


“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.

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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.