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August 18, 2006

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

**Re: Nelson Meadow Subdivision  
Site Development Review 3  
5737 Brookbank Road  
Stormwater Permit No: 06-13-SWM-1885  
Right-of-way Permit No: 06-13-PWS-1886**

Dear Mr. Andersen:

The Village of Downers Grove has completed a site development permit review for Nelson Meadow Subdivision, based on the following documents:

- Site Engineering Plans revised 7/21/06 **REVISE**
- Catchbasin SB3 grading detail revised 8/16/06 **APPROVED**
- Plat of Subdivision revised 5/9/06 **APPROVED**
- Cost estimate revised 6/2/06 **APPROVED**
- Photometric plan revised 4/5/06 **APPROVED**

The plans will be approved for construction of public improvements upon receipt of the following:

- All applicable fees and security (summary attached).
- Eight (8) sets of the final approved engineering plans, sealed by the engineer, incorporating grading revisions per SB3 area detail dated 8/16/06.
- Four (4) sets of the landscape plan for Lot 8, revised per below comment # 24.
- Approval notice from the Downers Grove Sanitary District
- Completion of a preconstruction meeting with Village representatives, including agreement on the perimeter fencing plan and sequence.
- Completion of all resident notice requirements in accordance with new site management ordinance (draft attached).

The Village will be contacting you soon to schedule a pre-construction meeting. Among the topics for discussion are the project schedule and the new Village standards for perimeter chain link fencing and other new site management standards.

Comments from our June 30, 2006, letter are shown in italics, with updated current status following in bold.

1. *Revise the Plat of Subdivision (per the Subdivision Improvement Agreement) to include a thirty-two (32) foot front building line for all properties fronting on Brookbank Road and Carpenter Street. This restriction affects Lots 1, 2, 3, 9, 10, and 11.*  
**ACCEPTED**

2. *Add the phrase "30 FT. BUILDING SETBACK" and corresponding line adjacent to Jefferson Avenue and Nelson Court on the Plat of Subdivision.*  
**ACCEPTED**



3. *Revise General Note # 30 to require a 2-year Maintenance Guarantee subsequent to Acceptance of Public Improvements (sheet 2).*  
**ACCEPTED**
4. *Clarify in notes and details that no reinforcing steel shall be placed within a public sidewalk without specific permission of the Village inspector, including utility trench crossings (sheets 2-5).*  
**ACCEPTED**
5. *Add to Storm Sewer Notes the requirement for television inspection, at the developer's cost, of all storm sewer before final acceptance (sheet 2).*  
**ACCEPTED**
6. *Revise storm structure frame and grate model numbers on the Utility Plan. Utilize Type 1A heavy duty (for road) and Type 8 (beehive) for turf and landscaped areas. Closed lids shall be stamped with "STORM" in the middle with a minimum of 1 pick hole (sheets 2 & 9).*  
**ACCEPTED**
7. *Remove the requirement to place wire mesh anywhere within the Right-of-Way, including the drive approach and sidewalk (sheets 2-3).*  
**ACCEPTED**
8. *Add a detail for the repair of a trench located in an existing road.*  
**ACCEPTED**
9. *Revise P.C.C. sidewalk detail and notes to include a compacted CA-6 base minimum of 4" (sheet 3).*  
**ACCEPTED**
10. *Include a 6" thickness requirement for P.C.C. residential drive approaches and public walk passing thru the approach (sheet 3).*  
**ACCEPTED**
11. *Show plan and detail for temporary chain link fence along the south property lines to protect the off-site walnut trees. Add this sheet to the Site Engineering plan set (sheets 7-9 & 12).*  
**ACCEPTED - Coordinate with Forester for precise fence placement.**
12. *Add standard Village Erosion/Sedimentation Control notes. Include street sweeping schedule and address dust control (sheet 12).*  
**ACCEPTED**
13. *Address potential street light / driveway conflict for Lot 4 on Jefferson Avenue (sheet 9).*  
**ACCEPTED**
14. *Show proposed streetlight power wiring diagram, concrete base detail, power box location, control box location, detail for placement from curb, and photo cell locations (sheets 5 & 9).*  
**ACCEPTED - Forthcoming details to be coordinated with Village. Submit manufacturer's spec sheets prior to purchase.**

15. Provide profile for proposed water main under the detention basin.

**ACCEPTED**

16. Connect existing water services on the south side of Jefferson to the new water main via sleeve couplings within the roadway. Eliminate B-box relocations and south parkway disturbance (sheets 9-10).

**ACCEPTED**

17. Replace all existing water main between the two proposed tees within the Brookbank / Jefferson intersection (sheets 9-10).

**ACCEPTED**

18. Provide water vault and valve for proposed stub on Brookbank south of Jefferson (sheets 9-10).

**ACCEPTED**

19. Revise retaining wall exhibit for Carpenter ROW so that the wall is above the walk rather than below the walk (note that color rendering shows an area for landscaping between the walk and the wall that is not shown on the cross-section).

**ACCEPTED - Incorporate catchbasin SB3 area grading detail and associated retaining wall revision into final plan set.**

20. Show street sign details and locations (sheets 5 & 7). The Village may elect to install the signs and invoice the developer.

**ACCEPTED**

21. Revise tree preservation plan sheet to be consistent with erosion control plan (i.e. show limits of chain link fence on both). Temporary fence posts installation must be coordinated with the Village Forester for possible inspection.

**ACCEPTED**

22. Provide water quality best management practice for Brookbank Rd. and Jefferson Av. runoff in the parkway south of EX1.

**ACCEPTED**

23. Please revise the design of the path south of the detention basin to the following cross-section. Excavate four (4) inches below existing grade and place six (6) inches of wood fibers (chips or mulch). Do not compact either the sub-grade or the wood fibers. Coordinate with the Village Forester for appropriate material sources. This revised design should help prevent tree damage.

**ACCEPTED**

**The following additional comments are based on the most recent submitted information.**

24. Revise the provided Lot 8 landscape plan as follows:

- a. Replace all (10) moonbeam creopsis with Zagreb.
- b. Replace the (8) spring snow crab with another crab that is not susceptible to scab.

25. As discussed previously, detailed grading revisions will be needed on the future individual lot grading plans, including but not limited to the following:
- a. Swales generally following easements to collect drainage from other lots. (e.g. south of Lots 2 and 5)
  - b. Precise design of driveway grades to minimize runoff that is not routed to the detention basin (e.g. Lots 3 and 4 along Jefferson Ave)
  - c. Ensure that entire sidewalk along Lot 8 frontage on Nelson Court drains to the detention basin.

**The following items are required to continue Site Development Permit review:**

- *Revised site engineering plans per above comments.*  
**REVISE PER ABOVE COMMENTS.**
- *Revised Plat of Subdivision.*  
**ACCEPTED**
- *Revised cost estimate*  
**ACCEPTED**
- *Landscape plan for detention easement area. The provided rendering and planting list are not adequate. The landscape plan shall indicate location, types of plant material and quantities of plant material.*  
**NOT ACCEPTED – Refer to above Comment # 24.**

**The following additional items are required prior to issuance of a Site Development Permit:**

- *Approval of site engineering plans.*  
**NOT ACCEPTED**
- *Approval of Plat of Subdivision.*  
**ACCEPTED**
- *Approval of Cost Estimate.*  
**ACCEPTED**
- *Completion of the following:*
  - *Stormwater permit application*  
**ACCEPTED**
  - *Downers Grove Sanitary District*  
**NOT RECEIVED**
  - *Illinois Environmental Protection Agency (IEPA) water permit.*  
**ACCEPTED**
  - *IEPA NPDES Notice of Intent for construction activity.*  
**ACCEPTED**
- Payment of all required review and inspection fees (to be determined).
- Payment in the amount of \$9514.80 for parkway trees to be installed by the Village.
- Public improvement and stormwater performance securities (letter of credit).

- Payment of school and park donations to the Village (TOTAL = \$40,696.69).
  - School District 58 amount of \$11,091.08.
  - School District 99 amount of \$6,897.60.
  - Park District amount of \$22,708.01.
- Execution and recording of the Subdivision Improvement Agreement.

**The following additional items are required prior to commencement of construction after issuance of the Site Development Permit (listed in order):**

- *Provide the Village with a mylar original of the Plat of Subdivision with all signatures and County Recorder's stamp.*
- ACCEPTED**
- *Field pre-construction meeting with Village Project Manager, Project Inspector, and other Village staff.*
  - *Installation of all required erosion control and tree protection measures.*
  - *Staking of excavation limits between west Brookbank curb and trees to be preserved in the western parkway.*
  - *Inspection of all installed erosion control, tree protection, and excavation stakes*

**The following additional items will be required prior to issuance of the first building permit for the subdivision:**

- Substantial completion of Public Improvements (**includes soil stabilization**).
- Street signs installed.
- Street lights functioning.
- Water main pressurized and chlorinated and IEPA operating permit issued.
- As-built plan for water main, storm sewers, detention basin, and critical overland flow elevations (including detention volume calculations).
- Letter of substantial completion from the Downers Grove Sanitary District.
- Please note that the building plans for the house on Lot 8 are subject to review and approval by the Village Manager.

**The following additional items will be required prior to acceptance of public improvements within the subdivision.**

- Final as-built survey and detention volume calculations.
- Completion of public improvements.
- Waivers of lien from all subcontractors.
- 2-year maintenance letter of credit for public improvements.
- Certification by an Illinois registered professional engineer to the effect that all public improvements have been completed substantially in accordance with the final plans and specifications.

Please do not hesitate to contact me at 630.434.5490 with any additional questions.

Sincerely,

The Village of Downers Grove

Jonathan C. Hall, P.E.  
Site Development Project Manager / Development Engineering Manager

c: Don Rosenthal, Director of Community Development  
Jeff O'Brien, Project Planner  
David Barber, Director of Public Works  
Michael Millette, Asst. Director of Public Works – Engineering  
Alicia Humphries, Stormwater Management Engineer  
Mark Feijoo, Project Engineering Inspector

att.