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January 2, 2006

Village Council  
Downers Grove, IL

Re: Proposed Nelson Meadow Detention Area

Dear Mayor and Commissioners:

With regard to the proposed Nelson Meadow subdivision, I believe that the petitioner has failed to show that a safe and reasonable storm water detention area can be constructed with the proposed lot configuration. (I am not questioning the capacity or outflow rate of the detention area.) My remarks apply to the engineering drawings dated September 26, 2005, which were reviewed at the December 12 Plan Commission hearing.

Note that, due to the current grade of the property, which slopes down about 12 feet over the area in question, the proposed detention area would have an unusual topography: the west end would be formed by excavating a depression, and the east end by building up an earthen dam. I have attached several drawings to illustrate my four points. Figure 3 is taken from the petitioner's "Grading Plan" dated 9-26-05. I have drawn Figures 1 and 2 to scale, based on Figure 3.

1. **Unsafe Slope Beside Walking Path.** Figure 1 shows a cross section looking east toward Carpenter Street along the proposed public walking path easement. The section is near the east end of the proposed retaining wall. The slope would be at least 36%. The generally recommended maximum slope for safe maintenance is 25%.

2. **Encroachment of Grading upon Village Parkway.** Figure 2A shows a cross section at the south boundary of Lot 9, looking north along Carpenter Street. The proposed grading would require about four feet of fill on part of the village parkway, would extend nearly to Carpenter Street, and would create an unsafe slope of 33% on village parkway.

3. **Unsafe (and Unsightly) Dam Along Carpenter Street.** Figure 2B shows a cross section of the proposed dam just south of the spillway, looking north along Carpenter Street. Note that the bottom of the proposed detention area is at the same elevation as Carpenter Street, and the dam is eight feet high. The slope is unsafe at 33%. If not for the traffic on Carpenter Street, this would be a nice sledding hill for neighborhood kids.

4. **Inconsistency of Plan with "Downers Grove Tree Protection Requirements".** See the "Preserve Tree" notation (top right) in Figure 3. This refers to a 30 inch silver maple on village parkway. The dotted circle (radius 30 feet) is the industry-standard Critical Root Zone. The smaller dotted rectangle (10 by 30 feet) applies to village parkway trees greater than 24 inches: it is the minimum area that must be fenced and undisturbed. The grading plan shows substantial regrading within the fenced area.

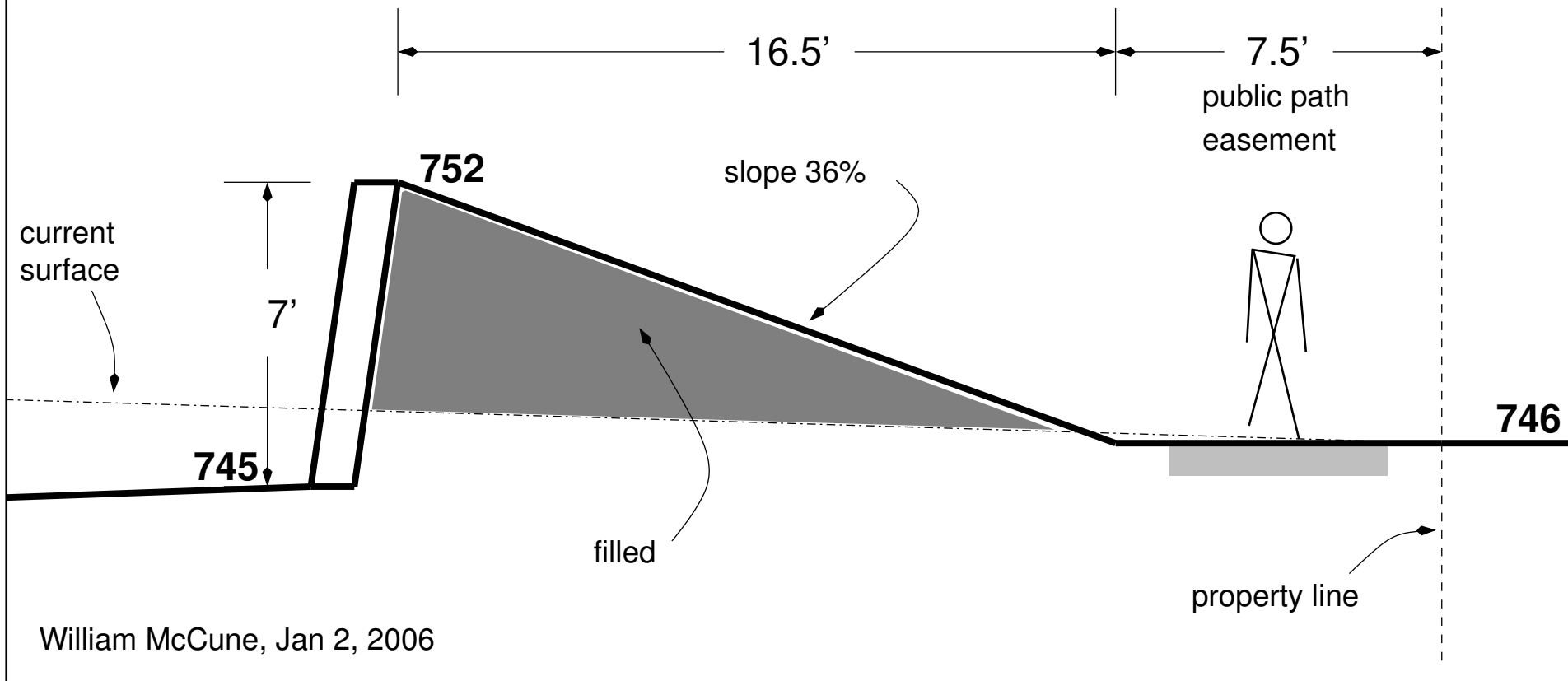
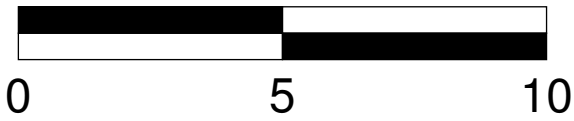
I ask that the village council consider these points when deciding whether or not to approve the Nelson Meadow Plat of Subdivision as shown on the September 26 drawings.

Sincerely,

William McCune

cc: Cara Pavlicek, Dave Fieldman, Jeff O'Brien

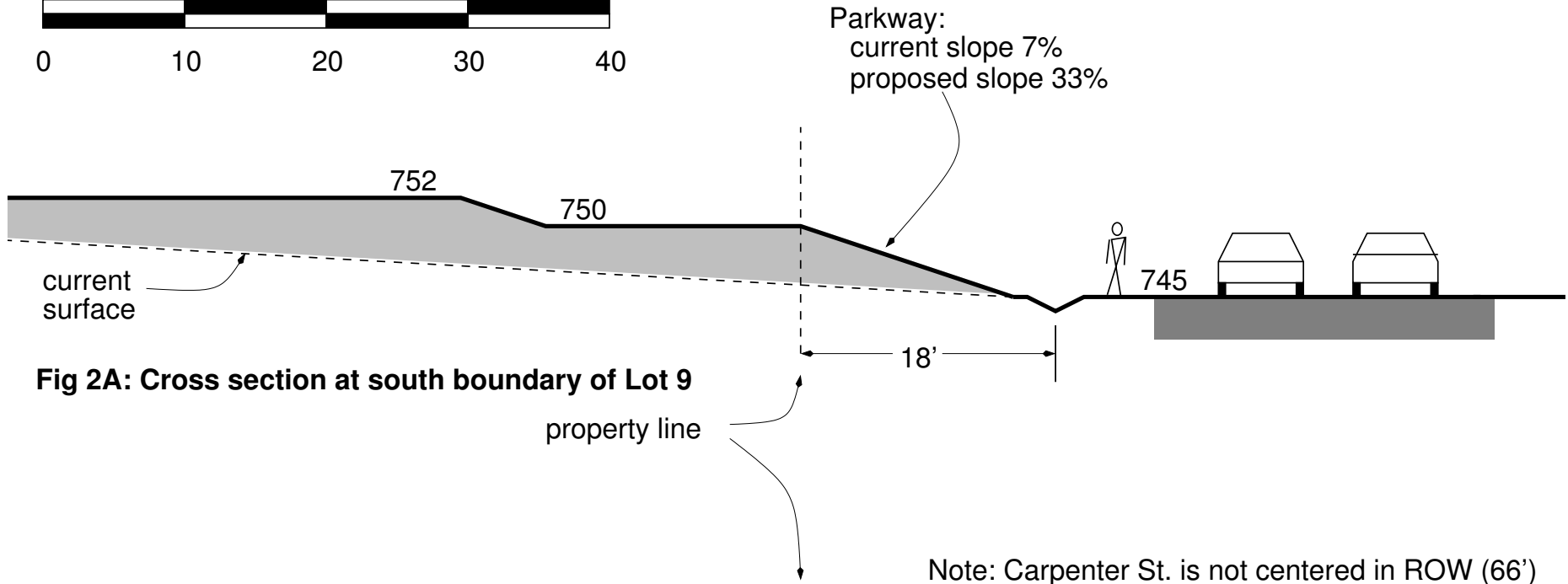
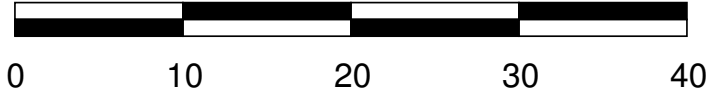
# East end of wall, looking east toward Carpenter



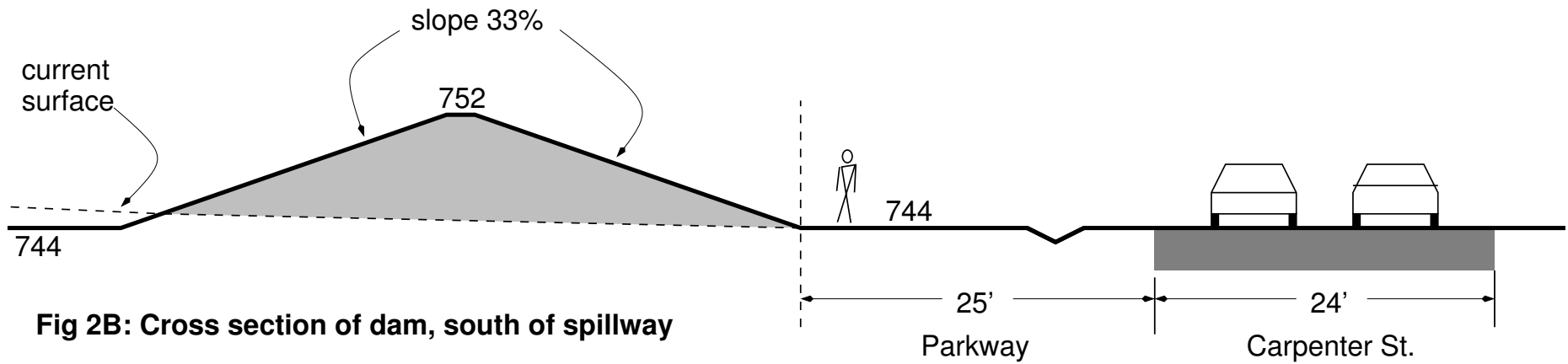
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Figure 1

# Two cross sections, looking north along Carpenter

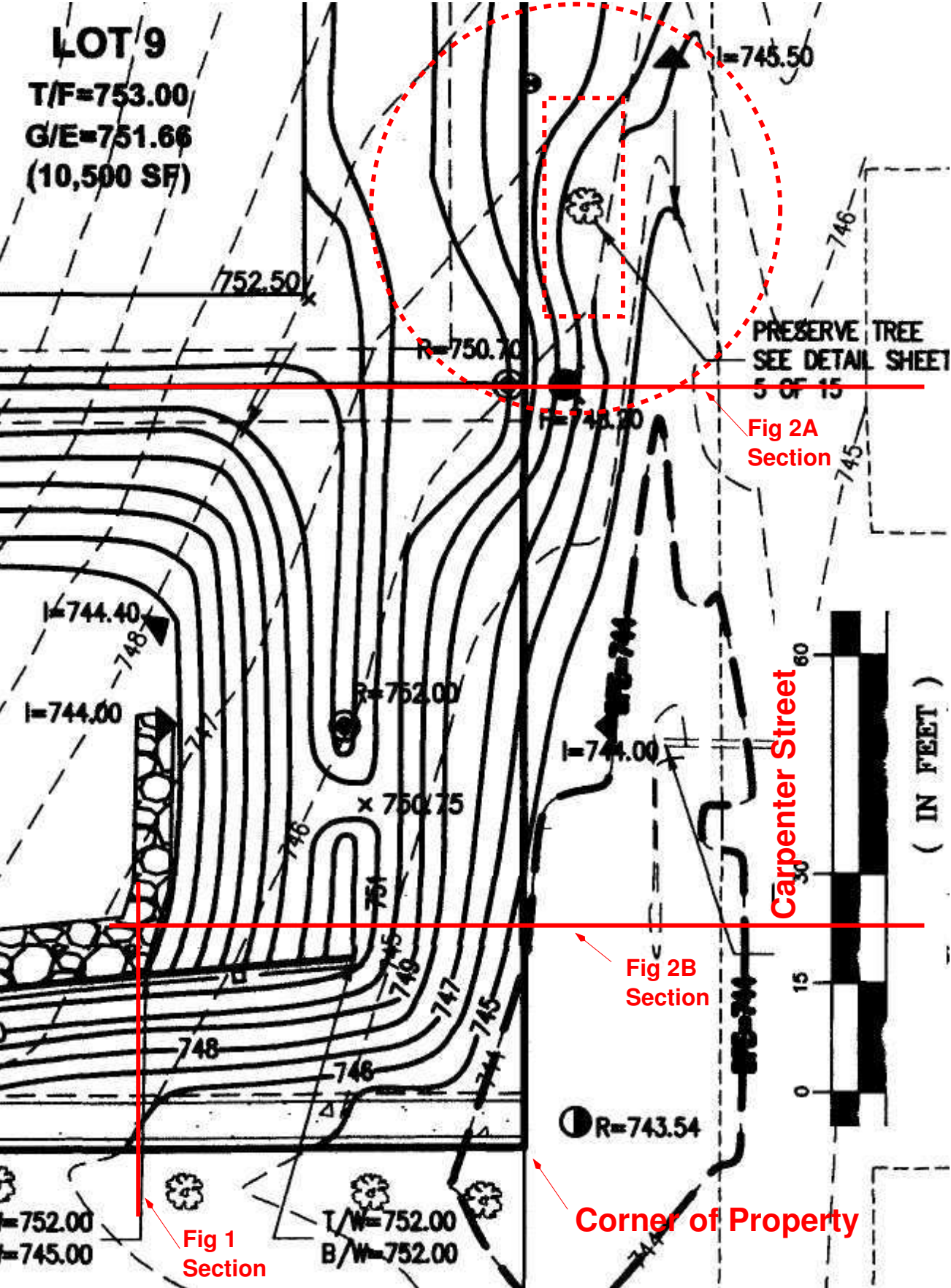


Note: Carpenter St. is not centered in ROW (66')



William McCune, Jan 2, 2006

Figure 2



**Figure 3**

From "Grading Plan 9-26-05" by CML  
 Additions (in red) by William McCune, Jan 2, 2006