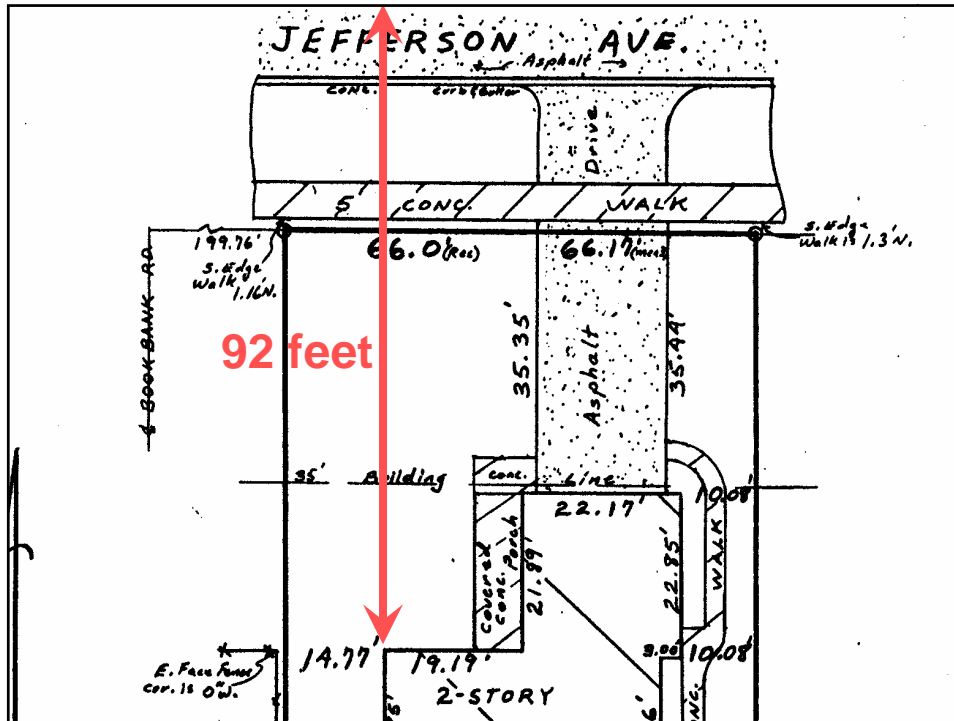
Village of Downers Grove
Plan Commission Hearing
File PC-25-05
October 3, 2005

Beth Riordan
1133 Jefferson Avenue





Building Lines



Jefferson Avenue Set-Back Buffer Requested Action – Building Line

- Require Front Building Set-Back Line on North side of Jefferson Avenue
- To align with average fronts of homes at 1202-1232 Jefferson
- To match geometry on South side of Jefferson Avenue (1117-1137, our homes)
- Minimum 35 feet Building Line front set back
- Minimum 70 feet from the street center line
- Additional buffer up to a total 90 feet from center of the street to front of homes because the new homes will be on higher elevation and also much larger and taller
- Provide room to replace the lost parkway treescape with 13 trees in two rows
- Alternative to Building Line is equivalent additional R.O.W. dedication in lieu of Building Lines requirement



Petition

To the Village of Downers Grove Plan Commission and Village Council:

We, the undersigned Neighbors of the proposed "Nelson Meadow" subdivision, petition the Village of Downers Grove to preserve the open and airy country character of our established Neighborhood by requiring Front Building Set-Back Lines that extend the existing uniform lines of home fronts across to the proposed new subdivision lots.

We are very concerned that, without uniform Front Building Set-Back Lines of at least 35 feet (at least 70 feet from the street center line), the proposed "Nelson Meadow" subdivision will have a deleterious impact on the unique character and appearance of our Neighborhood and on the value of our properties.

