

PLAN COMMISSION
MINUTES
AUGUST 9, 2012

The meeting was called to order by Acting Chairman Todd Buckton at 7:31 p.m. Plan Commissioners Craig Bromann, Tim Elliott, Tracy Heming-Littwin, Ray Whalen and Lyn Whiston were present. Plan Commissioners Erik Ford, Jeff Girling, Heidi Lannen, Jay Strayer and Chairman Julie Fullerton were excused. Also present were Trustee Liaison Robert Friedberg, Village Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Daniel Schoenberg, Traffic Engineer with James Benes and Associates, and Recording Secretary Barbara Utterback.

Plan Commissioner Elliott moved, seconded by Plan Commissioner Heming-Littwin, to approve the minutes of the June 14, 2012 Plan Commission meeting. The motion carried unanimously by voice vote.

Before a vote was taken to continue the public hearing for the Deer Glen II Subdivision, two residents spoke regarding that subdivision.

Audrey Cibulka, President of the North Glen Valley Homeowners Association, 1N736 Goodrich, Glen Ellyn, Illinois thanked the Plan Commission for their patience and understanding regarding the large number of residents who spoke regarding the proposed Deer Glen II Subdivision.

Joyce Oleck, 22W025 Second Street, Glen Ellyn, Illinois thanked the Plan Commissioners for hearing the residents at the last public hearing regarding the Deer Glen II Subdivision. She also specifically thanked Chairman Fullerton and Plan Commissioners Elliott and Buckton for the good questions they posed to the petitioner.

Plan Commissioner Bromann moved, seconded by Plan Commissioner Elliott, to continue the public hearing for the Deer Glen II Subdivision opened on May 31, 2012 and continued on July 12, 2012 for various zoning and subdivision approvals related to the proposed Deer Glen II Subdivision until Thursday, August 23, 2012. The motion carried unanimously by voice vote.

Acting Chairman Buckton stated that on the agenda was a second pre-application meeting for Amber Ridge subdivision at 760 Sheehan Avenue.

PRE-APPLICATION MEETING – 760 SHEEHAN AVENUE, AMBER RIDGE SUBDIVISION. SECOND PRE-APPLICATION MEETING REGARDING THE PROPOSED SUBDIVISION OF 9 ACRES LOCATED AT 760 SHEEHAN AVENUE INTO 23 NEW SINGLE-FAMILY HOME LOTS. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ROUTE 53 AND SHEEHAN AVENUE IN THE R2 RESIDENTIAL ZONING DISTRICT.

(Jon Isherwood, petitioner)

Staff Introduction

Planning and Development Director Staci Hulseberg and Village Planner Michele Stegall were present on behalf of the Village. Ms. Stegall stated that on May 10, 2012, the Plan Commission conducted a pre-application meeting for the Amber Ridge subdivision with a second pre-application meeting being held this evening. Ms. Stegall stated that the subject property which is just under nine (9) acres is at the northwest corner of Sheehan Avenue and Route 53 and is zoned R2 Residential District. She added that Glencrest Middle School is located across the street immediately south of the property and immediately to the north and to the west is R2 zoning and single-family homes.

Ms. Stegall stated that also in the Plan Commissioners' packets was correspondence from the Public Works Department, Police Department and Volunteer Fire Company on the issue of the road design. Also distributed just prior to this meeting were a memo from Planning and Development Director Staci Hulseberg dated May 30, 2012 regarding the Montclair extension, an e-mail from Sean Buckley to Michele Stegall regarding a letter to residents regarding Amber Ridge and the Rolling Hedge site plan, and a memorandum from Kasey Matthews regarding the Subdivision Code from 1979. Ms. Stegall also stated there were excerpts of minutes and transcripts from the public hearings from the Rolling Hedge Subdivision that contain information about the future extension of Montclair Avenue and the cul-de-sac being constructed as a temporary cul-de-sac. Ms. Stegall stated that a number of residents in the surrounding area are strongly opposed to any extension of Montclair Avenue that includes a connection to Sheehan Avenue, and a petition from the residents in the Rolling Hedge and Brentwood Subdivisions north of the site was included in the Plan Commissioners' packets.

Ms. Stegall stated that since the May 10, 2012 pre-application meeting, there have been a number of ongoing discussions about the project regarding the road design for the development and the potential extension of Montclair Avenue. She stated that the Village management team has expressed support for the S-shaped road design and she added that the reasons for that recommendation were outlined in a July 17, 2012 letter from Director Hulseberg as follows: The preferred layout increases circulation and access to various points of this residential area. The road was planned to extend through to Sheehan when the Rolling Hedge Subdivision to the north was developed in the late 1970's. The S shape road design provides multiple points of entry to the existing and proposed single-family neighborhoods for emergency response, deliveries, and area residents. It removes a cul-de-sac with a 50-foot radius that does not meet Village standards (Village standard is a 100-foot radius). It eliminates a sub-standard turning radius for snow plows, garbage trucks, some delivery vehicles, fire trucks and other large vehicles. It addresses the concern raised by School District 89 about having a road connection in the area of their westerly parking lot which is a bus staging area. Ms. Stegall stated that a traffic study included in the Plan Commissioners' packets was conducted by James J. Benes and Associates that preliminarily identified and evaluated the pros and cons of five road designs for the development. She added that a full traffic study will be conducted in the fall after school has begun in order to get accurate traffic counts. Ms. Stegall also stated that a meeting was recently held with the Village traffic

consultant, representatives from various Village departments, neighbors and the developer to review the traffic study and, as a result, the developer has indicated that they are only amenable to two of the road designs--the S design and the long cul-de-sac design. Ms. Stegall stated that a long cul-de-sac would require a variation from the Subdivision Code. She added that the maximum length of a cul-de-sac permitted by the Subdivision Code is 500 feet and that based on this concept plan, it is estimated that the length of the cul-de-sac in this design would be approximately 1,100 feet and 32 homes would be on the cul-de-sac. Ms. Stegall clarified that the measurements were taken from the intersection of Glenbard Road and Montclair Avenue. Ms. Stegall added that some concerns have been expressed by staff regarding the long cul-de-sac design and the impact it could have on the Glenbard Road and Route 53 intersection. She stated that if there is a long cul-de-sac design, all of the new traffic generated from the development would need to pass through the neighborhoods to the north and if any of the vehicles wanted to turn left onto Route 53, the most logical location for them to do so would be at the Glenbard and Route 53 intersection. She also added that a connection to Sheehan would allow the residents of the new subdivision and the existing subdivision to the north access to Sheehan and Route 53 which is a controlled intersection which is typically deemed safer. Ms. Hulseberg clarified that the Fire Chief and the Public Works Director are in favor of the connection going through from Montclair and that notes attached to a memo indicated an intent to extend it at some point. She added that the School District is concerned with any type of road access on the westerly end that might conflict with buses.

Ms. Stegall added that she believes the petitioner will be looking for additional feedback from the Plan Commissioners regarding requested zoning variations and lot coverage ratio.

Ms. Hulseberg stated that staff has been responsive to the residents with e-mails and meetings and have been encouraging the residents to engage in dialog regarding this project.

Police Chief Norton stated he had been asked by a resident if Montclair needs to go through to the new subdivision in order for adequate police protection to be provided. He responded that his answer is that is not necessary. He stated that the Fire Chief has been very clear that he wanted the cul-de-sac to go through for safety reasons, and Chief Norton supports the Fire Chief's recommendation. Chief Norton stated that his preference is not for the C design as that is not the best design from a public safety standpoint.

Petitioner's Presentation

John Isherwood, K. Hovnanian Homes, 1806 S. Highland Avenue, Lombard, Illinois, the representative for Amber Ridge Subdivision at 760 Sheehan Avenue, provided an update of changes to the site plan that have occurred since May 10. Mr. Isherwood described the location of the 9-acre site currently proposed for 23 lots or 2.6 units per acre. He added that the subject property is zoned R2 and is annexed to the Village of Glen Ellyn.

Mr. Isherwood displayed the most recent plan submitted to the Village with the entrances and exits to Glen Crest Middle School highlighted. He stated that after meeting with school personnel and residents, they believe that any plan that has an ingress and egress adjacent to school entrances and exits is not a good plan due to traffic and safety reasons.

Mr. Isherwood described some lot line redelineations. He stated that at the previous Plan Commission meeting, the largest lot was 20,000 square feet which has now been reduced to 15,000 square feet. He also stated that the smallest lot that was 8,712 square feet is now 8,800 square feet. Mr. Isherwood stated that 7 lots in lieu of 13 lots have become larger than 9,000 square feet. He added that the reason for the lot size changes is to have a larger variety of lot sizes within the community. Mr. Isherwood stated that a rear yard variance was previously requested on all of the lots in order to build structural options onto the rear of the homes, however, that variance request has since been limited to 4 lots. He added that an additional 6 feet is needed to build base homes on these lots because of the curve of these lots. Mr. Isherwood stated that landscape buffers will be added on the north and west sides of the subject property. Mr. Isherwood added that much discussion has been had with the local residents regarding the proposed plan.

Regarding the street layout, Mr. Isherwood stated that five plan concepts were reviewed and that the upside-down U plan that does not include a connection to Montclair Avenue is strongly preferred by the residents. He added that the petitioner prefers the S plan which he displayed. He also highlighted the reasons why they preferred that plan as follows: Great access is provided north to south. Safe direct access is provided to Panfish Park. Better connectivity for emergency vehicles is provided from the north or south into the site (as compared to the C plan). The two circled entrances and exits at Glencrest are avoided. There will be a safe route with sidewalk for children to the north. Some of the plans included a direct connection of Montclair south to Sheehan. The curvilinear design of the S will discourage cut-through traffic in the community. Mr. Isherwood displayed the upside-down U plan that the petitioner has rejected and highlighted traffic plans that are potentially troubling regarding student drop-off at the school. He also stated that there is no connection to the north for safe passage to Panfish Park for all residents of the community. Mr. Isherwood stated that the long cul-de-sac design (slightly over 1,100 square feet) was suggested by a resident. He displayed preliminary plans of that design which included emergency vehicle access and a pedestrian sidewalk that would connect with the public sidewalk on Sheehan Avenue. Mr. Isherwood added that the one negative regarding this plan is that because there is no street connectivity to the south, residents would be forced to enter and exit through the community to the north via Park Boulevard to the west or Route 53 to the east.

Mr. Isherwood provided information regarding lot coverage ratio for the proposed project. He stated that the subject homes are at 20% lot coverage ratio plus bonuses. He added that the Village lot coverage ratio was reduced in the past from 25% to 20% because 20% more closely mimicked the previous 45% Floor Area Ratio ($20\% + 20\% = 40\% + 500$ square foot garage bonus = 45%). He added that the reason that the 25% LCR was reduced was because homes with an FAR in excess of 45% would be allowed.

Mr. Isherwood stated that the homes for Amber Ridge were chosen based on existing character and scale of the surrounding homes and are 2-story with front entry. He added that the Village has a 500-square foot LCR bonus for a detached garage and a variation is being requested because the petitioner does not feel that a detached garage is desirable or appropriate. Therefore, in order to accommodate the attached garage homes without a bonus, Mr. Isherwood requested a 25% lot coverage ratio and displayed an attached garage concept plan. Mr. Isherwood stated that he believes that if they are not granted a variation for a 25% lot coverage ratio, they will be subjected to an undue hardship because the size of the homes would be restricted to 2,700 to 2,900 square feet which is not in unison with market demands. He added that K. Hovnanian will waive any right to a detached garage bonus if the variation request is granted. He then displayed two different home types with lot coverage ratios of 25.6% and 21.5% on 8,806-square foot lots and impervious areas of 43% and 27% as well as a variation chart. He added that their smallest plan with a 2,500-square foot home can be built on every lot as currently planned, a 2,800-square foot plan at 20% lot coverage ratio can be built on 13 of the 23 lots and the largest plan at 3,167 square feet would only be able to be built on two of the lots. He added that the 25% lot coverage ratio would allow a larger variety of building types and is appropriate because of the surrounding neighborhoods and the demand for attached garages in the area.

Responses to Questions from the Plan Commission

Plan Commissioner Elliott asked if there were any differences besides the road designs in the proposal tonight that was not seen in May, and Ms. Stegall responded that the design is essentially the same as the previous design. In response to Plan Commissioner Bromann, Ms. Stegall explained the differences between the two preferred plans with the main difference being the connection on the south to Sheehan Avenue. She stated that 24 lots were shown on the concept plan for the long cul-de-sac design and 23 lots were shown on the concept plan for the S shaped design. .

Ms. Stegall responded to Plan Commissioner Elliott that approximately four or five neighborhood representatives were in attendance at the meeting last Tuesday. An audience member added that the meeting was weakly attended because only two days' notice for the meeting was given. Ms. Hulseberg responded to Plan Commissioner Heming-Littwin that she has met with the school district and they intend to have a crossing guard at the end of the S curve. Plan Commissioner Heming-Littwin added that children passing through that area approach the street very quickly, and Ms. Stegall responded that a sidewalk will be constructed on the north side of Sheehan Avenue. Ms. Stegall responded to Plan Commissioner Heming-Littwin that the Fire Department is opposed to both of the long cul-de-sacs. Mr. Isherwood responded to Plan Commissioner Heming-Littwin that in the first phase sell-out on the north side of town, three of the smallest home were built and four of the two larger homes were built. He also responded that the subject homes are not currently being built elsewhere. Mr. Isherwood responded to Plan Commissioner Elliott that rear yard variations are being requested for Lots 4, 5, 14 and 16. Mr. Isherwood also responded to Plan Commissioner Elliott that, due to residents' concerns, landscape buffers will be added and fencing will be restricted to a

single type which has not yet been determined. Mr. Isherwood also responded to Plan Commissioner Elliott that on the long cul-de-sac, the amount of cars generated from the different plan types will be the same at 24-26 but the direction is unknown. Mr. Isherwood responded to Plan Commissioner Elliott that he did not know if an additional lot would be available if the lazy S plan was utilized. Plan Commissioner Heming-Littwin asked how traffic can be prevented from using the 30-foot emergency access point that is to be used only by police, fire personnel and pedestrian traffic. Mr. Isherwood responded that pavers with grass growing through would be utilized which would not look like a street and that they would work with various Village departments to find a specification that works for the Village. Plan Commissioner Heming-Littwin then asked if there are other similar access points in the Village and, if so, how are people prevented from using them for their purposes. Ms. Hulseberg responded that there are a few such places in the Village and that Grasscrete and swing gates are used in some instances. Ms. Stegall responded that the neighborhood behind Baker Hill homes off of Grove Avenue has an access point with a gate and there is a turnaround for emergency vehicles adjacent to the Waters Edge townhomes. Ms. Hulseberg added that an access point without a gate is also located in the Raintree Subdivision near the condominiums. Plan Commissioner Bromann asked what the typical path would be for students north of the site to get to the middle school, and Mr. Isherwood stated they would walk south on the sidewalk, then east and then south to Sheehan Avenue. He added that some area of crossing would be discussed with the school. In response to Plan Commissioner Bromann, Mr. Isherwood stated that the right-of-way between Sheehan Avenue and the lot line which is a naturalized ditch may prevent children from cutting through the properties on their way to school.

Mr. Isherwood responded to Plan Commissioner Whalen that one of the subject homes (the Morton) has a 3-car garage with a tandem condition. Mr. Isherwood responded to Plan Commissioner Whiston that two Morton houses with tandem three-car garages would meet the 20% lot coverage ratio.

Plan Commissioner Heming-Littwin responded to a statement by a member of the public that in May the Plan Commission had required that the developer conduct workshops by stating that was highly suggested but not required to be done.

Ms. Hulseberg responded to Plan Commissioner Heming-Littwin that before a permit is issued, the petitioners would need to provide a letter of credit, various deposits and a wetlands standards plan. She added that a pre-construction meeting is also generally held. Ms. Stegall responded to Plan Commissioner Heming-Littwin that the petitioners would be required to seed and maintain a lot that was not being built on. Regarding the wetlands and detention, Ms. Hulseberg responded to Plan Commissioner Whiston that the standards must be met for a 5-year period of time after which an approval of those wetlands will be granted. She added that County staff will review sites after the 5-year period.

Persons in Favor of or in Opposition to the Request

Sean Buckley, 169 S. Montclair Avenue, Glen Ellyn, Illinois stated that his main concerns are the safety of the children, the integrity of the neighborhood, the character of the neighborhood and the quality of the homes to be built.

Keith Kinch, 166 S Montclair Avenue, Glen Ellyn, Illinois stated that he has lived in Glen Ellyn for seven years and moved here because of the town's reputation, the schools, the quality of life and a shorter commute to work. He stated that the primary reason he moved to his current location is because of the cul-de-sac. Mr. Kinch stated that they, including Mr. Buckley and Mr. Marston, fully support the new development and the potential benefit it will bring the Village. Mr. Kinch stated it has not been clear since the last Plan Commission meeting how their concerns are being incorporated in the decision making that went into the recommendation as the petitioners never had an open dialog with them. He stated that after the May 10, 2012 meeting, the developer conducted workshops with the residents. He also stated that planning conducted discussions and Mr. Kinch and his group also conducted due diligence with the same parties. He added that in late May they noticed some inconsistencies and made a formal request to have an open dialog with all involved parties to resolve the issues. He stated that in June they submitted a petition regarding an alternative to the extension of Montclair and asked that it be approved and sent to the developer. He stated they received no response to this request. He added that they met with the Village on June 12 but he stated they did not understand all of the discussions going on so they requested through the Freedom of Information Act documents regarding Amber Ridge. He stated that Planning had signed a contract with the traffic engineer and sent a meeting notice asking Mr. Kinch and his group to review the scope. Mr. Kinch displayed a map of homes from the petition. Mr. Kinch stated that in early July, they met with the traffic engineer and stated that they asked if the traffic and safety issues would be addressed for South Montclair. He stated that the answer was no and added that they then suggested alternative designs that might be incorporated into the study. He added that there would be no capability to assess what traffic flow would do with the S design. Ms. Hulseberg added that the purpose of the study was to evaluate the pros and cons of the five different designs. Mr. Kinch also stated that the first workshop was recently held, however, many people were unable to attend due to the short notice. He stated that they became frustrated because little advance notice was given in August regarding preliminary traffic study and review meetings. Mr. Kinch responded to Plan Commissioner Heming-Littwin that 25 children currently utilize Montclair Avenue by walking to Parkview School. She then stated that there are No Trespassing signs on the Sheehan side of the subject property, and Mr. Kinch stated that School District 89 is maintaining the cut-through path.

Sean Buckley spoke again and stated that 760 Sheehan Avenue is currently owned by Peace Lutheran Church who will keep Montclair Avenue as a cul-de-sac while they maintain the property. He stated that some documentation received from the Village stated that the S shape will slow down traffic, however, he stated that they do not see traffic being slowed down from Glenbard up through Montclair to Harding. Mr. Buckley also stated that if Montclair is fed through to Sheehan, traffic will increase at that

location. Mr. Buckley stated another concern with the S design is that the police have stated there are five times more citations in front of Glen Crest than there are in front of Hadley. He stated that Sheehan is considered a cut-through street and they believe that people will take a shortcut when bringing their children to school by dropping them off at Amber Ridge. He added that 25 children under the age of 12 currently use the cul-de-sac and that safety is a huge concern with the S shape. Mr. Buckley added that they are against having any connection to Sheehan and want to work with the Village to find another idea. He stated that the Fire Chief does not say he does not want the C design but that he prefers the S design over the C design. He added that there are issues that have not been discussed with the Fire Chief. He stated that Marston is another street that is connected to existing neighborhoods and he felt that Montclair could be the same type of option.

Norris Eber of 173 Stonegate Court, Glen Ellyn, Illinois for 28 years objected to the information in the Plan Commission packet being called a traffic study as it contains no metrics or intersections. Mr. Eber read from Village material that stated a cul-de-sac would be installed at the southern perimeter of Montclair Avenue abutting the southern property line in such a manner that it can be removed for future development of Montclair Avenue. He stated that perhaps Montclair is supposed to have a cul-de-sac before Sheehan. He felt that Montclair was to be made into a cul-de-sac and stated that the document does not say connect to Sheehan. When asked who will eventually own the property, Mr. Isherwood responded to Mr. Eber that acquisitions are put into a special purpose entity, a single LLC, that will own the development. Mr. Eber felt it was important to know who the owner will be in the event of an incident occurring. Mr. Eber stated that R2 zoning refers to the essential character of the neighborhood and he stated that there is a conflict between the shape of the lots and the existing residences. He displayed a map that included his home and stated that the orientation of the homes in the Rolling Hedge subdivision is basically east-west and the orientation of the homes in the Amber Ridge subdivision is north-south. He stated that the subject subdivision, therefore, is not laid out in the character of the neighborhood. Mr. Eber also stated he does not want a detached garage in his side yard. He also stated that there is an inherent regulation/legal conflict of R2's intent between the two subdivisions and read from a section of the Subdivision Code. He stated that Montclair Avenue is 28 feet wide and the petitioner's streets are 21 feet wide which meets R2 zoning. Mr. Eber stated that what he and his neighbors are concerned about in the planning process is that the covenants, conditions and restrictions be part of the planning process instead of being discussed after the approvals. He added that they would like to see at least a 75% draft of the covenants, conditions and restrictions so they know it is locked in. He also stated that they would like to see the covenants, codes and restrictions as part of the presentation to the Plan Commission. Mr. Eber stated that the project will require 100% removal of the trees and will convert the site into a plowed field for 18-24 months during construction. He also wondered what type of barriers need to be between the existing homes and the construction site. Mr. Eber stated that he had asked what the wetland standards of maintenance are and that they do not like the fact that the maintenance of the wetlands is being surrendered to 23-25 unknown homeowners and that this issue should be resolved upfront. He added that he does not believe the \$5,000 budget will maintain the wetlands.

He added that they need more certainty with regard to the developer. He added that he was shocked to learn recently that the project will be a shell core and also stated that this project will have a lot of liability. Mr. Eber responded to Plan Commissioner Whalen that he has not reviewed the criteria on which the Plan Commission finds its opinion when they receive a formal application and Plan Commissioner Whalen suggested that he do so. Mr. Eber added that he would like the Village to present an ombudsman to his group. Plan Commissioner Whalen added that Mr. Keim can give Mr. Eber a good understanding of dummy corporations to land. Mr. Eber was concerned that the subject properties will be 10 feet from the existing owners' homes. He also added that Amber Ridge streets should perhaps be 28 feet wide to accommodate fire trucks.

Karen Ferguson of the corner of Brentwood and Montclair, Glen Ellyn, Illinois appreciated that a traffic study was done for the safety of the children and to know what the traffic impact would be on Montclair. She added that they want to attain the essential character of their neighborhood and the property values. Ms. Ferguson added that she sees many people walking, running and riding bicycles on Montclair Avenue during the day. She also stated that children play in the cul-de-sac at certain times of the day. She added that if a fire truck needs to come to her house or any other house on Brentwood or Montclair, they cannot access her neighborhood unless they go to Route 53 or Park Boulevard. Chief Norton responded that trucks and vehicles from other towns sometimes need to use alternate routes to reach a site.

Jose DeLeon, 708 Glenbard, Glen Ellyn, Illinois asked if the developer has given any thought given to removing the variances and lessening the number of homes to be built at the development. Mr. Isherwood responded that reducing the number of homes has not been considered and added that they feel that a detached garage home would not be an appropriate fit for this area of Glen Ellyn. Plan Commissioner Bromann felt that the proposed C drive would create separate neighborhoods, and Mr. Isherwood agreed. He added that the reason the site plan was rejected by the developer was due to problematic potential traffic patterns conflicting with the existing Glencrest Middle School traffic patterns.

Audrey Cibulka, President of the North Glen Valley Homeowners Association for 30 years, 1N736 Goodrich, Glen Ellyn, Illinois stated that dealing with K. Hovnanian has not been easy. She added that K. Hovnanian has been fined \$1,000,000 across the U.S. for polluting wetlands and waterways at 161 sites. She stated she was unhappy that the company tears up wetlands and the homeowners must clean up the resultant mess. She invited those present to her neighborhood at Bush and Second Street to view the homes that are extremely close to each other, and she added that the petitioners currently would like to build 23 homes in that area.

Mr. Kinch asked what the minimum width for the frontage of the majority of the homes was, and Mr. Isherwood replied that Glen Ellyn's minimum R2 width for a lot is 66 feet and the predominant and typical lot at Amber Ridge would be approximately 71 to 72 feet. Mr. Kinch responded that their lots are 20% wider.

Eric Schmitt, 155 S. Montclair, Glen Ellyn, Illinois pointed out that the petitioners were agreeable to a path that would run from the southernmost point of Montclair through the subdivision. He was concerned that children in the area would walk through the subdivision to school. He stated that a path would make sense and would connect the properties to Panfish Park.

Molly Buckley, 169 S. Montclair, Glen Ellyn, Illinois stated that the flood side of the C shape curve is a small nestled community feeding in and out of Sheehan. She stated that the Fire Department has two access points for 20 homes and the cut-through is avoided that goes from Route 53 to Glenbard and Park to Harding to Montclair to Glencrest Middle School that has over 700 children. She added that if some type of sidewalk similar to the Marston sidewalk right off of Route 53 was there, all needs could be met and the C shape curve could provide some room to work with regarding the width of the road.

Comments from the Plan Commission

Plan Commissioner Whiston preferred the S design. He was not in favor of the C design but is now less concerned as long as the plan is safe. He stated that the street plans against the long cul-de-sac are less desirable for emergency vehicles. He was not in favor of the lot coverage being more than 20%. He was supportive of the rear yard setback variation. Plan Commissioner Elliott felt that Plan C moves traffic elsewhere and preferred the S design as the best alternative. He was pleased with the fence and landscaping and felt that a path would be nice for the neighborhood. He also felt that the wetlands maintenance should be funded. He also had no problem with the rear yard setback. Plan Commissioner Heming-Littwin felt that the petitioner took into consideration the residents' concerns. She was not in favor of the long cul-de-sac as she felt it creates a problem and will increase traffic. She preferred the S plan. She felt that the 25% lot coverage ratio would perhaps be acceptable as it would stay in character at the site. She also felt that the large model should be limited. Plan Commissioner Bromann preferred the S plan and felt that Lot 4 or 5 should be eliminated. He preferred the 20% lot coverage ratio and felt the rear yard setback would not be a problem. Plan Commissioner Whalen was supportive of the S plan and was did not have a problem with the rear yard setback. He felt that the lot coverage ratio could be minimized on certain lots. He felt that the 50-foot right-of-way on the through lots was fine. Acting Chairman Buckton was not supportive of increasing the lot coverage ratio. He was supportive of staff's recommendation for the S plan. He stated that he did not see a hardship regarding the project.

Trustee Report

No Trustee Report was given.

There being no further business before the Plan Commission, the meeting was adjourned at 10:18 p.m.

Prepared by:
Barbara Utterback, Recording Secretary

Reviewed by:
Michele Stegall, Village Planner

MEMORANDUM

TO: Glen Ellyn Plan Commission

FROM: Michele Stegall, Village Planner *MJS*

DATE: August 3, 2012

RE: Amber Ridge Subdivision
Second Pre-application Meeting

Background. On May 10, 2012, the Plan Commission held a pre-application meeting for the Amber Ridge subdivision proposed on 9-acres at 760 Sheehan Avenue. The subdivision includes the potential creation of 23 new single-family home lots. A number of issues were discussed at this meeting including anticipated lot coverage ratio and rear yard setback variation requests and the proposed extension of Montclair Avenue. A copy of the minutes from the May 10, 2012 meeting are attached. Eight of the 11 Commissioners were present at this meeting. At the meeting:

1. A majority of the Commissioners indicated that they would not likely be supportive of a lot coverage ratio variation.
2. A slight majority of those commenting on the potential extension of Montclair indicated support for this design with the remaining Commissioners either being opposed to an extension, not commenting on the issue or indicating that they did not have a strong preference. Further information on this issue from the Police Department and volunteer Fire Company was also requested by some at the time of formal application.
3. A handful of Commissioners expressed concern about a potential rear yard setback variation. However, a majority of those present did not comment on this issue.
4. The Commission expressed general support for a variation to allow a right-of-way width of 50 feet in the lieu of the minimum right-of-way width of 66 feet required. The pavement width would continue to be 21-feet as required.
5. The Commission generally encouraged the petitioner to provide landscape screening along the northern property line.
6. A number of Commissioners encouraged the petitioner to work with the neighbors in developing the plans.
7. The Commission indicated that the project should be reviewed using a two-step review process of the preliminary and final plats.

Since the May 10, 2012 pre-application meeting, there has been considerable discussion between the developer, neighbors and staff about the project, particularly as it relates to the potential extension of Montclair Avenue. These communications include numerous phone calls and emails. The developer has also met at least once with the neighbors and a meeting with the neighbors, developer,

staff and the Village's traffic consultant was held in July. Village staff has also met with School District 89's administrative staff to discuss the project.

The Village Management team including the Administration, Planning and Public Works Departments and the volunteer Fire Company have expressed support for the extension of Montclair Avenue and the Police Department has indicated that the extension would not impact police operations either way. The reasons for this recommendation can be found in the attached July 17, 2012 letter from Planning and Development Director Hulseberg. Memorandums from the Police and Public Works Departments and a letter from the volunteer Fire Company are also attached. A number of property owners in the Rolling Hedge and Brentwood subdivisions located north of the site have expressed strong opposition to a Montclair extension. A petition signed by 77 property owners and an accompanying letter opposing this design and endorsing a "C" shaped road design was submitted on June 12, 2012.

At the May 10, 2012 pre-application meeting, one Commissioner inquired about what would need to be done to bring the existing substandard Montclair cul-de-sac up to Village standards. The subject cul-de-sac has a diameter of 50 feet. In order to bring the cul-de-sac up to Village standards, the diameter would need to be increased to 100 feet. The existing sidewalks that terminate at 760 Sheehan would also need to be reconfigured to wrap around the cul-de-sac bulb. Please note that staff is currently working on a proposed Subdivision Code amendment to increase the minimum required diameter for cul-de-sac bulbs to better accommodate sidewalks and parkway trees.

A preliminary traffic study was recently performed by the Village's traffic consultant, James J. Benes and Associates, that evaluates the pros and cons of 5 different potential road designs for the development. Unfortunately, it is not possible to obtain accurate traffic counts for the area until school is back in session. Therefore, a full traffic study has not yet been conducted. It is anticipated that a full study will be done in the fall that will include a license plate survey to determine the existing volume of any cut through traffic in the area. Prior to completing the attached study, the Village's traffic consultant met with neighborhood representatives, Village staff, the developer and representatives from School District 89. A meeting with all parties has been tentatively scheduled for Tuesday, August 7, 2012 to review the findings of the study. Dan Schoenberg from James J. Benes and Associates will be present at the August 9, 2012 Plan Commission meeting.

Attached for the Commission's information are excerpts of the minutes and transcripts from the public hearings for the Rolling Hedge and Brentwood subdivisions where the future extension of Montclair Avenue was discussed. There is mention in the record about a plan to connect Sheehan to Nicoll by way of Montclair Avenue. We have spent considerable time researching this issue. The attached information represents everything that we have been able to locate to date. The record from the hearings on the Rolling Hedge subdivision indicates that the Montclair cul-de-sac was constructed as a temporary cul-de-sac and that it was planned to be extended in the future when the 760 Sheehan property was developed.

Request. The Plan Commission is requested to conduct a second pre-application meeting on the Amber Ridge subdivision and provide further input on the issue of the potential extension of Montclair Avenue taking into consideration the new information available to date. It is our understanding that the developer would also like to discuss the potential lot coverage ratio variation further with the Commission. A letter regarding this issue was submitted by K. Hovnanian on July 2, 2012 and is attached.

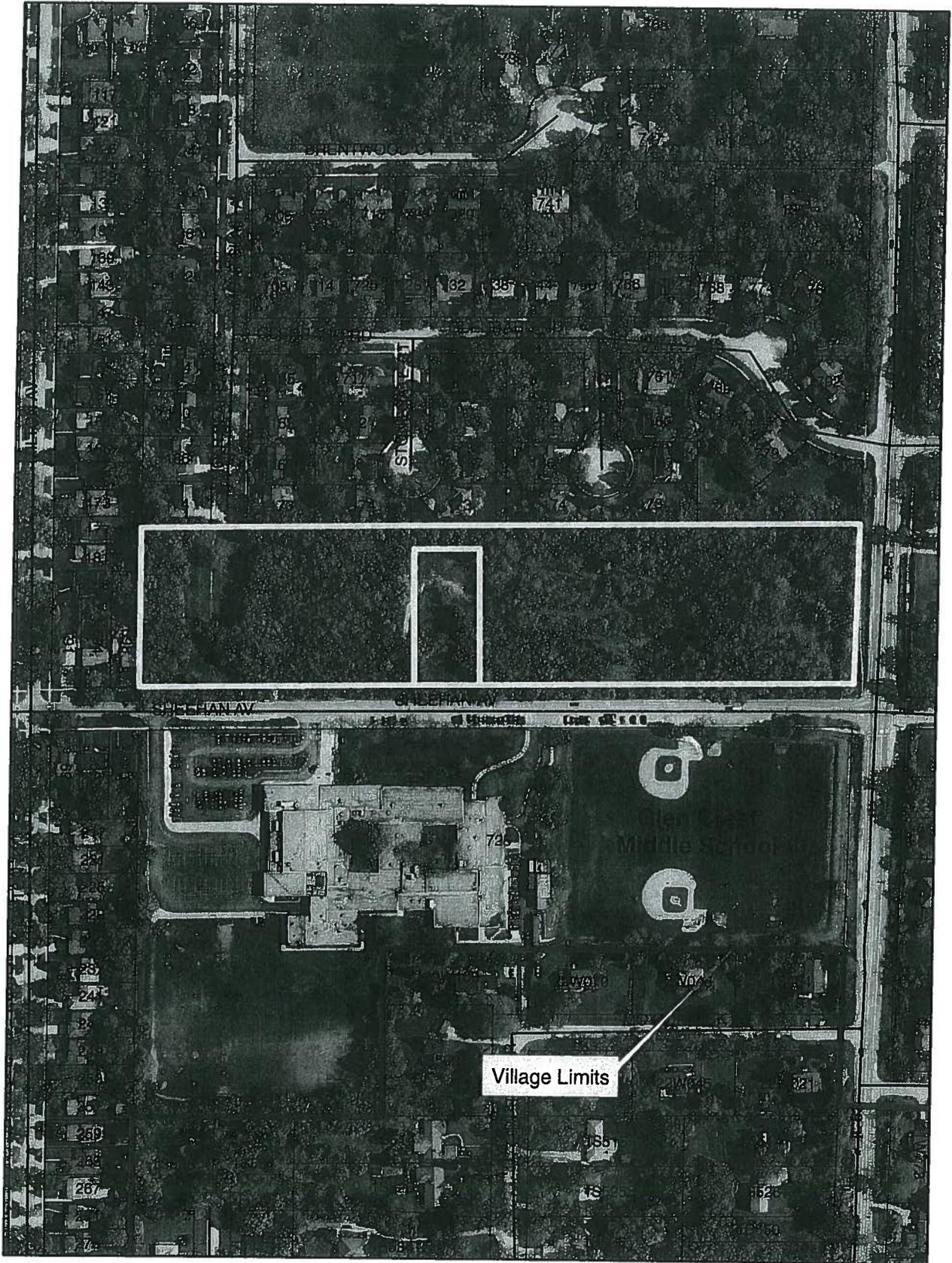
The petitioner is moving forward with plans for the development and a formal application is expected any day. Therefore, any additional direction the Commission can provide at this stage would be helpful. The Commission should not feel limited to commenting only on the potential Montclair Avenue extension and lot coverage ratio issues, but should feel free to provide feedback on any other issues it deems appropriate.

Attachments.

- Aerial Photo of Site
- Aerial Photo of Montclair Cul-de-sac
- Aerial Photo of Surrounding Area and Roads
- Subdivision Regulations Code Section 403(10)
- Memorandum from Police Chief Norton dated August 3, 2012
- Letter from Fire Chief Campbell dated August 2, 2012
- Memorandum from Public Works Director Hanson dated August 3, 2012
- Letter from Director Hulseberg dated July 17, 2012
- Traffic Study Prepared by James J. Benes and Associates dated July 30, 2012
- Excerpts of Minutes and Transcripts from the Rolling Hedge and Brentwood subdivisions related to a future Montclair extension
- Email and Attached Petition and Letter from Rolling Hedge and Brentwood Place Residents
- Letter from K. Hovnanian dated July 2, 2012
- May 10, 2012 Plan Commission Minutes
- Staff Report from May 10, 2012 Meeting

Cc: Trustee Liaison Friedberg
Mark Franz, Village Manager
Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Peter Campbell, Fire Chief
Julius Hansen, Public Works Director
Bob Minix, Public Works Professional Engineer
Barbara Utterback, Plan Commission Secretary
Dan Schoenberg, Village Traffic Consultant
John Perdue, School District 89
Jon Isherwood, Petitioner
Sean Buckley, Rolling Hedge Neighborhood Representative

760 Sheehan Avenue

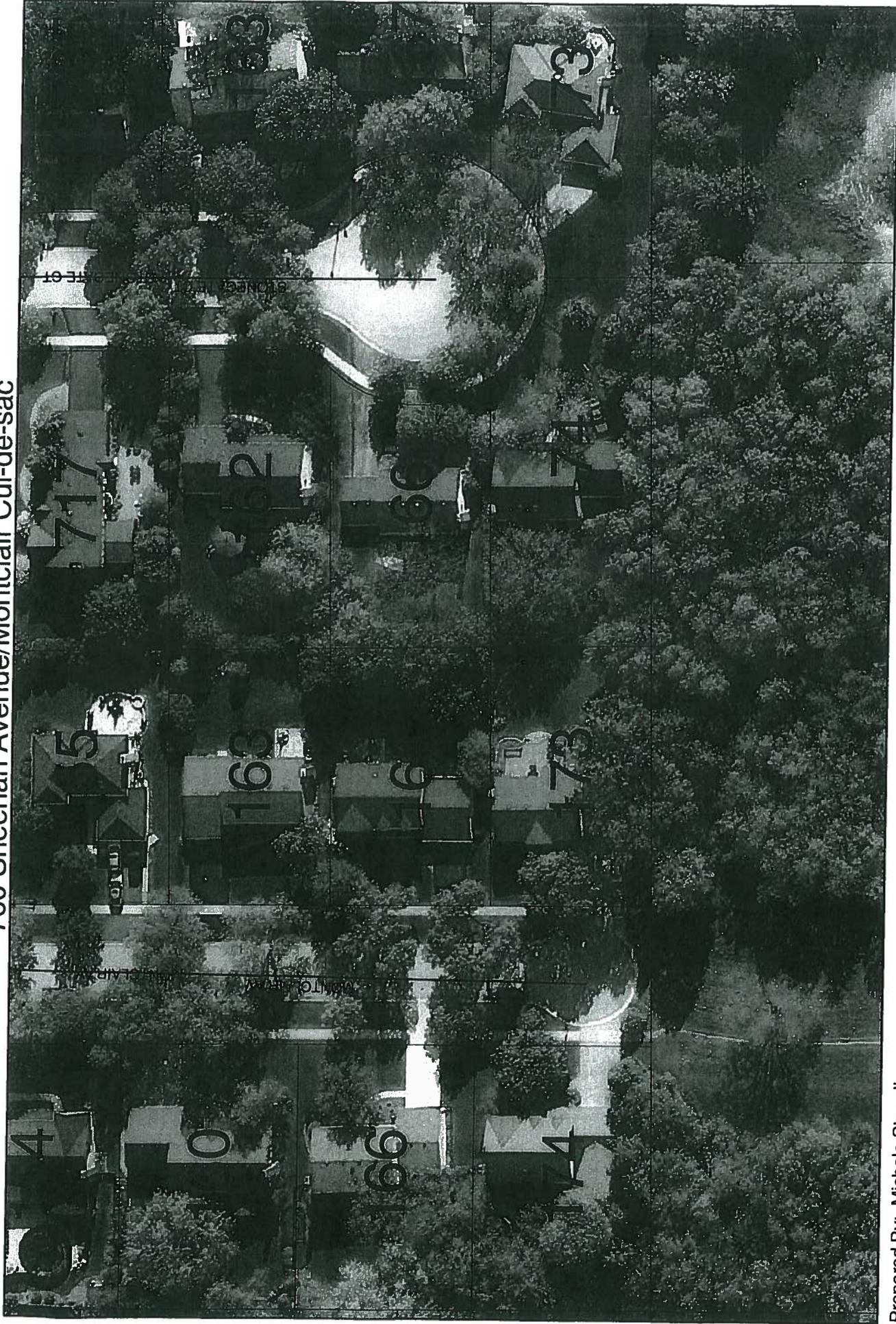


Prepared By: Michele Stegall
Date: May 1, 2012
Aerial Photo Circa 2009

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Feet



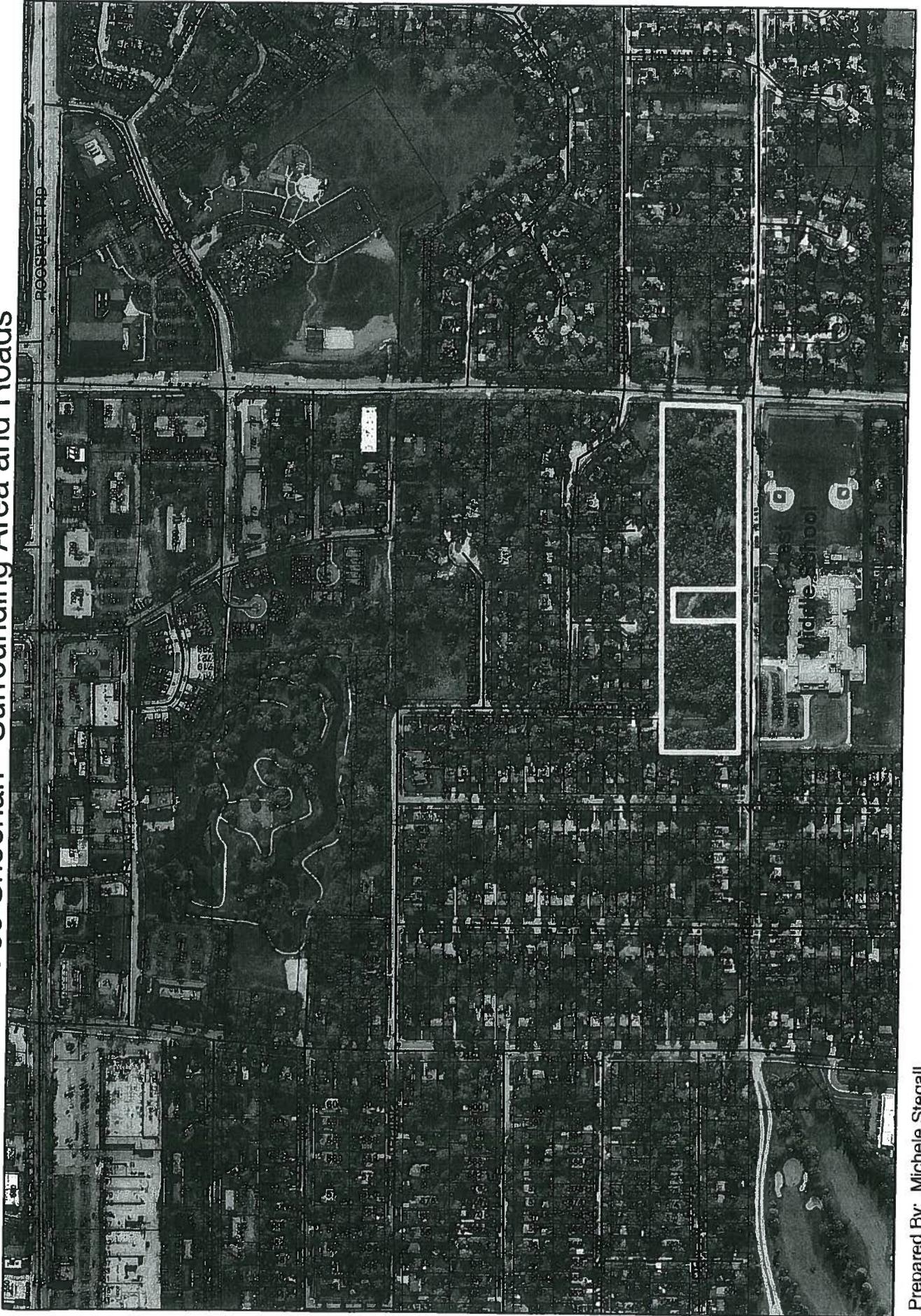
760 Sheehan Avenue/Montclair Cul-de-sac



Prepared By: Michele Stegall
Date: May 1, 2012
Aerial Photo Circa 2009



760 Sheehan - Surrounding Area and Roads



Prepared By: Michele Stegall
Date: August 3, 2012
Aerial Photo Circa 2009



advice and recommendation of the Public Works Director, require the installation of curb and gutter and/or the reconstruction of streets in conformance with the Village of Glen Ellyn Standards for the Construction of Public Improvements on streets adjacent to the subdivision.

10. Details of Design.

a. Cul-de-sac streets in single-family residential districts shall be not more than 500 feet in length, measured along their center line from the center line of the street of origin to the end of the cul-de-sac right-of-way, or may be longer than 500 lineal feet provided not more than 20 lots abut upon the cul-de-sac their rights-of-way lines. In multiple-family residential districts, such cul-de-sacs shall not exceed 300 feet in length. Each cul-de-sac street shall have a right-of-way terminus of nearly circular shape with a minimum diameter of 100 feet. The terminus shall be connected with each right-of-way line of the approach segment of the street by a reverse curvature having a radius of not less than 30 feet. A cul-de-sac with a landscape island in the center may be permitted where the minimum pavement width is 27 feet back of curb to back of curb in the terminus. The outside curb of the cul-de-sac shall have a minimum diameter of 82 feet.

b. **Horizontal Alignment.**

(1) Where there is a deflection in horizontal center lines within a given block at any given point in excess of ten degrees, a curve shall be inserted with a radius of not less than:

Arterials	1000 feet
Collector Streets	300 feet
All other streets	100 feet

(2) Street jogs with centerline offsets of less than 125 feet shall not be permitted if they can be reasonably avoided.

(3) Local streets shall be so aligned that their use by through traffic will be discouraged.

(4) Street intersections and confluences shall be planned in a manner that will provide safe and efficient traffic flow:

i. Streets shall intersect at or near right angles;

ii. An intersection of more than two streets shall be avoided unless specific conditions of design indicate otherwise;

iii. Curved streets intersecting with arterial and collector streets shall do so with a tangent section of center line 50 feet in length, measured from the right-of-way line of the arterial or collector street; and



GLEN ELLYN

POLICE DEPARTMENT

Dedicated to Service Excellence

PHILIP J. NORTON
CHIEF OF POLICE

Memorandum

To: Staci Hulseberg, Director of Planning & Development
From: Philip Norton, Chief of Police *PN*
Date: August 3, 2012
Re: Amber Ridge Subdivision

The Police Department has reviewed the pertinent proposed Amber Ridge subdivision documents. It is our conclusion that whether Montclair is extended or not, there will be no impact on the delivery of police services. Moreover, we support the fewest number of curb cuts on Sheehan, across from Glen Crest Middle School, as practical.

Please see me if you have questions.



524 Pennsylvania Avenue
P.O. Box 460
Glen Ellyn, Illinois 60138-0460

Pete Campbell, Chief

(630) 469-5265
FAX (630) 469-1762
www.GlenEllynFire.com

August 2, 2012

Staci Hulseberg
Director of Planning and Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Proposed Amber Ridge Development

Dear Staci:

In response to your request for the Fire Company's opinion on the road layout options presented for the Amber Ridge Subdivision, please know that it is the Fire Company's preference that the existing Montclair dead end be extended south to Sheehan Avenue. While our favored site plan would be the "small H" design (Plan 3), where Montclair is extended directly south to Sheehan, we would also find the "lazy S" design (Plan 1) to be preferred to any of the layouts where Montclair is not extended. Please note the Fire Company is not in favor of either of the designs that have the long cul-de-sacs (Plans 4 or 5).

Respectfully submitted,

Pete Campbell
Fire Chief

MEMORANDUM

TO: Staci Hulseberg, Director of Planning & Development
FROM: Julius Hansen, Director of Public Works *J.H.*
DATE: August 3, 2012
RE: Amber Ridge



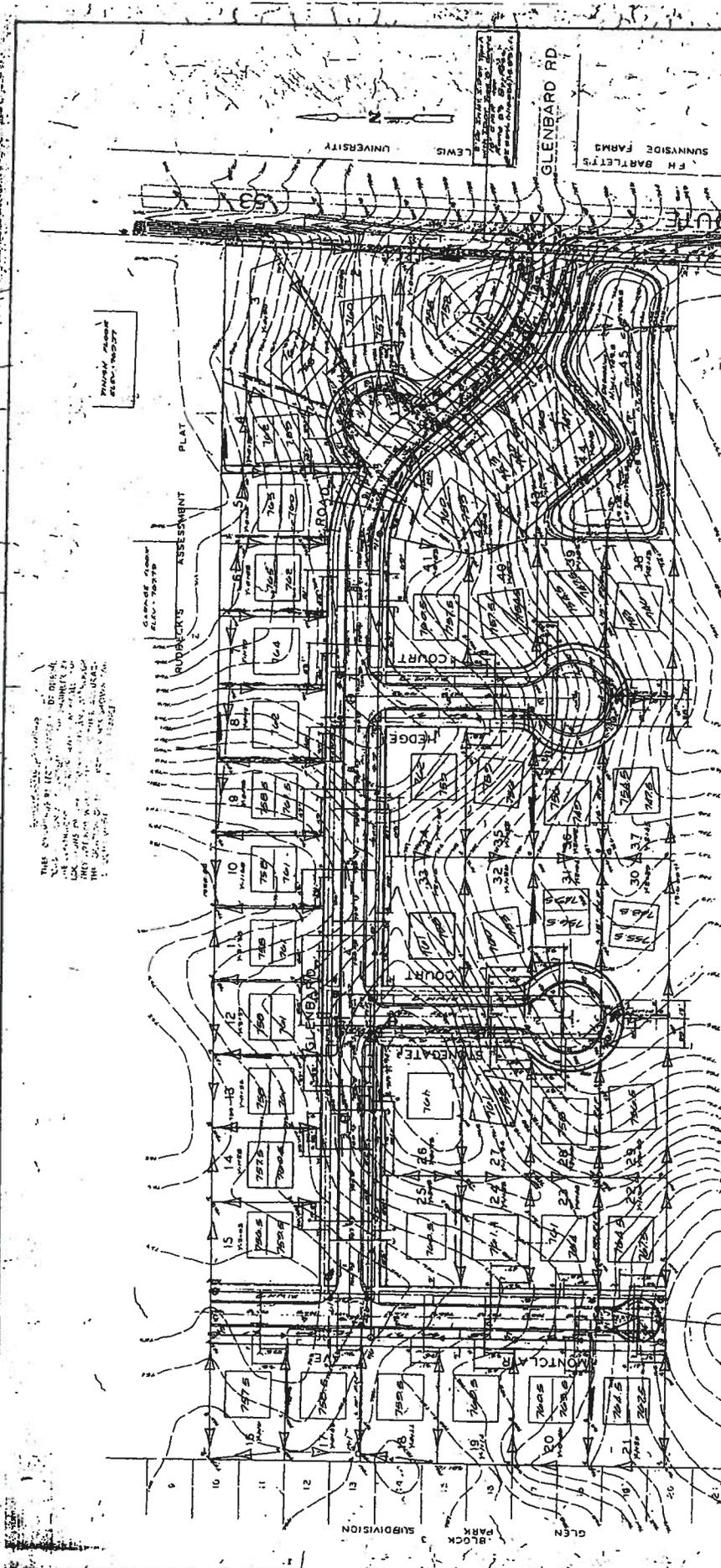
The Public Works Department has reviewed our files and located two plans from the original Rolling Hedge Subdivision (attached). The first is the subdivision plat; the second is the general layout plan. Regarding the plat, the configuration of the south end of Montclair is consistent with a through street, not a cul-de-sac such as Stonegate or Hedge courts. The general layout plan includes a note with specific construction directions for the temporary cul-de-sac at the end of Montclair. This demonstrates the clear intent to extend Montclair south of its present limits at some future time.

We believe the existing unsignalized intersection at Glenbard Road and Route 53 is problematic from a safety perspective. Therefore, it is important for the neighborhood to have accessibility to the traffic signal at Route 53.

For these reasons, Public Works believes Montclair should be extended south to Sheehan Avenue. Initially, Public Works preference was for site plan 4. However, we do agree that site plan 1 is a good compromise that allows the connection to Sheehan, but presents less conflict with school traffic. This plan is also desirable because it responds to the intent of the earlier Rolling Hedge plans, enhances accessibility, removes a dead end, and does not hinder snow removal operations.

Attachments: Rolling Hedge Subdivision Plat
Rolling Hedge Layout Plan

C: Bob Minix, Professional Engineer



THIS GRADING PLAN IS BASED UPON THE DATA FURNISHED BY THE CLIENT AND THE SURVEYOR. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

GENERAL LAYOUT AND PLAN
GRADING PLAN
 PROPOSED IMPROVEMENTS FOR ROLLING HEDGE SUBDIVISION
 VILLAGE OF GLEN ELLYN, DU PAGE CO ILL.
 K.W.T. WHITTE and ASSOCIATES
 311 Madison Street
 Chicago, Illinois 60601
 DATE: 11/11/09
 SHEET NO. 2 OF 7

DESCRIPTION	SYMBOL	ALIAS
CONCRETE INLET		727.5
CONCRETE INLET WITH TYPE 'B' GRATE		727.5
CONCRETE INLET WITH TYPE 'A' GRATE		727.5
CONCRETE INLET WITH TYPE 'C' GRATE		727.5
CONCRETE INLET WITH TYPE 'D' GRATE		727.5
CONCRETE INLET WITH TYPE 'E' GRATE		727.5
CONCRETE INLET WITH TYPE 'F' GRATE		727.5
CONCRETE INLET WITH TYPE 'G' GRATE		727.5
CONCRETE INLET WITH TYPE 'H' GRATE		727.5
CONCRETE INLET WITH TYPE 'I' GRATE		727.5
CONCRETE INLET WITH TYPE 'J' GRATE		727.5
CONCRETE INLET WITH TYPE 'K' GRATE		727.5
CONCRETE INLET WITH TYPE 'L' GRATE		727.5
CONCRETE INLET WITH TYPE 'M' GRATE		727.5
CONCRETE INLET WITH TYPE 'N' GRATE		727.5
CONCRETE INLET WITH TYPE 'O' GRATE		727.5
CONCRETE INLET WITH TYPE 'P' GRATE		727.5
CONCRETE INLET WITH TYPE 'Q' GRATE		727.5
CONCRETE INLET WITH TYPE 'R' GRATE		727.5
CONCRETE INLET WITH TYPE 'S' GRATE		727.5
CONCRETE INLET WITH TYPE 'T' GRATE		727.5
CONCRETE INLET WITH TYPE 'U' GRATE		727.5
CONCRETE INLET WITH TYPE 'V' GRATE		727.5
CONCRETE INLET WITH TYPE 'W' GRATE		727.5
CONCRETE INLET WITH TYPE 'X' GRATE		727.5
CONCRETE INLET WITH TYPE 'Y' GRATE		727.5
CONCRETE INLET WITH TYPE 'Z' GRATE		727.5

TEMPORARY GRADING
 PROPOSED GRADING WITH 2% SLOPE
 SLOPE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT
 (SEE ALSO SHEET 02 OF 7)



July 17, 2012

VIA EMAIL

Re: Proposed Amber Ridge Subdivision

Dear Resident:

We appreciate your efforts to communicate with us regarding the proposed Amber Ridge development and value the open dialogue that has resulted. In an effort to maintain this communication, I am writing to provide further information regarding some earlier questions that were raised and to provide an explanation of the Village's development review process moving forward that will hopefully provide some understanding of how the proposed subdivision will be evaluated by the Village.

As you are aware, at this time Village Management is recommending the "S" road configuration for the proposed development. The Police Department, Fire Department, Public Works Department, Planning Department, and Administration Department have provided input on the plans presented to the Plan Commission and this layout is the preferred option by the vast majority of those consulted. The reasons for this recommendation are as follows:

- It increases circulation and access to various points of this residential area.
- The road was planned to extend through to Sheehan when the Rolling Hedge Subdivision to the north was developed in the late 1970s.
- It provides multiple points of entry to the existing and proposed single-family neighborhoods for emergency response, deliveries, and area residents.
- It removes a cul-de-sac with a 50 foot radius that does not meet Village standards.
- It eliminates a sub-standard turning radius for snow plows, garbage trucks, some delivery vehicles, fire trucks and other large vehicles.
- It addresses the concern raised by School District 89 about a road connection in the area of the westerly Glen Crest parking lot/bus staging area which would be problematic for traffic congestion and safety purposes.

In summary, the "S" configuration desired by the developer addresses Village Management's concerns, is responsive to the School District's concern about having a westerly road access, and will create a somewhat circuitous route that may have the effect of discouraging cut-through traffic which is a concern of some of the neighbors.

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Planning and Development
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The developer has begun preparing plans reflecting the "S" configuration and they understand it is at their own risk. We are anticipating submittal of some initial plans in a week or two.

As you know, in response to some of the concerns raised by neighborhood residents, we requested a preliminary traffic review in order to gather as much information as possible on the potential subdivision designs prior to a full traffic study being conducted in the fall when school is back in session. We should have the results of this first phase of the traffic study by the end of July. This first phase will evaluate five potential road configurations and provide a list of pros and cons for each one. This initial information will assist our team in determining if it would be appropriate to modify the Management Recommendation.

After phase one of the traffic study is complete, it will be forwarded to the residents we have been in contact with, the Village Management team and School District 89. A meeting will then be scheduled with all parties at which the traffic consultant will review the report and answer questions. Village Management will separately discuss whether or not they believe it would be appropriate to modify the staff recommendation based on the additional information received. We are anticipating that a full traffic study will be conducted in the fall after school is back in session. The findings from the full study will also be considered by Village Management and the study will be available to the public.

A subdivision application for the development has not yet been received and is expected sometime this month. Based on an anticipated July submittal date, the subsequent staff review process and the need to wait until school is in session to complete the traffic study, we estimate that the project will be ready for review by the Plan Commission sometime in October or November. This is an estimate only and the anticipated timeframe may change based on any number of factors.

The subdivision review process will include a two-step review of the preliminary and final plats by the Plan Commission and Village Board. The preliminary plat review process includes a public hearing before the Plan Commission. At this hearing, members of the public will be given the opportunity to ask questions, speak and express any comments or concerns. After hearing testimony, the Plan Commission will forward a recommendation on the preliminary plat to the Village Board who may choose to approve, approve with conditions or deny the project. If the preliminary plat is approved, the petitioner would then submit an application for final plat review. The final plat review process also requires meetings before the Plan Commission and Village Board. In considering the final plat, the charge of the Plan Commission and Village Board is to review the project for conformance with the preliminary plans any conditions placed on the preliminary approval.



The Plan Commission meeting on the final plat is not a public hearing. However, the Plan Commission has traditionally afforded the public an opportunity to comment at this meeting. Once the Plan Commission makes a recommendation on the final plat, the proposal will be scheduled for a final consideration by the Village Board.

There has been some discussion regarding whether the sidewalk on Montclair will be extended to the south through the development if Montclair is not extended. This issue will be subject to further discussion as the developer moves through the review process. It should be noted that some Plan Commissioners indicated that if Montclair is not extended, they believe the new subdivision should stand on its own and that the sidewalk should also not be extended. If Montclair is extended, Village Management has discussed recommending that a connecting path be provided from the new road to Sheehan between two of the single family lots.

Again, we thank you for your interest in this project. We welcome your questions and comments as the project proceeds through the Village's review process. As always, if you have any questions, please do not hesitate to contact Village Planner Michele Stegall or me.

Sincerely,

Staci Hulseberg
Planning and Development Director

- C: Mark Franz, Village Manager
- Phil Norton, Police Chief
- Pete Campbell, Fire Chief
- Julius Hansen, Public Works Director
- Michele Stegall, Village Planner
- John Perdue, Superintendent, School District 89

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JAMES J. BENES AND ASSOCIATES, INC.

950 Warrenville Road • Suite 101 • Lisle, Illinois • 60532

Tel. (630) 719-7570 • Fax (630) 719-7589

MEMORANDUM

Date: July 30, 2012

To: Michele Stegall, Village Planner
Village of Glen Ellyn

From: Daniel H. Schoenberg, PE
Project Engineer

Re: Amber Ridge Concepts Glen Ellyn
Job No. 1402.100

At your request we have reviewed the Conceptual Site Plans undated prepared by Spaceco Inc. for the development of a vacant parcel along Sheehan Avenue at the northwest corner of Sheehan and Illinois Route 53. The parcel extends west of the south end of the Montclair Avenue right-of-way. The land is zoned R2 and single family development is proposed. In each concept, the low land to the east will be detention and wetland. The concept site plans offer choices in connectivity to the existing streets.

Sheehan Avenue is a collector street under Village jurisdiction. It has a two lane pavement. On the south side of Sheehan opposite Montclair Avenue extended is the Glen Crest Middle School of School District 89. About 115' west of the centerline of Montclair extended is a school driveway serving bus and car parking. The main entrance for parents dropping off and picking up students is located about 132' east of Montclair extended. A school service entrance is located about 400' east of the main entrance. There is perpendicular parking on the south side of Sheehan from the main school entrance to within 260' of IL53 to the east. A total of 62 spaces are provided. We understand the on-street parking serves special events and athletic play.

The Sheehan-IL53 intersection east of the development is signal controlled. The Sheehan-Milton intersection to the west of the site is four-way stop controlled. Further west, the Sheehan-Park Boulevard intersection is signal controlled. The Village provides crossing guards at Sheehan-IL53 and Sheehan-Milton. The School District provides a crossing guard opposite the parent drop-off.

Montclair Avenue is a Village jurisdiction street that terminates at the north edge of the development site. Unlike the cul-de-sacs at Stonegate Court and Hedge Court, the south terminus of Montclair Avenue is nonconforming and insufficient for emergency vehicles to turn around in a single movement. The south terminus of Montclair could be considered a dead-end street as described in the Subdivision Regulations Code. According to Paragraph 10-403.10f of that code, "dead end streets are prohibited except when it is part of a continuing street plan and only if a temporary turn-around satisfactory to the Village Engineer in design is provided" We understand there were discussions in the 1970's about extending Montclair to Sheehan.

Section 403 of the Subdivision Regulations Code requires streets to be coordinated "so as to compose a convenient roadway system." It would be advantageous for residents within this development to be connected by car and by foot to the Sheehan right-of-way and to the residential areas and public facilities to the north. However, Paragraph 403-10b(2) requires through traffic to be discouraged. We do not have enough information to determine if a connection between Montclair Avenue and Sheehan Avenue

will be exploited by through traffic. This autumn after school resumes, the Village could survey the extent of cut-through movements, if any.

A new intersection with Sheehan will attract pedestrians to and from the school and techniques must be used to discourage unprotected, midblock pedestrian crossings of Sheehan. These techniques include landscaping and fences to direct crossings to designated points. There appears to be no way to align a new intersection with Sheehan opposite one of the school driveways to improve crossing behavior without creating awkward roadway curves and offsets within the development. Also, School District officials have said they would prefer any new intersection to be away from current driveways even if this results in the loss of on-street parking.

A connection to Sheehan and Montclair will improve emergency vehicle access. The Fire Department has expressed a preference for such connections, but the Police Department is neutral.

The concepts presented propose 26 new dwelling units or less. ITE traffic projections would be up to 28 new trips during the morning peak and up to 32 new trips during the evening peak.

We offer the following pro and con analysis of the concept site plans.

Concept Site Plan 1 – the "S" layout

Offset connection from Montclair Avenue east to Sheehan Avenue (23 homes)

- Pro
 - Provides connectivity to north and south for vehicular and pedestrian traffic – maximizing mobility for area residents.
 - Curved layout is not an obvious cut-through route and helps calm traffic.
 - Connection to Sheehan is east of school, reducing potential impacts to traffic operations at school driveways.
 - Good access for emergency vehicles
 - Eliminates the Montclair Avenue dead-end.
 - Montclair extension is consistent with past discussions.
- Con
 - Pedestrians from north of Sheehan must travel east and then back west to access the school unless a more convenient pedestrian path between lots is installed.
 - Some perpendicular parking on Sheehan will be lost.

Concept Site Plan 2 – the upside down "U" layout

Internal loop with both termini at Sheehan Avenue (22 homes)

- Pro
 - Will not increase cut-through traffic within the existing neighborhood.
 - Acceptable access for emergency vehicles for the new subdivision only.
- Con
 - No vehicular or pedestrian connection to the north may conflict with the "convenient roadway system" requirement of Section 403 of the Subdivision Regulations Code.
 - Pedestrians north of the development wishing to reach Sheehan (including students) must walk to Route 53 or Milton Street.
 - West connection to Sheehan falls between the two main school driveways, introducing additional conflict points in the vicinity of the busiest school access points.

- Potential exists for school traffic to use the new looped streets as an alternate circulation route to avoid congestion at the school entrances. This is a concern of the School District. A one-way designation may help, but one-ways can suppress property values and limit emergency response.
- Some perpendicular parking on Sheehan will be lost.
- Does not address the Montclair Avenue dead-end.
- Inconsistent with past discussions about Montclair Avenue extension.

Concept Site Plan 3 – the small “H” layout

Extend Montclair to Sheehan and create new loop from Montclair to Sheehan (22 homes)

- Pro
 - Provides connectivity to north and south for vehicular and pedestrian traffic – maximizing mobility for area residents.
 - Good access for emergency vehicles.
 - Eliminates the Montclair Avenue dead-end.
 - Montclair Avenue extension is consistent with past discussions.
- Con
 - West connection to Sheehan falls between the two main school driveways, introducing additional conflict points in the vicinity of the busiest school access points.
 - Potential exists for school traffic to use the new looped streets as an alternate circulation route to avoid congestion at the school entrances. This is a concern of the School District. A one-way designation may help, but can suppress property values and limit emergency response.
 - Some perpendicular parking on Sheehan will be lost.
 - Straight connection from Montclair to Sheehan has higher potential for cut-through traffic movements between Park Boulevard and Route 53 because a straight route is visible.

Concept Site Plan 4 – The “J” layout

Extend Montclair to Sheehan and create cul-de-sac from Montclair extended (26 homes)

- Pro
 - Provides connectivity to north and south for vehicular and pedestrian traffic – maximizing mobility for area residents.
 - Eliminates the Montclair Avenue dead-end.
 - Montclair Avenue extension is consistent with past discussions.
 - No parking loss on Sheehan.
- Con
 - Length of cul-de-sac exceeds the 500' limit in Paragraph 10-403-10a of the Subdivision Regulations Code.
 - West connection to Sheehan falls between the two main school driveways, introducing additional conflict points in the vicinity of the busiest school access points.
 - Straight connection from Montclair to Sheehan has higher potential for cut-through traffic movements between Park Boulevard and Route 53 because a straight route is visible.

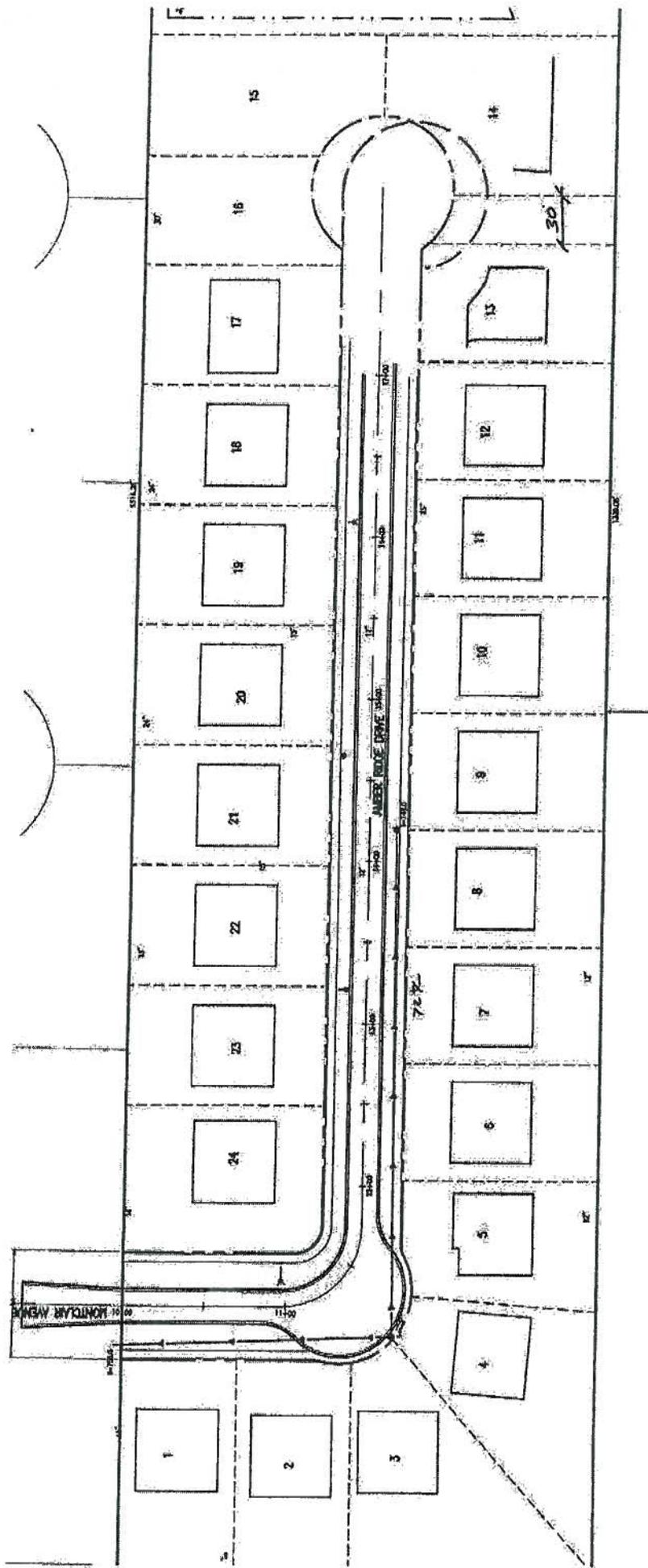
Concept Site Plan 5 – the long cul-de-sac
Extend Montclair to offset cul-de-sac with no Sheehan connection (24 homes)

- Pro
 - Will not increase cut-through traffic within the existing neighborhood
 - No parking loss of Sheehan on-street parking
 - Eliminates the Montclair Avenue dead-end.

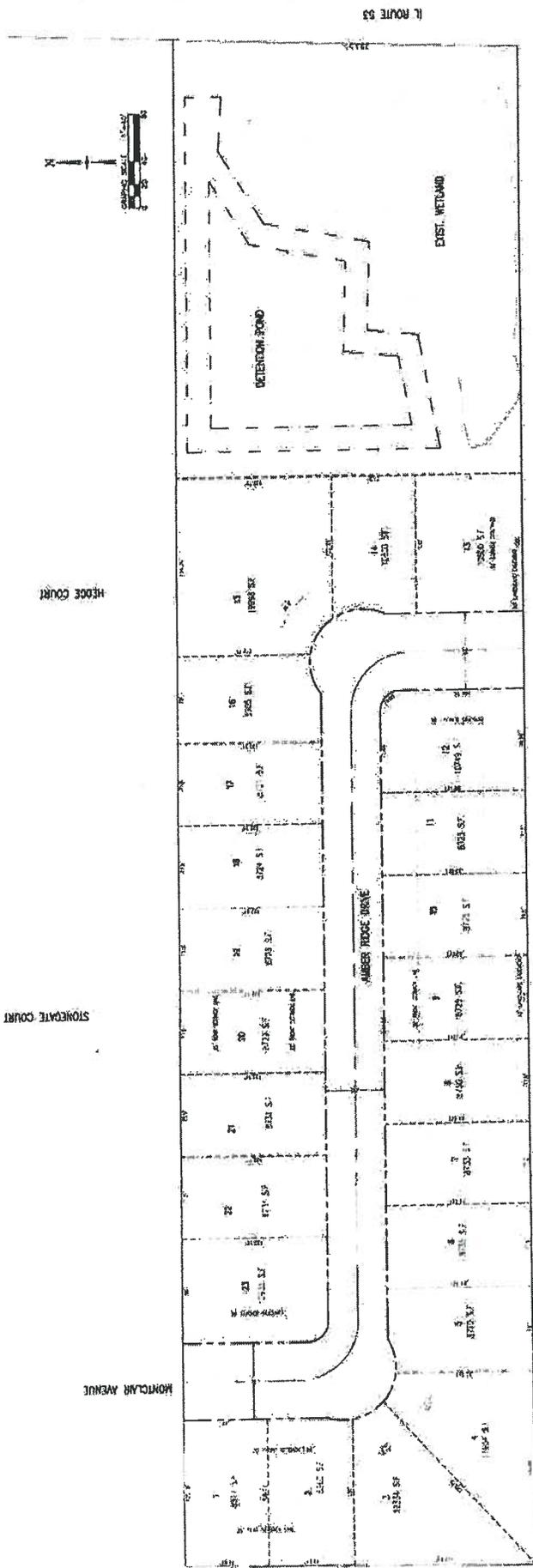
- Con
 - No vehicular or pedestrian connection to the south may conflict with the "convenient roadway system" requirement of Section 403 of the Subdivision Regulations Code.
 - The 1,200' length of cul-de-sac exceeds the 500' limit in Paragraph 10-403-10a of the Subdivision Regulations Code.
 - The longer a cul-de-sac, the larger number of residences that may be isolated during routine maintenance or emergency response operations.
 - Of all the concepts, this one adds all additional generated traffic onto existing Montclair Avenue.

There is the potential for an emergency only access to Sheehan from the east end of cul-de-sac in Concept 5. Emergency only access driveways present some potential problems, including maintenance and the clearing of snow during the winter, and preventing use of the access by non-emergency vehicles. It is recommended that input on a potential emergency only access be sought from the Fire and Police Departments.

--END--



CONCEPT SITE PLAN 5
LONG CUL-DE-SAC



CONCEPT SITE PLAN 1
1ST LAYOUT



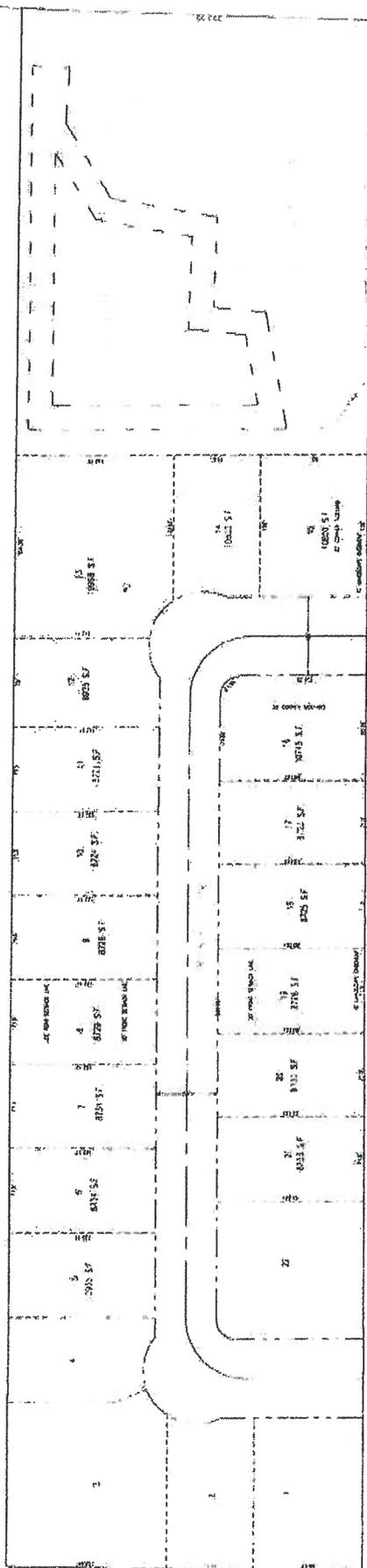
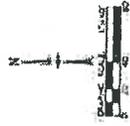
1009 South Highland Avenue
Suite 100
Dembard, Illinois 60146

AMBER RIDGE
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 N. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065





**CONCEPT SITE PLAN 2
UPSIDE DOWN "U" LAYOUT**



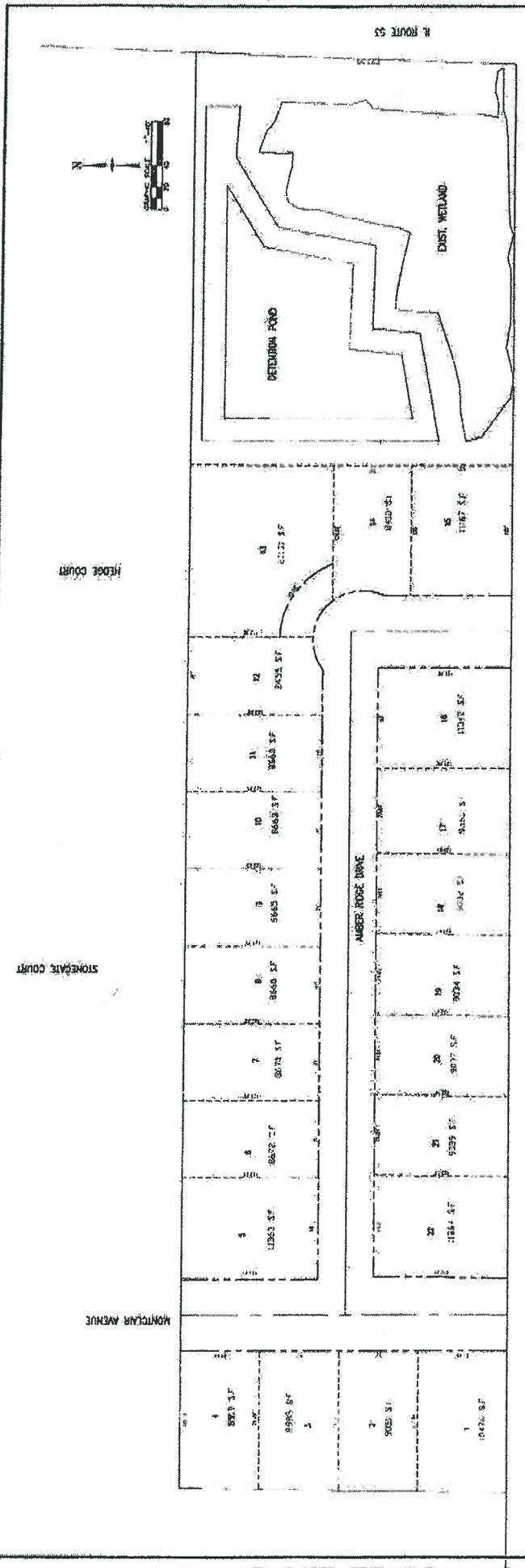
1606 South Highland Avenue
Suite 100
Janssard, Illinois 60148

**WILBER RIDGE
GLEN ELLYN, ILLINOIS**

**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

9575 W. Higgins Road, Suite 7000,
Rosemont, Illinois, 60018
Phone: (312) 855-4050 Fax: (312) 636-4055





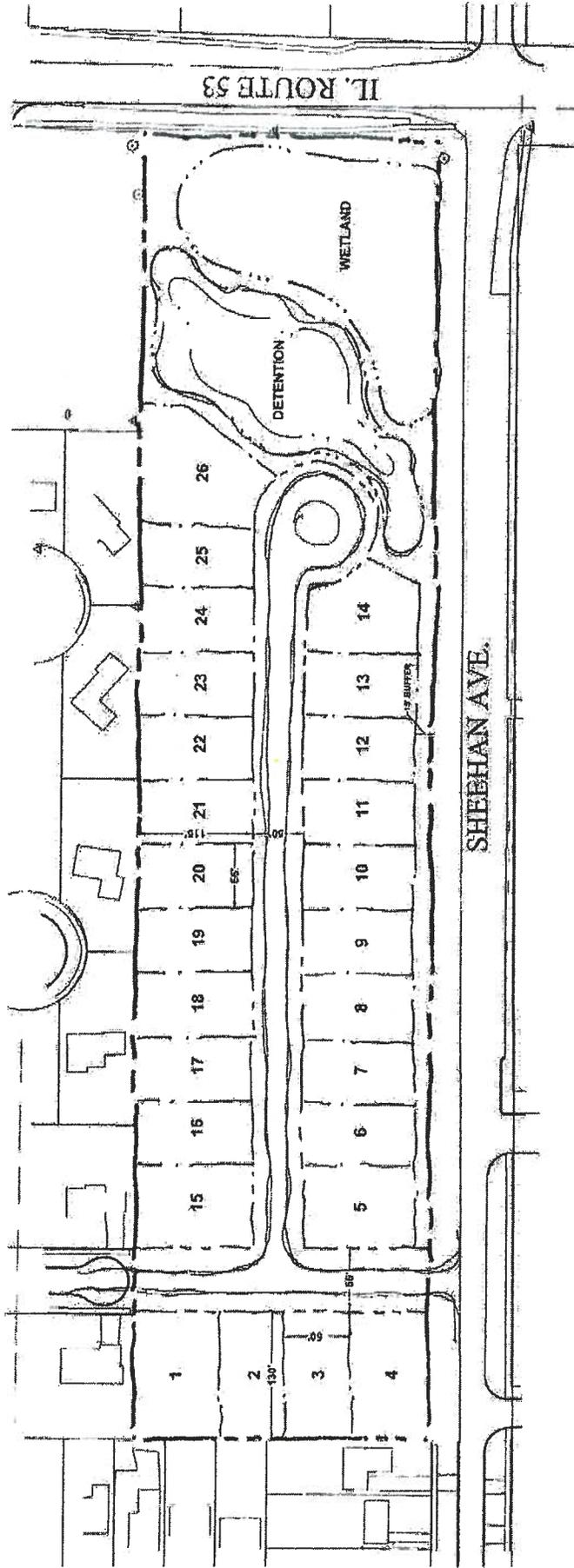
1006 South Highland Avenue
Suite 100
Lombard, Illinois 60148

AMBER RIDGE
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LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
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CONCEPT SITE PLAN 4
"J" LAYOUT

SITE DATA

SITE AREA 8.8 AC.
LOTS 28

GLEN ELLYN SITE
GLEN ELLYN, ILLINOIS
CONCEPT PLAN C 12/8/11



GARY E. WEBER
ASSOCIATES, INC.

Project No. 1103, Area 101 16_C_002_CSDP

LAND PLANNING
LANDSCAPE ARCHITECTURE
215 SOUTH MAIN STREET
WILMINGTON, ILLINOIS
62690-1000
TEL: 618-242-1000
FAX: 618-242-1001

REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
ON THE PETITION OF
K F K CORPORATION
FOR ANNEXATION AND R-2 SUBDIVISION

MINUTES

TO: THE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE
OF GLEN ELLYN, ILLINOIS

Ralph Dichtl, attorney for KFK Corporation, owners, filed petition for annexation of territory contiguous to Glen Ellyn and not within the corporate limits of any other municipality, requesting to subdivide the property into 47 lots with a zoning classification of R-2 Single Family Residential, and requesting variations to rear yard setback and corner lot side yard setback requirements. This property is described as Parcel 1 — the North half of the South half of the Southeast quarter of the Northeast quarter of Section 23, Township 39 North, Range 10 East, of the Third Principal Meridian in DuPage County, and as Parcel 2 — the South half of the South half of the North half of the Southeast quarter of the Northeast quarter of Section 23, Township 39 North, Range 10 East, of the Third Principal Meridian in DuPage County. This property was commonly known as the Warden property and is located on the west side of Route 53, approximately 300 feet north of Sheehan Avenue. It comprises 15.2 acres.

The Village Board referred the petition to the Plan Commission to conduct a Public Hearing thereon, pursuant to the Ordinance. The Plan Commission set the time of hearing to be Thursday, June 23, 1977, at 7:30 p.m. in Room 304, Civic Center, and notice was published no less than 15 days prior.

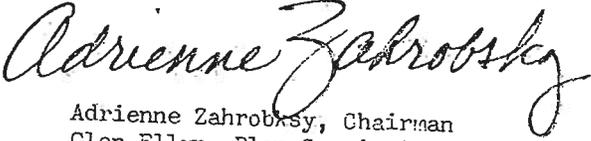
At 7:30 p.m., or as near to as possible, on Thursday, June 23, 1977, a Public Hearing was held in Room 304, Civic Center, which was continued to Thursday, July 14, 1977. At the conclusion of the hearing the Plan Commission considered all evidence presented by the Petitioner and that opposed, and adopted the following report and recommendation:

1. That the proposal is in keeping with surrounding uses.
2. That the subdivision can be adequately served by Village water and sewer.
3. That the preliminary plat as submitted is basically good.
4. Therefore it is the recommendation of the Plan Commission that the petition be granted with the following conditions:
 - a. That one lot between Lots 4 and 15 be eliminated and the remaining lots be increased in size, equally dividing that lot; and that a lot between Lots 17 and 23 be eliminated and those lots remaining be increased in size, equally dividing that lot.
 - b. That the drainage for Lots 17 through 23 and for Montclair Avenue be diverted to an easterly direction to the detention area on the southeast corner shown as lot 47.
 - c. ~~That a well be installed at the southeast corner of Montclair Avenue with the southern property line as a manhole that can be removed for the future development of Montclair Avenue.~~
 - d. That acceleration and deceleration lanes be installed on Route 53.
 - e. That easements be granted through the south end of the two cul-de-sacs shown on the plat as Glenbard Court and Glenbard Lane for water to the properties to the south.
 - f. That the streets not be used as part of the storm water detention volumes.
 - g. That the variations requested in the petition be deferred to the Zoning Board of Appeals for future hearing.

- h. That the petitioner be encouraged to participate in dialog with School District 89 and 87 regarding the impact of the population from this property upon the schools.
- i. That the petitioner also participate in dialog with School District 89 regarding the safety of elementary school children going to and coming from school.
- j. The the final plans show an eight-inch water line in Montclair Avenue and in Glenbard Avenue, and a six-inch water line connection between the two permanent cul-de-sacs.

Upon roll call members Bowman, Bucha, Duff, Edwards, Lind, Miller, and Zimmermann, and Chairman Zahrobksy voted YES. Members Quinlan and Rose were excused.

Respectfully submitted,



Adrienne Zahrobksy, Chairman
Glen Ellyn Plan Commission

DELIBERATIONS re KFK Corporation Petition

Chairman: We are opening that section of the Public Hearing known as the Deliberations. May we have statements from those not present at the previous Public Hearing that you have read the transcript of this subject: That includes: Mr. Duff?

Mr. Duff: Yes.

Chairman: Mrs. Norby?

Mrs. Norby: Yes.

Chairman: Mr. Lind?

Mr. Lind: Yes.

Chairman: Mrs. Zimmermann

Mrs. Zimmermann: Yes.

Chairman: Thank you. We also at this Public Hearing have a quorum tonight. Where are we with the KFK Petition? What is the Commission's sentiments? How would you like to begin the session? I don't know if you'd much of a chance last time for the Plans Review Committee and Mr. Allen to bring up the things they wanted to talk about.

Mr. Miller: I took this plat and maps and discussed it with the DuPage County Maps & Plat Department and Planning Department. The Planning Department is of the opinion that the lot on the Western end should be eliminated to make those lots larger and a lot along the northern perimeter should be eliminated to make those lots larger. We are all in agreement that no drainage is shown for handling the drainage from the northwest quarter of this property. So this has still not been resolved. The Village of Glen Ellyn Public Works Department feels that a cul-de-sac should be put at the end of the South end of the proposed western end street abutting the property line, so that any future development of the property to the South, it could be brought straight through. But until such time, they would not be able to turn their snow equipment around or handle the maintenance of the street.

Mr. Bucha: What kind of cul-de-sac are they talking about, Tom? Like they wanted approved for Murphy Builders or a regular 50 foot radius dedication?

Mr. Miller: Well, they didn't really come forth in either way. I had called to ask for suggestions to find out what, you know, if they go to a cul-de-sac, that's gonna knock out another lot. If

they would go to a 'T', such as was suggested for the Murphy property, they wouldn't have to lose any property. They could just go the full width of the street or 60 feet, let us say, so they could turn a snowplow and fire engine and stuff around there. But the Public Works Department wasn't too keen on that idea. They didn't say 'No, but, on the other hand, they didn't say 'Yes.'

Mr. Allen: I talked to Mr. Reno after you talked to him, Tom. Due to the fact that this street, Montclair, is supposed, eventually, to be a through street, it was suggested that possibly there could be a temporary kind of solution, such as a smaller cul-de-sac than normally required, that we have in back in various parts of town such--I think at Glen Ellyn Manor there's two, with a 43foot radius opposed to the 60 that they have on their other cul-de-sacs, but this is eventually supposed to tie in and this would also allow them to develop those lots in the meantime, if they could.

Mr. Bucha: Just some general comment: I think that the subdivision as it's been platted for the 46 lots is an excellent layout. It takes into consideration the properties adjoining it to the South and to the North and takes into consideration the intersection of 53 and Glenbard Road. It doesn't have properties facing 53. It makes provisions for Montclair to be a street that'll take you--I think it's Montclair--take you from Sheehan North to tie in with Nicol Way eventually. Except for some of their preliminary designs on drainage, water lines and storm water detention, a temporary cul-de-sac at the South end would certainly be helpful and solve some of the problems that Mr. Reno was concerned about and Tom had a good suggestion, however, of possibly reducing the number of lots on along the West side of Montclair and on the North side of the East/West street.

Mr. Edwards: Tom, could you point out where you're talking about?

Mr. Miller: Along the western border--the property there is 71 feet wide, the minimum in the County is 75 feet and the properties along the North line are all 74 feet. They're all 3800 square foot lots. The minimum in the County is 10,000 sq. ft. and so the County thought it would be better if they would eliminate one lot in each block. I was of that opinion before I questioned them. I just asked them what they thought of the layout and what, if any, suggestions they had to make. And of course, they brought up the same things about--there's no drainage off this way; where's the water going to go this way? They wanted to know what was going to be done with the end of the street over here and they asked a question about how much--was the retention enough? Well, I couldn't answer that question. I thought that the thing had probably been engineered so there was sufficient detention area down at that end. And then they brought up the thing about--they felt that those lots along the perimeter should be extended in size.

Mr. Edwards: In the center there is a kind of cul-de-sac area. What street is that?

Mr. Miller: This street here?

Mr. Edwards: Yes.

Mr. Miller: These would be two new cul-de-sacs that would be put in there, not tied in to anything North or South.

Mr. Edwards: There was a request to reduce.

Mr. Miller: Four Lots: two here and two here that they would have to have a front yard setback on--was it front yard, or rear yard setback again?

Mr. Edwards: Right--What was their opinion?

Mr. Miller: They felt it was all right because it's only on four spots and the lots are 9500 sq. ft. in size. They felt that the reduction for the rear yard on those particular lots would not be a disadvantage to the general layout.

Mrs. Norby: Do you ^{have} more copies of that, or just that one?

Mr. Edwards: Tom, can I ask you for another copy?

A question I have in here is if you are going to give them something over here, what is the proposal? Is there a possibility of one of the streets coming through at a later date?

Mr. Miller: No, because if you look at this layout, the proposed general layout which we all felt was great because it ties in all of the properties. However, the properties to the North, I think, would have little chance of developing because of the large amount of streetage that has to be put in in order to make them buildable. It would more than offset what could be regained or brought back from the sale of the properties. And if you notice that to get the property to the South tied in and fill in the center parts, the cul-de-sac arrangement really is best.

Chairman: However, you do foresee a similar development on the property to the South, but the property to the North would probably be quite different?

Mr. Miller: Well, we had--I had mentioned at the last meeting that probably the developers should go back and see if they couldn't negotiate with those people, ^{to the South} possibly to get an easement through the property, or get the property owners there to go with them to develop a piece of street through there which would solve putting any kind of a cul-de-sac in there. Then it could go right straight through, even though the property may not be developed at this time, the street, at least, would be in.

Chairman: All right. Mr. Janacek is here. Mr. Janacek, have you, since our last meeting, had any opportunity to contact other property owners?

Mr. Janacek: No. I have not contacted any South property owners. I felt as though we could probably resolve this by using a cul-de-sac removable at a later date.

Mrs. Bowman: Bill, this property--the lots to the West. Would proper engineering fix that? The lots that back up to these have a water problem in their back yards now.

Mr. Bucha: I'd make the developer extend the storm sewer back to the rear lot line, that West line of the subdivision, to pick up rear lot drainage.

Mrs. Bowman: I think we'd be just adding to that rear problem.

Mr. Bucha: I think it could be corrected, and the question, Tom, of the drainage of the northwest corner of the subdivision--I think that without any unusual data, the drainage course could be justified to extend from the northwest corner of the subdivision toward the southeast corner, into that drainage course, because Panfish Park is in an area that appears to be the upper end of several drainage courses. It could be questionable as to which drainage course that Panfish Park actually drains into--the one in the northeasterly direction or in the southeasterly direction, and I think that if we put storm sewers in that North/South street which is Montclair, picked up the drainage up there at the intersection and had that stub into Montclair drain South, I think they could solve that drainage problem without any trouble. And they could also--they have to submit a lot grading plan for the lots that back up to the homes on the East side of Milton. It's very easy to insist that the rear lot drainage have one or two drainage gutters back there to pick up the storm water run-off along that common lot line.

Mr. Miller: Well, I really don't feel that the development of this property should pick up the problems of the property to the East. That was developed, and they created their own problems when they developed it. I think it's unfair to make--if these people's property is flooding now then they should pick up the water that's flooding on their property. But if their property is not flooding, and the property to the West is flooding,

Mrs. Bowman: It's not flooding now, but the way this is, if this water's going to run off--

Mr. Miller: Well, that's what I was saying, that this northwest quarter and, as Bill said that would have to be a drainage to take this water from here, but not to drain these properties back over here. They would have to work it out to retain their own water.

Mrs. Bowman: They can handle their water now, but they just don't want any more water.

Mr. Miller: Well, this is what I've been saying, that there was no provision made for the water at the northwest quarter, because you've got a 765 here and a 756 down here. The way it stands now,

13.

Mrs. Forby:
as lot 22.

What's the matter with lot 23? That's the same size

Mr. Miller:

Okay. Let's say 17 to 23. WITH THE DRAINAGE

Chairman:

This is condition number two?

Mr. Miller:

Yes. THAT THE DRAINAGE FOR LOTS 17 THROUGH 23 AND
(what's that street gonna be? Montclair?)

Mr. Lind:

This is Montclair.

Mr. Miller:

All right. Isn't that going to be called Montclair,
that piece of street there? Isn't that in the line with Montclair?

Mr. Allen:

Yes, that's Montclair.

Chairman:

South Montclair.

MONTCLAIR.

Okay, THAT THE DRAINAGE ON LOTS 17 THROUGH 23 and

BE DIVERTED TO AN EASTERLY DIRECTION TO THE DETENTION
AREA OF THE SOUTHEAST CORNER. (3.) THAT A CUL-DE-SAC BE INSTALLED
AT THE SOUTHERN PERIMETER OF MONTCLAIR ABUTTING THE SOUTHERN PROPERTY
LINE IN SUCH A MANNER THAT IT CAN BE REMOVED FOR THE FUTURE DEVELOP-
MENT OF MONTCLAIR FURTHER TO THE SOUTH. (4.) THAT ACCELERATION AND
DECELERATION LANES BE INSTALLED ON RTE. 53. (5.) THAT EASEMENTS BE
GRANTED THROUGH THE SOUTH END OF THE TWO CUL-DE-SACS FOR WATER TO
THE PROPERTIES TO THE SOUTH.

What else do we have?

Mr. Lind:

It's three cul-de-sacs.

Mr. Miller:

Well, this is it, right here. A temporary cul-de-sac.
The line will come down that street and go through automatically.

(6.) THAT THE STREET DESIGN BE DESIGNED SUCH THAT NO
WATER RETENTION BE RETAINED IN THE STREETS.

Is there a question on that?

Mr. Bucha:

THAT THE STREETS NOT BE USED AS PART OF THE STORM
WATER DETENTION VOLUMES

Chairman:

As 'storm water detention' what?

Mr. Bucha:

Detention volumes.

Mr. Miller:

The water mains we get down at the end.

Mr. Lind:

Did you say something about the setback changes?

Mr. Miller:

No. We're gonna leave that for them to go over with
the Zoning Board.

15.

Mrs. Norby: To and from--along Rte. 53. That's really two, isn't it?

Chairman: Two conditions you'd like to include in our recommendations to the Village Board: THAT THERE IS A DIALOGUE

Mrs. Bowman: WITH 89 and 87 CONCERNING THE IMPACT OF THE POPULATION AND THE SAFETY OF THE ELEMENTARY SCHOOL CHILDREN GETTING TO AND FROM THE SCHOOL.

Mr. Miller: Won't they bus them?

Okay, the kids can walk right down the end of Montclair across that property. And within the first week, there'll be a path across it.

Chairman: You wish to recommend to the Village Board they encourage the Petitioner to have dialogue with the School Districts on that, to?

Mrs. Bowman: Yes.

Mr. Zimmermann: Before they can get approval on this thing, they have to redo the plans. Jim Bennett handles the payments to the School Districts so won't they have to discuss this?

Mrs. Bowman: There is an area in Foxcroft where just a sidewalk was put in.

Mrs. Norby: There's an area at the end of Taylor where you go to the Junior High with a walkway which was platted in there.

Mr. Zimmermann: I just--I wasn't here. Why was there any consideration that you would wish to extend the cul-de-sacs at some future time?

Mr. Miller: Just on Montclair.

Chairman: ...Temporarily.

Mr. Bucha: On Montclair, when you say 'cul-de-sac' you really mean the roadway that's shown there--so vehicles can turn around.

Mr. Miller: In the road right-of-way. There'll have to be adequate room to turn around. That's part of the agreement. That's one of the conditions, so the street could go through. I said, 'To be removed at a future date to allow the street to go through.'

Mr. Lind: Then the street would be an easement on the lot. Did they know that when they bought it?

Mr. Miller: It's not on their property

Mrs. Norby: It's public property. There's nothing back there.

Mrs. Zimmermann: You're thinking the same thing I was, Carl. It's not going to be a cul-de-sac in this sense at all. It's only going to be at the end, but with the ability to have a turn-around.

THROUGH 23 AND MONTCLAIR BE DIVERTED EASTERLY TO THE DETENTION AREA IN THE SOUTHEAST CORNER. And

Number 3. THAT A CUL-DE-SAC OR A TURNAROUND AT THE SOUTH PERIMETER OF MONTCLAIR, ABUTTING THE SOUTH PROPERTY LINE IN THE ROAD RIGHT-OF-WAY, BE MADE IN SUCH A MANNER THAT MAY BE REMOVED TO ALLOW THE STREET TO GO THROUGH AT SOME FUTURE DATE.

Number 4. THAT AN ACCELERATION AND DECELERATION LAMP BE INSTALLED IN 53.

Number 5. THAT AN EASEMENT BE GRANTED TO THE SOUTH END OF THE TWO CUL-DE-SACS SO WATER TO THE PROPERTY COULD DEVELOP.

Number 6. THAT THE STREETS NOT BE USED AS STORM WATER DETENTION VOLUMES.

Number 7. THAT THE VARIATIONS REQUESTED BE REFERRED TO THE ZONING BOARD OF APPEALS FOR FUTURE HEARING.

Number 8. THAT THERE BE SOME DIALOGUE WITH SCHOOL DISTRICTS 89 AND 87 REGARDING THE IMPACT OF THE PROPOSED PROPERTY --THE IMPACT OF THE POPULATION FROM THIS PROPERTY.

Number 9. THAT THERE BE SOME DIALOGUE WITH DISTRICT 89 REGARDING THE SAFETY OF THE CHILDREN GOING TO SCHOOL.

Number 10. THAT THE FINAL PLANS SHOW AN 8" WATER LINE IN MONTCLAIR AND IN GLENBARD AND A 4" CONNECTION IN THE WATER LINES BETWEEN THE TWO CUL-DE-SACS.

Mr. Bucha: That's 6

Chairman: 6, but 4" connections.

Mr. Bucha: 6.

Chairman: Okay.

I think that's the motion. How about a second?

Mrs. Bowman: I'll second it.

Chairman: Thank you. Any further discussion?

Mr. Lynch: I have a question about number 8, on the dialogue with 87 and 89 on the impact of the population. I'm not sure I would know exactly what to do, other than go over and say 'We're gonna have children living over here and they're gonna--

19.

Mrs. Bowman: Sometimes it's customary to make a cash contribution.

Mr. Lynch: Well, is that what you want, or do you want me to go over and tell them we're gonna have kids over here--

Mrs. Bowman: When it gets to the Business Manager, I am sure it will be very clear.

Chairman: Is that satisfactory to somebody?

Mrs. Bowman: I would think so.

Chairman: Is there any other discussion? Let's have a Roll Call.

On roll call, the motion carried unanimously (9 - 0).

Chairman: Any other further comments? Mr. Janacek, this will come up to the Village Board, and you will be hearing from us.

Mr. Janacek: Thank you very much.

Chairman: This Public Hearing is closed.

July 28, 1977

These transcripts of this Public Hearing, dated June 23, 1977 and July 14, 1977, are, to the best of my knowledge, true and accurate.

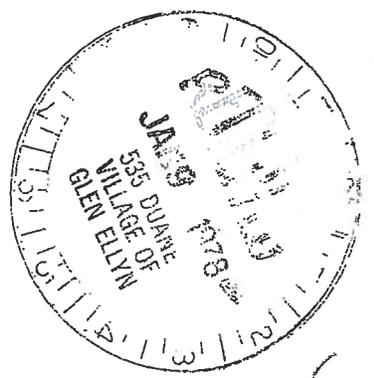
Adrienne Zadrobsky
Chairman
Glen Elyn Plan Commission

Pls Review

WC

MEMORANDUM

Date: January 9, 1978
 To: Will Allen
 From: John E. Hanson
 Re: Rolling Hedge Subdivision



The Public Works Department has reviewed the plan submitted by Webster and Associates dated December 8, 1977, for Rolling Hedge Subdivision and offer the following general comments.

The storm system as submitted includes twelve (12) inlets or manholes located in yard or grassed areas making the maintenance by normal maintenance means virtually impossible. The Public Works would like to see the rear yard inlets eliminated in the rear of lots 14, 11 and 17. This small amount of water would run eventually to the north and finally find its way to our storm water retention area in Panfish Park. The total release of storm water could be compensated for by reducing the capacity of the twelve (12) inch outfall to the south by an equal amount of what is being released to the north.

The sewers running in the rear yards between Montclair, Glenbard Court, Glenbard Lane and also along the south property line of the subdivision could be eliminated and replaced with a properly sized line running down Glenbard Court and then easterly along the property line between Lots 30 and 31 until it reaches the detention area. The rear yard drainage would be redirected to run overland to the detention area. The change in these sewers would eliminate all manholes and inlets that would fall in the yards making maintenance considerably easier.

The water main system as submitted shows eight (8) inch diameter mains on Montclair and Glenbard Road. The Public Works Department is convinced that the flow from a six (6") system is adequate, with the exception of the main on Route 53, and will increase greatly when the area to the south is developed. If an eight (8) inch east-west tie from the future twelve (12) inch main on Route 53 is necessary it should be located on Sheehan, eliminating most of the bends it shows now.

The water loop between Glenbard Court and Glenbard Lane should be eliminated and a valve installed in the parkway at the end of the cul de sac and the main be extended and plugged at the south property line of the subdivision so that the street, sidewalk and grassed areas would not have to be disturbed when the mains are extended to the south. The Public Works Department does

Rolling Hedge

not believe the connection of the two cul de sacs would be necessary considering that when the property to the south is developed the dead ends would be tied into a future main on Sheehan. If the proposed water improvements are installed without any additional improvements the whole system starting at the tie-in at Harding and Route 53 is a dead end. This situation will be eliminated when the entire system in the area is completed.

The following is a detailed list of recommended changes:

Storm Sewers

1. The eighteen (18) inch storm sewer running in the backyards between Montclair and Glenbard Court south of Glenbard and the ten (10) inch storm sewer running in the backyards between Glenbard Court and Glenbard Lane be replaced with a sewer sized to carry both flows that would run south along Glenbard Court. The sewer would then run easterly along the property line between lots 30 and 31 until it reached the detention area. The retention of the water main loop and the effect on the backyard drainage will be discussed later.
2. The ten (10) inch storm sewer running between lots 42 and 43 be eliminated and replaced by running a storm sewer from the inlets at approximately station 10 + 20 on Glenbard Road to the inlets on Glenbard Road at station 11 + 50. The capacity of the ten (10) inch sewer serving the inlets at station 10 + 50 would have to be increased to handle the additional flow.

Rear Yard Drainage

1. The rear yard drainage between Montclair and Glenbard Court and Glenbard Court and Glenbard Lane be regarded to flow overland to the south line of the subdivision and then easterly to the detention area without any rear yard drains.
2. The inlets and supporting sewers be eliminated to the rear of lots 14, 11 and 17.

Water Mains

1. The Public Works Department recommends that the eight (8) inch main located on Glenbard and Montclair be reduced in size to six (6) inch.
2. The water loop between Glenbard Court and Glenbard Lane be eliminated and a valve installed in the parkway at the end of the cul de sac and the main be extended and plugged at the south property line of the subdivision.

Will Allen

-3-

January 9, 1978

Rolling Hedge

3. The water main and the storm and sanitary sewers on the west side of Route 53 are located too close together and should be separated. This may involve the moving of either the sanitary or water main to the east side of Route 53.

Sanitary Sewer

1. The short length of sanitary sewer running northeast from manhole #11 should be tied into manhole #11 with a drop connection.
2. See note 3 in the water main section.
3. All sanitary manhole frames and lids should be of the self-sealing type.
4. All Sanitary sewers and storm sewers should be TV inspected by the contractor before they are accepted by the Village.
5. Deepen sanitary sewer on Route 53 to provide service to the area north of the subdivision.
6. The length of sanitary sewer running north from sanitary manhole #7 must end in a manhole not a plug.

Streets -

1. The curb should include three (3) number four (4) reinforcing bars running continuously throughout the entire length of curb.
2. A temporary curbside sac should be included on the south end of Montclair that can be removed when the property to the south is developed.

Street Lighting

1. The proposed street lighting be installed by Commonwealth Edison on a leased plan where the Village would pay a monthly rental to Commonwealth Edison for the use of the lights. The contractor would pay \$1500.00 per light to the Village to offset the cost of the rental of the lights.

Restoration

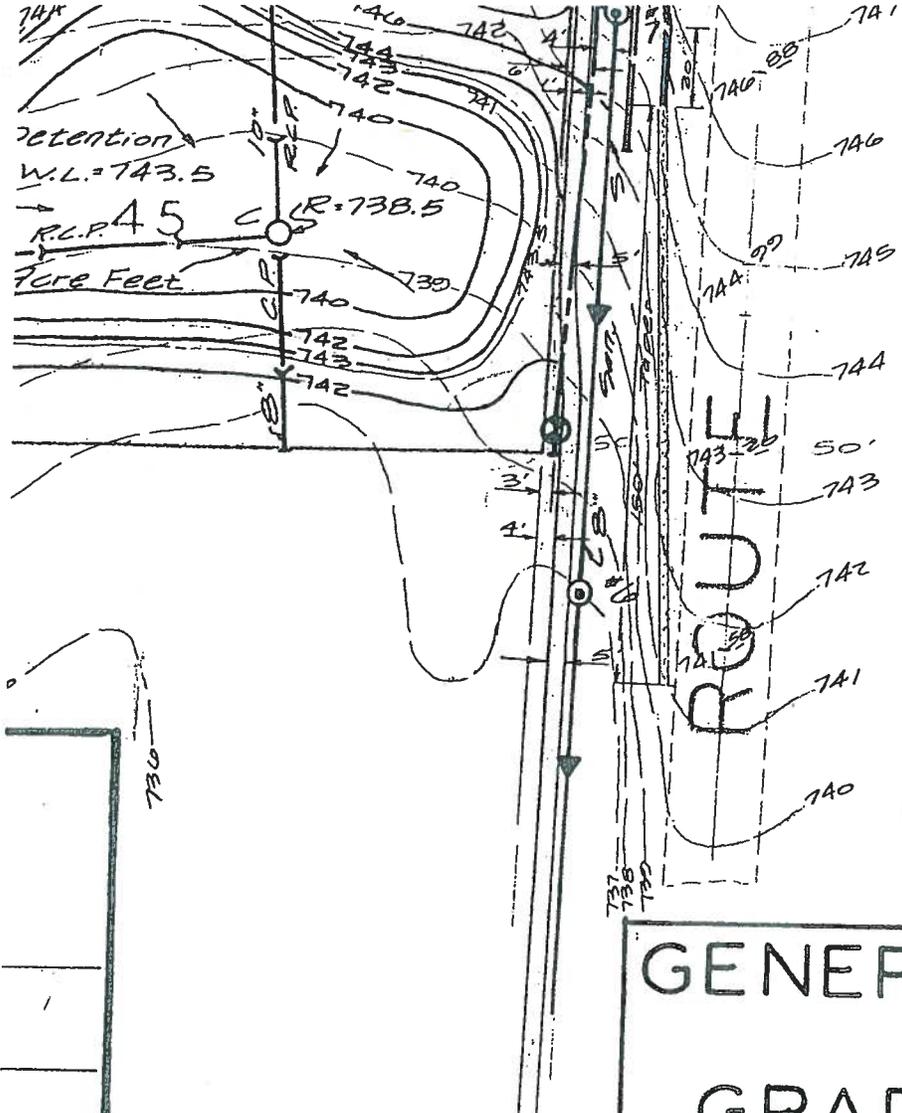
1. Lot 45 (stormwater detention area) must be completely restored with a minimum six (6) inches of topsoil and seeding. All work must comply with IDOT specifications. The grass must be guaranteed to grow. All bare spots or damaged areas must be redone until, in the opinion of the Village of Glen Ellyn, a substantial growth of grass exists.
2. All off site areas must be restored to original condition.

John E. Hanson P.E.

John E. Hanson, P.E.

JEH:jkt

cc: W. C. Dixon & F. F. Reno



F H BARTLETT'S
SUNNYSIDE FARMS

RECORD DRAWING - 1-13-88

GENERAL LAYOUT AND GRADING PLAN

PROPOSED IMPROVEMENTS
FOR
ROLLING HEDGE
SUBDIVISION

VILLAGE OF GLEN ELLYN - DU PAGE CO.

#	Date	Description
10	12-20-87	Street Light
9	12/15/80	Revised Plan (Lot 25)
8	1/4/80	RECORD DRAWING OF
7	7/17/79	San. & Water As Const
7	10/20/78	Swale - Rte. 53
6	01/1/78	Hedge Ct. CB 'F'
5	01/1/78	Route 53 by-pass drain
4	12/5/77	Storm Sewer Discharge
3	5/5/77	Gen'l Rev.
2	3/24/77	Issue For Bids
1	2/19/77	Glen Elyn - P.C.
#	Date	Description
12/15/77		Grading & Drainage

DRAWN BY
K.W.T.

DATE:
12/8/77

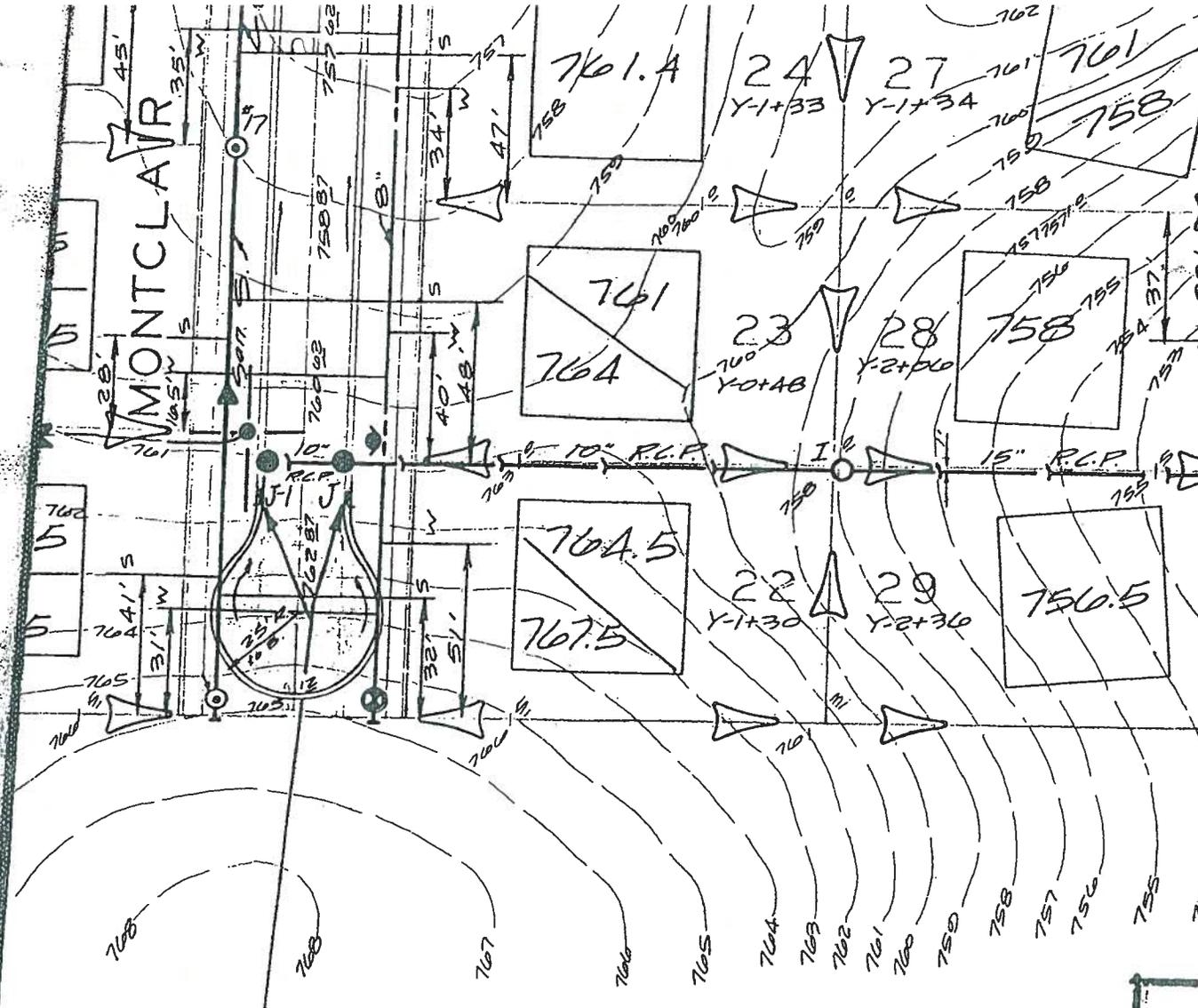
CHECKED BY
D.L.M^{EG}

WEBSTER and ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING

207 SOUTH NAPERVILLE STREET
WHEATON, ILLINOIS 60187
312-668-7603

SCALE
1" = 50'

SHEET
2
OF 7



Temporary Cul-de-sac
Note:

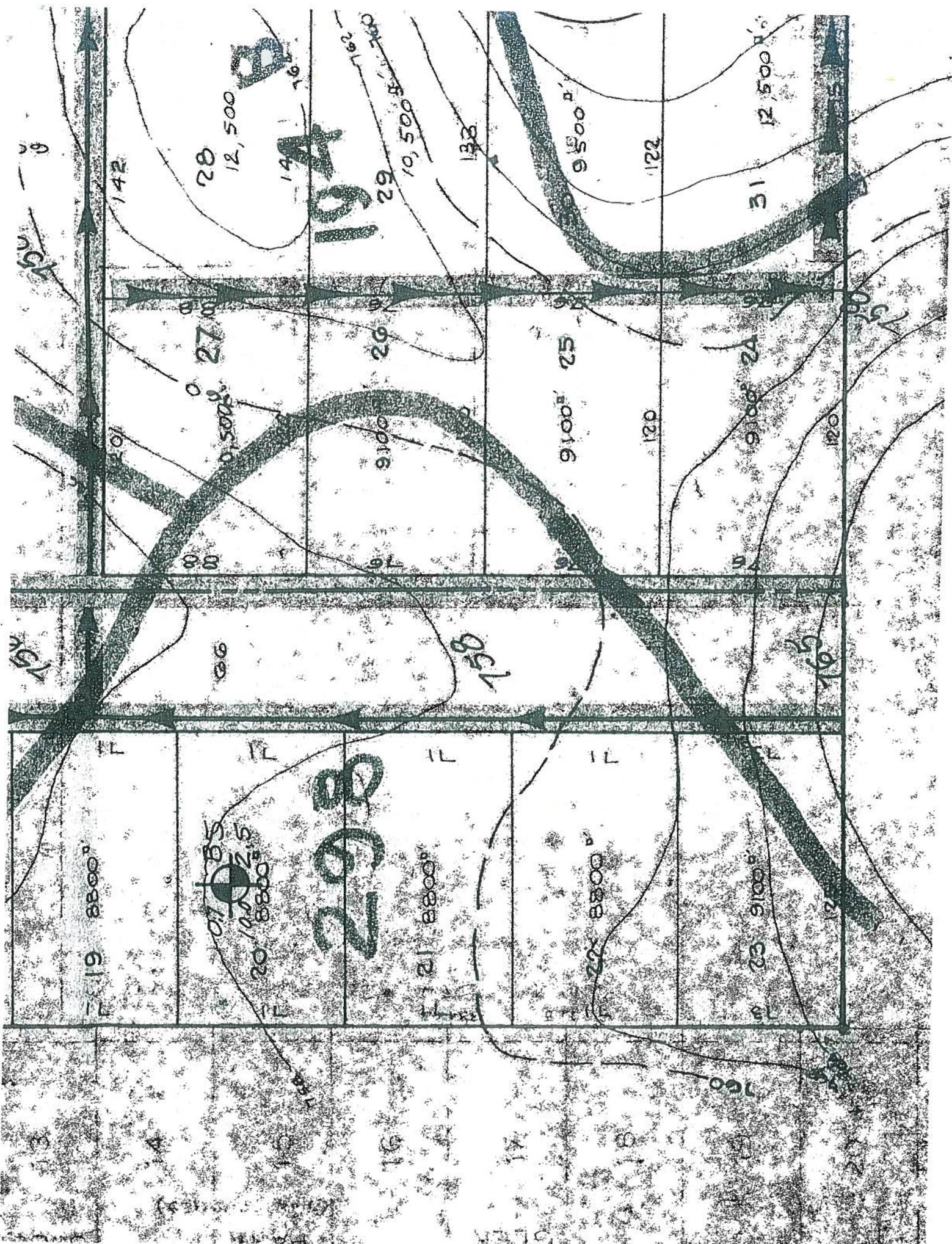
Expansion joints with 2 steel
dowel bars shall be provided 2 ft. ±
north of the P.C. for the temporary
cul-de-sac. (25 ft. Radius return)

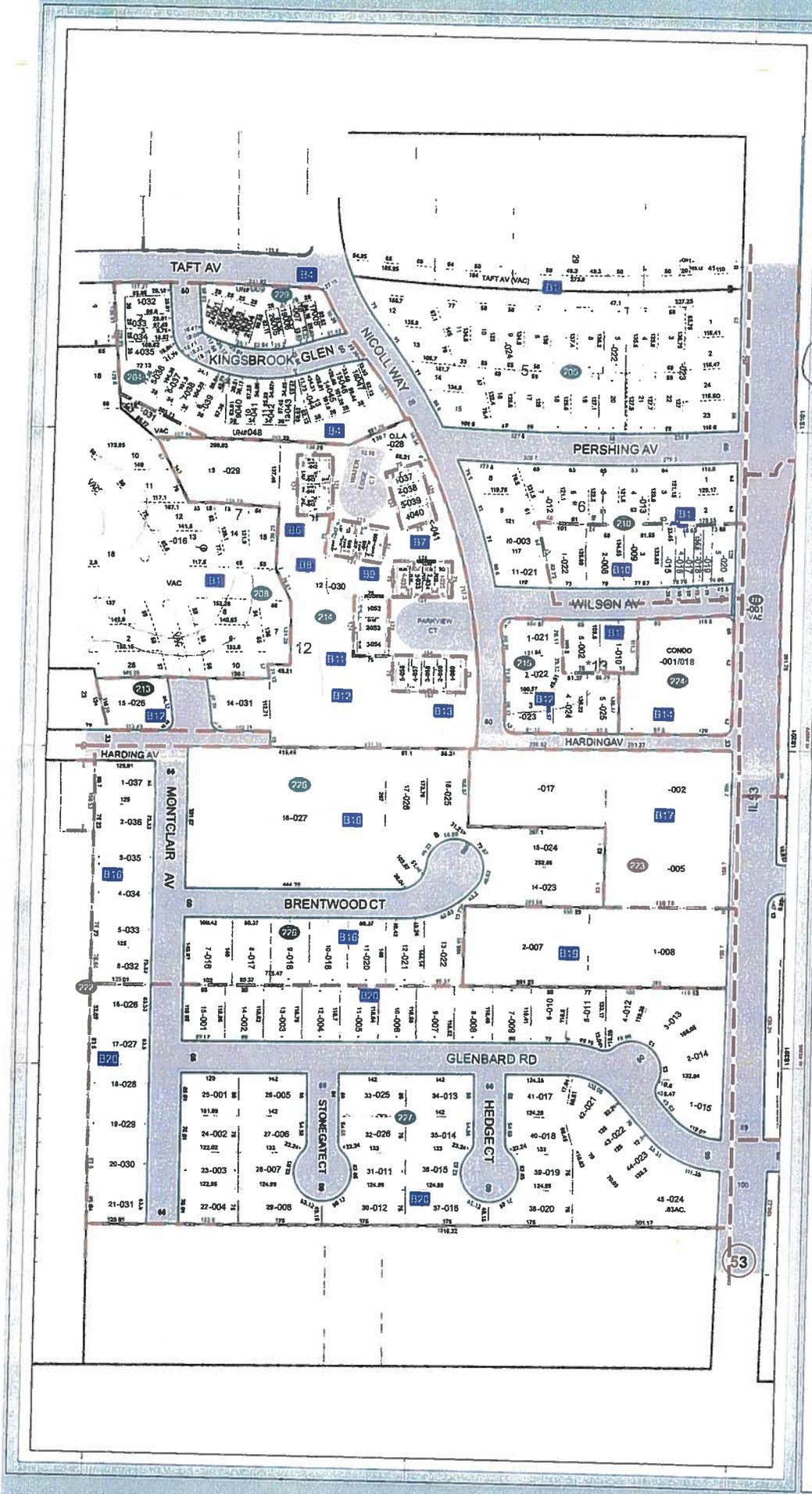


Facilities Plan

<p>Preliminary Plan of Folling Hedge Subdivision Village of Garden City DePage Co.</p>	<p>WEBSTER AND ASSOCIATES 1410 20th Street, N.W. WASHINGTON, D.C. 20036 202-331-1100</p>
<p>SEWER TREATMENT PLANT</p>	<p>207 SOUTH WESTMORE STREET WESTON, LINCOLN COUNTY VT 05673</p>
<p>FOLLING HEDGE SUBDIVISION</p>	<p>VILLAGE OF GARDEN CITY</p>
<p>DEPAGE COUNTY</p>	<p>WEBSTER AND ASSOCIATES</p>

-200025





- 11 ROOSEVELT HILLS
26877
- 12 ROOSEVELT TAFT SUB.
R2006-129135
- 14 KINGSBROOK GLEN TOWNHOMES SUB.
R2006-151588
- 16 TOWNHOMES OF WATERS EDGE ASSAMT.
PLAT 3
R2006-161191
- 17 TOWNHOMES OF WATERS EDGE A.P. 2
R2006-032806
- 18 TOWNHOMES OF WATERS EDGE A.P. 4
R2006-161192
- 19 TOWNHOMES OF WATERS EDGE A.P. 1
R2005-227845
- 170 GLENCARRY ESTATES
R1987-024095
- 181 TOWNHOMES OF WATERS EDGE A.P. 5
R2007-057371
- 172 TOWNHOMES OF WATERS EDGE
R2005-148006
- 180 TOWNHOMES OF WATERS EDGE ASSAMT.
PLAT 7
R2007-057372
- 184 HILLBURN CONDOS.
R1977-120076
- 185 WATER'S EDGE UNIT 2 SUB.
R2003-148009
- 188 GLENWOOD PLACE
R1991-022208
- 187 ARLTON TWP. SUPERVISOR'S A.P. 5
464576
- 189 RUDBECK'S A.P.
R1978-037310

5-23A-W

- DEW Jill Dew, 174 Hedge Court, Glen Ellyn 60137.
- SECRETARY How do you spell your last name?
- DEW D-E-W.
- (MS. DEW IS SWORN.)
- DEW I don't really know if I'm for or against the development. I would like to see a development back there.
- I have a concern about the flood plain only because even if it doesn't affect me right where I am, it affects the people who invest and so on and so forth.
- My other question would be, who says that we want Montclair to go through and make it a through way? Maybe we like it where it is, and maybe we--you know, I'm just questioning that. I personally don't know if that's my preference.
- ALLISON Bill, do you want to respond to that? Before you go, where's Hitch Court?
- McGURR It's one of the cul-de-sacs. I'm not sure which one.
- DEW Hedge. Rolling Hedge. The first cul-de-sac.
- ALLISON Oh, Hedge. Okay. I misunderstood. I do know that. Okay.
- McGURR The Fire Chief on several occasions has expressed concern about I think there's some 44 lots in this subdivision having but one access and that one access being Route 53.
- As the longer members of the Planning Commission may recall, we had seen several suggestions for developing this area, most of which included joining Montclair with Nicoll Way. I guess that I will state my opinion that I think that would create more of a traffic problem in the future when Montclair would be extended to Sheehan than would this.
- As we said before in our discussions on the Wilson Avenue subdivision, it's very difficult to get out of these streets or into these streets off of Park as well. This would provide the ability to move

(MCGURR)

north by a right turn going out onto Park and a right turn in coming off of 53 for Rolling Hedge.

ALLISON

I think while we understand that unless there's an emergency, it's always nicer to have some property that it's very hard to get to for other people, the plan for this has always been to connect these streets.

If you'll notice, the end of Montclair isn't cul-de-sacked in a large circle that would be if they were intended to be that way. When this was originally platted, the intention was eventually it would connect. And if anyone bought being told there was never any plan to connect this, you ought to talk to your real estate agent because the Village plan has always been to have some kind of connection through here for safety's sake.

Yes. Would you like to speak?

SECRETARY

Sir, would you state your name and address for the public record?

MATERA

I'm John Matera, 726 Glenbard Road in Glen Ellyn.

(MR. MATERA IS SWORN.)

MATERA

I guess I just have more questions for the engineer about the cuts and fills here. From what I understood of your testimony, this area would be raised and this area lowered so as to move the flood plain.

SCHUMACHER

Fundamentally, yes.

MATERA

All right. Thanks.

The two questions I have, for the lots abutting here, what does that create at the back here? Would there be a sudden--there's a level there right now. If you're going to raise that, does that mean that there's a sudden dropoff into the current levels of these properties here or right here? At what point does it begin and end being raised? Is this already as high as it's going to be?

SCHUMACHER

Yes. We would match the elevation along the property line. In other words, we wouldn't be filling on any of these lots along the back. We would construct the storm sewer in here and also provide an overland free-flowing discharge for all flows in ex-

ALLISON No, we've got it. We've got it. You just need to--

GANSAC Well, what do you want me to do?

ALLISON We want to hear what you're going to say.

GANSAC Well, that's what I want to do. The area that he is talking about was artificially raised by Mr. Keim when he put in Rolling Hedge. And as McGurr knows, we had quite a session about that. And that's what my comment was, that they're creating a ditch here, but Mr. Reno ignored the whole problem. He said the Village Board approved it, and that's final. We should have never approved raising that artificially. They destroyed the character of that land.

ALLISON At the back of Rolling Hedge.

GANSAC At the north end of Rolling Hedge, and it's south of my edge. Half of this has been artificially raised. And that's what destroyed my property.

ALLISON Thank you.

Okay now. Mr. Matera, was your question answered?

MATERA Yes, those answered my questions. Thank you.

SECRETARY Would you state your name and address for the public record?

MODERI Yes. My name is Cynthia Moderi, M-O-D-E-R-I. My address is 142 South Montclair.

(MS. MODERI IS SWORN.)

MODERI I'm the last house here; Montclair ends at my house. And for the record, I know it wasn't a cul-de-sac; I knew it would go through. So no problem from me.

(LAUGHTER)

ALLISON Thank you.

MODERI My problem is, I'm very concerned about the drainage. If this is raised and there's a sewer back here, what happens to these houses here? I want to know why the storm sewer stopped here, it didn't go all the way down to where these houses start. Because if this is raised, that water from the side is going to flow over here.

Michele Stegall

From: Sean Buckley [buckley1014@yahoo.com]
Sent: Tuesday, June 12, 2012 9:32 AM
To: Michele Stegall; Staci Hulseberg; Julius Hansen; Phil Norton; Peter Campbell; Mark Pfefferman; Mark Franz
Cc: Mollie Buckley; Eric Schmidt; Keith Kinch; Frank Mancuso; Norris Eber; Carey & Rob; Karen Ferguson; Frank Petropoulos; Greg Smith; Scott Coldiron; jack washam; Suewasham@aol.com; Carey & Rob
Subject: 760 Sheehan Petition
Attachments: Monclair.zip; Montclair.doc

Ms Staci Hulseberg/Mr Mark Franz

On behalf of the Rolling Hedge and Brentwood neighborhoods, we are submitting this petition to keep the current character and safety of South Montclair intact. Included is a letter requesting that an alternative solution to the extension of Montclair be approved and submitted to KH Homes. I've also included signatures from the neighbors and a map that shows where they are located. As you can see, the vast majority of our neighbors are extremely concerned with the proposed outcome the Village Planning Staff is recommending and from numerous conversations, very disappointed that we are not receiving the cooperation from the Village Planning Staff that we deserve as residents.

The Neighbors request an open, face-to-face meeting to review the alternative street design with a select number of residents and the following Village Representatives: Village Management, Public Works, Chief of Police and the Fire Chief. There have been multiple conversations with neighbors and different departmental officials that have caused us to question the recommendation by Village Planning Staff on the extension of Montclair.

We feel that this meeting is in our rights as Glen Ellyn residents and this topic is too important to be discussed via email.

We look forward to your reply and a date that will work for all parties.

Sincerely,

The Residents of Rolling Hedge and Brentwood



Notes:
760 Sheehan
has 50 map points available.

[Print](#)



[Map dims for landscape printing](#)

June 6th, 2012

Staci Hulseberg
Director of Planning and Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Ms Hulseberg:

The purpose of this letter is to ask your support for an alternate street plan, the "C design", for the extension of S. Montclair Ave. This alternative "C design" plan has recently been approved by the Glen Ellyn Chief of Police, the Glen Ellyn Fire Chief, the builder, KH Homes, and the concerned neighbors of Rolling Hedge and Brentwood who will be impacted by the S. Montclair decision.

We are asking your support because we have not been able to have a positive discussion with the Village Planner who was requested by the Village Board to put aside her plan and take input from the Chief of Police and the Fire Chief. This is a matter of crucial importance to us that will impact our children's safety, our home values, and the essential character of our neighborhood. The village now has an opportunity to help protect our children and preserve our neighborhood's character and the value of our homes and we hope that you do so.

Through recent months we have been in favor of the new neighborhood and have diligently worked with the builder and Village to show support during the Pre-Application process. Based on the response from the Village Planner we received on June 5th, 2012 we feel our efforts have been recognized, but our concerns have been generally ignored.

During the Pre-Application Committee Meeting, over 45 neighborhood residents were in attendance to give feedback to the initial plans from K H Homes. Based on communications between the builder and the Village Planning department, it was recommended to have South Montclair extend through to Sheehan Ave. We felt that this would dramatically change the essential character of our neighborhoods and significantly decrease our children's safety. Today, there is already a significant amount of traffic that is routed from Rt. 53 through Glenbard Rd. In fact, some neighbors have already met with Mark Franz to discuss adding a stop sign to mitigate this traffic as we regularly see disregard for the posted speed limits. We are concerned the Montclair extension will further worsen the current traffic flow problem and increase the safety risk. Our experience with traffic on the Glenbard, Montclair, Harding route is pretty convincing evidence that opening this new route will divert more traffic off the desired thoroughfares.

Based on the recommendation of the Planning Committee, The Neighbors have met with the Chief of Police and Fire Chief, to share with them the "C" design and neither had an issue with the design. In fact the Chief of Police has shared with us that he prefers the "C" design over the others that were previously submitted for reasons of safety.

At the Planning Committee Meeting a question was asked to Village Planner from one of the Committee members. They asked if the "C" design would be an issue and the answer given was "NO", indicating the "C" design is a viable option. It appears to us since the Montclair Ave extension has been in the plan for 30 years that extending South Montclair has become a foregone conclusion rather than a discussion. In our minds that is not acceptable. There are families with young children that are already at risk because of the traffic on Glenbard and to open up another avenue and add another 24 homes' worth of traffic will further decrease the safety of our neighborhood.

We formally request that the Village Planning and Development department endorse the enclosed "C" design (Drawing 7174-A1), and officially inform the builder that this is the recommendation of the Village Staff. Once this is complete, as a matter of diligence and general concern, we will be eager to sit down with the builder and review their other concerns and development challenges.

Sincerely,
The Neighbors of Rolling Hedge and Surrounding Neighborhood

Name	Address	Signature
Mollie Buckley	169 S. Montclair, G. 9.	Mollie Buckley
Sean Buckley	169 S. Montclair	Sean Buckley
Amy Schmitt	720 Glenbard	Amy Schmitt
KEITH KINCH	166 S. Montclair	Keith Kinch
Krista Slay	166 S. Montclair	Krista Slay
Edmund G. Haly	100.1 Montclair	Edmund G. Haly
Mike Jung	163 S. Montclair	Mike Jung
Thomas M. Jagan	714 Glenbard	Thomas M. Jagan
Michelle G. G.	726 Glenbard	Michelle G. G.
Judith Neuhoff	732 Glenbard	Judith Neuhoff
Brian Van Horn	735 Glenbard	Brian Van Horn
V. LINDA SMITH	117 Stonegate Ct.	V. Linda Smith
Karen Ford	738 Glenbard Rd.	Karen Ford
Lynn S. Day	750 Glenbard Rd.	Lynn S. Day
John C. Day	750 Glenbard Rd.	John C. Day
Joe P. P.	774 Glenbard	Joe P. P.
Barbara Ann	780 Glenbard	ANN, BARBARA
Christoph G.	792 Glenbard	Christoph G.
Karen Schultz	761 Glenbard	Karen Schultz
Tom	762 Glenbard	Tom
FRANK	173 Hedger Ct	FRANK
Camille Smith	162 Hedger Ct	Camille Smith
Brian Comley	163 Stonegate	Brian Comley
Kenia Furman	163 Stonegate Ct	Kenia Furman
Amy Drescher Comley	163 Stonegate Ct	Amy Drescher Comley

[Recipient Name]

June 6, 2012

Page 2

Name	Address	Signature
Greg Campbell	163 Stonegate Ct.	
Susan Washam	177 Stonegate Ct	
JACK WASHAM	114 Stonegate Ct	
Rob Fredrick	154 S. Montclair	
Carey Fredrick	154 S. Montclair	Carey Fredrick
Mike Schmidt	720 Glenbard	
Bob Albertson	717 Glenbard	
Robert Albertson	717 Glenbard Rd	
Terese Johnson	786 Glenbard Rd	
Scott Johnson	786 Glenbard Rd	
Elizabeth Jones	163 S. Montclair	Elizabeth Jones
V. Noss's Eber	173 Stonegate	
Marty Banker	163 Hedge Ct.	Marty Banker
Christine Heim	792 Glenbard Rd	Christine Heim
Christine Heim	792 Glenbard Rd	
Nicole Egan	779 Glenbard Rd.	Nicole Egan
SEAN EGAN	779 GLENBARA	
DOY'S LAMBYMAN	174 S. MONTCLAIR	
KELLIE DE LEON	768 GLENBARD RD	
JOSE G. DE LEON	768 GLENBARD RD	
ERIC SCHMIDT	155 S. MONTCLAIR	
TINA SCHMIDT	155 S. MONTCLAIR	Tina Schmidt
MARY ANN KELLING	163 S. Montclair	Mary Ann Kelling
Richard Kelling	163 S. Montclair	Richard Kelling
Ben Kelling	163 S. Montclair	Ben Kelling

Name	Address	Signature
Karen Ferguson	124 S Montclair	Karen Ferguson
Jim Ferguson	124 S Montclair	Jim Ferguson
Elyssa Petropoulos	136 S Montclair	Elyssa Petropoulos
DAVID McNEELY	705 Brentwood	David McNeely
Nancy Cory Saag	130 S. Montclair	Nancy Cory Saag
Juliana Di Pietro	705 Brentwood Ct	Juliana Di Pietro
Nisa C. C.	118 S. Montclair	Nisa C. C.
Lauda Hill	106 S. Montclair	Lauda Hill
Susan Reijula	723 Brentwood Ct.	Susan Reijula
Petri Reijula	723 Brentwood Ct.	Petri Reijula
Marc Aggeler	790 Brentwood Ct	Marc Aggeler
Carol Asselmeier	750 Brentwood Ct	Carol Asselmeier
Tim Foley	738 Brentwood Ct.	Timothy Foley
Viki Foley	738 Brentwood Ct	Viki Foley
Lin J. Sauer	735 Brentwood Ct.	Lin J. Sauer
Tom Fulle	744 Brentwood Ct.	Tom Fulle
Stacy Fulle	711 Brentwood	Stacy Fulle
MARK LETHBRIDGE	711 Brentwood	Mark Lethbridge
Tim Fulle	118 S. Montclair	Tim Fulle
Suzanne Kohler	747 Brentwood Ct.	Suzanne Kohler
Nancy Hull	741 Brentwood Ct.	Nancy Hull
William Satterfield	717 Brentwood Ct.	William Satterfield
NOVA COLGAN	714 Glenwood	Nova Colgan
Gale Lewis	207 S Milton	Gale Lewis
Vernon Lewis	207 S Milton	Vernon Lewis



July 2, 2012

Village of Glen Ellyn
365 Duane Street
Glen Ellyn, IL 60137

Attn: Staci Hulseberg
Director of Planning and Development
Michele Stegall
Village Planner

**Subject: Lot Coverage Ratio
Deer Glen II and Amber Ridge Subdivisions (the "Projects")**

Over the past two months, K. Hovnanian Homes has presented the above Projects to Glen Ellyn Plan Commission; Amber Ridge in a pre-application review on May 10th, and Deer Glen II at a Plan Commission Public Hearing on May 31st, which has been continued to July 12th. K. Hovnanian is requesting a 25% lot coverage ratio ("LCR") as part of both Projects, a variance from the Village's R2 and R2B standard of 20%. At both meetings, LCR was discussed at length. We felt it appropriate to explore the merits of the requested variance, the intent of the existing code as adopted in 2002, and how the Projects match that intent. We thank you in advance for your consideration in reviewing the LCR request in greater detail via the following memorandum.

2001 Comprehensive Plan

In April of 2001, the Village of Glen Ellyn published and subsequently adopted the Comprehensive Plan ("CP") prepared by Trkla, Pettigrew, Allen & Payne, Inc and Parsons Transportation Group. The CP reviewed in great detail development activity in the Village and the future needs and concerns in relation to residential development. A recurring theme throughout the CP was residents and Village officials concerns about "tear down" activity and homes that had been built out of character and scale from their underlying neighborhoods. Reading through the CP it is clear the Village needed to address the "tear down" issue to ensure that new homes were designed and completed in a responsible manner matching the scale and character of the existing neighborhoods they were being built in. In response to concerns raised in the CP the Village adopted a revised R2 code with changes to specifically address the "tear down" issue including more restrictive building height maximums, the elimination of a .45 floor area ratio ("FAR") and an LCR from 25% to 20%. It has been an effective tool in response to the "tear down" problem the CP identified; ensuring new homes were of similar character and scale as their neighbors.

Below are sections of the CP that identify and review the “tear down” issue and set the vision for future residential development in Glen Ellyn.

Vision Statement (page 4)

...
Village government, builders and developers, and local residents have cooperated to resolve the issue of “residential teardowns.” While some older homes continue to be replaced, neighborhood character has been maintained, homes with historic interest have been preserved, and housing improvements and new construction are in keeping with Glen Ellyn’s traditional neighborhood scale and character.

Housing and Residential Areas - Objectives: (page 8)

1. *Maintain the predominant single-family character of the Village.*
2. *Maintain the scale, quality and character of existing single-family neighborhoods.*
3. *Undertake public infrastructure improvements within residential areas as required.*
4. *Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.*
5. *Preserve sound existing housing through effective code enforcement and preventive maintenance.*
6. *Promote the improvement and rehabilitation of deteriorating residential properties.*
7. *Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village’s population.*
8. *Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character*
9. *Encourage the development of energy efficient housing.*
10. *Ensure that adequate stormwater management provisions are included in all new residential developments.*

Residential Area Policies: (page 17)

...
Since Glen Ellyn is a built-up community, most new residential development will consist of new homes constructed on vacant lots and new housing occurring as the result of the redevelopment of existing uses.

...
All new residential development, including additions and remodelings, should be characterized by high-quality design and construction and should be compatible with the scale and character of the surrounding neighborhood.

...
Single-Family Neighborhoods:

Existing single-family neighborhoods should be strengthened where necessary through community facility and infrastructure improvements. Improvement and rehabilitation of older housing should be promoted. Housing rehabilitation and code enforcement activities should continue to be undertaken. Historic homes, tree-lined streets and other distinguishing neighborhood characteristics should be protected.

...
Several of Glen Ellyn’s neighborhoods are experiencing pressure due to “teardowns” of existing homes and new construction. The Plan recognizes the value and importance of Glen Ellyn’s older existing housing stock in terms of image, character, stability and affordability. While the replacement of some older housing is both normal and desirable, the Village should continue to monitor this situation to ensure that changes are sensitive to and reflective of existing neighborhood character.

Potential Development Sites (page 21)

Single Family Sites:

In general, all new homes should enhance the image and character of the neighborhoods in which they are located.

Implementation (page 83)

Adopt and Use the Plan on a Day-to-Day Basis:

The Comprehensive Plan should become Glen Ellyn's official policy guide for improvement and development. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Appendix D: Key Person Interviews (page A-12, page A-14)

4. Please share with us your ideas, comments and concerns about the following aspects of Glen Ellyn:

Residential Neighborhoods.

Most interviewees believed that Glen Ellyn's neighborhoods are important community assets. The number and character of "tear downs" was the most frequently mentioned neighborhood concern. Many interviewees were concerned about the undesirable impacts of tear-downs, including the loss of affordable housing; the loss of homes with historic interest; the change in neighborhood character that sometimes occurs; and the fact that new homes are often too large and/or out-of-scale with nearby homes.

...

Virtually all of the interviewees agreed that height, bulk and setback controls are required to control the character of "tear downs."

6. What do you consider the single most important issue confronting Glen Ellyn today?

The most frequently mentioned responses related to:

a) the need to resolve the "tear down" issue in a manner that will maintain neighborhood character;

...

Appendix E: Community Workshop (page A-17)

QUESTION 1: Identify five issues confronting the Village of Glen Ellyn.

The most frequently mentioned issues related to Downtown Glen Ellyn and residential "teardowns."

...

"Tear down" issues included:

a) existing homes are being replaced by new homes that are too large for the lot, b) the impact of "tear-downs" on neighborhood character and the historic "streetscape," and c) the loss of affordable housing when small, older homes are demolished.

QUESTION 3: List, in order of importance, the three (3) most important issues discussed thus far.

Respondents answered this question following a group discussion of the first two questions. The "tear-down" issues mentioned above were clearly ranked the "highest."

QUESTION 4: Identify three specific projects or actions that you would like to see undertaken within Glen Ellyn.

Other frequently mentioned projects included:

...

d) new regulations to control "teardowns" and new residential construction,

2001/2002 Public Process

Starting in early 2001 the Plan Commission and then the Village Board reviewed numerous changes to the village code, with the end result being Ordinance No 5035-2 adopted on January 14th, 2002. After reviewing meeting minutes from many of the public meetings conducted relating to the amended code it is clear that the changes in the code were made to specifically address new residential construction on existing lots within Glen Ellyn. The main concern theme throughout the process was new homes with excessive bulk as compared with existing homes surrounding the new home. It is important to recognize that new homes, requiring new infrastructure was not the focus.

Among others the apparent goals of the amended code was to first simplify the existing code by getting rid of the complicated FAR calculation and ensure homes of reasonable size or bulk were built. It is important to note the recommendations made by Plan Commission on May 3, 2001. Below is a summary of motions voted on at that meeting taken from page 10, of the Plan Commission Report and Recommendation dated August 1, 2001.

- | | |
|--|--|
| <p>(2) Commissioner Swanson moved, seconded by Commissioner Chapman, to recommend removal of the floor area ratio for residential structures. Commissioners Chapman, Clark, Mansfield, Swanson, Ward, Whalen, Worthen and Chairman Gardner voted "yes." No commissioners voted no. The motion carried with eight "yes" and zero "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> <p>(3) Commissioner Ward moved, seconded by Commissioner Chapman, that the LCR for single-story homes remain at .35. Commissioners Chapman, Clark, Mansfield, Swanson, Ward, Whalen, Worthen and Chairman Gardner voted "yes." No commissioners voted no. The motion carried with eight "yes" and zero "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> | <p>(4) Commissioner Chapman moved, seconded by Commissioner Mansfield, that the LCR for multi-story homes be at .25. Commissioners Chapman, Clark, Mansfield, Whalen and Chairman Gardner voted "yes." Commissioners Swanson, Ward and Worthen voted "no." The motion carried with five "yes" and three "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> <p>(5) Commissioner Clark moved, seconded by Commissioner Ward, that the Plan Commission encourage detached garages by maintaining the bonus which discounts the area of garage from the calculation (amount of the square footage to be determined later). Commissioners Chapman, Clark, Mansfield, Whalen, Ward, Worthen and Chairman Gardner voted "yes." Commissioner Swanson voted "no." The motion carried with seven "yes" and one "no" vote. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> |
|--|--|

After further consideration the Village Board elected to pass an amended code with a more restrictive LCR (20%) than Plan Commission recommended (25%). The reasoning generally speaking was that if one utilized a 500 SF garage bonus in conjunction with the 25% LCR, the resulting bulk or size of the home would actually exceed what was previously permitted. The 20% was adopted as when used in conjunction with the detached garage bonus it more closely mimicked the 45% FAR with Village eliminated.

Current Code

The Village Board ultimately adopted a Code which restricts LCR to 20% with the bonuses outlined below. By adopting the revised R2 code in 2002, the Village has successfully encouraged new homes of reasonable size (under 4,000 SF) with front porches and detached garages, consistent with the houses in the historic district of Glen Ellyn (See reference Exhibit A – Historic District Pictures). Current bonuses include:

1. Up to a 500 square feet (SF) LCR bonus for a detached garage or a garage that is not oriented towards the street.
2. Up to 240 SF of a porch located in the front yard or in the corner side yard.

It is important to note lots in the historic district are typically only 50’-60’ wide and between 140’ and 200’+ deep. This narrow and deep lot type is ideal for a detached garage set back on the lot far enough to maintain a sizable back yard. Detaching the garage allows construction of the widest home possible, with a building footprint unencumbered by an attached garage, on what is considered a narrow lot by today’s standards.

K. Hovnanian’s Request

The Projects, unlike the teardowns which were the primary focus of the CP and Code changes, are new developments with lots planned to be wider and shallower than those found in the historic district. As outlined below, the detached garages encouraged by the Code would not be largely compatible with the neighborhoods surrounding the Projects, nor are detached garages preferred for the proposed lot types. After careful consideration, including a number of alternatives (explored below), K. Hovnanian is seeking a 25% LCR at the Projects, and will waive any right to seek a detached or other garage related LCR bonus. The requested LCR variance will permit K. Hovnanian to build front entry two and three-car attached garage homes ranging in size from 2,500-3,500 SF to meet existing market demands.

The homes are not considered excessively large by today’s standard. In fact the resulting “bulk” from these homes is less than that which is permitted by the existing code when utilizing the detached garage bonus. The chart below illustrates the differences in “bulk” as measured in floor area (garage included). The analysis is done using a 9,600 SF Lot and our Morton home, which is 3,167 SF and covers 2399 SF of the lot or 25%.

K. Hovnanian's Morton	
Lot Size	9600
Actual Coverage (35%)	2399
Garage Bonus	0
Total Coverage	2399
Second Floor Area	1506
Total Floor Area	3905
FAR	41%

Concept Detached Garage Home	
Lot Size	9600
Permitted Coverage (at 20%)	1920
Detached Garage	500
Total Coverage	2420
Second Floor Area	1920
Total Floor Area	4340
FAR	45%

K. Hovnanian believes that the LCR variance is required in order to best meet the goals and objectives for residential development as stated in the CP. The following issues are important to review when considering the LCR variance:

1. The character of the communities surrounding the Projects create a strong preference for attached garage homes in order for the projects to adhere to the second objective of Housing and Residential areas stated in the CP – “*Maintain the scale, quality and character of existing single-family neighborhoods*” (please reference Exhibit B – Pictures). The majority of the homes surrounding the Projects have attached garages. More specifically, 16 of 19 homes adjacent to Deer Glen II and 15 of 16 homes adjacent to Amber Ridge have attached garages.
2. The Projects are not comparable to lot-by-lot teardowns. No additional existing homes require demolition, which will preserve affordable housing stock in the Village.
3. The Projects, in contrast to the large majority of the residential development in the Village, are not in the historic district and are considered “raw”, requiring new roads prior to completion of homes.
4. An important consideration in the CP was to not “price-out” the existing population of the Village with new homes at the top-end of the market, both in terms of size and price. The price points at the Projects, starting from the low to upper \$400’s, represent the most attainable new construction single family homes anywhere in the Village of Glen Ellyn. Average home size at the Projects is approximately 3,000 SF; the average size of resale homes sold in the past 12 months built since 1990 in the Village is 3,399 SF.
5. The proposed lots meet Village width, depth and size requirements, but are generally wider and shallower than historic district lots (due to existing site geometric constraints and market demand. A wider but shallower lot is better tailored for an attached garage as it maximizes the backyard depth and size (please see Exhibit C – Product Type Comparison).
6. The effective lot coverage of the proposed homes is similar to that of homes that meet existing code requirements with a 500 SF detached garage.
7. The resulting “bulk” (using Floor Area to measure) from the proposed homes is less than what is currently permitted when seeking a garage bonus.

Alternatives to the Requested Variance

Prior to the formal request for the LCR variance, several alternatives were contemplated, as follows:

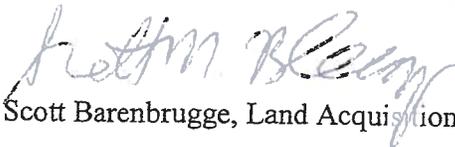
1. Smaller Homes – Decreasing the square footage of the homes built would result in a lower LCR, but would jeopardize the economic viability of the Projects and not meet market demands for homes in excess of 2,800 SF.
2. Larger Lots – Increasing lot size would decrease LCR, but would again jeopardize the economic viability of the Projects and/or increase the required sale prices of the homes in opposition to the intent of the CP. Maintaining the minimum lot sizes granted by existing or underlying zoning is preferred.
3. Different Product Type – As previously discussed, alternative detached garage product is not preferred in the subject locations, based on the existing scale and character of surrounding homes.

July 2, 2012

Page 7 of 7

Sincerely,
K. HOVNANIAN HOMES

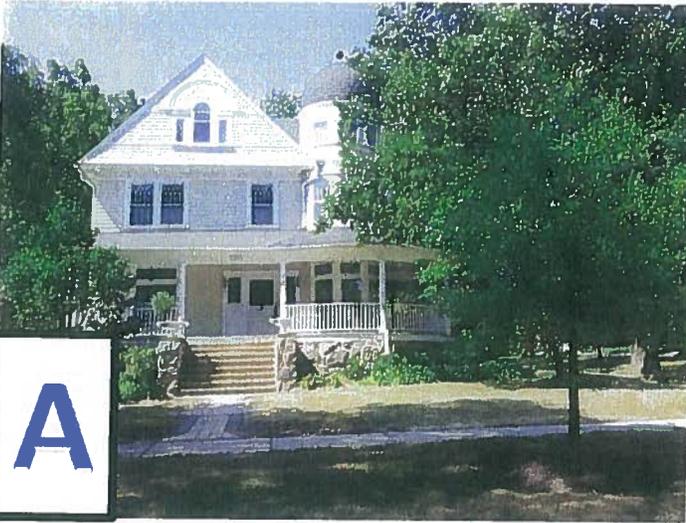

Jon Isherwood, Land Acquisition – Amber Ridge


Scott Barenbrugge, Land Acquisition – Deer Glen II

Cc: Andy Konovodoff, Division President – K. Hovnanian Homes
Brian Murphy, VP of Operations – K. Hovnanian Homes

Enclosures

Exhibit A – Historic District Pictures



A



B



C



D



E



F

Exhibit A – Historic District Pictures

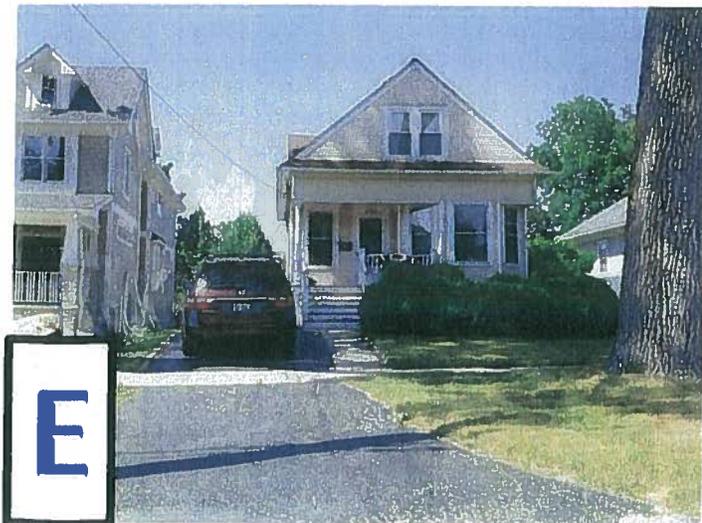
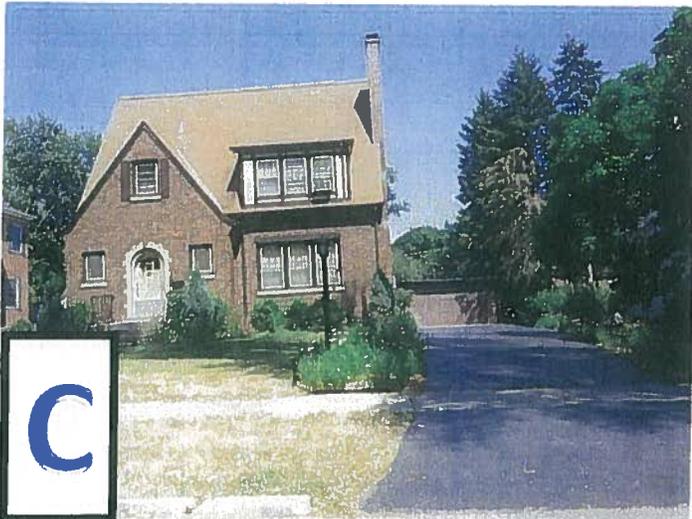


Exhibit B – Projects Surrounding Pictures – Glenrise Grove

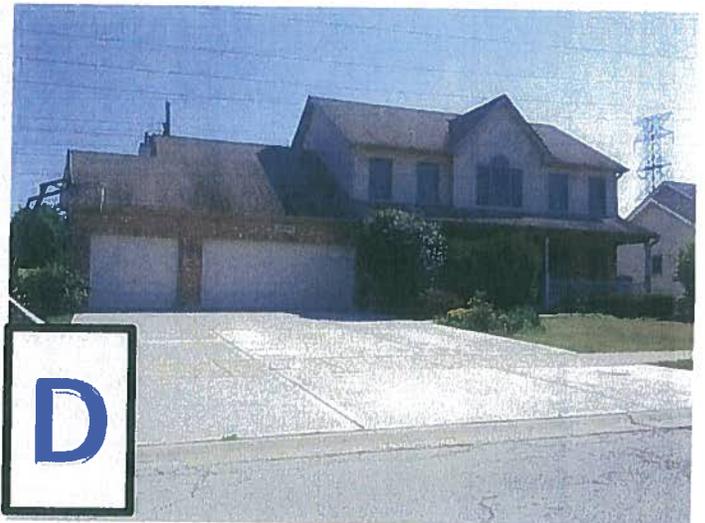


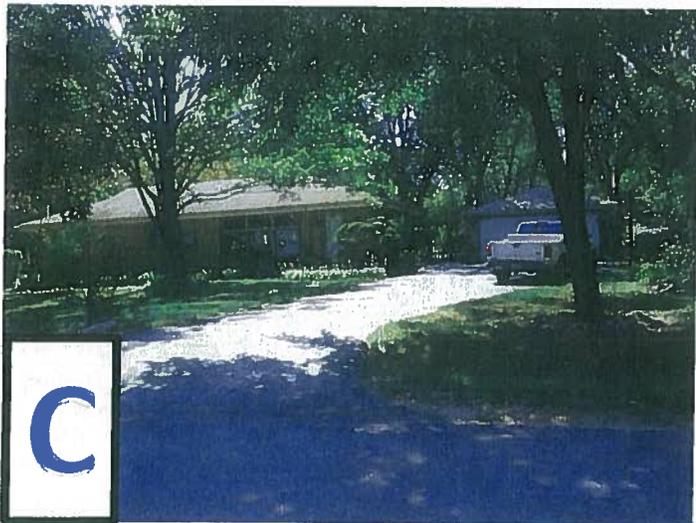
Exhibit B – Projects Surrounding Pictures – Glenrise Grove



A



B



C



D



E



F

Exhibit C – Projects Surrounding Pictures – Amber Ridge



Exhibit C – Projects Surrounding Pictures – Amber Ridge



A



B



C



D



E

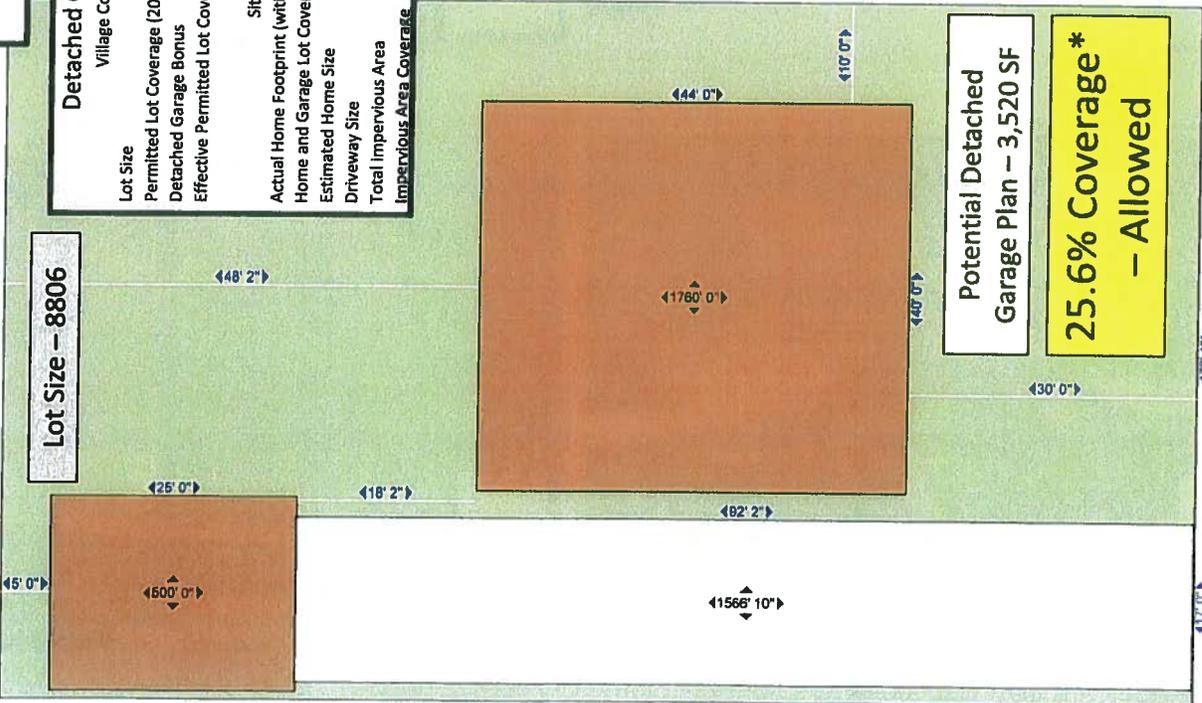


F

Exhibit D – Lot Coverage Comparison

Lot Size – 8806

Detached Garage Home	
Village Code Permitted	
Lot Size	8806 SF
Permitted Lot Coverage (20%)	1761 SF
Detached Garage Bonus	500 SF
Effective Permitted Lot Coverage	25.68%
Site Stats	
Actual Home Footprint (with garage)	2260 SF
Home and Garage Lot Coverage *	25.66%
Estimated Home Size	3520 SF
Driveway Size	1566 SF
Total Impervious Area	3826 SF
Impervious Area Coverage	43.45%

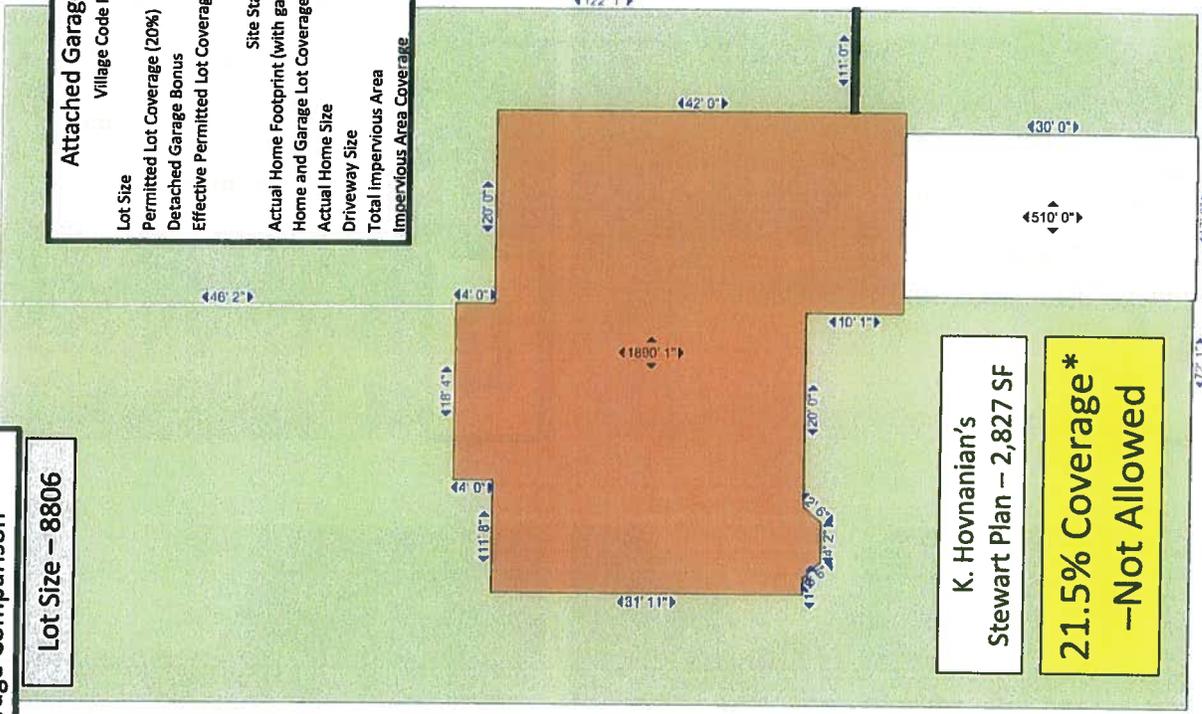


Potential Detached
Garage Plan – 3,520 SF

25.6% Coverage*
– Allowed

Lot Size – 8806

Attached Garage Front Entry	
Village Code Permitted	
Lot Size	8806 SF
Permitted Lot Coverage (20%)	1761 SF
Detached Garage Bonus	0 SF
Effective Permitted Lot Coverage	20.00%
Site Stats	
Actual Home Footprint (with garage)	1890 SF
Home and Garage Lot Coverage *	21.46%
Actual Home Size	2827 SF
Driveway Size	510 SF
Total Impervious Area	2400 SF
Impervious Area Coverage	27.25%



K. Hovnanian's
Stewart Plan – 2,827 SF

21.5% Coverage*
– Not Allowed

* PRE-APPLICATION MEETING – 760 SHEEHAN AVENUE, AMBER RIDGE SUBDIVISION.

PRE-APPLICATION MEETING REGARDING THE PROPOSED SUBDIVISION OF 9 ACRES LOCATED AT 760 SHEEHAN AVENUE INTO 23 NEW SINGLE-FAMILY HOME LOTS. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ROUTE 53 AND SHEEHAN AVENUE IN THE R2 RESIDENTIAL ZONING DISTRICT.

Staff Introduction

Village Planner Michele Stegall stated that K. Hovnanian Homes, the contract purchaser of 760 Sheehan Avenue, would like to subdivide that property. She displayed a map of the property which is located at the northwest corner of Route 53 and Sheehan Avenue in the R2 Residential zoning district and which is surrounded by R2 zoning. The surrounding land uses include single-family homes and a middle school. Ms. Stegall added that there is a wetland at the southeast corner of the property that would be maintained as part of the subject request.

Ms. Stegall stated that the petitioner is also proposing to extend Montclair Avenue to the south where it would jog and then connect with Sheehan Avenue. Ms. Stegall stated that Montclair Avenue is currently a substandard cul-de-sac and was constructed with the intent of being extended at some point in the future.

Ms. Stegall displayed a site plan submitted by the petitioner which indicates subdividing the property into 23 single-family lots. She stated that all of the lots in the subdivision comply with the lot width, lot area and lot depth required in the R2 Residential District, and the areas of the lots range from 8,721 square feet to 19,998 square feet. Ms. Stegall added that the minimum area required in the R2 District is 8,712 square feet and the minimum lot width required is 66 feet. She also stated that most of the lots are currently proposed at 71-1/2 feet.

Ms. Stegall stated that the subject site is relatively shallow with a depth of 293 feet and that two variations related to the narrowness of the lot include allowing 35-foot rear yard setbacks in lieu of the 40-foot setbacks required in the R2 District and to allow the right-of-way width along the east/west portion of the road to be 50 feet wide in lieu of the required 66 feet. Ms. Stegall stated that four representative models of homes were included in the Plan Commissioners' packets and she stated that the Plan Commission members may want to inquire of the petitioner if the home depths identified in the submittal that include such referenced options as sunrooms could meet the required 40-foot rear yard setback. Ms. Stegall stated that the Public Works Department has no objection to a 50-foot right-of-way along the east-west segment of the road and believe they can accommodate the required utilities, sidewalks and parkway trees within the right-of-way. She added that the street width would be 21 feet back-of-curb to back-of-curb which is standard but the parkways would be slightly narrower than standard. Ms. Stegall also stated that regarding an anticipated variation request for lot coverage ratio, the R2 District has a maximum lot coverage ratio of 20% and the Plan Commissioners

may want to inquire as to the extent of that requested variation. Regarding the surrounding roadways, new curb, gutter and sidewalk would be required along Sheehan Avenue and existing vegetation in that area would be evaluated as it relates to parkway trees. Ms. Stegall stated that staff has no recommendation on streetlights at this time. She also stated that Route 53 may need to be improved with curb and gutter and the existing sidewalk should also be evaluated. Ms. Stegall also noted that the petitioner seems amenable to maintaining an existing walking pathway that runs north-south on the site from Montclair Avenue to Sheehan Avenue that is used to reach Glencrest Middle School.

Ms. Stegall stated that inquiries have been received from residents in the surrounding neighborhood regarding this site. One issue related to stormwater, and Ms. Stegall stated that no detailed stormwater plans will be available until the petitioner decides to move forward with the project and submit a formal application. She added that the petitioner is not expected to request any variations from the DuPage County Stormwater Ordinance in the future. She noted some variations that would be required for the subject project as follows: Zoning Variations - A rear yard setback of 35 feet in lieu of the minimum setback of 40 feet required, a lot coverage ratio greater than 20% and to allow the southern yards of Lots 4-12 on Sheehan Avenue to be treated as rear yards in lieu of second front yards; Subdivision Variations – A 50-foot right-of-way width in lieu of the minimum right-of-way width of 66 feet required and to allow Lots 4-12 to be through lots with a no-access easement established along the southern rear yards of these properties as well as along the southern property of Lot 13.

Ms. Stegall asked that the Plan Commissioners consider the following while reviewing the application: Inquire if the petitioner is requesting approval of a combined one-step review of the Preliminary and Final Plats of Subdivision; encourage the preservation of as many of the healthy mature trees on the property as possible, particularly along the perimeter of the site, wetlands and detention areas; inquire about any plans to provide screening along the northern and western property lines; inquire about the petitioner's plans to provide screening along the southern property line adjacent to Sheehan Avenue for both visual and safety reasons; encourage the establishment of no access easements along the southern property lines of Lots 4 to 13; inquire about any plans regarding the maintenance of the existing walking path; provide feedback on the subdivision and zoning variations identified to date and inquire about the extent of the anticipated lot coverage ratio variation.

Petitioner's Presentation

Jon Isherwood of K. Hovnanian Homes, 1806 S. Highland Avenue, Lombard, IL provided a history of that company which was formerly Town & Country Homes in the Chicagoland area. He stated that K. Hovnanian Homes is the 7th largest builder in the country and added that one of their developments, Glenrise Grove, is located south of North Avenue in unincorporated Glen Ellyn.

Mr. Isherwood displayed and described an aerial map of the subject area. He stated that the subject site is approximately nine (9) acres with a wetland area of .83 acres and that 23 lots are proposed. He also displayed a site plan and stated that the minimum lot size is 8,721 square feet which is in excess of the Village minimum and that the average lot size is approximately 9,900 square feet. He also displayed an aerial overview with the site plan on top. He indicated the bus entrance and exit and the faculty entrance and exit at Glencrest. Mr. Isherwood stated that basically due to congestion, they decided to bend Montclair Avenue and create Amber Ridge Drive running west to east across the site which they believe will address some of the residents' concerns.

Mr. Isherwood described the proposed single-family residences that would be built at Amber Ridge which would be consistent with the existing uses in the neighborhood. The residences would typically be 4-bedroom homes with 2-1/2 to 3-1/2 bathrooms, exterior siding with upgrades available and 2 to 3-car tandem garages. Mr. Isherwood also displayed and described the exterior elevations of their four (4) available plans. He also stated that there is a wetland they must contend with and that the recently approved remediation plan will be implemented for the wetland. He also stated that the lots cannot be deeper than 122 feet due to site constraints. He also stated that there is approximately 30 to 35 feet of fall on the site from the west to the east which will make land development difficult without grading the majority of the site. He also displayed a photograph of the wetland and impacted area.

Mr. Isherwood stated that their company hosted an open house at their Glenrise Grove model and stated that feedback was generally positive. He stated that the majority of the residents liked the product and felt it would fit well within the community. Site Plan A and Site Plan C were presented and some concerns included stormwater management as some residents have had water issues, a buffer along the north property line abutting the Rolling Hedge residents, objections to the substandard Montclair cul-de-sac, the density of the site and concerns regarding preserving a public path for access to Parkview Elementary School and Glencrest Middle School. Mr. Isherwood displayed site plan Concept C and stated that many residents to the north disapproved of the direct connection south of Sheehan Avenue because they felt it would encourage cut-through traffic while children were being dropped off and picked up from school. Mr. Isherwood added that Concept A connects to the substandard cul-de-sac which mitigates cut-through traffic by taking the street east through the site and having a single entrance and exit to Amber Ridge on the eastern portion of the site. Mr. Isherwood indicated the location of the detention basin for the site.

Mr. Isherwood stated that they would be happy to meet with residents to discuss the project. He stated that rear yard structures and types of fence would be restricted throughout the entire community. He stated that the Village has a strong desire to connect to Montclair Avenue as originally planned. Mr. Isherwood displayed some of the lot areas of the Rolling Hedge Subdivision with the minimum lot at 8,860 square feet and the average lot at 10,700. He also displayed comparison information of both subdivisions.

Mr. Isherwood described the variations being requested. The first variation request is for a rear yard setback of 35 feet in lieu of 40 feet so that a morning room could be offered on three of four plans instead of one of four plans and more flexibility would be provided when choosing the homes for the lots. Lots 4 through 12 would be double frontage lots with the rear lots treated as rear yards. A no-access easement would be established along the southern property line of Lots 4 through 13, and a landscape buffer would be planted along the southern portion of the property abutting Sheehan Road to provide protection to the residential district from the adjacent impacts of the educational and recreational facilities. Mr. Isherwood stated that the Village originally reduced lot coverage to address large new construction homes within the historic district. He also stated that detached garages are not feasible on the subject site because detached garages would not fit within the adjacent community. He also stated that some lots would be under the lot coverage ratio and some lots would be over the lot coverage ratio. Mr. Isherwood also stated that Amber Ridge aligns with the goals of the Village's Comprehensive Plan. He added that the goal of the plan is to enhance the current area. Mr. Isherwood concluded his presentation by presenting some photographs of the subject neighborhood and some photographs of the homes that are planned to be built on the site so that one can see how the new homes will fit into the existing neighborhood.

Responses to Questions from the Plan Commission

Ms. Stegall responded to Plan Commissioner Strayer that some double frontage lots are located on the north side of the Village in the Saddlewood Subdivision near St. Charles Road. In response to Chairman Fullerton, Ms. Stegall displayed an aerial photograph and identified a cul-de-sac to the east built to Village standards. She indicated a Montclair cul-de-sac was planned to be extended in the future and the sidewalks along the cul-de-sac would terminate into the 760 Sheehan Avenue property. Ms. Stegall responded to Plan Commissioner Bromann that the Fire Department has not yet been contacted regarding this location because the project is currently in the conceptual phase. She added that the Public Works Department would prefer to see the cul-de-sac extended through. She also responded to Plan Commissioner Bromann that the curb and gutter work will be at the petitioner's cost and added that the Public Works Director has discretion regarding necessary improvements. When Plan Commissioner Bromann asked if costs regarding pulling up pavement for utilities to be put in the roadway would be paid for by the Village, Ms. Stegall responded that the Village would be responsible for maintaining the road once it was completed and signed off on. Plan Commissioner Whiston asked if it is relevant that the property to the east extends to Route 53 because of the potential for widening of Route 53. Ms. Stegall responded that there is a wetland at the southeast corner of the property next to Route 53 which would need to be taken into consideration if it was widened. Ms. Stegall stated that she does not believe there are currently plans to widen Route 53 north of Butterfield Road. Plan Commissioner Girling asked if the lot coverage ratio variance is similar to the variance request regarding the setback because some of the larger models will need the variance. Ms. Stegall stated that the petitioner is looking at homes that have attached garages so they are not eligible for the detached garage bonus. She added that the homes are meeting all of the minimum lot standards in terms of lot size.

Plan Commissioner Strayer stated that the staff report indicates that the wetland has a long-standing wetland violation, and he asked what the word violation means. Ms. Stegall responded that there was some disturbance of vegetation that was not permitted and that the Village currently has an approved remediation plan for the work done in that wetland. She added that the petitioner would be responsible for implementing the remediation plan and restoring the wetland if they move forward with the proposed project. Ms. Stegall also responded to Plan Commissioner Strayer that the violations were committed by an owner in the past, however, violations travel with the property owner. Ms. Stegall responded to Plan Commissioner Bromann that the petitioner currently has the property under contract from Peace Lutheran Church who has owned the subject property for approximately two years and had at one time planned to build a church on the site.

Ms. Stegall responded to Chairman Fullerton that the Village's lot coverage ratio was changed to 20% approximately 11 years ago. Mr. Isherwood responded to Chairman Fullerton that the homes in Rolling Hedge subdivision that are in excess of 20% lot coverage ratio were built approximately 30 years ago. Mr. Isherwood responded to Plan Commissioner Whiston that an appropriate lot coverage would historically be 25% and he displayed a list of floor plans, lots and the estimated square footage of coverage for the homes. He stated that the smallest plan could be built on all of the lots, the second largest plan could be built on seven of the lots, the model home could be built on two of the lots, and the largest home could be built on only one lot. He responded to Plan Commissioner Whiston that these homes would be built without the morning room. Mr. Isherwood responded to Plan Commissioner Strayer that the 35 feet includes the landscape easement, the landscape easement is 10 feet, and the back yard is 25 feet. Plan Commissioner Bromann asked if the walking path would also be an easement, and Mr. Isherwood responded that the sidewalks would continue south along Montclair, wind east along Amber Ridge Drive and a path would be maintained between two of the lots for public use or a right-of-way sidewalk would be installed to establish a connection to Sheehan. Mr. Isherwood responded to Plan Commissioner Heming-Littwin that he would not anticipate installing fencing on the west side of the property line but would plan to control the type of fencing installed by a homeowner. Mr. Isherwood responded to Plan Commissioner Elliott that the type of landscaping to be installed in the 10-foot area along Sheehan Avenue has not been determined but he would prefer trees that do not lose their leaves to be installed. Mr. Isherwood responded to Plan Commissioner Strayer that there will be a formal Homeowners' Association. Mr. Isherwood responded to Plan Commissioner Elliott that trees in the wetland and the wetland buffer would be maintained on the site and a tree survey will be completed to determine how many trees will be removed. He also responded to Plan Commissioner Elliott that he is not optimistic regarding maintaining trees on the site.

Plan Commissioner Whiston asked if the retention basin anticipated to have water 100% of the time will create a mosquito problem, and Mr. Isherwood responded that DuPage County will require naturalized detention basins which means a pseudo-wet bottom. Mr. Isherwood verified for Plan Commissioner Fullerton that the requested lot coverage ratio is 25%.

Plan Commissioner Elliott asked if it was staff's strong preference to do an extension from Montclair rather than allowing the lazy horseshoe or lazy C. Ms. Stegall responded that the Planning and Development and Public Works Departments are in favor of extending Montclair due to the substandard diameter of the existing cul-de-sac which was allowed because it was viewed as a temporary condition. She added that the diameter of the cul-de-sac bulb should accommodate fire trucks and snow plows. Plan Commissioner Elliott asked if staff has reviewed having both entrances off of Sheehan or Montclair which he felt was more of an issue than the incomplete nature of the Montclair cul-de-sac. Ms. Stegall responded that two access points off of Sheehan would likely not be a concern and that several single-family homes with access off of Sheehan with driveways would be a concern.

Persons in Favor of or in Opposition to the Petition

Sean Buckley, 169 S. Montclair, Glen Ellyn, IL stated that he is supportive of the new neighborhood but is against some of the variations being requested by the petitioner. He stated he has safety concerns regarding pushing a cul-de-sac through to the next street and was also concerned regarding the change of character that will result. Mr. Buckley appreciated the support of the neighbors regarding his concerns and they identified themselves by raising their hands in the audience. He stated that additional homes are a great way to receive funds for School District 89. He also stated that he wanted to be sure that the new development does not affect the safety or the character of the surrounding neighborhoods. Mr. Buckley stated that the surrounding neighborhoods will be impacted by the extension of Montclair. He also stated that the neighborhood has had a "substandard" cul-de-sac for 30 years that provides safety for children in the neighborhood. Mr. Buckley stated that an option would be to have two access points (one on the west and one on the east) off of Sheehan in a horseshoe or "C" design instead of having Montclair extended. He stated that no lots would be lost and that the current design would be maintained. He also stated that another option would be to have two cul-de-sac designs—one entry and exit on the east side—with two cul-de-sacs to enable emergency vehicles and to maintain safety standards. He added that this plan would allow the new neighborhood to be autonomous, would maintain safety in the neighborhoods and would allow no feed-through traffic. Mr. Buckley also expressed concern regarding the number of cars owned by the neighbors that will be added to the traffic on Montclair.

Norris Eber, 173 Stonegate Court, Glen Ellyn, Illinois stated that his home is zoned R2 Residential District. Mr. Eber stated that the homes in his neighborhood face east and west, and the current development faces north-south which is not compatible with the existing homes. He stated that he and his neighbors have no fences in their back yards and that he will view several back yards from his property when the new homes are constructed. He also was not in favor of allowing the new homes to have 30-35 foot setbacks as he and his neighbors have 40 foot setbacks on their properties. He also was not in favor of the requested street widths nor the variations being requested that will increase profit. He also commented on the varying sizes of the proposed lots. Mr. Eber stated that he was informed that tree conservation would probably be zero because of the

rolling topography. He requested on the north lot line a 10-foot buffer with landscaping. Mr. Eber also stated that a mud bottom in the retention area will increase mosquitoes and expressed great concern that a homeowner's association would handle the wetlands. Mr. Eber requested a workshop with Village staff involved focused on maintaining the quality of his neighborhood. He also stated that they want to ensure the essential character of the neighborhood and did not feel that Montclair needs to go through. He closed by stating that he and his neighbors would like to be part of this development process.

Karen Ferguson stated she lives in Brentwood at the intersection of Brentwood and Montclair. She indicated on a map the area where she lives which is a quiet street with very little traffic. She stated that additional traffic on Montclair will affect the quality of her neighborhood and the value of the homes on Montclair. She stated that she would hate to see the qualities of her quiet neighborhood change with the extension of Montclair.

Mr. Isherwood responded to the residents that this process is early on and they will continue their open dialog with residents. He stated that they are trying to create a character of a community that is consistent with adjacent uses. Mr. Isherwood stated that a number of residents do not want a connection to Montclair which he stated they provided at the Village's request. He added that a public pathway south through this site could be difficult to maintain. He stated that the variations they are requesting are in an effort to meet what currently surrounds the property. He also stated that garages at the rear of the properties would not be a favorable plan for the subject site.

Greg Smith, 167 Stonegate Court, Glen Ellyn, Illinois asked if there is a set amount of homes that can be developed based on the size of the lots and Mr. Isherwood clarified that information for him.

Norris Eber spoke again. He asked Ms. Stegall when the Comprehensive Plan was developed and she replied 2001. She also responded that the Zoning Code was adopted in 1989.

Karen Ferguson spoke again. She stated that accessing the subject neighborhood by the Fire Department would be via Route 53 or Park Boulevard and then turning onto Sheehan. She felt that Montclair should not be extended for the fire department and asked that this issue is carefully studied.

Comments from the Plan Commission

Plan Commissioner Whiston expressed concern regarding the number of variation requests, particularly the lot coverage and the smaller back yards created because of the landscape barrier. He felt that a landscape barrier along the north rather than fences seems to be more desirable to the neighbors. He felt that it might be better for the neighbors if the Village handled the retention basin rather than a neighborhood association. He also felt that the extended horseshoe might be difficult during school hours when children are being dropped off or picked up. He also recommended a

workshop with the builder, residents and Village Planning staff. Ms. Stegall added that it is typical for homeowners associations to maintain detention facilities.

Plan Commissioner Whalen recommended a two-step process for this project. He felt that there should be additional communication with the neighbors and the developer with respect to a plan for the site. He was supportive of the 50 foot right-of-way and only a 20% lot coverage ratio. He also stated he was not supportive of a rear yard setback less than the required R2 zoning of 40 feet. He also was supportive of the requested through lots due to the conditions in the adjacent street. He recommended that the police review the pathway because of children in the area. He stated that he preferred the horseshoe with the access point on Sheehan. He also felt that the developer and neighbors should meet to discuss issues regarding this development.

Plan Commissioner Elliott complimented the builder and neighbors on their dialog. He stated his biggest concern is lot coverage ratio which should remain at 20% and added that smaller homes or larger lots could accommodate lot coverage ratio. He stated that the landscape buffer on the Sheehan side is significant. He also stated he is sensitive to the neighbors' concerns regarding removal of trees and recommended preserving trees particularly around the north edge of the property. He also stated he has no strong preference regarding the Montclair access versus the Sheehan access.

Plan Commissioner Heming-Littwin stated that her main concern is lot coverage ratio and suggested removing two lots from the plan. She felt that when Montclair was done, it was anticipated that the Village would extend it through at some point, and she requested feedback from police and/or the fire department regarding this issue. She requested saving as many trees as possible on the site but realized that many trees will need to be removed. She added that the wetland issue will need to be dealt with and appreciated the builder's willingness to do so. She was pleased that the builder was leaving a pathway for the residents to use but understood if it had to be removed.

Plan Commissioner Girling complimented the builder for working with the residents. He preferred a two-step process for this project. He stated that he preferred a buffer rather than a fence. He had no problem with the right-of-way or the lot coverage ratio as an attached garage is an issue. He added that if you build a smaller house to fit the lot coverage ratio that you potentially damage the property values of the neighborhood. He was unsure about the setbacks (although inclined to say no) and stated that he wanted to see the preservation of value in a neighborhood. He also stated he does not want the Village to have any responsibility for the path and he would not be in favor of the path going through if it became the Village's responsibility. He stated he would prefer that Montclair go through rather than have the neighborhood be self-sustained but would like to see what the projected traffic impact would be.

Plan Commissioner Bromann stated he agreed with many of the Plan Commissioners' comments. He felt a two-step process was appropriate. He expressed concern regarding buffering and preferred landscaping over fences. He stated he is struggling with the lot coverage ratio and setbacks. He was concerned regarding the Montclair extension and

was interested in information regarding what would be required to bring the cul-de-sac up to standard if it was not accepted. He expressed concern regarding the ability of fire trucks to maneuver the existing eyebrow given the 50-foot right-of-way.

Plan Commissioner Strayer complimented the developer on his presentation and the neighbors who were well organized. He was in favor of the project and preferred a two-step process. His main concern was the buffering, particularly on the north side of the property. He stated he was a member of the Plan Commission when the lot coverage ratio was changed to 20% because of the teardown situation in the Village. He felt the developer has a good point in his willingness to have a trade-off for the 20% lot coverage ratio in exchange for not having a detached garage. He stated he was not concerned about the other variations but did not want Montclair to cut through to Sheehan.

Chairman Fullerton preferred a two-step process. She did not find a hardship for an increase in the lot coverage ratio and suggested removing some houses from the plan. She was not in favor of the rear yard setback and preferred buffering to fences. She complimented the builder and neighbors for working together.

PUBLIC HEARING – 439-447 COTTAGE AVENUE, COTTAGE AVENUE WATER TOWER – SPECIAL USE PERMIT AMENDMENT.

A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE SPECIAL USE PERMIT GRANTED ON FEBRUARY 11, 1991 BY THE ADOPTION OF ORDINANCE 3810 THAT APPROVED THE CONSTRUCTION OF THE EXISTING WATER TOWER AT 439-447 COTTAGE AVENUE. THE PROPOSED AMENDMENT IS TO REMOVE CONDITION D WHICH STATES THAT "ANTENNAS ON THE NEW TOWER ARE TO BE KEPT AT A MINIMUM." THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF COTTAGE AVENUE BETWEEN WESTERN AVENUE AND PLEASANT AVENUE IN THE R2 RESIDENTIAL ZONING DISTRICT.

Staff Introduction

Village Planner Michele Stegall and Utilities Superintendent Bob Greenberg were present to speak regarding the subject public hearing. Ms. Stegall stated that a proposed amendment to Ordinance No. 3810, which was approved on February 11, 1991, is being requested. Ms. Stegall stated that the subject property is zoned R2 as are the surrounding properties. She stated that Ordinance 3810 approved a Special Use Permit for the construction of the existing water tower at 439-447 Cottage Avenue and that ordinance contained a number of conditions, one of which, Condition D, states that the antennas on the new tower are to be kept to a minimum. Ms. Stegall stated that the proposed amendment is to eliminate Condition D in Ordinance 3810, and she stated that this request is before the Plan Commission per the Illinois Appellate Court who suggested the Village might like to address this issue at some point. Ms. Stegall stated that upon review of Plan Commission transcripts and minutes and Village Board meetings where the construction of the existing water tower was discussed, it was found that this condition was not a crucial part of that discussion or the original Special Use Permit approval and

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: Michele Stegall, Village Planner
DATE: May 4, 2012
FOR: May 10, 2012 Plan Commission Meeting
SUBJECT: 760 Sheehan Avenue, Amber Ridge Subdivision
Pre-application Meeting

PETITIONER: The petitioner is K. Hovnanian Homes, contract purchaser of property located at 760 Sheehan Avenue.

REQUEST: Pre-application meeting regarding the proposed subdivision of 9-acres located at 760 Sheehan Avenue into 23 new single-family home lots. To proceed with the project, the petitioner will need to receive approval of a Preliminary and Final Plat of Subdivision and any variations.

**LOCATION/
ZONING:**

The subject property is located at the northwest corner of Route 53 and Sheehan Avenue in the R2 Residential zoning district. The surrounding zoning and land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Single-family	R2 Residential District
South: Glen Crest Middle School	R2 Residential District
East: Single-family	R2 Residential District
West: Single-family	R2 Residential District.

**PROJECT
SUMMARY:**

The petitioner is proposing to subdivide the property into 23 single-family home lots. The existing lot is relatively shallow with a depth of only 293 feet. An existing wetland is located at the southeast corner of the site. More information about the property and proposed development is provided below.

1. Lots. The proposed lots range in area from 8,721 square feet to 19,998 square feet. A majority of the lots would have a lot width of 71.5 feet and a depth of approximately 122 feet. All of the lots would comply with the minimum lot area of 8,712 square feet, the minimum lot width of 66 feet and the minimum lot depth of 110 feet permitted in the R2 Residential District.
2. Home Models. The petitioner has submitted 4 representative home models to illustrate the size and style of homes that would be constructed on the

property. The size of the homes ranges from 2,517 square feet to 3,445 square feet. All of the homes would have attached garages.

3. Rear Yard Setback. The petitioner plans to request approval of a variation to allow a 35-foot rear yard setback in lieu of the 40 foot rear yard setback required. The representative home models submitted by the petitioner show that the largest home would have a depth of 55 feet which would encroach 2 feet into the required 40-foot setback. Based on the depth of the remaining 3 models it appears that these home would be able to comply with the minimum required 40 foot setback. The Commission may wish to inquire if the home depths identified in the submittal include the referenced options for sunrooms and rear yard extensions and if it would be possible to meet the required 40-foot rear yard setback with modifications to the models or restricting the options on certain models.
4. Lot Coverage Ratio. The petitioner has indicated that they plan to request approval of a variation from the minimum permitted lot coverage ratio of 20%. The Commission may wish to inquire further about this issue and the anticipated extent of any associated variation request.
5. Amber Ridge Drive. The petitioner is proposing to extend Montclair Avenue south through the site as shown on Concept Site Plan A. The extended street would bend to the east in order to discourage cut through traffic. The existing Montclair Avenue cul-de-sac was constructed as a substandard cul-de-sac as shown on the attached aerial photo with the idea that it would be extended in the future.

The new street would comply with the minimum required pavement width of 21 feet. Parkway trees and sidewalks would also be located in the parkway as required. The petitioner plans to request approval of a subdivision variation to allow a right-of-way width of 50 feet in the east-west segment of the road. A 66-foot wide right-of-way is required. The Public Works Department has indicated that they would not object to a 50-foot right-of-way given the narrow depth of the lot and the ability to fit the required parkway trees, sidewalks and utilities in the right-of-way. Nonetheless, the Public Works Department has indicated that the utility locations will need to be closely reviewed and they anticipate that at least one of the utilities would need to be located under the street.

6. Sheehan Avenue. The Public Works Department has done a cursory review of the adjacent Sheehan Avenue right-of-way. New curb, gutter and sidewalk will be required along the north side of Sheehan Avenue adjacent to the site. After a formal application is submitted, the Public Works Department will conduct a more thorough evaluation of the adjacent right-of-way to determine if they believe new parkway trees and streetlights should be located in this area. Considerable vegetation is currently located in the parkway which will also need to be evaluated.

7. Route 53. The adjacent Route 53 right-of-way is under the jurisdiction of the State. New curb and gutter should be installed along this right-of-way and the condition of the existing sidewalk should be evaluated. An evaluation of the existing parkway vegetation and trees will be done at the time of formal application.
8. Path. A walking path currently runs through the site between Montclair Avenue and Sheehan Avenue. The petitioner has indicated that they are amenable to maintaining a walking path in this area.
9. Stormwater. A new stormwater detention basin is proposed on the east end of the property to accommodate the project. The stormwater plans would be reviewed as part of the formal application process and would need to comply with the regulations in the DuPage County stormwater ordinance.
10. Wetland. An existing wetland is located at the southeast corner of the site. A long standing wetland violation is located in this area. A remediation plan was recently approved for the violation and the petitioner would be responsible for implementing the remediation plan as part of the project.
11. Subdivision Variations. A preliminary review of the plans found that the petitioner would need to receive approval of the following subdivision variations to proceed with the project as currently proposed.
 - a. A variation to allow a 50-foot right-of-way width in lieu of the minimum right-of-way width of 66 feet required.
 - b. A variation to allow the creation of through/double-frontage lots on Lots 4-12. If the Commission is supportive of this variation request, staff would recommend that a no access easement be established along the southern "rear" yards of these properties as well as along the southern property of Lot 13.
12. Zoning Variations. A preliminary review of the plans found that the petitioner would need to receive approval of the following zoning variations to proceed with the project as currently proposed.
 - a. A variation to allow a rear yard setback of 35 feet in lieu of the minimum setback of 40 feet required.
 - b. A variation to allow a lot coverage greater than 20%.
 - c. A variation to allow the southern yards of Lots 4-12 to be treated as rear yards in lieu of second front yards. This would allow those accessory structures typically found in residential rear yards to be located behind the homes constructed on these lots.

**PLAN
COMMISSION
ACTION:**

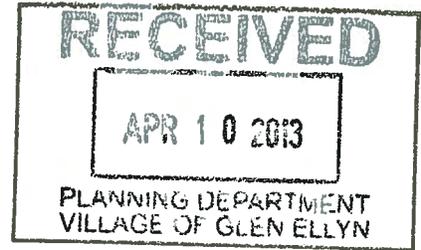
The Plan Commission is being asked to conduct a pre-application conference and provide initial feedback to the petitioner on the proposed development. In reviewing the project, the Plan Commission may wish to:

1. Inquire if the petitioner is requesting approval of a combined one-step review of the Preliminary and Final Plats of Subdivision.
2. Encourage the petitioner to preserve as many of the healthy mature trees on the property as possible, particularly along the perimeter of the site.
3. Inquire about any plans to provide screening along the northern and western property lines.
4. Inquire about the petitioner's plans to provide screening along the southern property line adjacent Sheehan Avenue for both visual and safety reasons.
5. Encourage the petitioner to establish no access easements along the southern property lines of Lots 4 to 13.
6. Inquire about any plans the petitioner may have to maintain the existing walking path on the site.
7. Provide feedback on the zoning variations identified to date and inquire about the extent of the anticipated lot coverage ratio variation.
8. Provide feedback on the subdivision variations identified to date.
9. Clarify any concerns.

ATTACHMENTS:

- Aerial Photo
- Email from Norris Eber dated May 4, 2012
- Email from Sean Buckley dated May 4, 2012
- Petitioner's application packet

cc: Staci Hulseberg, Planning and Development Director
Jon Isherwood, K. Hovnanian Homes



January 24, 2013

Ms. Michele Stegall, AICP
Village Planner
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

**RE: APPLICATION FOR MAJOR SUBDIVISION APPROVAL
AMBER RIDGE SUBDIVISION
VILLAGE OF GLEN ELLYN, ILLINOIS**

Dear Ms. Stegall:

Thank you for your continued review of K. Hovnanian's application for a major subdivision commonly known as Amber Ridge. Please see the enclosed documents in response to the review comments received on November 30, 2012 from the Village of Glen Ellyn Staff and consultants.

K. Hovnanian has responded to the comments received and utilized feedback received during two meetings with Village staff and Village consultants to prepare this resubmittal. We are confident we have addressed all concerns and are eager to schedule a public hearing(s) before Plan Commission to review the application.

Please note this is a preliminary application and documents requested by the Village have been included in this submittal.

Attachments include:

1. One (1) check no. 00044159 in the amount of \$8,353.90 for reimbursement of the Village Escrow account for Amber Ridge.
2. Six (6) copies of a detailed response to the comments received in a November 12th, 2012 letter from Village Planner Michele Stegall .
3. Six (6) copies of a professional opinion letter from Bill Zalewski, Professional Engineer of SpaceCo Inc.
4. Six (6) copies of a professional opinion letter from Jedd M. Anderson PWS, CPESC, CWS, DECI of Christopher B. Burke Engineering, Ltd.
5. Six (6) copies of the Amended Applications for Major Subdivision Preliminary & Final Approval the Revised Narrative Statement addressing items 5 & 6 in Section IV of the amended application for major subdivision approval.
6. Six (6) copies of the revised Application for Zoning Variations
7. Six (6) copies of the revised Subdivision Variations Response
8. Six (6) copies of the Lot Coverage Memo Dated 7/2/12
9. Six (6) copies of the reimbursement of fees agreement.

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10. Six (6) copies of the Proof of Ownership and Affidavit of Authorization
11. Six (6) copies of the disclosure of interest including that for Hovnanian Enterprises Inc.
12. Six (6) copies of the quantitative Summary
13. Six (6) copies of the A.L.T.A. Land Title Survey
14. Six (6) copies of Preliminary Engineering for Amber Ridge prepared by SpaceCo Inc., dated 1/18/13 including new tree survey.
15. Six (6) copies of the Preliminary Tab Storm Water Management Report.
16. Six (6) copies of the Tree Preservation Plan and Tree Inventory prepared by Hitchcock Design Group, dated 1/25/13. TO BE DELIVERED DIRECTLY FROM HITCHCOCK DESIGN.
17. Six (6) copies of the Landscape plan for Amber Ridge prepared by Hitchcock Design Group, dated 1/25/13. TO BE DEILIVERED DIRECTLY FROM HITCHCOCK DESIGN.
18. Six (6) copies of color building renderings and floor plans
19. Six (6) copies of the Land Use Opinion.
20. Six (6) copies of a response letter from Spaceo Inc. dated Oct. 4, 2012 relating to the first submittal.
21. Six (6) copies of the Illinois Department of Transportation review letter dated July 28, 2012.
22. Six (6) copies of the IEPA Signoff dated July 30th, 2012.
23. Six (6) copies of IDNR Endangered Species Consultation EcoCAT results, dated 7/27/12
24. Six (6) copies of sample K. Hovnanian anti-monotony standards.

We look forward to scheduling a plan commission date to review this application. Do not hesitate to contact me with any questions or concerns.

Best regards,

K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.



Jon Isherwood, Land Acquisition Manager

Cc: Staci Hulseberg, Planning & Development Director – Glen Ellyn
Andy Konovodoff, Division President – Hovnanian
Brian Murphy, VP of Operations – Hovnanian

Enclosures



January 24, 2013

Ms. Michele Stegall, AICP
Village Planner
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

RE: RESPONSE: November 30, 2012 REVIEW COMMENTS

Dear Ms. Stegall:

Please find responses to each of the comments detailed in the letter received by K. Hovnanian dated November 12, 2012. The numbers correspond to the 11/30/12 letter. We look forward to setting a Plan Commission date in the near future.

3. Subdivision Variations. See enclosed revised subdivision variation response addressing criteria in Section 310 of the Subdivision Regulations Code.
4. Reimbursement of Fees Agreement. The revised reimbursement of fees agreement has been signed by K. Hovnanian on the petitioner signature line, with name printed next to it.
5. Disclosure of Interest. In addition to previously submitted disclosure of interest forms, a disclosure of interest naming all "major holders" for Hovnanian Enterprises Inc. has been included.
7. Existing Conditions Plan. K. Hovnanian has changed the pen width on the existing conditions plans to make the utilities easier to identify. Additionally, K. Hovnanian has confirmed that the overhead utility lines at the western border of the site are not located on the subject site. This is now clear on the existing conditions plan. Additionally, there is no public utility easement recorded along the west property line of the site.
8. Preliminary Plat. Please review the revised preliminary plat that has been updated to address a number of design comments K. Hovnanian has received from Village staff or Village consultants.
9. Tree Preservation.
 - a. K. Hovnanian had a new tree survey completed and that survey is included in this package. The tree preservation plan is based off of preliminary engineering and it will be refined for maximum tree preservation once final grading has been completed. K. Hovnanian plans to make every reasonable effort to save healthy mature trees where possible.

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b. We have overlaid the preservation plan on the proposed grading and site plan.

10. Sheehan Avenue Parkway Trees – After significant discussion with village staff K. Hovnanian has amended the Sheehan avenue right of way cross section to include parkway trees west of where Amber Ridge drive intersects with Sheehan Avenue. Please see the revised plans for details.
11. Route 53 Parkway Trees. - K. Hovnanian will continue to interface with IDOT regarding the route 53 right of way.
14. Pathways. K. Hovnanian has incorporated a pedestrian way between lots 6 and 7 at the request of Village Staff as it was a recommendation of the traffic study completed for the site. The 5-foot sidewalk will be located on a 10' wide HOA owned outlot. The Village has verbally agreed to accept liability for this path as well as the long term maintenance (and replacement) of this path in the same manner they accept a standard parkway sidewalk. The everyday maintenance (shoveling, ect) of this path will be the responsibility of the home owners at Amber Ridge.

Regarding the request for to work with my engineer to explore opportunities to create a walking path around the wetland and storm water areas; please find two professional opinion letters on the topic enclosed in this package. The professional conclusion was that the only viable path type through this area would be that of a raised boardwalk type path. A path of this nature is very costly estimated at \$200,000-\$400,000 by Mr. Jedd Anderson PWS, CPESC, CWS, DCEEI of Christopher B. Burke Engineering, Ltd. for a 500 foot path. This development project is simply not capable of supporting this type of extraordinary cost as it would provide little to no additional value to future Amber Ridge residents.

- 16 Zoning Variations. Zoning variations have been addressed in the attached zoning variation application.
- 17 Subdivision Variations. Subdivision Variations have been addressed in the attached subdivision variations narrative. The variation for a 4' wide sidewalk around a cul-de-sac bulb has been eliminated. Additionally it should be noted
- 18 Conditions. We agree that all appropriate easements including but not limited to utility, drainage, maintenance and conservation not currently shown on the plans will be fully incorporated into that plans prior to Final Platt review.
- 19 Public Works Review – The comments received in a Memorandum date 9/5/12 have been taken under consideration and the appropriate changes have been made.
 - a. (corresponds to comment 1) – Storm sewer to be maintained by the Village of Glen Ellyn has been relocated in Village right of way or immediately adjacent. The storm sewer run along the north property line will be HOA maintained and is marked as such on the revised plans. Additionally there has been an 10' P.U.D.E easement planned on the rear of lot thirteen allowing access to the detention basin. A 10' depressed curb has been planned for along Sheehan Avenue.

We treatment of the Sheehan Avenue right of way has been switched to a closed system at the request of the Village. The new parkway cross sections address desires to not

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have parkway trees planted at least 5' away from existing or future utility lines. K. Hovnanian believes all Village requests have been addressed in this latest plan.

- b. (corresponds to comment 2) Proposed curb has been amended to B-6.18.
- c. (corresponds to comment 3) Sidewalk between lots 6 and 7 has been provided and K. Hovnanian and the Village have come to a verbal agreement regarding the ownership, liability and long term maintenance of the walk. A formal agreement will be addressed prior to Village Board approval.

Regarding special construction techniques in or near the wetlands; please reference the wetland plan but in general the construction of the 6' walk along Sheehan adjacent to the Wetland will not require any special techniques or materials as it does not encroach into the existing wetland.

- d. (corresponds to comment 4) Regarding an alternate path or technique for the construction of the sanitary sewer through the wetland, alternative paths and techniques have been investigated and are too costly. There is no good cost effective alternative path for the line that avoids the wetland. Directional boring would be difficult as well for the following reasons.
 - i. The area that requires boring is extremely flat, with an estimated slope of just .5%. This makes boring extremely difficult.
 - ii. The open cut plan includes scraping and setting aside the native wetland material and thus will be considered a temporary condition, which will be returned to its natural state after installation.
 - iii. With a slope of just .5% boring, as compared to open cut, can become very costly, doubling or more in cost. Additionally, we have already had one contractor indicate that if the slope is too flat they will simply pass on the work.
- e. (corresponds to comment 5) The overhead utility lines located at the western edge of the property are in fact located off of the property and therefore will not be undergrounded. Additionally K. Hovnanian confirmed there is no existing utility easement along the western edge of the property.
- f. (corresponds to comment 6) Street lights have now been included along Sheehan Avenue to ensure the required levels of illumination are met. This includes a light near the newly proposed crosswalk.

20 Landscape and Tree Preservation Consultant Review – The Comments received in a Memorandum dated 8/31/12 and another dated 11/21/12 have been reviewed and the appropriate changes have been incorporated into the final landscape plan to ensure the plan meets Glen Ellyn code requirements. Below are general responses to comments received.

- a. An updated tree survey was completed and is included in this package.
- b. The final landscape plan will follow Section 408 and will include multiple species of Parkway trees planting in groupings of 5, 7 or 9 to avoid monocultures.

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- c. Regarding the plant materials and landscape screens. K. Hovnanian has included the proposed landscape screens at the request of the Village and local residents, these screens are not required per Glen Ellyn Code. As previously indicated following preliminary plat approval and prior to submitting a final subdivision application K. Hovnanian will meet with interested adjacent residents to determine the desired mix and size of deciduous trees, evergreen trees, ornamental trees and shrubs.
 - d. Concerning the varying densities of the landscape screens. The densities of the landscape screens have been determined by the adjacent uses.
 - i. The southern landscape screen along Sheehan Avenue is the densest because it is screening Amber Ridge from a local collector road (Sheehan Ave) as well as Glencrest Middle School.
 - ii. The north and west property lines abut adjacent and compatible single family homes (lots). Because the use to the north and west is the same use as Amber Ridge, a less dense landscape screen is appropriate.
 - 1. The character of the west property line includes rear yards backing up to rear yards, or homes that are both oriented in an East/West fashion. Because you have two rear yards abutting each other there is a typical distance between existing homes and proposed homes and thus typical rear yard landscaping has been included.
 - 2. The character of the north property line includes existing side yards abutting proposed rear yards in Amber Ridge, or homes that are oriented in an East/West fashion next to homes oriented in a North/South fashion. Because the distance between the rear of the proposed homes and the side of the existing homes is less than typical, K. Hovnanian planned for a more dense landscape screen. It should be noted that the revised plan includes clustered plantings directly adjacent to existing residents to better screen direct lines of sight.
- 21 Engineering and Wetland review – Please reference the included response from K. Hovnanian’s professional engineer, Spaceco Inc., dated October 4th, 2012 addressed to Ms. Stegall. All new comments, from the November 5, 2012 Memorandum from Mr. Ray Ulreich, have been addressed and are reflected in the revised plans. Additionally please find the included preliminary tab 4 storm water management report for Amber Ridge prepared by Mr. Jedd Anderson addressing comments received on a Memorandum dated November 21, 2012 from Mr. Pat Hickey of Planning Resources Inc.
- 23 School Zone/Sheehan Improvements – The suggested changes to the plans have been made including a crosswalk in the suggested location. K. Hovnanian has shown the elimination of 7 spots on the south side of Sheehan Avenue adjacent to the connection with Amber Ridge drive and striping 4 new spots at the eastern edge (towards Hwy 53) of the currently striped lots on the south side of Sheehan Avenue. K. Hovnanian will continue to work with the Department of Public Works to ensure the specifications and installation of the suggested improvements meets the desires of the Village of Glen Ellyn.

24 Lot 13 – The wetland buffer has been eliminated from lot 13. The dimensions of this lot were also slightly changed to ensure the east property line (rear yard of lot 13) was at minimum 20' from the existing wetland. K. Hovnanian has planned for conservation signs at the eastern property line (lots 13-15) to warn against dumping into the wetland or wetland buffer.

We look forward to answering and addressing any questions or concerns you may have. We are confident we have appropriately addressed all the comments received to date and looking for to a public hearing in front of the Plan Commission in the near future. We look forward to working with you on what we hope is a successful residential development for the Village of Glen Ellyn. Do not hesitate to contact me with any questions or concerns.

Best regards,

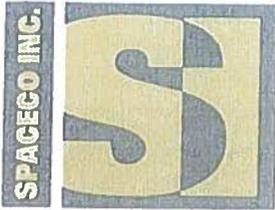
K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.

A handwritten signature in black ink, appearing to read "Jon Isherwood", followed by a long horizontal line extending to the right.

Jon Isherwood, Land Acquisition Manager

Cc: Staci Hulseberg, Planning & Development Director – Glen Ellyn
Andy Konovodoff, Division President – K. Hovnanian
Brian Murphy, VP of Operations – K. Hovnanian

Enclosures



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



January 21, 2013

Jon Isherwood
K. Hovnanian Homes
1806 S. Highland Ave
Lombard, IL 60148

**Amber Ridge Subdivision
Walking Path**

(SPACECO Project # 7174)

Dear Mr. Isherwood:

The Village of Glen Ellyn has stated in their review comments that they would "... *continue to encourage you to work with your engineer to explore opportunities to create a walking path around the wetland and stormwater areas on the east end of the site*".

We have reviewed the site plan, the proposed detention basin and the existing wetlands and determined routing a path through either the existing wetland; the wetland buffer area or around the detention basin is not feasible.

- The detention basin was positioned to maintain as much of the original storm water to the existing wetland as possible and to avoid any wetland impacts.
- At the North and West sides of the proposed detention basin the slope starts at the property line and slopes down at a 4:1 slope to the bottom to the basin. Because of this grading there is no room for a path above the high water level on the North or West sides.
- Along the southeast side (long side) of the detention basin a suggestion was made to install the path on the berm that separates the detention basin from the wetland area. Since we are designing this part of the berm to be a weir (every time the pond overtops the berm) water will flow over the path. There are two (2) concerns with this:
 1. The most obvious is the proposed installation of a path in an area that is designed specifically as a flood route from the detention basin will be a safety issue.
 2. After every rain event the storm water that overtops the berm will displace the wood chips that makeup the path resulting in an ongoing maintenance issue.

My responsibility is to provide an engineered site that complies with the DuPage County and Glen Ellyn Ordinances. One of the major constraints of this site is to avoid the wetlands. Because the wetland area is so flat to properly construct a path would be mean grading the path for positive drainage. This will cause an impact to the wetland buffer area.

Our plan indicates a new sidewalk along the North edge of Sheehan Avenue, it will connect to the existing sidewalk on Route 53. The new sidewalk along Sheehan will result in filling part of the existing wetland and will be mitigated offsite. A redundant path through the site will also result in buffer and vegetation mitigation.

If you should have any question or comments please don't hesitate to contact me.

Very Truly Yours,

SPACECO, Inc.


William J. Zalewski, P.E.
Vice President

Memorandum

Date: January 23, 2013

To: Michele Stegall – Village of Glen Ellyn

CC: Jon Isherwood and Jason Polakow – K. Hovnanian Homes
Bill Zalewski - Spaceco

From: Jedd Anderson – CBBEL

Subject: Amber Ridge Development - Proposed Path within Wetland/Buffer Area, Glen Ellyn, DuPage County, IL (CBBEL Project No. 050403.00005)

Our understanding is that the Village of Glen Ellyn has requested that a footpath be installed within the wetland, wetland buffer or top of detention pond berm. We have the following comments:

Alternative 1 – Placement of Path within wetland

Placement of the path within the wetland is not a feasible or practicable alternative. Under the Village of Glen Ellyn's Version of the DuPage County Countywide Stormwater and Flood Plain Ordinance impacts to wetland must be avoided or minimized to the extent possible. Impacts to wetland must be proven to be for essential, project critical reasons. The Ordinance requires that practical alternatives be considered and the least damaging alternative implemented. If the path were required to be placed in the wetland, the applicant would have to defer to the Village, since the requirement would be at the request of the Village. The Village would have to defend why placement of the path within wetland is the least damaging alternative. That is a proof that the Village will not likely be able to make. Additionally, if the path were allowed, mitigation would be required to be provided for the impact to wetland. The cost to mitigate such an impact would be approximately \$30,000 (assumes a 10 foot wide path, 500 feet long mitigated at a 1.5:1 replacement ratio through the purchase of fee in lieu credits at a prorated cost of \$175,000 per acre of credit).

- a. If the path were placed within the wetland only a boardwalk would be suitable. Any other type of path surface would be routinely wet and if mulch were used would be very muddy. Boardwalks range in cost from \$400 to \$800 per linear foot to construct and require routine maintenance. If the boardwalk were 500 feet long the cost would range from \$200,000 to \$400,000 to construct. The range of costs is due to several factors, whether or not railings are required, the type of material used to construct them (treated lumber, ipe lumber, steel or aluminum), as well as the type of foundation to be used.



- b. Snow removal on boardwalks can also be problematic. Shovels and snow blowers with metal augers are discouraged.

Alternative 2 – Placement of Path within Wetland Buffer

Placement of the path within the wetland buffer is not a viable option. If the path is constructed with mulch, the path will be constantly wet due to the flat topography and detention pond discharge. Due to the routine flow of water, the mulch will likely become very muddy over time and in the winter covered with ice, and require frequent replacement of the mulch.

A boardwalk would avoid the drainage issues, but as discussed above, depending on the type of boardwalk specified, the cost to construct the walk will run from \$200,000 to \$400,000 to construct 500 feet. It is important to note that boardwalks are not maintenance free. A boardwalk would also make maintenance of the wetland and buffer more difficult. The management plan for this area includes completion of prescribed burns and the boardwalk will be a major concern during these activities.

Alternative 3 – Placement of the Path along the Detention Pond Berm

We concur with the Spaceco, Inc opinion regarding placement of the path on the top of the detention pond berm.

- It is important to minimize impacts to wetland and wetland buffer, as specified in the Ordinance, and
- For health, safety and welfare reasons we are concerned that providing direct pedestrian access across a “spillway” creates an unnecessary safety risk to people who may access the berm to view flood conditions and risk being swept down the embankment, if they are careless.
- During flood conditions that result in over topping, the mulch will likely be washed away and require replacement. In recent years, over topping would have occurred nearly every year.

Conclusion

In our opinion, if a path is required the only viable location would be within the wetland buffer, and the path would have to consist of an elevated boardwalk. If a path is required, we would request that the Village provide the applicant a letter stating that the path is required to address a Village specific request. This letter would be made part of the permit record to support why additional wetland buffer impact is necessary and beyond the control of the applicant.





Village of Glen Ellyn
Phone: (630) 547-5250 • Fax: (630) 547-5370
535 Duane Street • Glen Ellyn, Illinois 60137

APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE FILED: 8/7/12 **APPLICATION NUMBER:** _____

Revised: 10/29/13; 1/24/13

I. APPLICANT INFORMATION:

Name: K. Hovnanian T&C Homes at Illinois, L.L.C.

Address: 1806 S highland Ave., Suite 100, Lombard, IL 60148

Phone Number: (Home) _____ (Business) (630) 424-4559

E-Mail: JJsherwood@khov.com (Fax): (630) 953-1131

Property Interest of Applicant: Contract Purchaser
(Owner, Contract Purchaser, Owner Representative)

II. OWNER INFORMATION:

Name: Peace Lutheran Church

Address: 21W500 Butterfield Road

Phone Number: (Home) _____ (Business) (630) 462-0388

E-Mail: Nvrplayed@aol.com (Fax): _____

III. PROPERTY INFORMATION:

Address and Legal Description of Property: 760-770 Sheehan Avenue, Glen Ellyn, IL 60137

See Attached Legal Description.

Permanent Index No.: 05-23-223-015, 05-23-223-016 Zoning: R2 Residential

Lot Dimensions: 294.08 x 1316.32 x 293.55 x 1309.08 Lot Area: 8.859 acres

Present Use: Currently vacant land not being utilized.

Description of Subdivision (Preliminary Plat/Final Plat): A single double loaded road with 23
Single family homes that connects to Montclair Avenue to the North.

Estimated Date to Begin Construction: April/May 2013

Name(s), Address(es) and Phone Number(s) of consultants (Architects, Engineers, Attorneys,
etc.): Surveyor - Lambert & Associates. 955 W. Liberty Dr. Wheaton, IL 60187 Attn: Norbert Lambert - 630-653-6331

Engineer - SpaceCo, Inc. 9575 W. Higgins Raod, Suite 700, Rosemont, IL 60018 Attn: Bill Zalewski - 847-696-4060

Attorney - Rosanova & Whitaker, Ltd. - 23 W Jefferson St. Suite 200, Naperville, IL 60540 Attn: Vince Rosanova - 630-355-4600

Landscape Architect - Hitchcock Design Group - 221 West Jefferson Avenue, Naperville, IL 60540 Attn: Tom Runkle - 630-961-1787

IV. APPROVAL STANDARDS:

Narrative Statement: Please provide a narrative statement. The narrative statement should include, but not be limited to, information concerning the proposed use of the lots, the type and number of dwelling units and/or type of business or industry and the manner in which subdivision is to be served by public utilities. A separate sheet may be used if necessary.

See Attached .

Section 309 of the Subdivision Code requires that the following six (6) criteria be met before a Subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request. Please describe how the proposed subdivision meets the following criteria.

1. The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 400.

The single family use is consistent with the adjacent uses to the north, west and east and all of the planned lots in Amber Ridge conform to the R2 minimum width, depth and size requirements. All ordinances have been followed with the exception of the requested variations.

2. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.

Sufficient capacity for water is available from existing Village of Glen Ellyn service.

3. A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state, and local laws and regulations.

A planned public sewer system connecting to existing services has been planned and capacity is sufficient.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of these areas are compatible with such conditions.

Numerous soil borings have been taken and soil is sufficient for intended residential use. Existing wetland and wetland impact has been identified. Wetland impact restoration will be completed with site development.

5. The proposed subdivision will not be detrimental to the public health, safety and welfare.

See Attached.

6. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved traffic mitigation measures to provide adequate roadway capacity for the proposed development.

See Attached.

I (we) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (we) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (we) understand that no final action shall be taken by the Village Board subsequent to the public hearing and until payment of all escrow fees.



1/24/13

Signature of Applicant

Date

AMBER RIDGE – MAJOR SUBDIVISION APPLICATION ADDITIONAL INFORMATION

IV. APPROVAL STANDARDS

Narrative Statement

Amber Ridge is a proposed 23-unit Subdivision within the Village of Glen Ellyn located at the Northwest corner of Sheehan Avenue and Illinois Route 53. The property is currently zoned R2 Residential district which among other uses permits single-family dwellings. Below is quantitative summary of the development as compared to the requirements for R2 residential districts in Glen Ellyn.

- Development encompasses 8.86 acres, spans approximately 1310' East to West and 293 North to south
- Amber Ridge has 23 single family lots or a density of 2.6 lots/acre
- A typical lot width is 72' and the typical lot depth is 122'. Both in excess of the Glen Ellyn R2 minimum width of 66' and the minimum depth of 110'.
- Side yards will be maintained at a minimum of 10% of lot width per R2 code, rear and front yard setbacks will meet village requirements of 30' front and 40' rear on all but lots 4,5,14,16.
- The minimum lot area in Amber Ridge is 8,801 SF (Glen Ellyn R2 minimum lot area is 8,712 SF), the maximum lot area is 15,643, and the average lot area is 10,075 SF.
- Approximately 2.44 acres or 28% of the site will be maintained as a wetland/detention basin.
- Detention basin and is approximately 1.1 acres, has a natural water line elevation of 733' and a high water line of 738', and has a volume capacity of 3.2 acre feet.
- Homes ranging from 2,500 SF to 3,300 SF are planned, with an average size estimated at 2,900 SF.
- Homes will likely be price from the mid \$400K range and the average home value will be in excess of \$500K.

5.

The proposed use at Amber Ridge is consistent with its surrounding uses and will not be detrimental to public health, safety and welfare. The proposed street layout with a connection to Montclair Avenue will enhance public safety. The connection to Montclair Avenue will eliminate what is currently a sub-standard cul-de-sac or dead end street, providing safer access points and turning ability for public safety vehicles. The new connection will also provide an additional access point to the Rolling Hedge community and specifically to Montclair Avenue, providing better connectivity for public safety vehicles.

The development of the now vacant land parcel at Sheehan Ave and Route 53 will eliminate an unsafe, un supervised wooded area adjacent to Glen Crest Middle School, that will improve public safety. Currently there is a path across this private property that school children in the area utilize to get to Sheehan Avenue. The current path terminates into Sheehan Avenue where no public sidewalk currently exists. The proposed Amber Ridge will eliminate this unpaved, private path, with a public path from Montclair Avenue to Sheehan Avenue via pedestrian path between lots 6 and 7. Public walk will be installed along Sheehan eliminating a currently unsafe condition. Additionally at the request of the Village, K. Hovnanian has included plans for crosswalk on Sheehan Avenue adjacent to the main entrance of Glencrest Middle School

The proposed Amber Ridge eliminates a number of currently unsafe conditions and replaces them with safe and healthy conditions.

6.

The proposed Amber Ridge community was designed to increase connectivity in the community while working to maintain safe and functioning traffic patterns. The plan as contemplated avoids an road access point across from the existing Glen Crest Middle School access points where significant school traffic already exists during the morning and afternoon hours. The plan will provide safer access for residents of Rolling Hedge and Brentwood Ct traveling North on Route 53. Instead of taking a left at the uncontrolled intersection of Glenbard Rd and Route 53, residents will now be able to take a left at the controlled intersection of Sheehan Ave and Route 53 and utilize Amber Ridge Dr to access the community. Please reference the traffic study commissioned by the Village of Glen Ellyn for additional analysis.

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

Revised 1/24/13

APPLICATION FOR VARIATION

For the property at 760-730 Sheehan Ave, Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: K. Hounanian Trc. Homes at Illinois, LLC

Address: 1806 S Highland Ave, suite 100, Lombard, IL 60148

Phone No.: 630-424-4559

Fax No.: 630-953-1131

E-mail: J.Isherwood@Khov.com

Ownership Interest in the Property in Question: Contract Purchaser

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Peace Lutheran Church 21W500 Butterfield Rd, Lombard, IL

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet. *see Subdivision Application affidavit of Authorization*

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 760-270 Sheehin Avenue, Glen Ellyn, IL 60137

Permanent tax index number: 05-23-223-015, 05-23-223-016

Legal description: See legal description in major subdivision application.

Zoning classification: B2

Lot size: See Platt ft. x _____ ft. Area: See Platt sq. ft.

Present use: Vacant

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED: See attached for IV-V

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Estimated date to begin construction: _____

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:**

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

d. Diminish or impair property values within the neighborhood;

e. Unduly increase traffic congestion in the public streets and highway;

f. Create a nuisance; or

g. Results in an increase in public expenditures.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS *NA*

The following items must be completed only if the requested variation is from Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations.) If no such variation is being requested, the applicant should skip this section and complete Section VII below.

A. Items applicable only to variation requested from the requirements of Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would result in a structure not being protected to the elevation of the base flood.

1. Provide evidence that the structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level.

2. Provide evidence that the applicant has acknowledged that (a) such construction below the base flood level will increase the risk to life and property and that the applicant proceeds with knowledge of these risks; and (b) any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction when the variance violates the requirements of such agencies.

- B. Items applicable only to variations requested from the requirements in Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would significantly impede or increase the flow and passage of floodwaters.

1. Provide evidence that the use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway.

2. Provide evidence that the resulting increase in the base flood elevations will not affect any existing structures or utilities.

3. Provide evidence that the owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation.

4. Provide evidence that the resulting increased flood elevations will not affect any flood protection structures.

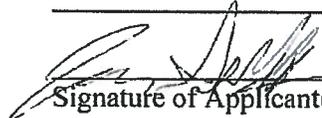
VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.



Signature of Applicant(s)

Revised 10/29/12 Revised 1/24/13 JI
Date filed

UPDATED 1/24/13

APPLICATION FOR ZONING VARIATION: SECTIONS IV & V
AMBER RIDGE SUBDIVISION

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

- i. *A variation from Section 10-4-8(D)2 of the Glen Ellyn Zoning Code to allow a rear yard setback of 34-feet in lieu of the minimum rear yard setback of 40-feet required on lots 4,5,13,14 and 16.*
- ii. *A variation from Section 10-4-8(D)4a of the Glen Ellyn Zoning Code to allow a corner side yard setback of 20-feet on lot 12 in lieu of the minimum corner side yard setback of 30 feet.*
- iii. *A variation from Section 10-4-8(D)5 of the Glen Ellyn Zoning Code to allow yards bordering Sheehan Avenue (lots 4-12) to be treated as rear yards in lieu of the required front yards.*
- iv. *A variation from Section 10-4-8(E)1 of the Glen Ellyn Zoning Code to allow for a lot coverage ratio of 25% in lieu of the maximum required 20% of the lot.*
- v. *A variation from Section 10-4-8(E)3a of the Glen Ellyn Zoning Code to forgo any garage bonus in relation to the Lot Coverage Ratio Calculation in lieu of the detached garage bonus that allows the first 500 square feet of the area to be excluded from the Lot Coverage Ratio calculation.*

Estimated date to begin construction: *June 2013*

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

*Engineer & Surveyor: SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018
847-696-4060
Attn: Bill Zalewski*

*Attorney: Rosanova & Whitaker, LTD.
23 W Jefferson Street, Suite 200
Naperville, IL 60540
630-355-4600
Attn: Vincent Rosanova*

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

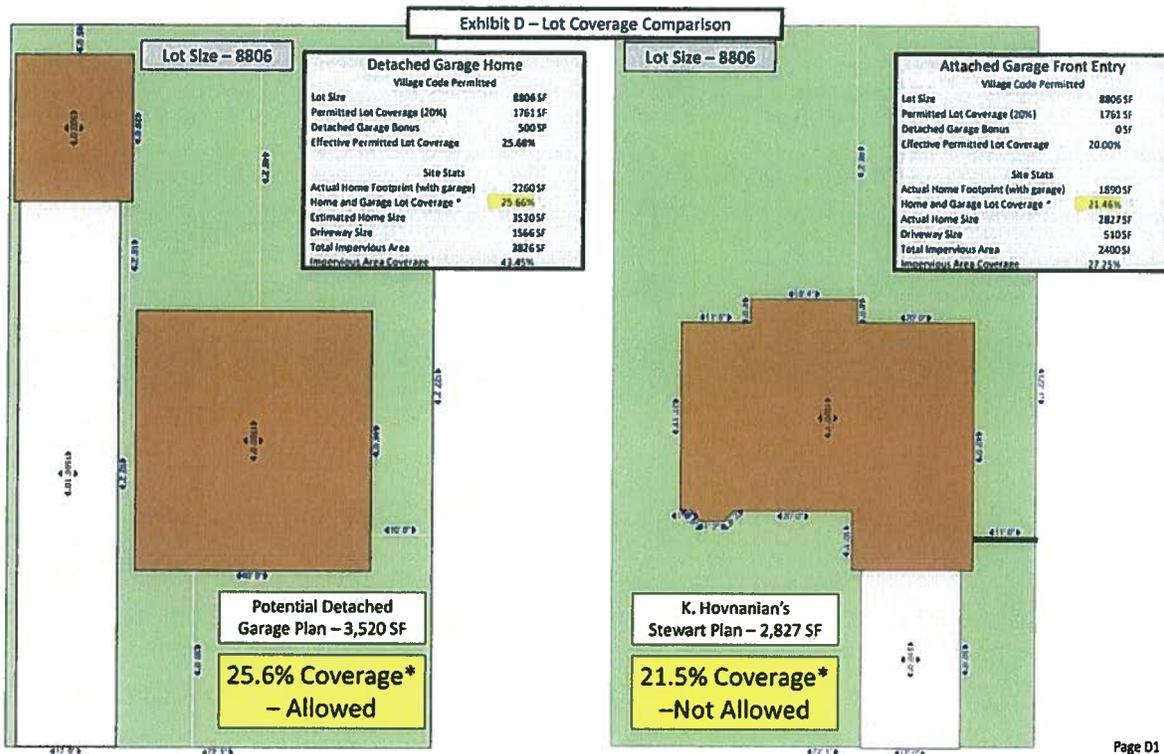
A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:
 - i. *(corresponding to variation "i" in Section IV above)*
A 34-foot rear yard setback is required on lots 4,5,13,14 & 16 to provide buildable lot depth of no less than 48 feet. These four lots are located on an "eyebrow" where the curved street reduces the buildable depth of the lot with the required setbacks to under 48'. A minimum buildable depth of 48' is required to permit all base home plans to fit on a given lot. This variance will not permit structural options off the rear of the 2 larger plans on requested lots.
 - ii. *(corresponding to variation "ii")*
A 20-foot side yard setback (from required 30-foot side yard) is required on lot 12 in order to provide a buildable lot width capable of accommodating all base plans. This request is directly related to outlot 24, which is 10 foot wide and was included at the request of the Village to accommodate a pedestrian path between lots 6 and 7. The current lot width is 80-feet, is the same width as required for corner lot by Glen Ellyn zoning code. Without a side yard setback variance the buildable width will not be sufficient to accommodate the plans, despite the fact the lot is 9,622 SF. Lot 12 is internal to the development and will not adversely affect any existing residences.
 - iii. *(corresponding to variation "iii")*
These lots will be served by Amber Ridge Drive and access to these lots off Sheehan Avenue is not desirable. K. Hovnanian has planned a 8' landscape buffer (in the Sheehan Road right of way) to screen these yards from Sheehan Avenue and adjacent middle school use. Additionally, K. Hovnanian in coordination with the Village will record a non-access easement along the south property line of lots 4-12. Treating the yards as rear yards will provide for uses that would otherwise be prohibited in front yards for future residents (ie – patios).

- iv. *(corresponding to variation "iv")*
The surrounding neighborhood is characterized by attached garage single family homes. To maintain the scale and character of the surrounding community K. Hovnanian plans to build homes with front entry attached garages. Detached garage homes would be in conflict with the surrounding area, therefore this home type is not preferred. Without a LCR variance the size of the home would be unduly restricted because front entry garage square footage is included in the LCR calculation, whereas detached garage square footage is excluded from the calculation.

Please see lot coverage ratio memo dated July 2nd, 2012 for an in depth analysis of the request.

- v. *(corresponding to variation "v")*
As part of the lot coverage ratio variance request, K. Hovnanian agrees to waive its right to pursue a LCR garage bonus as detailed in Section 10-4-8(E)3a of the Glen Ellyn Zoning Code. By forgoing the garage bonus, the effective lot coverage at Amber Ridge will be substantially similar to that permitted for a home that utilizes a 500 SF detached garage bonus. Additionally, the impervious area will be substantially less than currently permitted under Glen Ellyn R2 zoning. See exhibit below.



2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):
 - i. *The 40-foot rear setback allowed by the Zoning Code on pie shaped lots 4,5,13,14, & 16 would yield a buildable depth less than 48-feet, restricting the lots from accommodating our larger plans. These lots are some of the largest lots in the community and are otherwise capable of accommodate our largest plan (3,167 SF). Only the smallest plans in the lineup would fit on these large lots if a variance is not granted. In order to accommodate construction of the larger plans in the lineup, and avoid any potential monotony issues resulting from lot fit restrictions, Petitioner requests rear yard setbacks of 34-feet on only 5 lots.*
 - ii. *The required 30-foot side yard setback for lot 12 would restrict lot 12 to the smallest plans, on one of Amber Ridge's bigger lots. Without the variance, only a smaller home could be built,*

further straining the home mix at Amber Ridge which would negatively impact the financial viability of the property.

- iii. Without a variance to allow for yards bordering Sheehan Avenue to be treated as rear yards lots 4-12 would become nearly unsalable, making Amber Ridge not financially feasible. Home buyers desire a rear yard to accommodate rear yards uses such as patios, and if they were required to have 2 front yards buyers would require a substantial discount to market pricing.*
- iv. Maximum lot coverage of 20% would unfairly limit the home sizes on the proposed front entry garage homes at Amber Ridge. Proposed floor plans range from 2,517 to 3,167 sq. ft. in size, which is not excessive, out of line with market demands, or out of character for new construction in the area. Capping lot coverage at 20% would limit Petitioner's ability to yield a reasonable return on the project as it would likely result in an average home size approximately 300 SF less than the anticipated mix assuming a 25% lot coverage ratio. Over the past 12 months, according to the Chicago Multiple Listing service 263 single family homes in Glen Ellyn have sold and reported square footage data. The average price of those homes was \$471,500 or \$195 per square foot. A loss of 300 SF on average per home would result in average revenue lost per home of \$58,500 or \$1,345,500 for the project. This lost revenue would result in a project that is not financially viable.
* Statistic as of 10/22/12.*

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:*
2. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

All of the variances requested have been requested to ensure Amber Ridge can accommodate the proposed product with the most flexibility. These homes are all front entry garage homes generally ranging from 2,500 SF -3,200 SF. The essential character of the locality is defined by the communities surrounding it including Rolling Hedge directly to the north. Much of the area is characterized by homes with front entry garages and was developed when a 25% LCR was permitted and as such many homes in Rolling Hedge have LCRs in excess of 20% and up to 25%.

If an LCR variance is not granted it may force K. Hovnanian to consider detached garage homes, allowing a larger home to be built to make Amber Ridge financially viable. Detached garage homes may alter the essential character of

the neighborhood as it would result in a line of garages along Sheehan Avenue and a line of garages off the north property line, potentially within 15-20 feet of existing homes.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

Proposed lot sizes and orientation, as they relate to the required variations, are limited by the physical constraints of the subject property. The middle school has requested that no access points be made adjacent to the middle school access points and further stated they prefer to minimize the number of access points on Sheehan Avenue to one. The subject is only 294 deep, a double loaded road is the desired configuration to limit the access points on Sheehan Avenue to one, thus the resulting lot depths are limited and lots that are double loaded by roads. The unique lot characteristics at Amber Ridge are the main driver in most of the variance requests, for if the property was deeper some of the variances would not be required. All of the lots at Amber Ridge are conforming R2 lots from a width, depth and size perspective. Forcing Amber Ridge to lose lots, resulting in lots large enough to accommodate the proposed 2,500SF - 3,200SF homes would jeopardize the financial viability of the project.

The desire to limit the access points on Sheehan Avenue created a condition where lots 4-12 are bordered by two streets. We have requested the variances required so the yards bordering Sheehan Avenue can be treated as rear yards. K. Hovnanian has planned the appropriate buffers to accommodate such request.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

The conditions upon which the petition for variations is based include the physical constraints of the site as described above and the demand to build front entry garage homes to maintain the essential character of the neighborhood. There are very few remaining vacant land parcels in Glen Ellyn surrounded by homes characterized by front entry garage homes.

The requests to minimize access points on Sheehan Avenue created lots that back up to an existing collector road but are serviced via a local road. Further impacting these lots is the adjacent middle school use. Attached garage homes serviced via Amber Ridge and a landscape buffer along Sheehan Avenue is strongly preferred to a row of detached garages along Sheehan Avenue.

It is not desirable to place detached garage homes on these lots, which is what has prompted LCR variance request. Very few, if any lots or future developments in Glen Ellyn will possess this unique characteristic.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The purpose of the variations is to permit responsible development that matches the essential character of the surrounding areas, while offering product that meet demands for market rate priced new homes in Glen Ellyn that otherwise do not exist. All of the variances are related to the unique site characteristics previously explored.

The lot coverage ratio variance request at 25% results in an effective lot coverage that is currently permitted when utilizing the existing garage bonus under Glen Ellyn R2 zoning. If the variance is not granted K. Hovnanian would be forced to either raise its sales prices to make an acceptable return or consider a detached garage product. Raising prices would result in homes that are priced above market demands, thus limiting the number of buyers able to a home at Amber Ridge and therefore calling into question the financial viability of development. Using detached garage product on this site may result in a community that is in conflict with the essential character of the surrounding areas. Further this condition would create an undesirable view of the detached garages along Sheehan Avenue and abutting current residences to the north and west.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

No person having an interest in the property created the site geometry, influenced the existing character of the surrounding neighborhoods or created the existing wetland area, the main drivers of the hardship requests.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

The granting of the variations is consistent with other property and improvements in the neighborhood, and would therefore not be detrimental to the public welfare or injurious in any way.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

The community will be consistent with those around it and will have structures that comply with the Glen Ellyn height restrictions

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

The proposed variations actually allow for the proposed site plan to be a feasible option. This plan extends an existing dead end street that will improve access to the surrounding areas for emergency vehicles including Fire Trucks.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

The proposed community has a the same use and similar character to the surrounding neighborhoods.

- d. Diminish or impair property values within the neighborhood;

The proposed variations are consistent with the neighborhood and would therefore not diminish or impair property values. If anything the new homes will increase values in the area.

- e. Unduly increase traffic congestion in the public streets and highway;

The variations have been requested in an effort to most responsibly develop the site while not unduly affecting traffic congestion. Specifically, the site plan and subsequent required variances are needed to avoid more access points along Sheehan Ave. that would affect traffic congestion near Glen Crest Middle School access points. Amber Ridge will provide better connectivity to the surrounding communities and will not unduly impact traffic congestion.

- f. Create a nuisance; or

The variations are required to develop this site. The development of this site will take what is currently an unsupervised wooded parcel with no public paths, to a lit community with public walks.

- g. Results in an increase in public expenditures.

The proposed variations do not increase public expenditures. In fact, the variations facilitate the development of this site in a responsible manner, which will produce revenue to the Village in the form of fees due at building permit and property taxes for the Village of Glen Ellyn.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
- i. *The target buildable depth of a lot by Petitioner is no less than 48-feet. On lots 4,5,13, 14, & 16 the curve around the "eye brows" result in a buildable depth not sufficient to accommodate the proposed homes. The variation has been limited to 5 lots and the request will only accommodate the proposed homes in the base condition with no structural additions.*
 - ii. *Petitioner successfully limited this request to one lot. The variance allows building the proposed homes in their base condition and do not allow for any structural adds to the sides of the home. Additionally this variance is in direct relation to accommodating a Village request for a path between lots 6 and 7 that will be placed in a 10' outlot.*
 - iii. *Variance is required to accommodate homes accessed via a local street, minimizing access points on Sheehan Avenue.*
 - iv. *The requested LCR variation at 25% is the minimum variance needed to accommodate seller selection of homes on a lot they desire. Even with the requested variances, the largest home will only be allowed on roughly half of the lots.*
 - v. *K. Hovnanian is forgoing any right to a garage bonus to ensure the effective lot coverage at Amber Ridge is substantially similar to what is currently permitted under Glen Ellyn R2 zoning when utilizing a 500 SF garage bonus. Agreeing to waive the garage bonus ensures homes of appropriate size and scale are built at Amber Ridge.*
8. Please add any comments which may assist the Zoning Board of Appeals in reviewing this application.

The Petitioner appreciates the careful consideration of the Plan Commission and Village Board of the unique conditions affecting the subject property and the minimum variations required. Special attention is requested when reviewing the LCR request, please reference the lot coverage ratio memo dated July 2nd, 2012 for an in depth analysis. The Petitioner is very much looking forward to breaking ground on land development as early as summer of 2013, and completing a successful sales and construction program in the Village of Glen Ellyn.

UPDATED 1/24/13

APPROVAL STANDARDS AND FINDINGS OF FACT
SECTION 310: VARIANCES – SUBDIVISION REGULATIONS CODE
AMBER RIDGE SUBDIVISION

1. A variation from Section 403(5) of the Glen Ellyn Subdivision Regulations Code to grant a Right – Of-Way width of 50' from the standard 66'.

Narrative: The property is only 294 feet deep (North to South) and therefore in an effort to maximum typical lot depth Village staff and the Public Works department of Glen Ellyn have agreed to a 50-foot right-of-away instead of the typical 66 foot right-of-way. The plan still includes the standard 21 foot back of curb to back of curb Glen Ellyn street specifications, typical sidewalk specifications, with a slightly smaller parkway. The 50 foot right-of-way allows a typical lot depth of 122', deep enough to accommodate a 30 foot front yard and 40 foot rear yard setback (on most lots) as required by R2 zoning.

2. A variation from Section 401(7) of the Glen Ellyn Subdivision Regulations Code to allow Lots 4 to 12 to front on two non-intersecting streets

Narrative: In an effort to minimize access points on Sheehan Avenue (as requested by School District) lots 4-12 will be serviced by Amber Ridge Drive. This allows only a single access point on Sheehan Avenue ensuring existing traffic conditions at Glen Crest Middle School will not be negatively impacted.

3. A variation from Section 408(2) of the Glen Ellyn Subdivision Regulations Code to grant a waiver from the requirement to have one parkway tree every 40-feet on center in that portion of the Sheehan Avenue right-of-way located adjacent to the existing wetland, generally characterized as the parkway between the Amber Ridge Drive/Sheehan Ave intersection and Route 53.

Narrative: This variation is required to minimize the impact on the existing wetland and wetland buffer. Minimizing impacts on the wetland is required by DuPage County and the Army Core of Engineers.

4. A variation from section 408(1) to grant a waiver from the requirement to establish a parkway tree escrow and to allow the required parkway trees to be installed by K. Hovnanian rather than the Village Forester.

Narrative: This variation is at the request of the Village Staff due to a change in policy. K. Hovnanian will work with Village staff to ensure parkway trees are installed by K. Hovnanian as required.

Section 310(3) – The Plan Commission shall not recommend approval of a variance nor shall the Village Board grant approval of a variance unless it determines that:

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements; (numbers correspond to variance requests)
 1. The requested 50-foot right of way includes standard 21-foot back of curb to back of curb specification as required by Glen Ellyn therefore street traffic will not be impacted. The only material difference requested is a smaller parkway. At the request of the Glen Ellyn Public Works department K. Hovnanian will keep the parkways largely free of utilities and will place utilities in front yard easements.
 2. Variance is required to minimize access points adjacent to Glen Crest Middle School.
 3. We are required to minimize impacts on the existing wetland and wetland buffer. Planting parkway trees in these areas would not be approved by DuPage County and the Army Core of Engineers.
 4. K. Hovnanian regularly installs parkway trees at its communities across the Chicagoland area and is the most prepared party to ensure the proper planting of parkway trees at Amber Ridge.

- b. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property;
 1. Variance is only required due to the shallow depth of the property at 294 feet and the desire to minimize access points on Sheehan Avenue.
 2. Variance needed to accommodate desired plan.
 3. Request is driven by DuPage County and the Army Core of Engineers as this property has an existing wetland and buffer that encroaches into the existing right of way.
 4. It is common practice for the developer to install parkway trees in the right of way in a new development.

- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
 1. Without variance, lot depth would be reduced by approximately 7 feet on average, therefore buildable depth would be reduced by 7 feet to the point where K. Hovnanian would not be able to build all of the proposed homes making the project as planned not financially viable.
 2. Required due to unique geometric configuration of the property and the desire not to have driveways accessed via Sheehan Avenue.
 3. We are required to minimize impacts on the existing wetland and wetland buffer. Planting parkway trees in these areas would be rejected by DuPage County and the Army Core of Engineers
 4. This is required to ensure the safe planting of the parkway trees as the site is completed.

Section 310(4) – For the purpose of supplementing the above standards, the Plan Commission and Village Board shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorable to the applicant:

- a. That the variations, if granted, will not alter the essential character of the locality;
 - *All of the requested variations are a result of its unique site geometry and allow Amber Ridge to be developed as a natural continuation of the Rolling Hedge subdivision. As such this single family home community will maintain and enhance the essential character of the area. A landscape buffer along Sheehan Road will serve as a natural buffer between the residential and school use on the southern side of Sheehan Ave, ensuring the two uses are not affecting one another.*
- b. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 - *The purpose of the variations is to responsibly develop the site with a single double loaded road running North to South. The variations are the minimum required in order to accommodate K. Hovnanian's proposed homes in a plan configuration that limits the access points on Sheehan Avenue. All other variations are requested to meet either Village or County desires.*
- c. That the proposed variation will not:
 - i. Diminish or impair property values within the neighborhood;
 - *None of the variances will alter the essential character of the neighborhood. The installation of a dense landscape buffer along Sheehan Ave will provide a natural screen that will protect the community from the adjacent school use, therefore maintaining existing property values.*
 - ii. Unduly increase traffic congestion in the public streets and highway;
 - *Street specification is same as required per Village of Glen Ellyn Subdivision regulations. The traffic study concluded that the community will not substantially impact existing local traffic conditions.*
 - iii. Result in an increase in public expenditures; and
 - *The proposed variances will actually decrease the size of the public right-of-way therefore reducing public expenditures for long-term maintenance.*
- d. That the Variation is the minimum variation that will make possible the reasonable use of the land.
 - *The requested variations are largely required due to the existing wetland and the unique site geometry. The requested variations are the minimum*

required in order to accommodate the existing site plan, which minimizes impacts on Sheehan Ave.

- e. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
 - *No persons associated with the property are responsible for the existing wetland or the site geometry.*



July 2, 2012

Village of Glen Ellyn
365 Duane Street
Glen Ellyn, IL 60137

Attn: Staci Hulseberg
Director of Planning and Development
Michele Stegall
Village Planner

**Subject: Lot Coverage Ratio
Deer Glen II and Amber Ridge Subdivisions (the "Projects")**

Over the past two months, K. Hovnanian Homes has presented the above Projects to Glen Ellyn Plan Commission; Amber Ridge in a pre-application review on May 10th, and Deer Glen II at a Plan Commission Public Hearing on May 31st, which has been continued to July 12th. K. Hovnanian is requesting a 25% lot coverage ratio ("LCR") as part of both Projects, a variance from the Village's R2 and R2B standard of 20%. At both meetings, LCR was discussed at length. We felt it appropriate to explore the merits of the requested variance, the intent of the existing code as adopted in 2002, and how the Projects match that intent. We thank you in advance for your consideration in reviewing the LCR request in greater detail via the following memorandum.

2001 Comprehensive Plan

In April of 2001, the Village of Glen Ellyn published and subsequently adopted the Comprehensive Plan ("CP") prepared by Trkla, Pettigrew, Allen & Payne, Inc and Parsons Transportation Group. The CP reviewed in great detail development activity in the Village and the future needs and concerns in relation to residential development. A recurring theme throughout the CP was residents and Village officials concerns about "tear down" activity and homes that had been built out of character and scale from their underlying neighborhoods. Reading through the CP it is clear the Village needed to address the "tear down" issue to ensure that new homes were designed and completed in a responsible manner matching the scale and character of the existing neighborhoods they were being built in. In response to concerns raised in the CP the Village adopted a revised R2 code with changes to specifically address the "tear down" issue including more restrictive building height maximums, the elimination of a .45 floor area ratio ("FAR") and an LCR from 25% to 20%. It has been an effective tool in response to the "tear down" problem the CP identified; ensuring new homes were of similar character and scale as their neighbors.

Below are sections of the CP that identify and review the “tear down” issue and set the vision for future residential development in Glen Ellyn.

Vision Statement (page 4)

...
Village government, builders and developers, and local residents have cooperated to resolve the issue of “residential teardowns.” While some older homes continue to be replaced, neighborhood character has been maintained, homes with historic interest have been preserved, and housing improvements and new construction are in keeping with Glen Ellyn’s traditional neighborhood scale and character.

Housing and Residential Areas - Objectives: (page 8)

1. *Maintain the predominant single-family character of the Village.*
2. *Maintain the scale, quality and character of existing single-family neighborhoods.*
3. *Undertake public infrastructure improvements within residential areas as required.*
4. *Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.*
5. *Preserve sound existing housing through effective code enforcement and preventive maintenance.*
6. *Promote the improvement and rehabilitation of deteriorating residential properties.*
7. *Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village’s population.*
8. *Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character*
9. *Encourage the development of energy efficient housing.*
10. *Ensure that adequate stormwater management provisions are included in all new residential developments.*

Residential Area Policies: (page 17)

...
Since Glen Ellyn is a built-up community, most new residential development will consist of new homes constructed on vacant lots and new housing occurring as the result of the redevelopment of existing uses.

...
All new residential development, including additions and remodelings, should be characterized by high-quality design and construction and should be compatible with the scale and character of the surrounding neighborhood.

...
Single-Family Neighborhoods:

Existing single-family neighborhoods should be strengthened where necessary through community facility and infrastructure improvements. Improvement and rehabilitation of older housing should be promoted. Housing rehabilitation and code enforcement activities should continue to be undertaken. Historic homes, tree-lined streets and other distinguishing neighborhood characteristics should be protected.

...
Several of Glen Ellyn’s neighborhoods are experiencing pressure due to “teardowns” of existing homes and new construction. The Plan recognizes the value and importance of Glen Ellyn’s older existing housing stock in terms of image, character, stability and affordability. While the replacement of some older housing is both normal and desirable, the Village should continue to monitor this situation to ensure that changes are sensitive to and reflective of existing neighborhood character.

Potential Development Sites (page 21)

Single Family Sites:

In general, all new homes should enhance the image and character of the neighborhoods in which they are located.

Implementation (page 83)

Adopt and Use the Plan on a Day-to-Day Basis:

The Comprehensive Plan should become Glen Ellyn's official policy guide for improvement and development. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Appendix D: Key Person Interviews (page A-12, page A-14)

4. Please share with us your ideas, comments and concerns about the following aspects of Glen Ellyn:

Residential Neighborhoods.

Most interviewees believed that Glen Ellyn's neighborhoods are important community assets. The number and character of "tear downs" was the most frequently mentioned neighborhood concern. Many interviewees were concerned about the undesirable impacts of tear-downs, including the loss of affordable housing; the loss of homes with historic interest; the change in neighborhood character that sometimes occurs; and the fact that new homes are often too large and/or out-of-scale with nearby homes.

...

Virtually all of the interviewees agreed that height, bulk and setback controls are required to control the character of "tear downs."

6. What do you consider the single most important issue confronting Glen Ellyn today?

The most frequently mentioned responses related to:

a) the need to resolve the "tear down" issue in a manner that will maintain neighborhood character;

...

Appendix E: Community Workshop (page A-17)

QUESTION 1: Identify five issues confronting the Village of Glen Ellyn.

The most frequently mentioned issues related to Downtown Glen Ellyn and residential "teardowns."

...

"Tear down" issues included:

a) existing homes are being replaced by new homes that are too large for the lot, b) the impact of "tear-downs" on neighborhood character and the historic "streetscape," and c) the loss of affordable housing when small, older homes are demolished.

QUESTION 3: List, in order of importance, the three (3) most important issues discussed thus far.

Respondents answered this question following a group discussion of the first two questions. The "tear-down" issues mentioned above were clearly ranked the "highest."

QUESTION 4: Identify three specific projects or actions that you would like to see undertaken within Glen Ellyn.

Other frequently mentioned projects included:

...

d) new regulations to control "teardowns" and new residential construction,

2001/2002 Public Process

Starting in early 2001 the Plan Commission and then the Village Board reviewed numerous changes to the village code, with the end result being Ordinance No 5035-2 adopted on January 14th, 2002. After reviewing meeting minutes from many of the public meetings conducted relating to the amended code it is clear that the changes in the code were made to specifically address new residential construction on existing lots within Glen Ellyn. The main concern theme throughout the process was new homes with excessive bulk as compared with existing homes surrounding the new home. It is important to recognize that new homes, requiring new infrastructure was not the focus.

Among others the apparent goals of the amended code was to first simplify the existing code by getting rid of the complicated FAR calculation and ensure homes of reasonable size or bulk were built. It is important to note the recommendations made by Plan Commission on May 3, 2001. Below is a summary of motions voted on at that meeting taken from page 10, of the Plan Commission Report and Recommendation dated August 1, 2001.

- | | |
|--|--|
| <p>(2) Commissioner Swanson moved, seconded by Commissioner Chapman, to recommend removal of the floor area ratio for residential structures. Commissioners Chapman, Clark, Mansfield, Swanson, Ward, Whalen, Worthen and Chairman Gardner voted "yes." No commissioners voted no. The motion carried with eight "yes" and zero "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> <p>(3) Commissioner Ward moved, seconded by Commissioner Chapman, that the LCR for single-story homes remain at .35. Commissioners Chapman, Clark, Mansfield, Swanson, Ward, Whalen, Worthen and Chairman Gardner voted "yes." No commissioners voted no. The motion carried with eight "yes" and zero "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> | <p>(4) Commissioner Chapman moved, seconded by Commissioner Mansfield, that the LCR for multi-story homes be at .25. Commissioners Chapman, Clark, Mansfield, Whalen and Chairman Gardner voted "yes." Commissioners Swanson, Ward and Worthen voted "no." The motion carried with five "yes" and three "no" votes. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> <p>(5) Commissioner Clark moved, seconded by Commissioner Ward, that the Plan Commission encourage detached garages by maintaining the bonus which discounts the area of garage from the calculation (amount of the square footage to be determined later). Commissioners Chapman, Clark, Mansfield, Whalen, Ward, Worthen and Chairman Gardner voted "yes." Commissioner Swanson voted "no." The motion carried with seven "yes" and one "no" vote. Commissioners Hase, Loveless and Scanlan were not present at the meeting.</p> |
|--|--|

After further consideration the Village Board elected to pass an amended code with a more restrictive LCR (20%) than Plan Commission recommended (25%). The reasoning generally speaking was that if one utilized a 500 SF garage bonus in conjunction with the 25% LCR, the resulting bulk or size of the home would actually exceed what was previously permitted. The 20% was adopted as when used in conjunction with the detached garage bonus it more closely mimicked the 45% FAR with Village eliminated.

Current Code

The Village Board ultimately adopted a Code which restricts LCR to 20% with the bonuses outlined below. By adopting the revised R2 code in 2002, the Village has successfully encouraged new homes of reasonable size (under 4,000 SF) with front porches and detached garages, consistent with the houses in the historic district of Glen Ellyn (See reference Exhibit A – Historic District Pictures). Current bonuses include:

1. Up to a 500 square feet (SF) LCR bonus for a detached garage or a garage that is not oriented towards the street.
2. Up to 240 SF of a porch located in the front yard or in the corner side yard.

It is important to note lots in the historic district are typically only 50'-60' wide and between 140' and 200'+ deep. This narrow and deep lot type is ideal for a detached garage set back on the lot far enough to maintain a sizable back yard. Detaching the garage allows construction of the widest home possible, with a building footprint unencumbered by an attached garage, on what is considered a narrow lot by today's standards.

K. Hovnanian's Request

The Projects, unlike the teardowns which were the primary focus of the CP and Code changes, are new developments with lots planned to be wider and shallower than those found in the historic district. As outlined below, the detached garages encouraged by the Code would not be largely compatible with the neighborhoods surrounding the Projects, nor are detached garages preferred for the proposed lot types. After careful consideration, including a number of alternatives (explored below), K. Hovnanian is seeking a 25% LCR at the Projects, and will waive any right to seek a detached or other garage related LCR bonus. The requested LCR variance will permit K. Hovnanian to build front entry two and three-car attached garage homes ranging in size from 2,500-3,500 SF to meet existing market demands.

The homes are not considered excessively large by today's standard. In fact the resulting "bulk" from these homes is less than that which is permitted by the existing code when utilizing the detached garage bonus. The chart below illustrates the differences in "bulk" as measured in floor area (garage included). The analysis is done using a 9,600 SF Lot and our Morton home, which is 3,167 SF and covers 2399 SF of the lot or 25%.

K. Hovnanian's Morton	
Lot Size	9600
Actual Coverage (35%)	2399
Garage Bonus	0
Total Coverage	2399
Second Floor Area	1506
Total Floor Area	3905
FAR	41%

Concept Detached Garage Home	
Lot Size	9600
Permitted Coverage (at 20%)	1920
Detached Garage	500
Total Coverage	2420
Second Floor Area	1920
Total Floor Area	4340
FAR	45%

K. Hovnanian believes that the LCR variance is required in order to best meet the goals and objectives for residential development as stated in the CP. The following issues are important to review when considering the LCR variance:

1. The character of the communities surrounding the Projects create a strong preference for attached garage homes in order for the projects to adhere to the second objective of Housing and Residential areas stated in the CP – “*Maintain the scale, quality and character of existing single-family neighborhoods*” (please reference Exhibit B – Pictures). The majority of the homes surrounding the Projects have attached garages. More specifically, 16 of 19 homes adjacent to Deer Glen II and 15 of 16 homes adjacent to Amber Ridge have attached garages.
2. The Projects are not comparable to lot-by-lot teardowns. No additional existing homes require demolition, which will preserve affordable housing stock in the Village.
3. The Projects, in contrast to the large majority of the residential development in the Village, are not in the historic district and are considered “raw”, requiring new roads prior to completion of homes.
4. An important consideration in the CP was to not “price-out” the existing population of the Village with new homes at the top-end of the market, both in terms of size and price. The price points at the Projects, starting from the low to upper \$400’s, represent the most attainable new construction single family homes anywhere in the Village of Glen Ellyn. Average home size at the Projects is approximately 3,000 SF; the average size of resale homes sold in the past 12 months built since 1990 in the Village is 3,399 SF.
5. The proposed lots meet Village width, depth and size requirements, but are generally wider and shallower than historic district lots (due to existing site geometric constraints and market demand. A wider but shallower lot is better tailored for an attached garage as it maximizes the backyard depth and size (please see Exhibit C – Product Type Comparison).
6. The effective lot coverage of the proposed homes is similar to that of homes that meet existing code requirements with a 500 SF detached garage.
7. The resulting “bulk” (using Floor Area to measure) from the proposed homes is less than what is currently permitted when seeking a garage bonus.

Alternatives to the Requested Variance

Prior to the formal request for the LCR variance, several alternatives were contemplated, as follows:

1. Smaller Homes – Decreasing the square footage of the homes built would result in a lower LCR, but would jeopardize the economic viability of the Projects and not meet market demands for homes in excess of 2,800 SF.
2. Larger Lots – Increasing lot size would decrease LCR, but would again jeopardize the economic viability of the Projects and/or increase the required sale prices of the homes in opposition to the intent of the CP. Maintaining the minimum lot sizes granted by existing or underlying zoning is preferred.
3. Different Product Type – As previously discussed, alternative detached garage product is not preferred in the subject locations, based on the existing scale and character of surrounding homes.

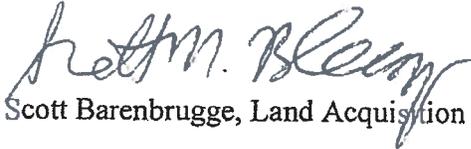
July 2, 2012

Page 7 of 7

Sincerely,
K. HOVNANIAN HOMES



Jon Isherwood, Land Acquisition – Amber Ridge



Scott Barenbrugge, Land Acquisition – Deer Glen II

Cc: Andy Konovodoff, Division President – K. Hovnanian Homes
Brian Murphy, VP of Operations – K. Hovnanian Homes

Enclosures

Exhibit A – Historic District Pictures



Exhibit A – Historic District Pictures

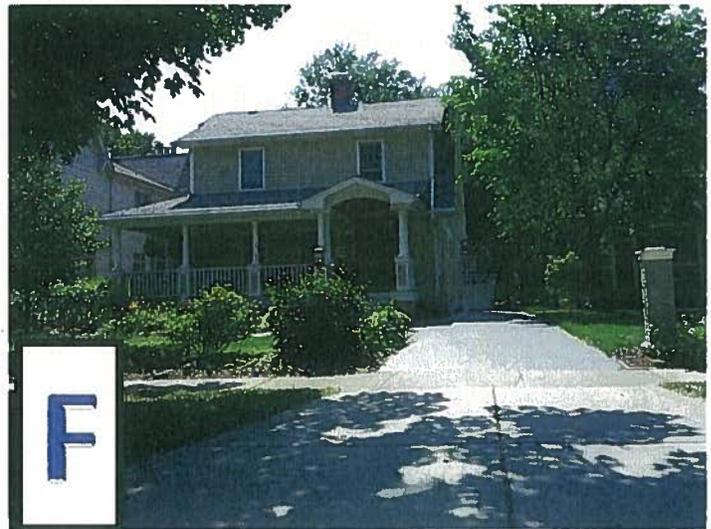
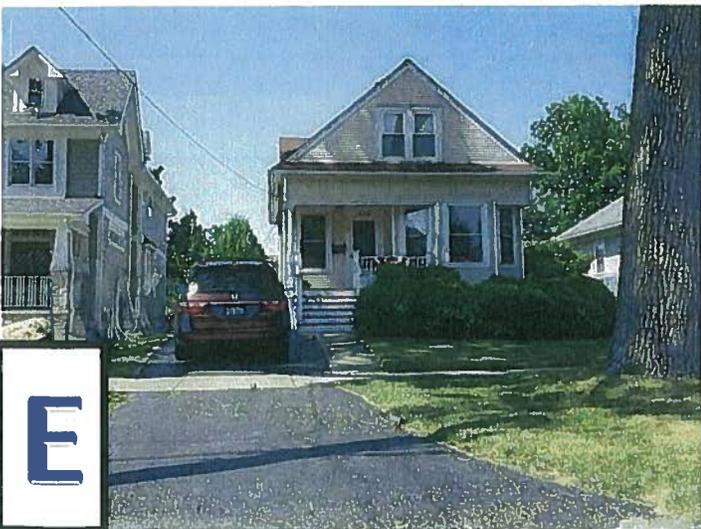
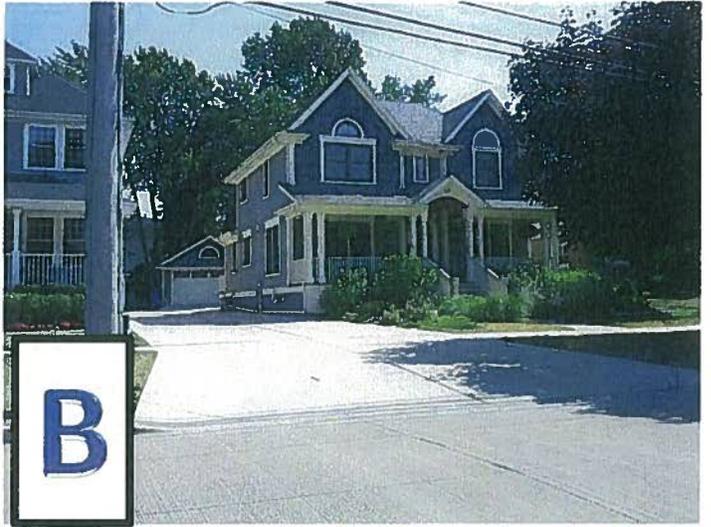


Exhibit B – Projects Surrounding Pictures – Glenrise Grove

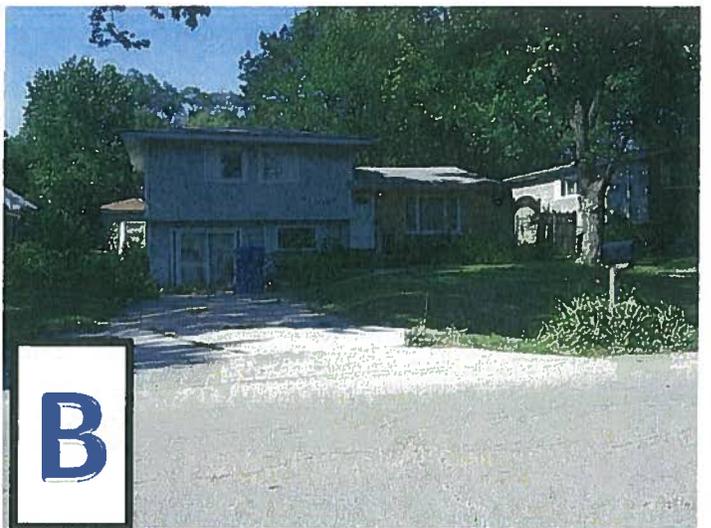


Exhibit B – Projects Surrounding Pictures – Glenrise Grove

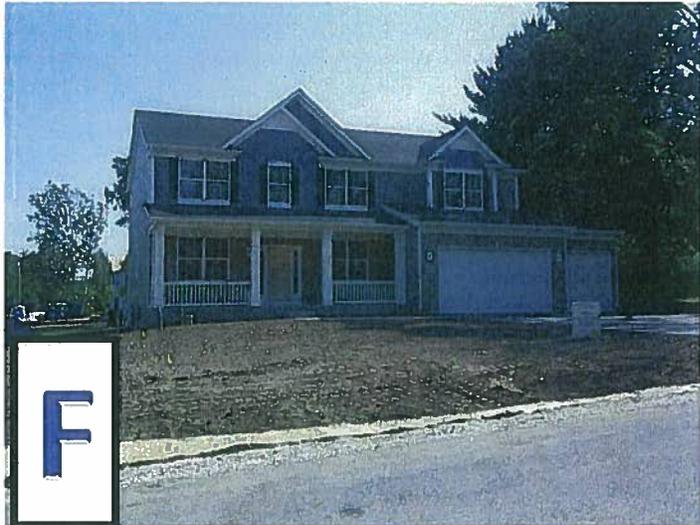
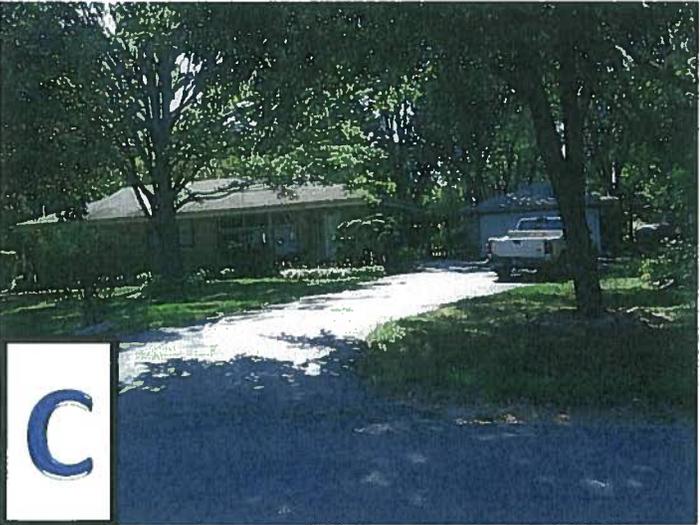


Exhibit C – Projects Surrounding Pictures – Amber Ridge

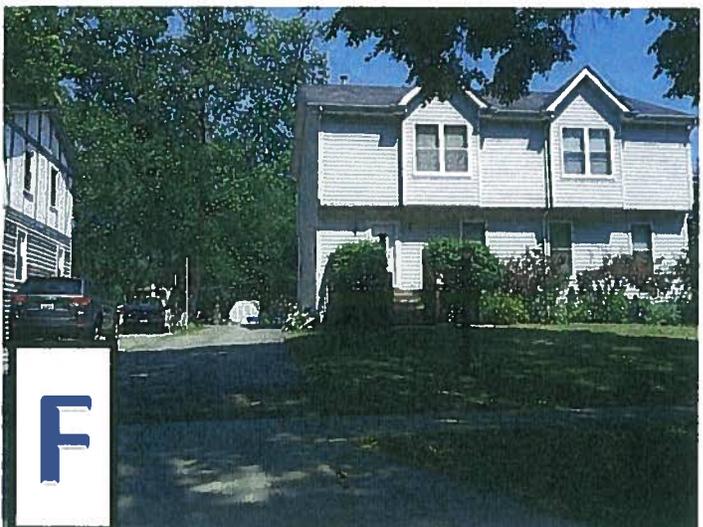


Exhibit C – Projects Surrounding Pictures – Amber Ridge

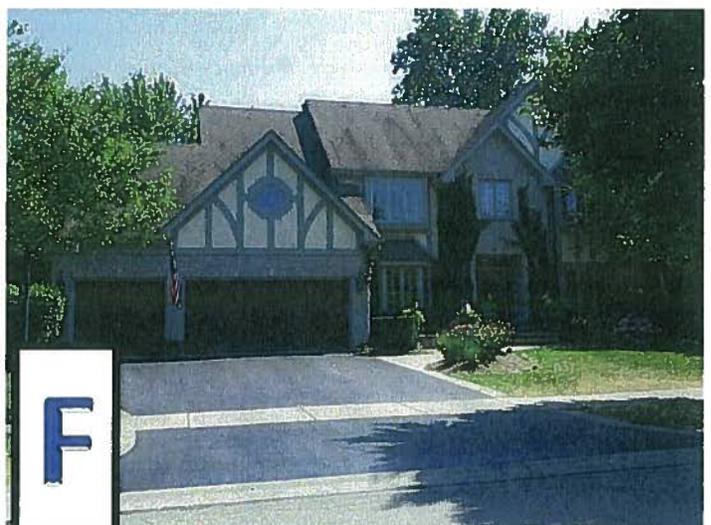
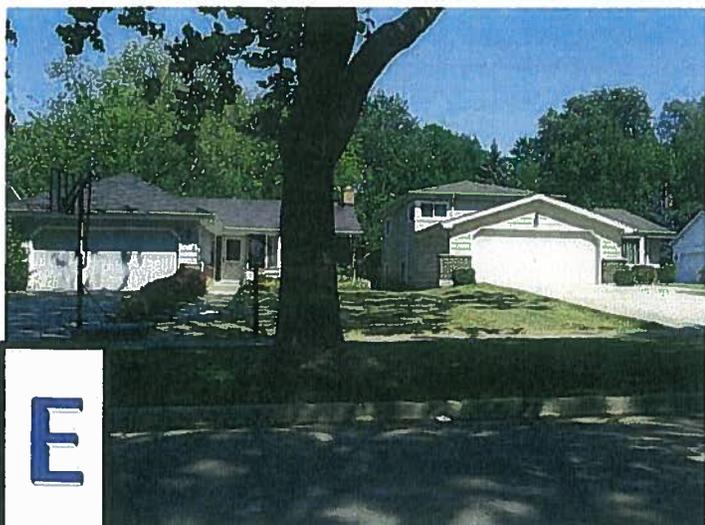
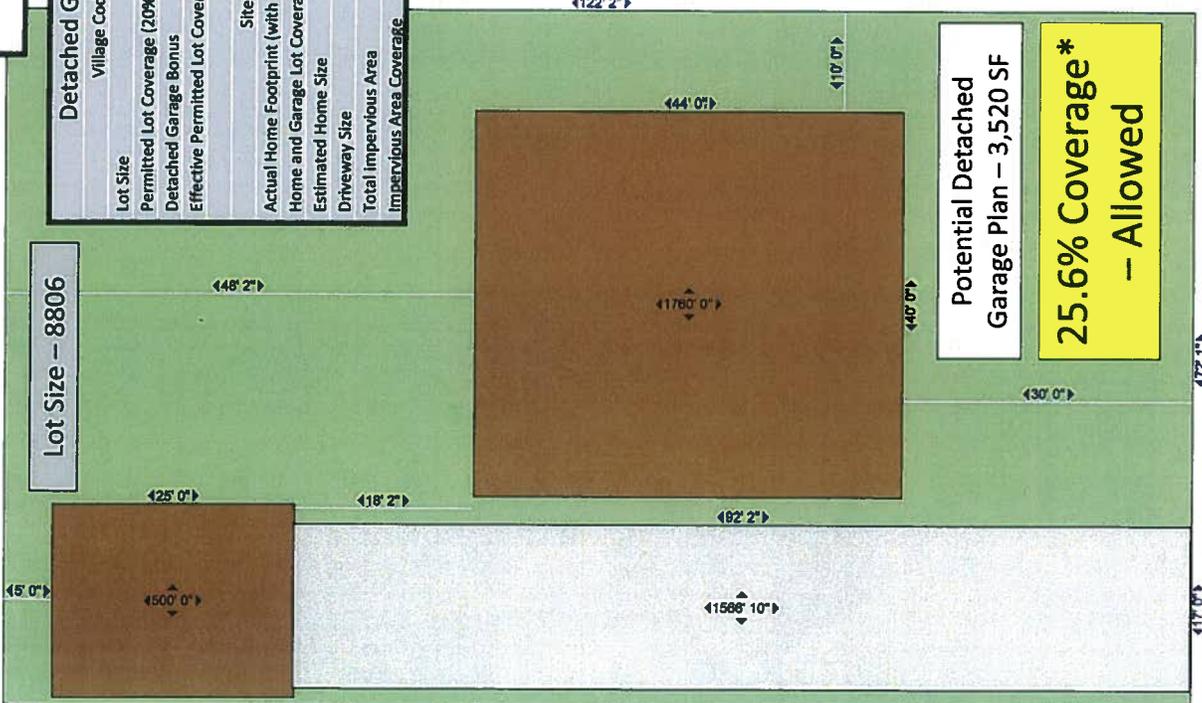


Exhibit D – Lot Coverage Comparison

Lot Size – 8806

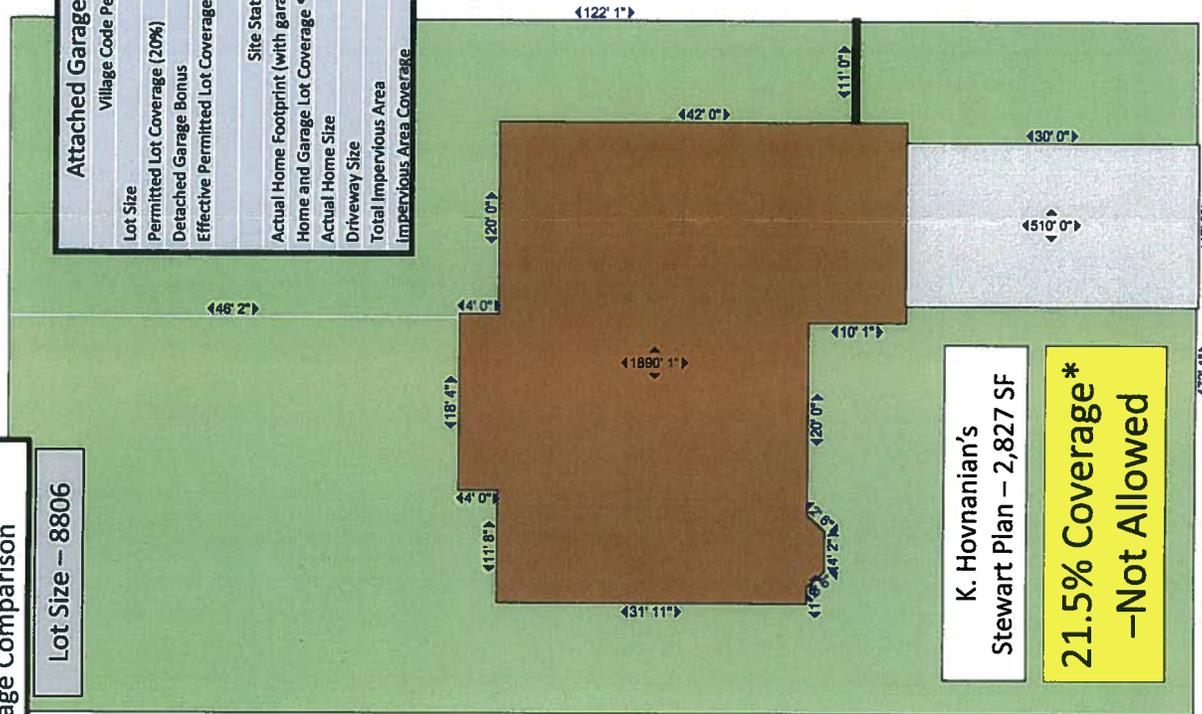
Detached Garage Home	
Village Code Permitted	
Lot Size	8806 SF
Permitted Lot Coverage (20%)	1761 SF
Detached Garage Bonus	500 SF
Effective Permitted Lot Coverage	25.68%
Site Stats	
Actual Home Footprint (with garage)	2260 SF
Home and Garage Lot Coverage *	25.66%
Estimated Home Size	3520 SF
Driveway Size	1566 SF
Total Impervious Area	3826 SF
Impervious Area Coverage	43.45%



Potential Detached
Garage Plan – 3,520 SF

25.6% Coverage*
– Allowed

Attached Garage Front Entry	
Village Code Permitted	
Lot Size	8806 SF
Permitted Lot Coverage (20%)	1761 SF
Detached Garage Bonus	0 SF
Effective Permitted Lot Coverage	20.00%
Site Stats	
Actual Home Footprint (with garage)	1890 SF
Home and Garage Lot Coverage *	21.46%
Actual Home Size	2827 SF
Driveway Size	510 SF
Total Impervious Area	2400 SF
Impervious Area Coverage	27.25%



K. Hovnanian's
Stewart Plan – 2,827 SF

21.5% Coverage*
– Not Allowed

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE A

POLICY NUMBER: 1410 - 002700981 - UL

DATE OF POLICY: MARCH 19, 2007

AMOUNT OF INSURANCE: \$5,200,000.00

1. NAME OF INSURED:

PEACE EVANGELICAL LUTHERAN CHURCH OF LOMBARD, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND THAT IS INSURED BY THIS POLICY IS:

FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE IS VESTED IN:

THE INSURED

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

MORTGAGE DATED MARCH 12, 2007 AND RECORDED MARCH 19, 2007 AS DOCUMENT R2007-049619 MADE BY PEACE EVANGELICAL LUTHERAN CHURCH OF LOMBARD, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, TO LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD, A MISSOURI NOT-FOR-PROFIT CORPORATION, TO SECURE A NOTE FOR \$5,200,000.00.

EXTENSION AND MODIFICATION AGREEMENT RECORDED JANUARY 24, 2012 AS DOCUMENT R2012-009911.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (2006)
SCHEDULE A (CONTINUED)

POLICY NUMBER: 1410 - 002700981 - UL

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOT "F" (EXCEPT THE SOUTH 40 FEET THEREOF) IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT #5, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1944 AS DOCUMENT 464576, IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

PARCEL NO. 4 (EXCEPT THE NORTH 999.0 FEET, AS MEASURED ON THE WESTERLY LINE AND PARALLEL WITH THE NORTHERLY LINE THEREOF) IN BUTTERFIELD ASSESSMENT PLAT, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1963 AS DOCUMENT R63-25908, IN DUPAGE COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1410 - 002700981 - UL

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

C 6. TAXES FOR THE YEARS 2006 AND 2007.

TAXES FOR THE YEARS 2006 AND 2007 ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 05-23-223-015 - AFFECTS LOT F (EXCEPT SOUTH 40 FEET, EXCEPT ROUTE 53 AND EXCEPT FARM HOMESITE APPROXIMATELY THE SOUTH 250 FEET OF THE WEST 620 FEET MEASURED AT RIGHT ANGLES TO SOUTH LINE) MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 5

NOTE: TAXES FOR THE YEAR 2005, ARE VALUED UNDER \$150, NO TAXES DUE.

(AFFECTS A PART OF PARCEL 1)

D 7. TAXES FOR THE YEARS 2006 AND 2007.

TAXES FOR THE YEAR 2005 ARE PAYABLE IN TWO INSTALLMENTS.
THE FIRST INSTALLMENT, AMOUNTING TO \$2,613.39, IS PAID OF RECORD.
THE SECOND INSTALLMENT, AMOUNTING TO \$2,613.39, IS PAID OF RECORD.

TAXES FOR THE YEARS 2006 AND 2007 ARE NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER: 05-23-223-016 - AFFECTS FARM HOMESITE APPROXIMATELY THE SOUTH 250 FEET OF THE EAST 120 FEET OF THE WEST 620 FEET MEASURED AT RIGHT ANGLES AND NORTH OF THE SOUTH 40 FEET OF LOT F MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 5

(AFFECTS A PART OF PARCEL 1)

R 8. TAXES FOR THE YEARS 2006 AND 2007.

TAXES FOR THE YEARS 2006 AND 2007 ARE NOT YET DUE AND PAYABLE.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1410 - 002700981 - UL

EXCEPTIONS FROM COVERAGE (CONTINUED)

PERMANENT INDEX NUMBER: 05-23-223-015.

NOTE: TAXES FOR THE YEAR 2005 ARE EXEMPT ON THE TAX COLLECTOR'S RECORDS.

(AFFECTS PARCEL 2)

- I 9. TERMS, CONDITIONS AND PROVISIONS IN PLAT OF ANNEXATION AND ORDINANCE NUMBER 4078 RECORDED AS DOCUMENT R93-305616 AND RE-RECORDED AS DOCUMENT R94-077133.

(AFFECTS PARCEL 1)

- K 10. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (AFFECTS PARCEL 1)

- L 11. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND BY OVERHEAD WIRES AS DISCLOSED ON SURVEY PREPARED BY LAMBERT & ASSOCIATES, DATED MARCH 7, 2007, ORDER NO. 07 C 012 (060185-D).

(AFFECTS PARCEL 1)

- T 12. EASEMENTS AS RESERVED IN WARRANTY DEED FROM HOFFMAN ROSNER CORP., A CORPORATION OF ILLINOIS, TO THE NORTHERN ILLINOIS DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD, A NOT-FOR-PROFIT CORPORATION OF ILLINOIS, DATED MARCH 3, 1969 AND RECORDED MARCH 11, 1969 AS DOCUMENT R69-10186, RESERVING TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER PORTIONS OF LAND AS FOLLOWS:

(A) AN EASEMENT FOR SANITARY SEWER OVER, UNDER AND ACROSS THE SOUTHERLY 10.0 FEET OF THAT PART OF SAID PARCEL 4, LYING NORTHERLY OF THE SOUTH LINE, IF EXTENDED WEST, OF THE NORTH 5.0 FEET OF LOT 5 IN BLOCK 10 IN BUTTERFIELD UNIT NO. 4, A SUBDIVISION OF SAID SECTION 25.

(B) AN EASEMENT FOR DRAINAGE AND STORM SEWER OVER, UNDER AND ACROSS THE SOUTHERLY 20.0 FEET OF THAT PART OF SAID PARCEL 4, LYING NORTHERLY OF THE SOUTH LINE IF EXTENDED WEST, OF THE NORTH 10.0 FEET OF LOT 4 IN SAID BLOCK 10 IN BUTTERFIELD UNIT NO. 4.

(C) AN EASEMENT FOR DRAINAGE AND STORM SEWER OVER, UNDER AND ACROSS THE WEST 40.0 FEET (EXCEPT THE NORTH 999.0 FEET THEREOF) OF THAT PART OF SAID PARCEL 4, LYING NORTHERLY OF THE SOUTH LINE, IF EXTENDED WEST, OF THE NORTH 10.0 FEET OF LOT 4 IN BLOCK 10 IN BUTTERFIELD UNIT NO. 4.

(AFFECTS PARCEL 2)

- U 13. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

THIS EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY WHEN ISSUED.

(AFFECTS PARCELS 1 AND 2)



CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1410 - 002700981 - UL

EXCEPTIONS FROM COVERAGE (CONTINUED)

- Z 14. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE LETTER FROM THE VILLAGE OF GLEN ELLYN RELATING TO STORMWATER ORDINANCE NONCOMPLIANCE RECORDED AUGUST 26, 2011, AS DOCUMENT R2011-100768.

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CHICAGO TITLE INSURANCE COMPANY

POLICY SIGNATURE PAGE

POLICY NUMBER: 1410 - 002700981 - UL

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY _____

AUTHORIZED SIGNATORY

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ENDORSEMENT

**ATTACHED TO AND FORMING A PART OF
POLICY NUMBER: 1410 - 002700981 - UL**

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

(APPROVED FOR PARCEL 1)

**GENERAL EXCEPTION NUMBERS 1, 2, 3, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE
HEREBY DELETED.**

**THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS
AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE
EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT
THEREOF.**

OWNERSHIP BY A CORPORATION

Date: 8/3/2012

Address: 760-770 SHEEHAN AVENUE, GLEN ELLYN, IL 60137

Legal Description: Lot "F" (EXCEPT THE SOUTH 40 FEET THEREOF) IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT # 5, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1944 AS DOCUMENT 464576, IN DUPAGE COUNTY, ILLINOIS.

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

- Name: STEVEN M. HUFFORD Address: 11138 DARLING CAROL STREAM, IL 60188 % 0
- Name: PHILIP MITCHELL Address: 1861 ALABRIGHT CT WHEATON IL 60189 % 0
- Name: MICHAEL ILLEMBERGER Address: 1221 35 STREET DOWNERS GROVE, IL 60515 % 0
- Name: STEVE ADE Address: 1211 EAGLE CT WHEATON, IL 60189 %
- Name: DEBBIE KALKMAN Address: 5558 SUMMIT DR WINFIELD, IL 60190 %
- Name: DAVID BAGLEY Address: 1524 FOOTHILL CT WHEATON, IL 60189 %
- Name: PEDRO MOLINA Address: 1114 HEATHROW LN AURORA, IL 60502 %
- Name: MATTHEW TESKE Address: 1044 BUCKSKIN LN. CAROL STREAM, IL 60188 %
- Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, PEACE LUTHERAN CHURCH owner of the property described as:
760-770 Sheehan Avenue, Glen Ellyn, IL 60137 comprised of DuPage County

P.I.N.s of 05-23-223-015 and 05-23-223-016. Legally Described as:

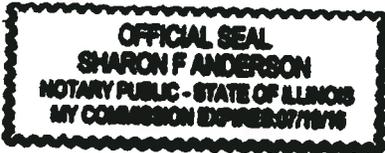
Lot "F" (EXCEPT THE SOUTH 40 FEET THEROF) IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT #5, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Verify that K. Hovnanian T&C Homes at Illinois, L.L.C.

Is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, Architectural Review Commission, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Linda M. Wallace
OWNER

Sharon F. Anderson
NOTARY



Purchase
~~OWNERSHIP BY A CORPORATION~~

Date: 10/18/2012

Address: 1806 S Highland Ave Site 100
Lombard, IL 60148

Legal Description: _____

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: K. Kounanian Development Inc ^{of Illinois,} Address: 1806 S Highland Ave site 100
Lombard, IL 60148 % 100

Name: _____ Address: _____ % _____

Search

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Finance Search

Thu, Jan 24, 2013, 10:08AM EST - U.S. Markets close in 5 hrs 52 mins

Dow **↑0.57%** Nasdaq **↓0.19%**

Hovnanian Enterprises Inc. (HOV) - NYSE

[Add to Portfolio](#)

6.52 **↑0.05(0.74%)** 10:08AM EST - Nasdaq Real Time Price

Major Holders

Get Major Holders for:

Breakdown	
% of Shares Held by All Insider and 5% Owners:	11%
% of Shares Held by Institutional & Mutual Fund Owners:	41%
% of Float Held by Institutional & Mutual Fund Owners:	46%
Number of Institutions Holding Shares:	119

Major Direct Holders (Forms 3 & 4)		
Holder	Shares	Reported
HOVNANIAN ARA K	3,376,747	Dec 18, 2012
PELLERITO THOMAS J.	1,003,668	Jun 12, 2012
HOVNANIAN FAMILY 2012 L.L.C.	970,849	Dec 17, 2012
KANGAS EDWARD A	124,517	Jun 7, 2012
SORSBY J LARRY	124,302	Jun 9, 2011

Top Institutional Holders				
Holder	Shares	% Out	Value*	Reported
VANGUARD GROUP, INC. (THE)	4,933,648	4.12	17,070,422	Sep 29, 2012
Stelliam Investment Management, LP	4,776,300	3.99	16,525,998	Sep 29, 2012
BlackRock Institutional Trust Company, N.A.	2,905,083	2.42	10,051,587	Sep 29, 2012
FMR LLC	2,600,000	2.17	8,996,000	Sep 29, 2012
EMERALD ADVISERS	2,470,917	2.06	8,549,372	Sep 29, 2012
BlackRock Fund Advisors	2,446,008	2.04	8,463,187	Sep 29, 2012
Dudley & Shanley, LLC	1,999,000	1.67	13,993,000	Dec 30, 2012
MILLENNIUM MANAGEMENT LLC	1,748,253	1.46	6,048,955	Sep 29, 2012
STATE STREET CORPORATION	1,650,551	1.38	5,710,906	Sep 29, 2012
Alden Global Capital Ltd	1,500,000	1.25	5,190,000	Sep 29, 2012

Top Mutual Fund Holders				
Holder	Shares	% Out	Value*	Reported
ISHARES DOW JONES U.S. HOME CONSTRUCTION INDEX FUND	4,893,227	4.08	34,252,589	Dec 30, 2012
VANGUARD SMALL-CAP INDEX FUND	1,620,501	1.35	5,606,933	Sep 29, 2012
FIDELITY LEVERAGED COMPANY STOCK FUND	1,419,000	1.18	6,101,700	Oct 30, 2012
ISHARES RUSSELL 2000 INDEX FD	1,396,428	1.17	9,774,996	Dec 30, 2012
VANGUARD TOTAL STOCK MARKET INDEX FUND	1,207,052	1.01	4,176,399	Sep 29, 2012
FIDELITY ADVISOR LEVERAGED COMPANY STOCK FUND	1,181,000	0.99	5,078,300	Oct 30, 2012
VANGUARD SMALL-CAP GROWTH INDEX FUND	1,151,043	0.96	3,982,608	Sep 29, 2012
GABELLI SMALL CAP GROWTH FUND	750,000	0.63	2,595,000	Sep 29, 2012
ISHARES RUSSELL 2000 VALUE INDEX FD	724,558	0.60	5,071,906	Dec 30, 2012
VANGUARD EXTENDED MARKET INDEX FUND	556,738	0.46	1,926,313	Sep 29, 2012

[View Transactions for Insiders & Institutional Holders](#)

Value shown is computed using the security's price on the report date given.

Currency in USD.

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QUANTITATIVE SUMMARY – Revised 1-24-13
AMBER RIDGE SUBDIVISION

Amber Ridge is a proposed 23-unit Subdivision within the Village of Glen Ellyn located at the Northwest corner of Sheehan Avenue and Illinois Route 53. The property is currently zoned R2 Residential district which among other uses permits single-family dwellings. Below is quantitative summary of the development as compared to the requirements for R2 residential districts in Glen Ellyn.

- Development encompasses 8.86 acres, spans approximately 1310' East to West and 293 North to south
- Amber Ridge has 23 single family lots or a density of 2.6 lots/acre
- A typical lot width is 72' and the typical lot depth is 122'. Both in excess of the Glen Ellyn R2 minimum width of 66' and the minimum depth of 110'.
- Side yards will be maintained at a minimum of 10% of lot width per R2 code, rear and front yard setbacks will meet village requirements of 30' front and 40' rear on all but lots 4,5,13,14,16.
- The minimum lot area in Amber Ridge is 8,801 SF (Glen Ellyn R2 minimum lot area is 8,712 SF), the maximum lot area is 15,643, and the average lot area is 10,075 SF.
- Approximately 2.44 acres or 28% of the site will be maintained as a wetland/detention basin.
- Detention basin and is approximately 1.1 acres, has a natural water line elevation of 733' and a high water line of 738', and has a volume capacity of 3.2 acre feet.
- Homes ranging from 2,500 SF to 3,300 SF are planned, with an average size estimated at 2,900 SF.
- Homes will be price from the mid \$400K range and the average home value will be in excess of \$500K.

NO.	Description	DATE
1	Original Plan Data	08/20/12
2	Revised Plan Sheets	12/20/12

EXISTING CONDITIONS

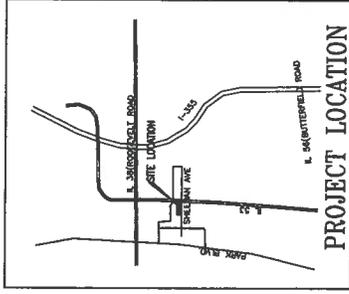
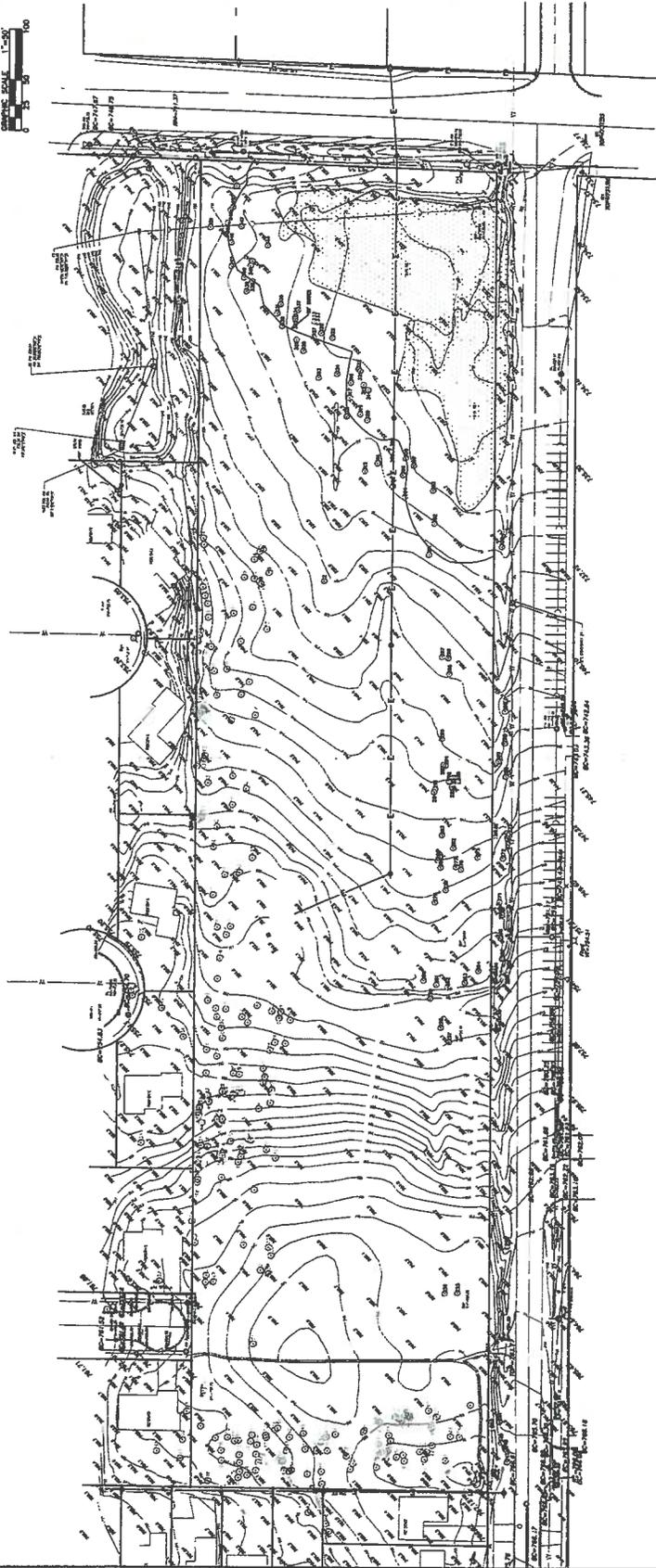
AMBER RIDGE
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SURVEYING ENGINEERS
LAND SURVEYORS
5775 N. Higgins Road, Suite 200, Rosemont, Illinois 60018
Phone: (630) 588-1200 Fax: (630) 588-0085



KYORAMUDA
LANDSCAPE ARCHITECTS
1808 South Highland Avenue
Lombard, Illinois 60148

7174
GD-1
2 OF 6



NO.	DESCRIPTION
1	Revised per Change Order
2	Revised per Change Order
3	Revised per Change Order
4	Original Plan Date
5	2/20/12
6	1/20/12
7	1/20/12
8	1/20/12
9	1/20/12
10	1/20/12
11	1/20/12
12	1/20/12
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49	1/20/12
50	1/20/12

AMBER RIDGE
 GLEN ELLYN, ILLINOIS
 PRELIMINARY GRADING
 AND DRAINAGE PLAN

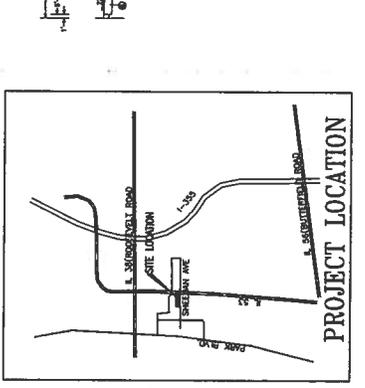
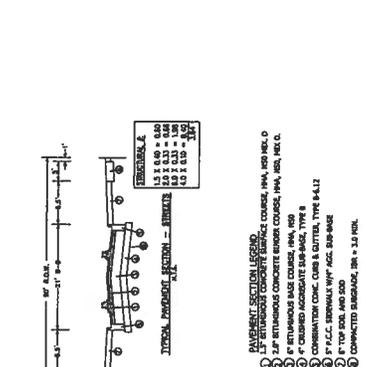
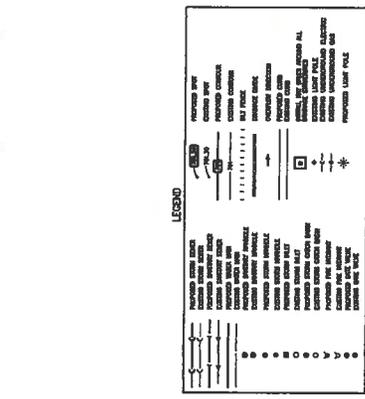
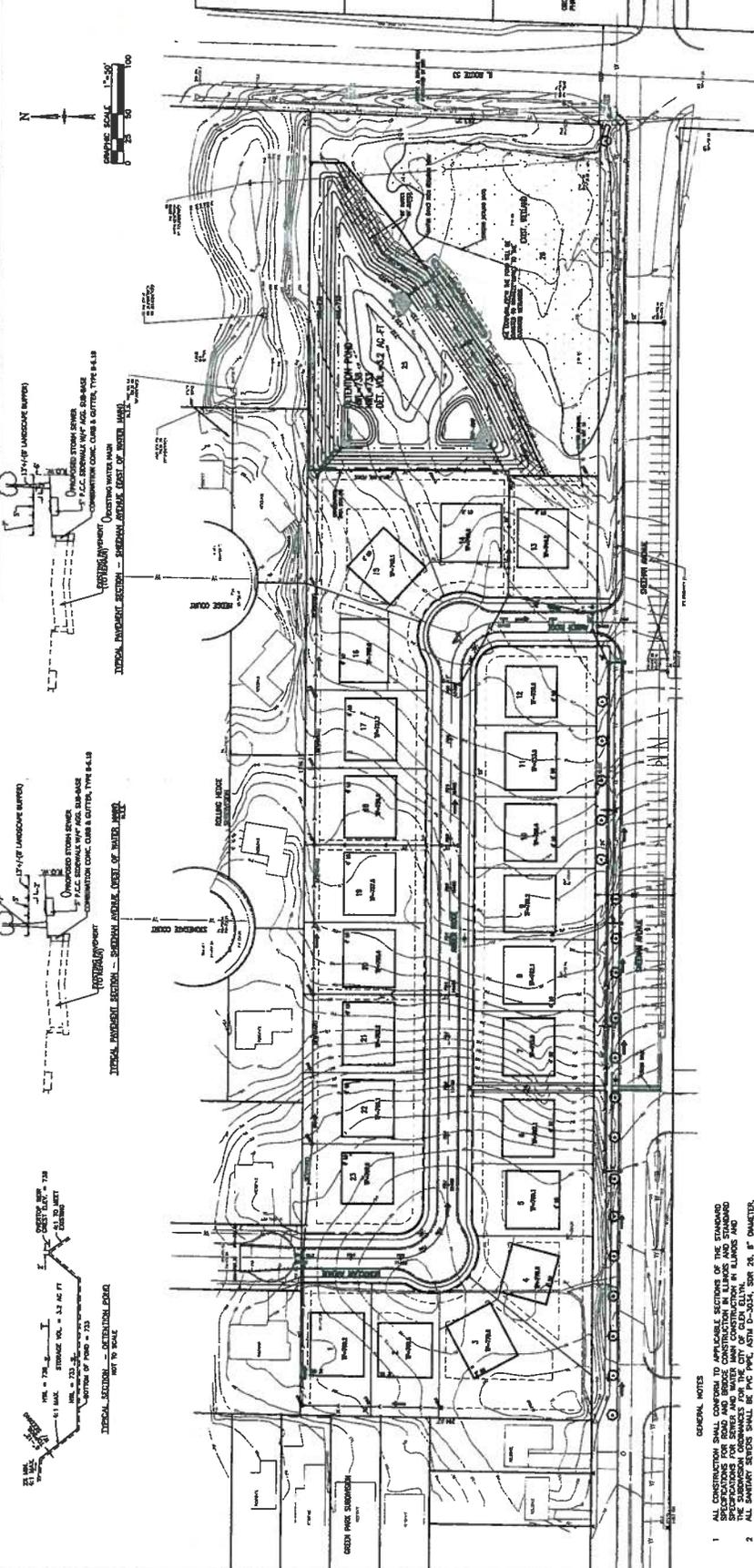
CONTRACT NO. 075 R-1
 PROJECT NO. 075 R-1
 DATE: 02/20/12

ENGINEER: [Logo]
 SURVEYOR: [Logo]

7174
 GD-1
 3 OF 6

1808 South Highland Avenue
 Suite 100
 Lombard, Illinois 60146

[Logo]



- GENERAL NOTES
- 1 ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR THE CITY OF GLEN ELLYN, ILLINOIS.
 - 2 UNLESS NOTED OTHERWISE, ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE REQUIREMENTS.
 - 3 ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE (RCP) C-76, 24" DIA. UNLESS NOTED OTHERWISE.
 - 4 ALL WATER MAINS SHALL BE 18" DIA. UNLESS NOTED OTHERWISE.
 - 5 ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5'-6".
 - 6 ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5'-6".
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4 OF 6

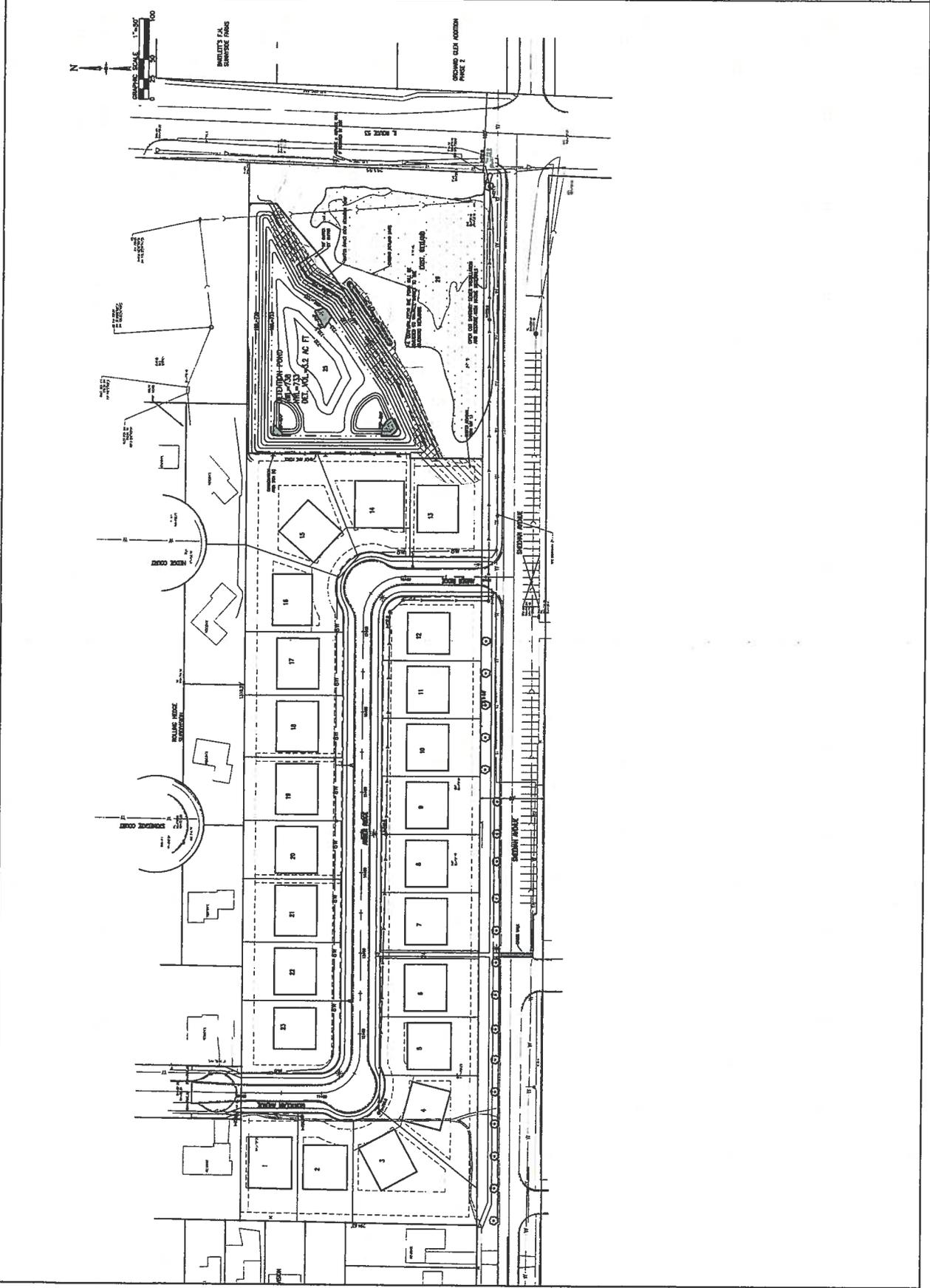
1008 South Highland Avenue
Lombard, Illinois 60146



5075 N. Highland Road, Suite 200, Lombard, Illinois 60148
Phone: (617) 688-0800 Fax: (617) 688-0805
CONSTRUCTION
SITE PREPARATION
LAND SURVEYING

PRELIMINARY SANITARY
AND WATER MAIN PLAN
AMBER RIDGE
GLEN ELLYN, ILLINOIS

NO.	Description	Date
1	Revised per Village	08/01/12
2	Revised per Village	12/01/12
3	Revised per Village	10/01/13



6 OF 6
 TR-1
 7174
 1008 South Highland Avenue
 Suite 100
 Lombard, Illinois 60146



1008 S. Highland Road, Suite 100, Lombard, IL 60146
 (708) 938-0900 Fax: (708) 938-0903
 LAD 03/14/1995

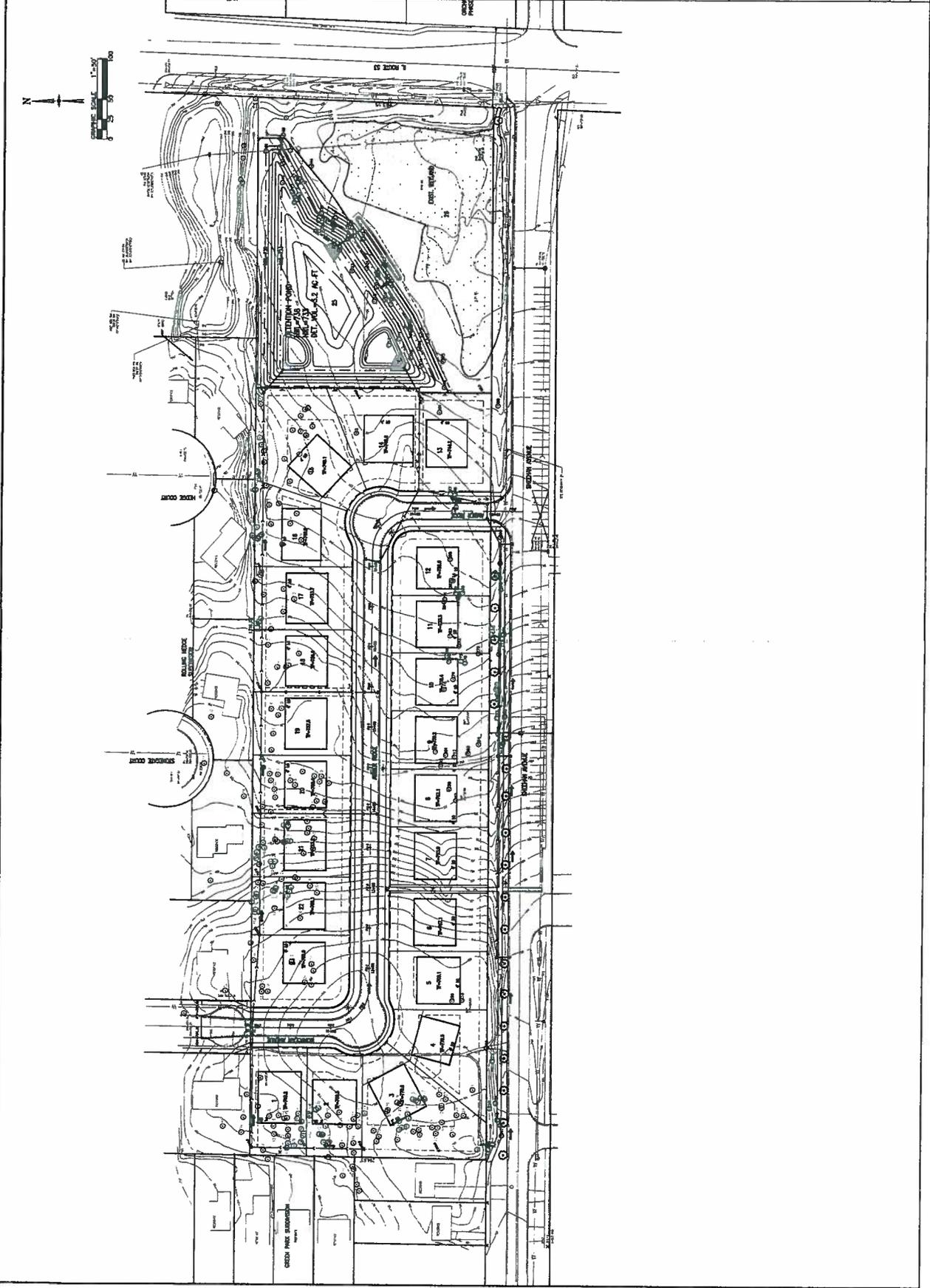


SPRAGED INC.
 ENGINEERING
 1008 S. Highland Road, Suite 100, Lombard, IL 60146
 (708) 938-0900 Fax: (708) 938-0903
 LAD 03/14/1995

EXISTING TREE SURVEY

AMBER RIDGE
 GLEN ELLYN, ILLINOIS

NO.	DESCRIPTION	DATE
1	Original Plan Data	08/01/12
2	Revised per Village	12/01/12
3	Revised per Village	12/01/12
4	Revised per Village	12/01/12



**DUPAGE COUNTY COUNTYWIDE STORMWATER AND
FLOOD PLAIN ORDINANCE
ARTICLE XI. WETLAND SUBMITTAL**

**K. Hovnanian Homes
Amber Ridge Development
Glen Ellyn, DuPage County, IL**

Prepared by:

Christopher B. Burke Engineering, Ltd.

CBBEL Project No. 050403.00005

January 2013

WETLAND SUBMITTAL

The following outlines information required under Article XI – Wetlands of the DuPage County Countywide Stormwater and Flood Plain Ordinance, effective April 25, 2012 (Ordinance).

Section 15-85 Requirements for Wetland Delineation

15-85A and B Christopher B. Burke Engineering, Ltd. (CBBEL) competed a wetland/waters of the U.S. assessment onsite. The limits of the identified wetland and associated wetland restoration area were previously provided to the Village of Glen Ellyn as part of the Peace Lutheran Church wetland violation resolution

15-85.B.1 One wetland/waters of the U.S. was identified onsite. The boundaries were field verified by Ms. Juli Crane of Planning Resources, Inc. No other wetlands are located on or adjacent to the property.

15-85.B.2 A wetland/waters of the U.S. assessment report/proposed wetland restoration plan, prepared by CBBEL, previously provided to the Village is attached for reference.

15-85.C This section is not applicable because the site does not contain agricultural land.

15-85.D.1-6 No offsite wetlands are located adjacent to the property.

15-85.E The wetland is “regulatory” based on an evaluation of the criteria and previously agreed upon as part of the Peace Lutheran Church resolution approval.

Section 15-86 Requirements for Development Affecting Wetlands

15-86.A Noted.

15-86.B Not applicable, no critical wetlands are found on site.

15-86.C The proposed permanent impacts to the existing wetland are due to requirements placed on the developer by the Village of Glen Ellyn. The Village is requiring that a sidewalk be constructed along the north side of Sheehan Avenue. The embankment that is necessary to be installed to accommodate the sidewalk will impact 0.014 acre (625 square feet) of wetland area. The developer requested that the sidewalk be eliminated from the plan to avoid wetland impact, however the Village was unwilling to consider the request and consequently the permanent wetland impact is unavoidable given that the developer is not allowed to consider

alternatives. A copy of a letter, prepared by the Village sent to the developer documents this requirement.

Temporary wetland impacts are discussed in Section 15-86.D below.

15-86.D A temporary impact to the existing wetland will occur due to the installation of a sanitary sewer line. The sanitary sewer will temporarily impact 0.06 acre (2,581 square feet) of the wetland area. The impacted area will be restored in accordance with 15-88.D following construction.

15-86.E Not applicable.

Section 15-87 **Indirect Impacts to Wetlands**

15-87.A Noted. 15-87.A.1 and 2 are not applicable.

15-87.B.1 Not applicable. There are no adjacent offsite wetlands.

15-87.C The wetland has flat topography and is drained via a culvert under Route 53. The proposed project site detention pond will discharge runoff to the wetland at a metered outflow in accordance with the detention requirements found in the Ordinance. We expect a stable water regime given the metered flow out of the detention ponds tributary to the wetland and lack of restriction of flow at the Route 53 culvert.

15-87.D This subsection is not applicable. The existing plant community is low quality. The overall wetland is being floristically restored in accordance with the restoration plan approved as part of the Peace Lutheran Church Restoration Project approval. The requirements of that plan are including within the attached engineering/revegetation plans. The proposed hydrologic conditions are expected to enhance the overall hydrologic regime of the wetland given the design of the adjoining detention pond and level spreader swale being installed to disperse flow along the wetland perimeter. Flow currently enters the wetland as concentrated flow along Sheehan Avenue and from the detention pond located immediately north of the site.

15-87.E.1-4 In our opinion, completion of the hydrologic evaluation will not yield useful information because nearly all runoff that reaches the site passes through two detention ponds before discharging into the wetland area. The wetland hydrology is driven by the function of the metered flow out of the detention ponds. And as stated above, the wetland has flat topography and is drained via a culvert under Route 53. We expect a stable water regime given the metered flow and lack of restriction of flow at the Route 53 culvert.

The Administrator has the ability under the Ordinance to allow acceptance of this item without completion of a detailed evaluation when situations don't warrant such an analysis.

Section 15-88

Wetland Mitigation Requirements

15-88.A

Noted.

15-88.B.1-6

The wetland is regulatory and the permanent wetland impacts will be mitigated at a 1.5 to 1 ratio, through the purchase of fee in lieu credits from DuPage County.

15-88.C.1-2

Not applicable, this request is not being made.

15-88.D

A temporary impact to the existing wetland will occur due to the installation of a sanitary sewer line. The sanitary sewer will temporarily impact 0.06 acre (2,581 square feet) of the wetland area. The impacted area will be restored in accordance with 15-88.D following construction.

15-88.E

Not applicable.

15-88.F - P

Noted. Mitigation will be provided through the purchase of fee in lieu credits from DuPage County. DuPage County will be responsible for ensuring compliance with these requirements

15-88.Q

Noted. The current landowner Peace Lutheran Church has an agreed upon wetland and buffer restoration plan that will become the responsibility of K. Hovnanian Homes. That plan is proposed to be modified to accommodate the proposed development.

Section 15-89

Wetland Banking

15-89.A-G

The project will purchase credits from the DuPage County Fee in lieu fund. DuPage County will be responsible for meeting the conditions of this section of the Ordinance.

**DUPAGE COUNTY COUNTYWIDE STORMWATER AND
FLOOD PLAIN ORDINANCE
ARTICLE XII. BUFFERS**

**K. Hovnanian Homes
Amber Ridge Development
Glen Ellyn, DuPage County, IL**

Prepared by:

Christopher B. Burke Engineering, Ltd.

CBBEL Project No. 050403.00005

January 2013

BUFFER SUBMITTAL

The following outlines information required under Article XII of the Ordinance.

Section 15-92 Identification of Buffers

- 15-92.A** The buffer width for the "regulatory" wetland is 50 feet. The existing buffer is dominated by buckthorn and other weedy native and non-native species.
- 15-92.B** Not applicable, the site does not contain non-wetland Waters of DuPage.
- 15-92.B.2** Noted.

Section 15-94 Development Affecting a Buffer

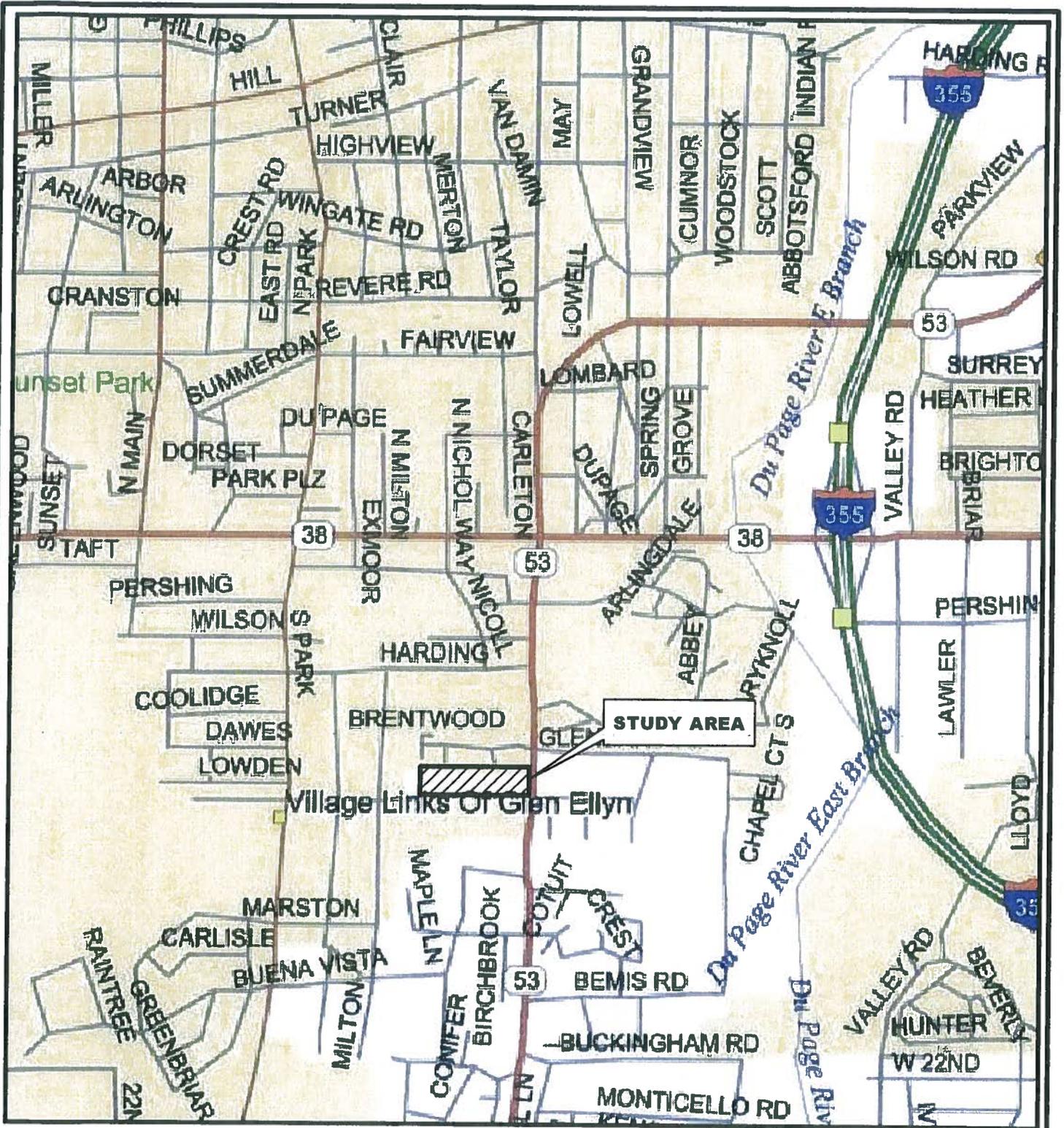
- 15-94.A** Not applicable.
- 15-94.B** Under the requirements of the wetland and buffer restoration plan agreed upon as part of the resolution of the Peace Lutheran Church case, the entire wetland and buffer would be restored to a native dominated plant community. Under the current proposed plan the same conditions are proposed, however tree and shrub removal will occur to accommodate the proposed site improvements. Additionally, the width of the buffer at the SWC of the wetland will be reduced to a minimum width of 20 feet to accommodate the construction of a residential lot as part of the development.

As shown on the attached engineering plans, the wetland buffer along the north side of the wetland will be graded to accommodate grading associated with the onsite detention pond. All of the detention pond and its associated graded areas will be planted with native vegetation.

Mitigation for the lost trees will be completed through the installation of groupings of trees and shrubs as shown on the attached plans. No mitigation is proposed for the removal of the non-native and weedy species such as buckthorn and honey suckle which can be found within the existing wetland buffer. Their functions are limited considering their presence is considered to be a net negative functional detriment to the overall plant and wildlife community. The woody/cover functional mitigation will be completed through installation of additional native trees and shrubs within the buffer and detention pond environs, as shown on the attached landscaping plans.

- 15-94.B.1** The width of the buffer associated with the wetland area will be reduced to 20 feet on the very western most end of the wetland. Elsewhere the required 50 foot wide buffer will be provided and enhanced through the removal of non-native and weedy species. In return native dominated plant communities will be established maintained and monitored as mitigation for these impacts. We proposed to implement the previously agreed upon restoration, maintenance and monitoring plan to evaluate progress in meeting the previously agreed upon performance standards.

- 15-94.B.2** Mitigation for the reduction in buffer width and for the temporary loss of woody vegetation will be provided as follows. The existing buffer is dominated by weedy and non-native woody species. The main function of this vegetation is providing cover and some forage. The functions of cover and forage will be mitigated through the installation of native tree and shrub species within the buffer and around the detention pond at the rates specified on the plans. The limited herbaceous ground cover will be enhanced through management activities, including herbiciding, burning and reseeding to establish a native dominated plant community which will provide for improved forage, cover and shelter for wildlife which reside and visit the area.
- 15-94.C** Noted, only native herbaceous and woody vegetation will be installed within the wetland, buffer and naturalized stormwater basin area, as shown on the landscaping plan.
- 15-94.D.1-2** Noted. The applicant is committed to implementing the previously agreed upon maintenance and monitoring plan and meeting the performance standards of that document, which was approved as part of the Peace Lutheran Church resolution and incorporated in the attached engineering drawings.
- 15-94.E** Noted.
- 15-94.F** Noted. A cost estimate for the proposed restoration and enhancement will be provided under separate cover.
- 15-94.G** Noted. The Peace Lutheran Church approved maintenance and monitoring plan contains provisions for preparation and submittal of annual summary reports.
- 15-94.H** Noted.
- 15-94.I** The applicant proposes to place a portion of the detention pond embankment within the wetland buffer. Additionally, a level spreader swale will also be installed within the buffer to promote sheet flow of runoff into the wetland area. The detention pond HWL is set back more than 25 feet from the limit of the wetland.
- 15-94.J** Noted.



"NOT TO SCALE"



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CLIENT
 CONTRENDE
 COMPANY, INC.

TITLE

LOCATION MAP

DSGN.	KEK	CHKD.	TJK
JOB#		05-403	



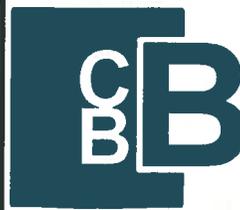
DATE
 3/2/06

EXHIBIT 1



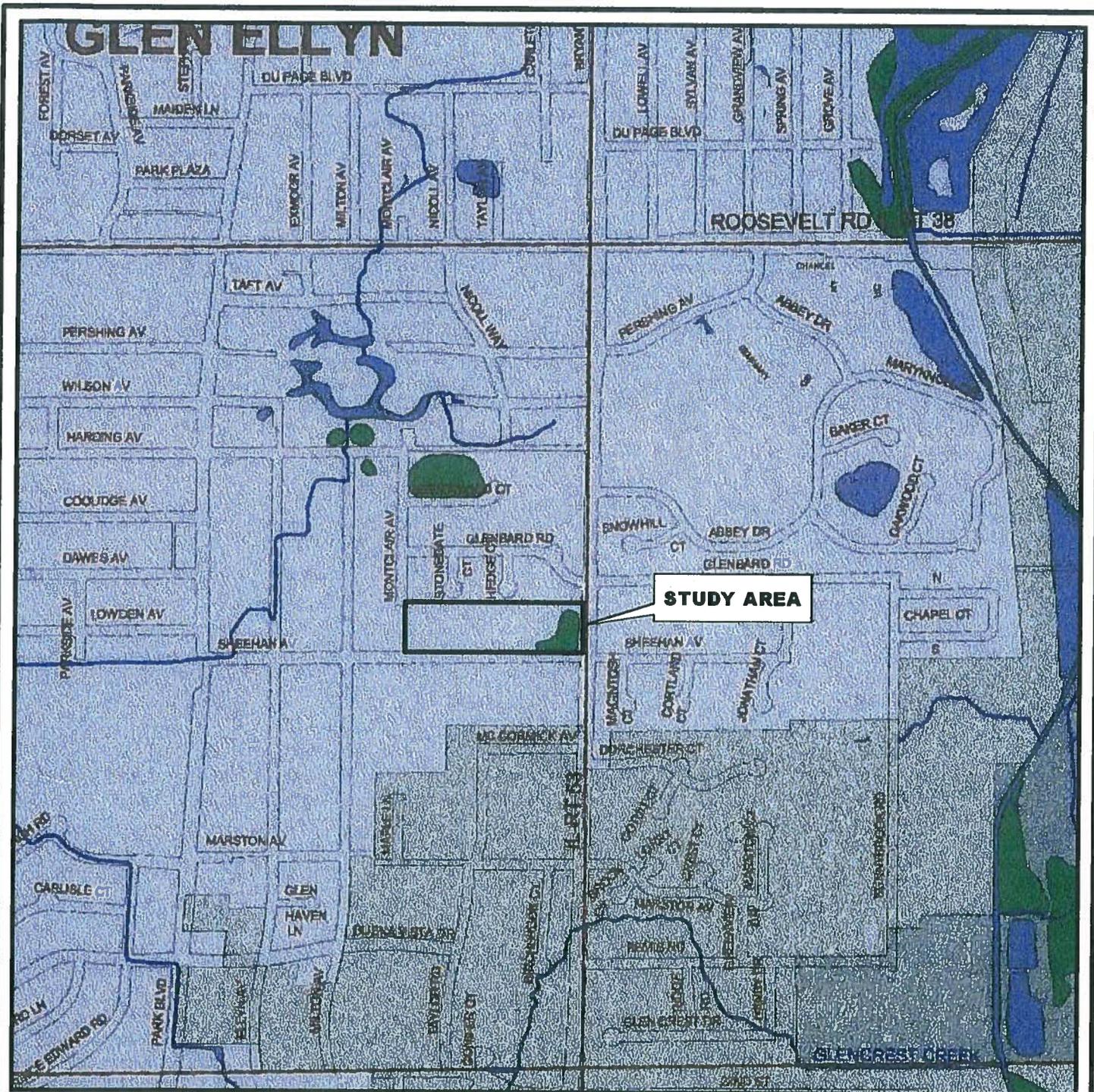
NOTE: TAKEN FROM THE NATIONAL WETLAND INVENTORY (NWI), WHEATON QUADRANGLE (1983)

APPROXIMATE SCALE: 1" = 300'



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DSGN.	KEK	CHKD.	TJK
CLIENT CONTRENDE COMPANY, INC.		JOB# 05-403	
TITLE NATIONAL WETLAND INVENTORY		DATE 3/2/06	
			EXHIBIT 2

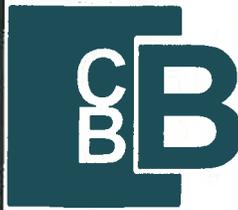


NOTE: TAKEN FROM THE DUPAGE COUNTY WETLAND INVENTORY(DCWI), MILTON TOWNSHIP(2000)

LEGEND

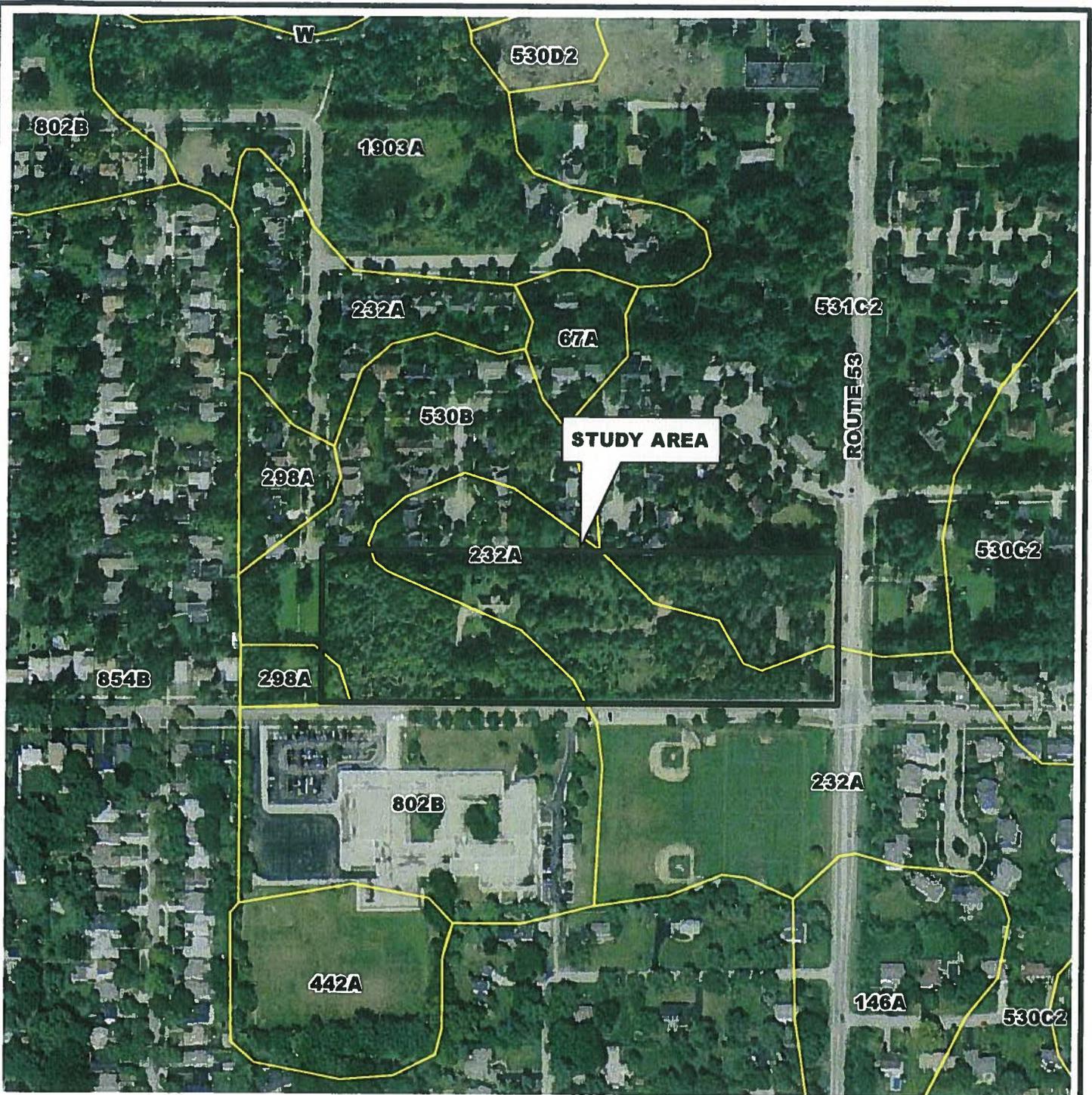
- Roads in Add. Twp.
- Hydro
- Hydro Lincs
- Section Lines
- Wetlands Critical
- Wetlands

APPROXIMATE SCALE: 1" = 850'



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CLIENT	CONTRENDE COMPANY, INC.	DSGN.	KEK	CHKD.	TJK
TITLE	DUPAGE COUNTY WETLAND INVENTORY	JOB#	05-403		
		DATE	3/2/06		
					EXHIBIT 3



NOTE: TAKEN FROM THE SOIL SURVEY OF DUPAGE COUNTY, ILLINOIS(2001)

LEGEND

- 232A - ASHKUM SILTY CLAY LOAM, HYDRIC
- 298 - BEECHER SILT LOAM
- 531C2 - MARKHAM SILT LOAM

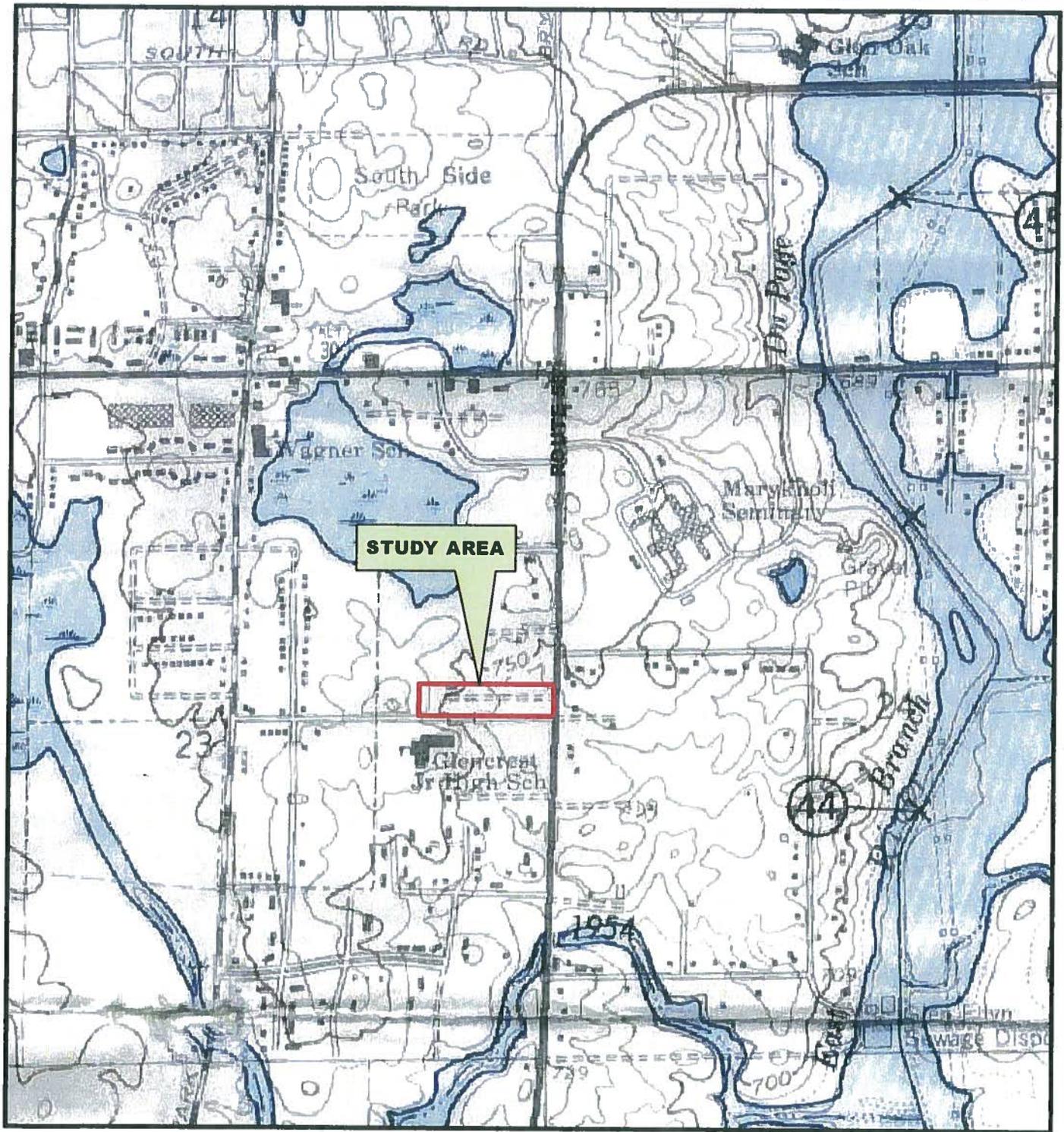
APPROXIMATE SCALE: 1" = 300'



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CLIENT
 CONTRENDE
 COMPANY, INC.
 TITLE
 SOIL SURVEY

DSGN.	KEK	CHKD.	TJK
JOB#	05-403		
DATE			3/2/06
EXHIBIT 4			



NOTE: TAKEN FROM THE HYDROLOGIC ATLAS, WHEATON QUADRANGLE(1965)

APPROXIMATE SCALE: 1" = 1000'



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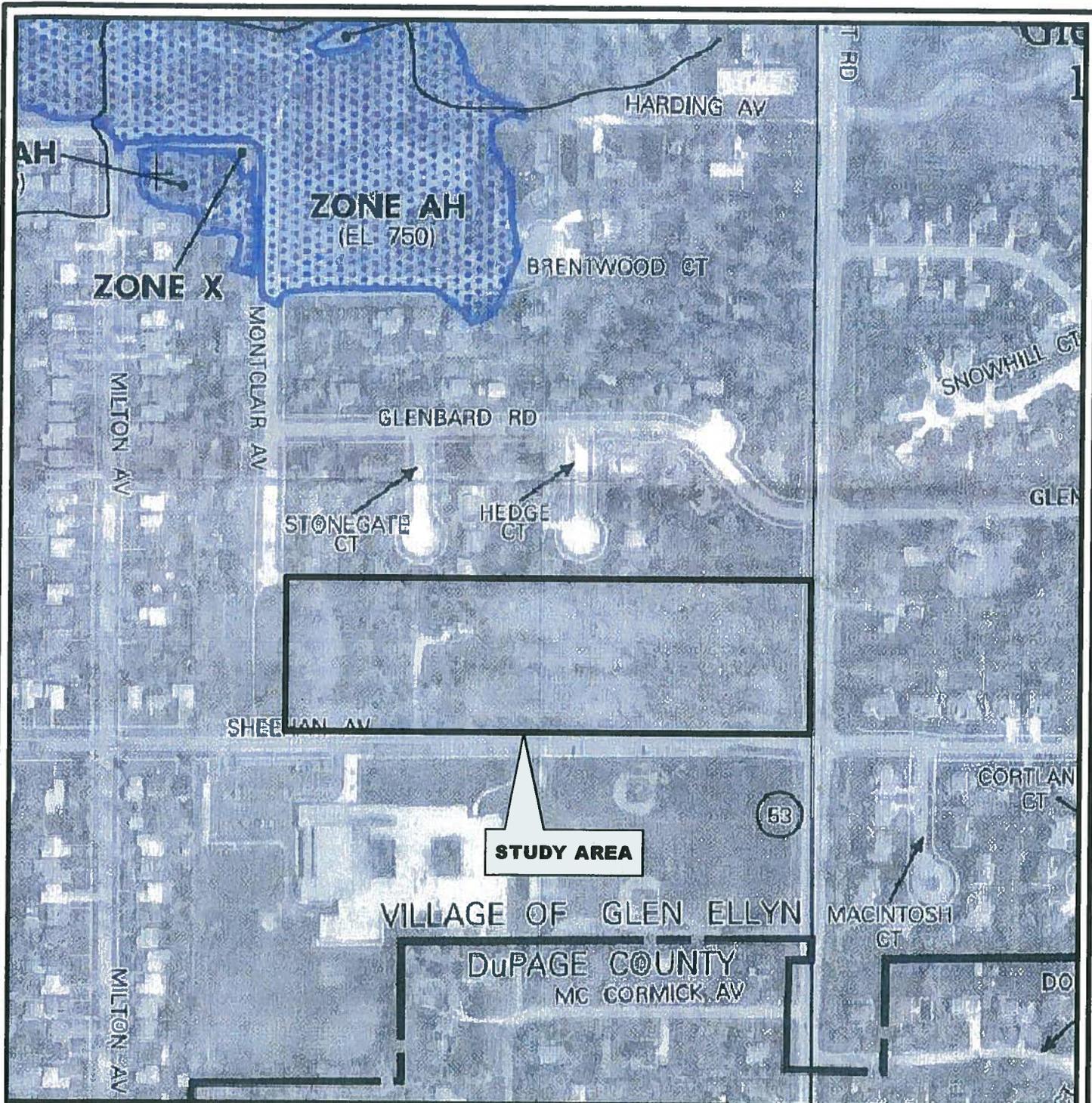
TITLE
 HYDROLOGIC ATLAS

DSGN.	KEK	CHKD.	TJK
JOB#		05-403	



DATE
 3/2/06

EXHIBIT 6



NOTE: TAKEN FROM THE FLOOD INSURANCE RATE MAP(FIRM), DUPAGE COUNTY AND INCORPORATED AREAS, ILLINOIS, MAP NUMBER 17043C0506H, EFFECTIVE DATE: DECEMBER 16, 2004

APPROXIMATE SCALE: 1" = 300'



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CLIENT CONTRENDE COMPANY, INC.	DSGN.	KEK	CHKD.	TJK
	JOB# 05-403			
TITLE FLOOD INSURANCE RATE MAP	DATE 3/2/06			
				EXHIBIT 5



NOTE: AERIAL PHOTOGRAPH TAKEN SEPTEMBER, 2004

APPROXIMATE SCALE: 1" = 100'

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CLIENT
 CONTRENDE
 COMPANY, INC.

TITLE
 APPROXIMATE WETLAND DELINEATION/
 WETLAND IMPACT

DSGN.	KEK	CHKD.	TJK
JOB#		05-403	
			DATE 1/24/06
			EXHIBIT 7

August 13, 2012

Peace Lutheran Church will be responsible for completion of these restoration activities and for post restoration stewardship of this area. If this property is sold, the new owner will be notified of their current and future long term stewardship responsibilities.

Type I - Restoration Activities

Type I Restoration activities will be performed on existing functional wetland and buffer areas that will consist of the following activities.

- All non-native woody vegetation (Trees and Brush) will be removed. The stumps will be treated with appropriate herbicides to prevent re-sprouts for the duration of the management and monitoring period. Follow-up treatment will be performed on resprouts, if present. No more than 10% cover by non-native woody vegetation cover shall be achieved by the end of the 3 year period.
- Non-native herbaceous vegetation will be treated, cut or pulled. By Year 3, there will be no more than 20 percent coverage of non-native herbaceous species except that Phragmites must comprise no more than 10 percent of the allowable weed cover. By the end of the third growing season, at least 80% predominance of native herbaceous vegetation will be present.
 - As required a pre-seed herbicide application will be completed. Following the herbicide application a prescribed burn of the herbicided areas will be completed to allow seed to be installed.
- Depending on the hydrologic regimes present one or both of the following seed mixes will be installed within the functional wetland and/or buffer area following preparation of the soil surface through like raking and preparation. Seed will be installed via broadcast methods; no erosion control blanket is proposed to be installed due to existing ground cover that will be present.
- Woody trees and shrubs shall be installed. By the end of Year 3, at least 90% of installed woody plants shall be alive, healthy, and representative of the species.
- No more than 0.5 square meters in size shall be devoid of vegetation after the end of the first growing season.

Type II - Restoration Activities

Type II Restoration activities will be performed within the impacted/filled wetland area.

- All vegetation within the impacted wetland area will be removed to allow for the removal of all fill material.
 - Fill material will be carefully stripped from the surface. Care will be taken to prevent removal of the underlying soil layer. The spoil material will either be disposed off of site on within an upland area located near the center of the property where the farmstead used to be.
 - **The Village wetland consultant shall be present when the fill is being removed to confirm the depth and extent of the necessary excavation.**
- Once the fill material has been removed the ground surface will be raked and prepared for seeding. The surface will be free of debris, rocks, clods, etc.
- Seeding will be completed based on the hydrology present using one or both of the following mixes. Once seeding is completed NAG S75BN erosion control blanket will be installed on all exposed dry surfaces. Saturated or ponded areas will not be blanketed to avoid damaging the soils.
- If ponded areas development, an emergent seed mix will be installed.
- Seed will be installed via broadcast methods.
- Non-native herbaceous vegetation will be treated, cut or pulled. By year three there will be no more than 25 percent coverage of non-native herbaceous species except that Phragmites must compromise no more than 10 percent of the allowable weed cover.

- Within the Type II area the goal will be 80% predominance of native herbaceous vegetation present.
- No more than 0.5 square meters in size shall be devoid of vegetation after the end of the first growing season.

Seed Mixes

Buffer/Mesic Prairie		NWL to Limits of Seeding
Botanical Name	Common Name	lbs/acre
<i>Andropogon gerardii</i>	Big Bluestem	6
<i>Bromus ciliatus</i>	Fringed Brome	1
<i>Bromus pubescens</i>	Woodland Brome	1
<i>Bouteloua curtipendula</i>	Side Oats Grama	2
<i>Elymus canadensis</i>	Canada Wild Rye	4
<i>Elymus histrix</i>	Bottle Brush Grass	1
<i>Elymus riparius</i>	Riverbank Wild Rye	1
<i>Elymus virginicus</i>	Virginia Wild Rye	3
<i>Glyceria striata</i>	Fowl Manna Grass	1
<i>Panicum virgatum</i>	Switch Gras	1.5
<i>Schizachyrium scoparium</i>	Little Bluestem	4
<i>Sorghastrum nutans</i>	Indian Grass	4
Temporary Cover		
<i>Avena sativa</i>	Common Oat	60

Wet Prairie		NWL to 2' above NWL
Botanical Name	Common Name	lbs/acre
<i>Carex lurida</i>	Bottlebrush Sedge	0.3
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.6
<i>Elymus histrix</i>	Bottle Brush Grass	1
<i>Elymus riparius</i>	Riverbank Wild Rye	1
<i>Elymus virginicus</i>	Virginia Wild Rye	3
<i>Glyceria striata</i>	Fowl Manna Grass	1
<i>Juncus effusus</i>	Common Rush	0.3
<i>Juncus torreyi</i>	Torrey's Rush	0.3
<i>Leersia oryzoides</i>	Rice Cut Grass	3
<i>Panicum virgatum</i>	Switch Grass	3
<i>Puccinellia pallida</i>	Pale Manna Grass	0.5
<i>Scirpus atrovirens</i>	Dark Green Rush	0.6
<i>Scirpus cyperinus</i>	Wool Grass	0.6
<i>Scirpus fluviatilis</i>	River Bulrush	0.2
<i>Scirpus validus</i>	Great Bulrush	0.6
<i>Zizania aquatica</i>	Wild Rice	0.5
Temporary Cover		
<i>Avena sativa</i>	Common Oat	60

All native seed mixes shall be combined with an appropriate endomycorrhizal inoculant such as AM 120 Mycorrhizal Inoculum (or comparable). The inoculants shall contain a diverse mixture of glomales fungal species (*Glomus* spp.) in pelletized form. Application rate shall be 40 lbs/acre. Seed shall be mixed with a granular form of endomycorrhizal inoculant at a rate of 40 lbs/acre.

Emergent Seed Mix (install NWL to 6" standing water)

Scientific Name	Common Name	Lb. per Acre
<i>Glyceria striata</i>	fowl manna grass	1.0
<i>Leersia oryzoides</i>	rice cut grass	3.0
<i>Spartina pectinata</i>	cord grass	2.0
<i>Alisma subcordatum</i>	water plantain	0.5
<i>Bidens cernua</i>	nodding beggars ticks	1.0
<i>Carex vulpinoidea</i>	fox sedge	1.0
<i>Eleocharis erythropoda</i>	red-rooted spike rush	0.25
<i>Helenium autumnale</i>	sneezeweed	0.25
<i>Iris virginica</i>	blue flag	0.25
<i>Penthorum sedoides</i>	ditch stonecrop	0.5
<i>Polygonum amphibium</i>	water smartweed	0.1
<i>Sagittaria latifolia</i>	arrowhead	1.0
<i>Scirpus atrovirens</i>	dark green rush	0.4
<i>Scirpus americanus</i>	chairmaker's rush	0.5
<i>Scirpus fluviatilis</i>	river bulrush	0.25
<i>Scirpus validus creber</i>	great bulrush	0.25
<i>Sparganium eurycarpum</i>	burreed	0.75
	Total Weight of Seeds (lbs)	13.0

Shrub and Tree Planting List (to be installed within perimeter of buffer)

Tree species			
Scientific Name	Common Name	Size	Qty/Acre
<i>Celtis occidentalis</i>	Hackberry	2.5"	1
<i>Juglans nigra</i>	Black Walnut	2.5"	1
<i>Platanus occidentalis</i>	Sycamore	2.5"	1
<i>Quercus bicolor</i>	Swamp White Oak	2.5"	1
<i>Salix nigra</i>	Black Willow	2.5"	1
Shrub species			
Scientific Name	Common Name	Size	Qty/Acre
<i>Cephalanthus occidentalis</i>	Buttonbush	5 gal	2
<i>Cornus obliqua</i>	Silky Dogwood	5 gal	3
<i>Cornus stolonifera</i>	Red-osier Dogwood	5 gal	3
<i>Crataegus punctata</i>	Dotted Hawthorn	5 gal	3
<i>Euonymus atropurpureus</i>	Wahoo	5 gal	2
<i>Ribes americanum</i>	Wild Black Currant	5 gal	3
<i>Salix discolor</i>	Pussy Willow	5 gal	3
<i>Salix eriocephala</i>	Heart-leaved Willow	5 gal	3
<i>Viburnum lentago</i>	Nannyberry	5 gal	3

Mitigation and Restoration Plan Specifications (January 18, 2013)

Peace Lutheran Church (the developer) will be responsible for funding and implementing a three-year "near-term" monitoring and management plan for establishing the wetland and buffer mitigation area. They may elect to contract monitoring and maintenance services to a third party to ensure proper implementation.

General Landscape Requirements

1. All plants and seed specified, except temporary cover crop, shall be native to the North Central Region of the United States.
2. Cover Crop: Seed Oats.
3. Native Seed Mixes: Nursery providing seed mix must be from within 150 miles of the project site.
4. Trees shall have a minimum size of 2.5" dbh, and propagated in a root bag.
5. Shrubs shall be in 5 gallon buckets.
6. No horticultural varieties shall be used. All native plant materials shall be straight species.

Installation Requirements

Areas to be planted with native species shall conform to the following requirements to insure establishment.

- a. Planting areas shall have at least 6 inches of clean un-compacted topsoil. If determined to be necessary by the Engineer, soil shall be tilled to a depth of at least 6 inches to reduce compaction within the wetland restoration area.
- b. Cover crop may be planted immediately after grading to prevent erosion if conditions are not conducive for native species seeding. Permanent native species shall be planted during the first available growing season at the appropriate time and conditions for such plantings.

Compliance & Final Acceptance of Planting

The maintenance and monitoring period will last for three (3) years or until acceptance of the restoration and enhancement areas by the Village of Glen Ellyn. If after five (5) years the area has not reached acceptance meetings shall be held to determine the future course of action. The course of action can either be continued maintenance and monitoring of the area or purchase of fee in lieu credit at the determined deficit level.

Requirements

- 1) The Applicant shall notify the Village upon completion of plantings.
- 2) The Owner's Environmental Specialist shall inspect the plantings upon completion of all maintenance procedures and notify the Village of the remedial actions taken.
- 3) Plantings shall meet the following minimum annual performance criteria. Areas which do not meet annual establishment standards as confirmed by the Village shall be replanted and/or managed at developer's/owner's expense. Cover refers to uniform coverage within any square yard area.
 - a) First full growing season:
 - 90% cover of cover crop established.
 - No bare areas (<10 percent vegetative cover) greater than two (2) square feet.
 - At least 25% of vegetation cover/coverage shall be native, non-invasive species.
 - Invasive species control measures approved in the plan.
 - b) Second full growing season:
 - Full vegetative cover.
 - At least 50% of vegetation cover/coverage shall be native, non-invasive species.
 - Invasive species control measures approved in the plan.
 - There shall be no bare areas greater than 2 square feet.
 - c) Third full growing season:
 - At least 80% of vegetation cover/coverage per community (i.e., buffer, enhanced wetland) shall be native, non-invasive species.

- None of the three most dominant species may be non-native or invasive.
 - Non-native species shall constitute no more than 25% relative aerial coverage(individually or cumulatively) .
 - Phragmites must comprise no more than 10 percent of the allowable weed coverage.
 - Invasive species control measures approved in the plan.
 - There shall be no bare areas greater than 2 square feet.
 - The mitigation area (wetland+buffer areas) shall have a minimum native C-value of 2.0 and a minimum native FQI value of 12.0.
 - There shall be no more than 10 percent cover by non-native woody vegetation.
 - At least 90% of installed woody plants shall be alive, healthy, and representative of the species.
- d) Invasive and non-native species, and non-native woody plant species not specified as part of the planting plan, shall be controlled by appropriate management practices. Invasive species for the purposes of this manual shall include, but not be limited too, the following:

<i>Cirsium arvense</i>	Canada Thistle
<i>Dipsacus laciniatus</i>	Cut-leaved Teasel
<i>Dipsacus sylvestris</i>	Common Teasel
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Melilotus sp.</i>	Sweet Clover
<i>Phalaris arundinacea</i>	Reed Canary Grass
<i>Polygonum cuspidatum</i>	Japanese Knotweed
<i>Rhamnus cathartica</i>	Common Buckthorn
<i>Rhamnus frangula</i>	Glossy Buckthorn

- 4) Semi-annual monitoring shall be performed during each year of the three-year monitoring period and until final acceptance by the Village of Glen Ellyn. Springtime monitoring shall occur in late May/June; fall monitoring shall occur in August, September, or early October. Monitoring will involve meander surveys, tree/shrub counts, and photo-documentation of the wetland buffer and the wetland (restoration area and wetland enhancement area). Meander survey methodology will involve a review of at least 20 percent of each vegetative community (i.e., buffer, wetland) to take representative photographs and identify the following:
- a. all plant species (native and non-native) in each zone,
 - b. the three most dominant species within each planting zone,
 - c. the percent survival of installed woody species,
 - d. the approximate percent ground cover by native species per zone,
 - e. the percent ground cover by non-native or invasive species per zone,
 - f. erosion and sedimentation problems,
 - g. water level or drainage problems,
 - h. areas larger than 2 square feet that are devoid of vegetation (i.e., less than 10 percent vegetative cover), and
 - i. observations on specific management strategies necessary to achieve acceptance requirements.
- 5) Annual monitoring reports shall be submitted to the Village of Glen Ellyn by January 31st of the following year. The report will contain a location map, a summary of annual monitoring observations, a description of management performed during the year, a summary of annual progress relative to acceptance standards, and a list of recommendations for management during the upcoming year.
- 6) A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of the landscape Cash Bond or Letter of Credit, certifying that the planting meets the performance criteria and requesting the release of the landscape security. Final acceptance and release shall be determined by the Village upon inspection of the site to verify compliance.
- 7) Should the performance criteria not be met within the allotted time, the Village shall require that the area be replanted and/or a remedial action plan be submitted for approval at developer's/owner's expense. An extension to the landscape Cash Bond or Letter of Credit will be required for a period of at least one year. A revised compliance report shall be submitted by the developer/owner's

Environmental Specialist with follow-up inspection by the Village shall demonstrate compliance with the performance criteria as a condition of release of the landscape Cash Bond or Letter of Credit.

Maintenance Requirements

Maintenance shall be completed until following final acceptance of the mitigation site by the Village.

- 1) Prescribed burning will be completed following the initial herbicide application, and weather permitting additional burn will occur in year 2 or 3.
- 2) Application of herbicide to control weedy or invasive species will be completed to control weeds and invasive species. A certified and licensed pesticide applicator shall select herbicide, which is non-toxic to animal and aquatic life, and shall apply the herbicide by the appropriate method, to prevent killing of desirable native species.
- 3) Mowing will be completed several times the first growing season following seeding to minimize growth of weedy or invasive species. Mowing may also be completed in years 2 and 3 as a surrogate to prescribed burning if weather prevents a burn from occurring.

Installation Specifications

PRESEED HERBICIDE APPLICATION

Description: This work consists of selective herbicide application over herbaceous weed and non-native species on the site for the purposes completion of seeding.

Construction Requirements: The CONTRACTOR shall selectively apply an appropriate herbicide (e.g., Roundup, Garlon or Rodeo) to the areas of invasive species and non-native species within the planting areas. The CONTRACTOR must supply all materials, equipment and labor necessary to perform the plant control as specified and directed by the ENGINEER. Backpack sprayers or wicking shall be used. All chemical applications shall be performed by licensed personnel and in compliance with the manufacturer's directions. Prior to applying chemicals, the CONTRACTOR must supply a copy of the label to the ENGINEER and receive written approval from the ENGINEER to use that chemical.

All equipment used by the CONTRACTOR must be approved by the ENGINEER prior to use. The ENGINEER may require trial runs of the equipment to verify application rates or to determine whether or not the equipment will eradicate the designated species only and not harm desirable species.

SELECTIVE CLEARING

Description of Work. Selective Clearing shall consist of the selective removal of non-native tree, shrub and vine species identified within restoration and enhancement areas. Garlon 4 herbicide shall be applied on all live cut stumps. All woody material generated shall be removed and disposed of offsite.

Selective Clearing shall be performed with chainsaws and/or hand operated clearing saws only. All other operator mechanized equipment applicable for cutting trees and shrubs is prohibited for this cutting work. Resultant woody debris generated by Selective Clearing may collected and disposed offsite. Non-native species include but are not limited to the following:

Buckthorn	(<i>Rhamnus sp.</i>)
Honeysuckle	(<i>Lonicera sp.</i>)
Multiflora rose	(<i>Rosa multiflora</i>)
Osage orange	(<i>Maclura pomifera</i>)
White mulberry	(<i>Morus alba</i>)
Siberian Elm	(<i>Ulmus pumila</i>)
European Cranberry	(<i>Viburnum opulus</i>)
Slippery elm	(<i>Ulmus rubra</i>)
Wild Black Cherry	(<i>Prunus serotina</i>)

White ash	(<i>Fraxinus americana</i>)
Green Ash	(<i>Fraxinus pennsylvanica subinterrima</i>)
Black Locust	(<i>Robinia pseudoacacia</i>)
Riverbank grape	(<i>Vitis riparia</i>)
Poison ivy	(<i>Rhus radicans</i>)
Oriental Bittersweet	(<i>Celastrus orbiculatus</i>)

Additionally, any other exotic or invasive species encountered and identified by ENGINEER or LANDOWNER shall be removed as part of Selective Clearing.

The target species listed above shall be cut and stumps treated with appropriate herbicide, and shall be performed immediately following the cutting work described above.

Dead Trees. All dead or dying, standing trees are to remain uncut, unless designated by the LANDOWNER.

Downed Wood. All downed wood up to 10" in diameter should be removed from the project area, unless designated by the LANDOWNER. Any dead wood at base of native trees and shrubs should be carefully removed. This dead and downed wood shall be removed and disposed of as described above.

Definition Diameter Breast High (dbh). Dbh is defined as the point 1.3 m (4.5 ft.) above the highest ground level at the base of the tree and will be determined by dividing the measured circumference of the tree by 3.1416.

Limits of Selective Clearing. The extent of the Selective Clearing areas within the project shall be approved by LANDOWNER prior to performing any Selective Clearing activity. Each area designated for Selective Clearing shall be clearly identified, defined and marked in the field by staking or flagging of perimeter. CONTRACTOR shall meet with the ENGINEER on-site and together identify, define and mark the designated area.

Personal Protective Equipment. The chainsaw operator shall wear chainsaw chaps, safety helmet, eye protection, hearing protection, boots and gloves. Clearing saw operators shall wear clearing saw harness, safety helmet, eye protection, hearing protection, boots and gloves. All workers shall wear safety helmets.

Site Conditions. Care shall be taken to avoid damage to the soil surface, seed bank, and root zone within the limits of clearing. Unsatisfactory conditions which may cause the LANDOWNER to suspend work may include unstable surface conditions caused by temperature, weather, and precipitation. Disturbance of the ground surface will be limited to the access routes.

Site Reviews Prior to Bidding. All sites designated in the plans for Selective Clearing (Work) shall be reviewed at the Pre-Bid Meeting and Site Visit. All potential bidders are encouraged to visit the site of the proposed Work, before bidding, to thoroughly familiarize themselves with all existing conditions under which the Selective Clearing is to be performed, and acquaint themselves with the nature and extent of target species, soil conditions, overhead and underground utilities, accessibility and any other discernable conditions which may affect the Work. Failure to take this precaution will not relieve the CONTRACTOR from any obligations to comply strictly and fully with the terms of this provision and no allowances will be made for the failure of the CONTRACTOR to correctly estimate the nature and quantities of materials which are to be provided, moved or removed under this Provision.

Site Hazards. The CONTRACTOR is responsible for determining site hazards and shall take necessary steps to ensure a safe work environment. This includes but is not limited to identifying old wooden and wire fence and fence posts, farm dumps, and building foundations; and marking these hazards with flagging tape or other visible indicators. The LANDOWNER may assist with identifying hazards. Any hazards identified by the CONTRACTOR should be marked on the final copy of the drawings submitted to the ENGINEER.

Stump Height. Target species will be cut at ground level or as near as possible allowing for chainsaw operations. Downed logs, bushes, grass, or other vegetation shall be removed from the base of the target species to allow clean horizontal cuts. Snow cover will not designate stump height but rather snow shall also be removed to allow access to ground level cuts.

Motorized Equipment. The only motorized equipment allowed within the project boundaries will be a rubber tracked skid steer for moving brush; and all terrain vehicles to assist with the transport of equipment. Skid steers shall weigh 12,000 pounds or less with attachments, and operate at 3.5 pounds per square inch (psi) or less. The ENGINEER may suspend use of this equipment if damage to the project area is evident. All other vehicles and heavy equipment are prohibited from entering the project clearing area. Certain areas of the Work have hilly terrain or steep slopes where motorized equipment will not be allowed as directed by the ENGINEER or LANDOWNER.

Protection of Existing Plants. It is the responsibility of the CONTRACTOR to only remove the Target Species indicated within the size classes designated. CONTRACTORS must have a qualified botanist or ecologist on staff that will supervise this Work possessing accurate field identification skills regarding native and non-native plant species known to occur within DuPage County. Failure by the CONTRACTOR to knowledgeably identify tree and shrub species within the limits of clearing will nullify the approval of this Work to proceed. Field marking by the CONTRACTOR of species to leave is acceptable with authorization from the LANDOWNER or ENGINEER. Protection of existing plant material shall consist of directing work activity away from trees and shrubs to remain within the limits of the project. Care shall be taken not to damage trees designated to remain within the limits of clearing. The replacement cost of trees and shrubs damaged by the CONTRACTOR, which are not included in this item of work, will be deducted from the contract amount owed to the CONTRACTOR by the LANDOWNER. If during inspection by the LANDOWNER and ENGINEER, there is found to be excessive negative impact to native species or damage as a result of the CONTRACTOR'S work, the CONTRACTOR shall be required to implement a LANDOWNER approved restoration plan at the CONTRACTOR's expense.

Pruning for Safety and Clearance. Pruning of trees within the limits of Selective Clearing may be done with permission from the Project Representative. Breaking off branches of plant material to remain during clearing operations will not be allowed. All pruning shall be done according to the National Arborist Association's Pruning Standards. Branches on existing plant material to remain that need to be removed for safety or equipment clearance shall be pruned prior to or during the clearing operation. Pruning for Safety and Equipment Clearance shall be considered as incidental to this work and will not be paid for separately.

Access Routes. Access routes to these Selective Clearing sites shall be designated and approved by the ENGINEER and LANDOWNER.

The CONTRACTOR shall notify the LANDOWNER and ENGINEER 24-hours prior to the start of selective clearing operations. Trees determined to be of special concern shall be flagged by the LANDOWNER and ENGINEER and shall be protected.

PRESEED PRESCRIBED BURN

Description: This task consists of the controlled burn of dead herbaceous materials on the site for the purposes of meeting the NATIVE SEEDING performance criteria. Contractor is responsible for obtaining the open burn permit form IEPA.

Construction Requirements: A minimum of a 10'-wide firebreak will be created around the enhancement and restoration area. All burning should be completed using burn personnel with experience in conducting controlled burns, and the name of the burn boss and his/her experience submitted to the ENGINEER prior to the controlled burn.

The burn shall be conducted at a time when appropriate wind speed, direction, temperature and humidity are present. Affected businesses and residences shall be notified in advance of the proposed burn per the IEPA permit requirement. A copy of the IEPA permit should be on-site during the burning activities.

Fire suppression equipment should include at a minimum, a 200 gallon truck mounted water tank, backpack sprayers, flappers and all necessary hand tools required to complete the burn safely and successfully. Burn personnel shall carry two-way radios for on-site communication and a portable telephone for emergency use. The fire and police department dispatch shall be contacted the day of the proposed burn providing the name and phone number of the burn boss on site for the day.

This task includes preparation of a burn plan, which shall be made available to the ENGINEER and OWNER 48 hours in advance of the burn. The burn shall be conducted within the prescription parameters.

NATIVE SEEDING

Description: This work consists of seed bed preparation and placement of seed and other materials in the seed bed per the seed lists in the proposed planting plans. The work shall consist of all maintenance of the seeded area throughout the performance requirement period. The work shall consist of watering, weeding and additional seeding when required to meet the performance criteria. Planting of cover crops for each designated seeding area shall be included in this item.

Materials: Seed quality must meet the applicable standards set forth in the Standard Specifications 1081.04. All seed ecotypes must originate no more than 150 miles from DuPage County, Illinois. The OWNER must approve any variations in seed mixture in writing.

All native seed mixes shall be combined with an appropriate endomycorrhizal inoculant such as AM 120 Mycorrhizal Inoculum (or comparable). The inoculants shall contain a diverse mixture of glomales fungal species (*Glomus* spp.) in pelletized form. Application rate shall be 40 lbs/acre. Seed shall be mixed with a granular form of endomycorrhizal inoculant at a rate of 40 lbs/acre.

Construction Requirements: The fill removal area shall be worked to a minimum depth of 6 inches with a disk tiller or other equipment approved by the ENGINEER, reducing all soil particles to a size not larger than 2 inches in the largest dimension. The prepared surface shall be relatively free from weeds, clods, stones, and rivulets, gullies, crusting and caking.

Within the enhancement areas, seed will be raked into the areas which were previously herbicided, cut and burned.

No seed shall be sown during high winds or when the ground is not in proper condition for seeding, nor shall any seed be sown until purity testing has been completed for the seeds to be used. The CONTRACTOR shall submit written verification that the seed mixture meets the agreed upon mix and the noxious weed requirements. Written verification of seed testing shall come from the seed producer.

The seed mixtures shall conform to the seed mixtures included in the plans. Variations in the seed mixture must be approved in writing by the ENGINEER. Any seed not grown by vendor must be accompanied by a guarantee stating seed stock originated no more than 150 miles from DuPage County.

Seeding shall be accomplished by hydraulic seeding or hand broadcast seeding. Cover crops for all designated seeding areas are listed in the plans with the corresponding application rates required.

The period of establishment shall be 90 growing season days following seeding. Ninety percent aerial cover shall be evident at the end of the 90-day period of establishment. The ENGINEER shall make the cover determination.

TREES

Description: This work shall consist of the procurement, transport, and installation of all trees as specified in Sections 253 and 1081 of the Standard Specifications and at the direction of the ENGINEER. The work shall also include mulching, watering, fertilizing, inoculating, weeding, and the replacing of plants when required. Plant materials shall be subject to final approval by the ENGINEER at the site prior to installation.

Plants shall be planted only when the air temperature exceeds 35° F. Plants shall be handled/transported and stored at all times in accordance with the best horticultural practices. Trees handled otherwise will be subject to rejection by the ENGINEER.

All plant material shall be dormant upon delivery to the site, unless otherwise approved by the ENGINEER. Plant material will be inspected by the ENGINEER upon delivery to the Work Site and may be rejected if any or all of the following conditions are present:

- Plants do not meet the material specifications under Section 1081 of the Standard Specifications.
- Undersized, damaged, or loosened root balls.
- Broken branches.
- Evidence of desiccation, wind, or frost injury.
- Bark abrasions.

Plants shall be shipped with legible labels stating correct name and size, securely attached to individual plants.

The CONTRACTOR shall maintain responsibility for caring for the plants, if delays occur between delivery of the plants and planting, whether or not the delay is within the CONTRACTOR's control.

Tree Stakes: All trees shall be planted in an upright, plumb position. If any tree is not plumb at the time of final inspection, bracing with steel posts shall be installed to support the tree according to Article 253.13 of the Standard Specifications. Fourteen gage steel wire shall be affixed to stakes and wrapped around trees. The wire shall be encased in rubber hose or other bracing material approved by the ENGINEER where in contact with the trees.

Shredded Bark Mulch: Mulch shall be applied at a 4" depth in a circular form extending to the edge of the area disturbed by planting. The mulch material for planting shall consist of shredded tree bark, and must be approved by the ENGINEER before placement.

Fertilizing and Inoculating: A controlled release fertilizer such as NUTRI PRO or equivalent as manufactured by Tree Pro of West Lafayette, Indiana, shall be planted at the same time as planting the tree in the tree hole. One 5 year packet per every caliper inch should be installed.

MycorTree Root Saver Inoculant or equivalent shall be used to inoculate at a rate of 18 oz. per caliper inch as manufactured by Tree Pro of West Lafayette, Indiana. Apply by sprinkling throughout the hole before installing the tree.

Watering: Trees shall be watered slowly and evenly to allow saturation of the entire root zone to a 6 inch minimum depth. Rate of application shall limit runoff and maximize saturation. Watering shall be done without injury to the tree or the Work Site.

Inspection and Acceptance: After all plants have been installed, the CONTRACTOR shall notify the ENGINEER and request an inspection. As soon as practical thereafter, the ENGINEER will make an inspection, at which time all trees planted in accordance with Section 253 of the Standard Specifications and in a live, healthy condition will be accepted for payment. Plants not in a live and healthy condition shall be replaced at the CONTRACTOR's expense.

Guarantee Period: CONTRACTOR shall warrant and guarantee all Work under this section for a period of twelve months following acceptance. Inspections will be conducted by the ENGINEER the spring following installation, and twelve months following installation. The CONTRACTOR shall be present during the inspections.

Satisfactory performance shall consist of 100% of the trees alive one calendar year after initial planting. Any tree which has not successfully rooted by the time of the final inspection shall be removed and replaced by the CONTRACTOR at no expense to the ENGINEER. The time of the final inspection will be within one month of one calendar year from the date of planting.

If the CONTRACTOR fails to comply with the requirements for satisfactory performance, the ENGINEER has the right to make other arrangements as it may deem necessary to correct the deficiency. The cost resulting from such action by the ENGINEER shall be deducted from the performance security established by the ENGINEER.

All trees that are dead or, at the determination of the ENGINEER or their representative, are in an unsightly or unhealthy condition at the time of inspection, shall be replaced by the CONTRACTOR at no additional expense to the ENGINEER. Plant material furnished for replacement shall be of the same source, size, type, and quality as originally approved, and planted in accordance with these specifications unless otherwise approved by the ENGINEER.

Replacement plants are subject to the approval of the ENGINEER. No guarantee is required on approved replacements.

Warranty shall not include damage or loss of trees cause by fire, flood, lightning, or winds over 75 miles per hour.

SHRUBS

Description: The work shall consist of the procurement, transport, and installation of all shrubs as specified in Sections 253 and 1081 of the Standard Specifications and at the direction of the ENGINEER. The work shall also include mulching, watering, fertilizing, inoculating, weeding, and replacing of plants when required. Plant materials shall be subject to final approval by the ENGINEER at the site prior to installation.

Plants shall be planted only when the air temperature exceeds 35° F. Plants shall be handled/transported and stored at all times in accordance with the best horticultural practices. Shrubs handled otherwise will be subject to rejection by the ENGINEER.

All plant material shall be dormant upon delivery to the site, unless otherwise approved by the ENGINEER. Plant material will be inspected by the ENGINEER or their representative upon delivery to the Work Site and may be rejected if any or all of the following conditions are present:

- Plants do not meet the material specifications under Section 1081 of the Standard Specifications.
- Undersized, damaged, or loosened root balls.
- Broken branches.
- Evidence of desiccation, wind, or frost injury.
- Bark abrasions.

Plants shall be shipped with legible labels stating correct name and size, securely attached to individual plants.

The CONTRACTOR shall maintain responsibility for caring for the plants, if delays occur between delivery of the plants and planting, whether or not the delay is within the CONTRACTOR's control.

Shredded Bark Mulch: Mulch shall be applied at a 4" depth in a circular form extending to the edge of the area disturbed by planting. The mulch material for planting shall consist of shredded tree bark, and must be approved by the ENGINEER before placement.

Fertilizing and Inoculating: A controlled release fertilizer such as NUTRI PRO or equivalent as manufactured by Tree Pro of West Lafayette, Indiana, shall be planted at the same time as planting the shrub in the shrub hole. One 5 year packet per every caliper inch should be installed.

MycorTree Root Saver Inoculant or equivalent shall be used to inoculate at a rate of 18 oz. per caliper inch as manufactured by Tree Pro of West Lafayette, Indiana. Apply by sprinkling throughout the hole before installing the shrub.

Watering: Shrubs shall be water slowly and evenly to allow saturation of the entire root zone to a 6 inch minimum depth. Rate of application shall limit runoff and maximize saturation. Watering shall be done without injury to the shrub or the Work Site.

Inspection and Acceptance: After all plants have been installed, the CONTRACTOR shall notify the ENGINEER and request an inspection. As soon as practical thereafter, the ENGINEER will make an inspection, at which time all shrubs planted in accordance with Section 253 of the Standard Specifications and in a live, healthy condition will be accepted for payment. Plants not in a live and healthy condition shall be replaced at the CONTRACTOR's expense.

Guarantee Period: CONTRACTOR shall warrant and guarantee all Work under this section for a period of twelve months following acceptance. Inspections will be conducted by the ENGINEER twelve months following installation. The CONTRACTOR shall be present during the inspections.

Satisfactory performance shall consist of 100% of the shrubs alive one calendar year after initial planting. Any shrub which has not successfully rooted by the time of the final inspection shall be removed and replaced with like species by the CONTRACTOR at no expense to the ENGINEER. The time of the final inspection will be within one month of one calendar year from the date of planting.

If the CONTRACTOR fails to comply with the requirements for satisfactory performance, the ENGINEER has the right to make other arrangements as it may deem necessary to correct the deficiency. The cost resulting from such action by the ENGINEER shall be deducted from the performance security established by the ENGINEER.

All shrubs that are dead or, at the determination of the ENGINEER, are in an unsightly or unhealthy condition at the time of inspection, shall be replaced by the CONTRACTOR at no additional expense to the ENGINEER. Plant material furnished for replacement shall be of the same source, size, type, and quality as originally approved and planted in accordance with these specifications unless otherwise approved by the ENGINEER.

Replacement plants are subject to the approval of the ENGINEER. No guarantee is required on approved replacements.

Warranty shall not include damage or loss of shrubs cause by fire, flood, lightning, or winds over 75 miles per hour.

Applicant: Christopher B. Burke Engineering, Ltd.
Contact: Jedd M. Anderson

IDNR Project #: 1212688
Alternate #: 050403.00000
3, 1204455
Date: 04/11/2012

Address: 9575 W. Higgins Road, Suite 600
Rosemont, IL 60018

Project: Peace Lutheran Church
Address: NWC of Sheehan and Route 53, Glen Ellyn

Description: Wetland Restoration. Wetland fill removal and wetland and buffer restoration to native vegetation.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Peregrine Falcon (*Falco peregrinus*)

An IDNR staff member will evaluate this information and contact you within 30 days to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage
Township, Range, Section:
39N, 10E, 23



IL Department of Natural Resources Contact
Rick Pietruszka
217-785-5500
Division of Ecosystems & Environment

Local or State Government Jurisdiction
Village of Glen Ellyn
Staci Hulseberg
535 Duane Street
Glen Ellyn, Illinois 60137

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
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EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

October 26, 2011

TO: Project File - 050403

FROM: Jedd Anderson

SUBJECT: **USFWS Threatened and Endangered Species Evaluation** – Peace Lutheran Church Property – NWC of Sheehan and Route 53 in Glen Ellyn, DuPage County, IL

We have completed an evaluation of the proposed project in regards to federal listed threatened and endangered species based on the current USFWS process. The USFWS has implemented an Online Process for the completion of threatened and endangered species reviews for projects. Based on review and completion of their new process and the findings of IDNR regarding the potential impact to threatened or endangered species, in our opinion this project will have “no effect” and consultation is concluded.

Indiana bat (<i>Myotis sodalis</i>)	Endangered	Caves, mines (hibemacula); small stream corridors well developed riparian woods; upland forests (foraging)
Eastern massasauga (<i>Sistrurus catenatus</i>)	Candidate	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)
Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Spring fed wetlands, wet meadows and marshes
Eastern prairie fringed orchid (<i>Platanthaera leucophaea</i>)	Threatened	Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie
Leafy-prairie clover (<i>Dalea foliosa</i>)	Endangered	Prairie remnants on thin soil over limestone
Mead's milkweed (<i>Asclepias meadii</i>)	Threatened	Late successional tallgrass prairie, tallgrass prairie converted to hay meadow, and glades or barrens with thin soil
Prairie bush clover (<i>Lespedeza leptostachya</i>)	Threatened	Dry to mesic prairies with gravelly soil

Species Listing and Evaluation

Indiana Bat – There are no caves in DuPage County and to our knowledge no Indiana Bats have ever been recorded to be present within the County.

Eastern Massasauga - This project is unlikely to impact eastern Massasauga snakes given the minimal project impact proposed. There currently are no known populations of Massasauga snakes in DuPage County.

Hine's Emerald Dragon Fly – Hine's emerald dragonfly's are typically associates with dolomite seeps along the Illinois River Valley wall. No Hine's emerald dragonfly's have ever been identified outside of the valley within Illinois and we would not expect any at the this project site.

Eastern prairie fringed orchid - The locations of the Eastern prairie fringed orchid are well known in the region, there have been none identified within this isolated study area based on several site visits completed, no suitable habitat exists on site, therefore this species is not expected to be present or affected.

Leafy Prairie Clover – Leafy prairie clover has not been identified previously on site during other botanical surveys. The majority of this site is routinely mown. This site does not have thin soil over bedrock limestone therefore because that soil condition is not present on site we would not expect that species to be present.

Mead's Milkweed – Mead's milkweed is found in late successional tallgrass prairie, tallgrass prairie converted to hay meadow, and glades or barrens with thin soil. None of those plant communities currently exist on site, previous on site botanical surveys found none.

Prairie Bush Clover – Prairie bush clover is found in dry to mesic prairies with gravelly soil. This site does not contain suitable habitat for prairie bush clover.

Conclusion

We have determined that the project will have “**no effect**” on listed or candidate species, their habitats, or proposed or designated critical habitat.



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hitchcockdesigngroup.com

Amber Ridge

Glen Ellyn, Illinois

K Hovnanian Homes
1806 South Highland Avenue
Lombard, Illinois 60148

Final Landscape Plans January 25, 2013

Project Team

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T 630.381.1787
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Civil Engineer
SpaceCo., Inc.
8075 W Higgins Rd., Suite 700
Naperville, Illinois 60563
T 630.381.0910
F 630.381.4000

General Notes

1. Basemap information obtained from plans prepared by SpaceCo, received January 22, 2013.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, omissions, discrepancies or deviations from the information shown in the drawings. The Owner is not responsible for unauthorized changes or omissions which require to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.

Sheet Index

- L1.0 Tree Removals and Preservation Plan
- L1.1 Tree Removals and Preservation Table
- L2.0 Final Landscape Plan



PLANT MATERIAL SELECTION LIST

Code	Botanical Name	Common Name	Size	Qty
SHADE TREES				
PA11.00	<i>Quercus macrocarpa</i>	Chickasaw	3" C	20
PA11.01	<i>Quercus bicolor</i>	Swamp White Oak	3" C	20
PA11.02	<i>Quercus prinus</i>	Red Oak	3" C	20
PA11.03	<i>Quercus rubra</i>	Common Baldcypress	3" C	18
PA11.04	<i>Quercus falcata</i>	Acorn Bark Elm	3" C	18
PA11.05	<i>Quercus laevis</i>	Water Hickory	3" C	14
PA11.06	<i>Quercus lyrata</i>	Live Oak	3" C	14
PA11.07	<i>Quercus shumardii</i>	Shumard Oak	3" C	14
PA11.08	<i>Quercus coccinea</i>	Scarlet Oak	3" C	14
PA11.09	<i>Quercus muhlenbergii</i>	White Oak	3" C	14
PA11.10	<i>Quercus imbricaria</i>	Black Oak	3" C	14
PA11.11	<i>Quercus prinus</i>	Red Oak	3" C	14
PA11.12	<i>Quercus rubra</i>	Common Baldcypress	3" C	14
PA11.13	<i>Quercus falcata</i>	Acorn Bark Elm	3" C	14
PA11.14	<i>Quercus laevis</i>	Water Hickory	3" C	14
PA11.15	<i>Quercus lyrata</i>	Live Oak	3" C	14
PA11.16	<i>Quercus shumardii</i>	Shumard Oak	3" C	14
PA11.17	<i>Quercus coccinea</i>	Scarlet Oak	3" C	14
PA11.18	<i>Quercus muhlenbergii</i>	White Oak	3" C	14
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PA11.20	<i>Quercus prinus</i>	Red Oak	3" C	14
PA11.21	<i>Quercus rubra</i>	Common Baldcypress	3" C	14
PA11.22	<i>Quercus falcata</i>	Acorn Bark Elm	3" C	14
PA11.23	<i>Quercus laevis</i>	Water Hickory	3" C	14
PA11.24	<i>Quercus lyrata</i>	Live Oak	3" C	14
PA11.25	<i>Quercus shumardii</i>	Shumard Oak	3" C	14
PA11.26	<i>Quercus coccinea</i>	Scarlet Oak	3" C	14
PA11.27	<i>Quercus muhlenbergii</i>	White Oak	3" C	14
PA11.28	<i>Quercus imbricaria</i>	Black Oak	3" C	14
PA11.29	<i>Quercus prinus</i>	Red Oak	3" C	14
PA11.30	<i>Quercus rubra</i>	Common Baldcypress	3" C	14
PA11.31	<i>Quercus falcata</i>	Acorn Bark Elm	3" C	14
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PA11.33	<i>Quercus lyrata</i>	Live Oak	3" C	14
PA11.34	<i>Quercus shumardii</i>	Shumard Oak	3" C	14
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PA11.36	<i>Quercus muhlenbergii</i>	White Oak	3" C	14
PA11.37	<i>Quercus imbricaria</i>	Black Oak	3" C	14
PA11.38	<i>Quercus prinus</i>	Red Oak	3" C	14
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PA11.86	<i>Quercus laevis</i>	Water Hickory	3" C	14
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PA11.92	<i>Quercus prinus</i>	Red Oak	3" C	14
PA11.93	<i>Quercus rubra</i>	Common Baldcypress	3" C	14
PA11.94	<i>Quercus falcata</i>	Acorn Bark Elm	3" C	14
PA11.95	<i>Quercus laevis</i>	Water Hickory	3" C	14
PA11.96	<i>Quercus lyrata</i>	Live Oak	3" C	14
PA11.97	<i>Quercus shumardii</i>	Shumard Oak	3" C	14
PA11.98	<i>Quercus coccinea</i>	Scarlet Oak	3" C	14
PA11.99	<i>Quercus muhlenbergii</i>	White Oak	3" C	14
PA11.100	<i>Quercus imbricaria</i>	Black Oak	3" C	14

LANDSCAPE LEGEND

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS

PLANTING NOTES

1. Consider all plants in a landscape plan to be installed in the ground unless otherwise noted. Plants to be installed in containers shall be noted as such.
2. All plants to be installed in containers shall be noted as such. Containers shall be noted as such.
3. All plants to be installed in containers shall be noted as such. Containers shall be noted as such.
4. Plants and other materials are to be installed and maintained for the life of the project. The Contractor shall be responsible for the maintenance of the plants and materials. The Contractor shall be responsible for the maintenance of the plants and materials.



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 T 615.259.1177
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 hitchcockdesigngroup.com

PREPARED FOR
**K Hovnanian
 Homes**
 1806 South Highland Avenue
 Lombard, IL 60148

PROJECT
**Amber
 Ridge**
 Glen Ellyn, IL

CONSULTANTS
OW Engineering
 Specialists, Inc.
 8755 W. Highland Avenue
 Rosemead, IL 60018
 T 817.594.4080

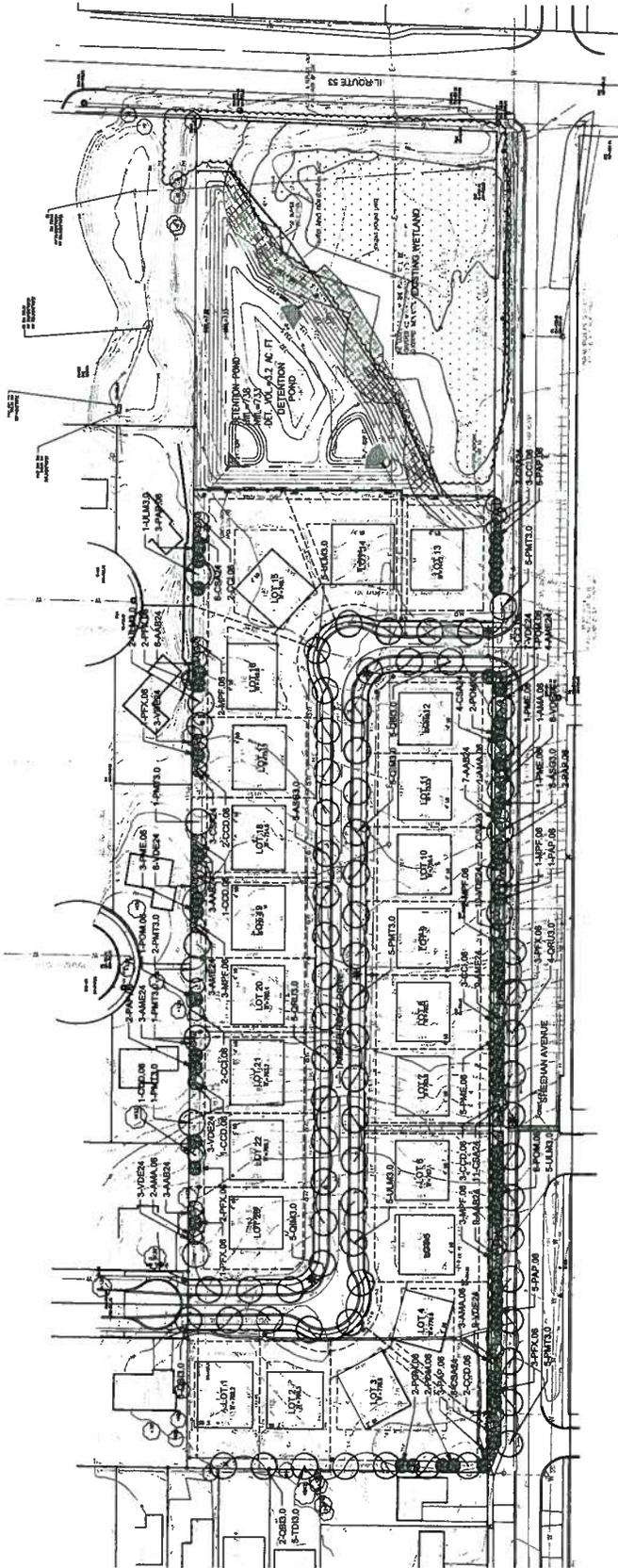
PROJECT NUMBER
 01-0239-023-02-08
 ISSUED
 August 8, 2012
 REVISIONS

No.	Date	Issue
1	2012.07.25	Per Village Comments

CHECKED BY
 RSH
 DRAWN BY
 TSH
**Final Landscape
 Plan**

SCALE IN FEET
 1" = 50'
 0 25 50
 NORTH

SHEET NUMBER
 157
 SHEET NUMBER
L2.0
 ©2011 Hovnanian Design Group



Amber Ridge – Glen Ellyn, IL

Single Family Product



Product Matrix

Plan	Sq Ft	Width	Depth	Garage	Bed	Loft	Bath
Bowman	2,517	50'	38'	2	4	Opt	2.5
Stewart	2,827	50'	46'	2	4	Opt	2.5
Morton	3,167	56'	48'	3	4	Opt	2.5

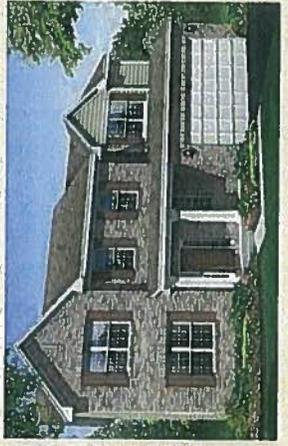


The Bowman

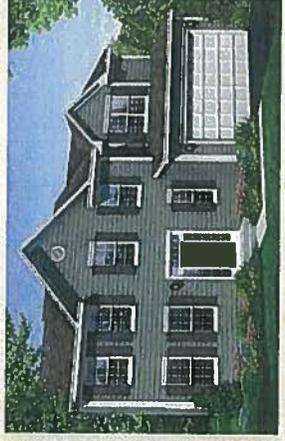
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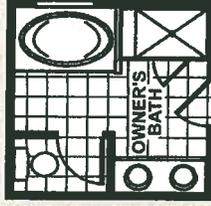
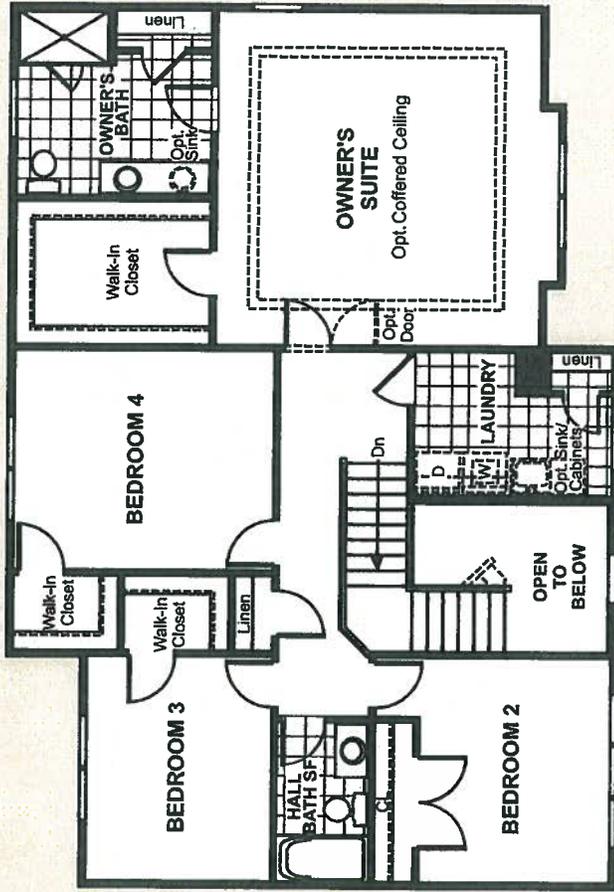


GB ELEVATION



HS ELEVATION





OPTIONAL OWNER'S LUXURY BATH



OPTIONAL BATH 2

Upper Level Optional Features

The Bowman - Upper Level

The Stewart

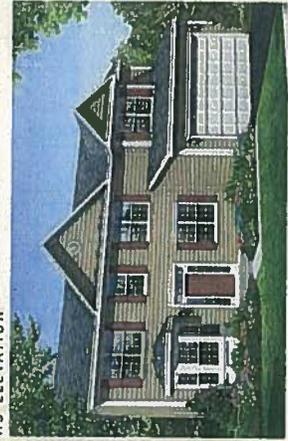
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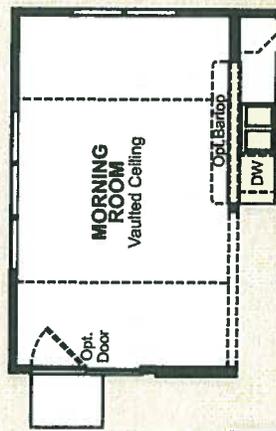


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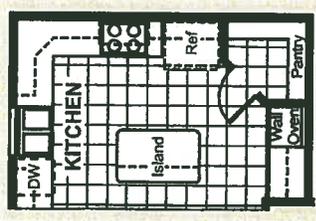


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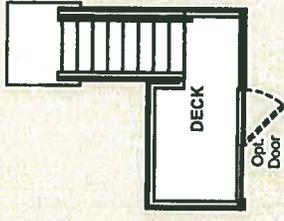




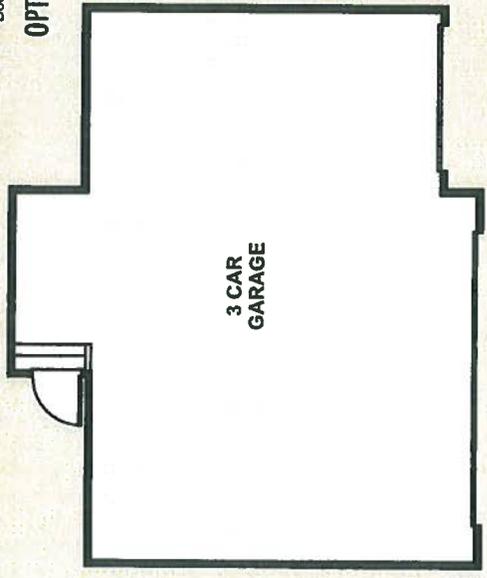
OPTIONAL MORNING ROOM



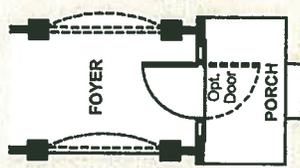
OPTIONAL GOURMET KITCHEN



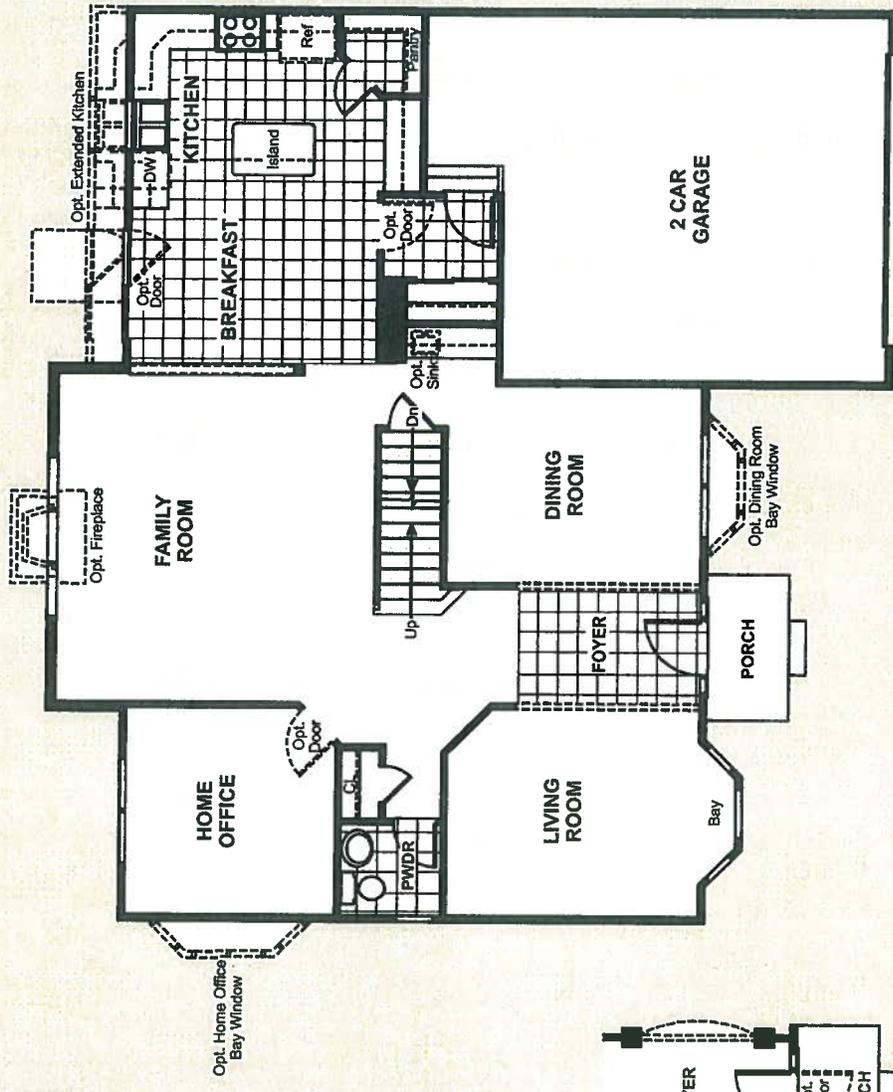
OPTIONAL DECK



OPTIONAL 3-CAR GARAGE

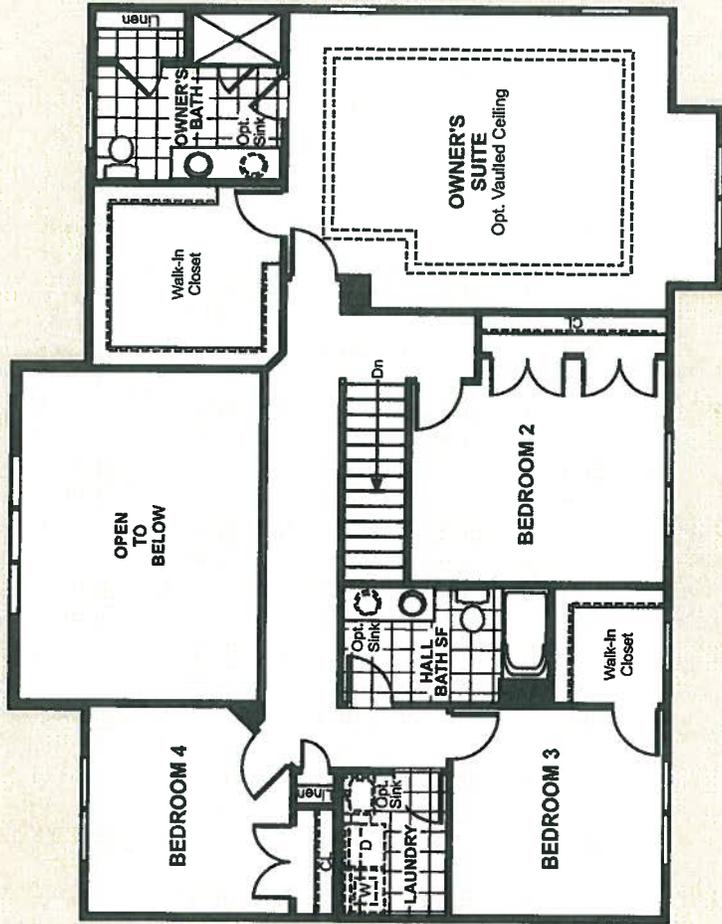


OPTIONAL LIVING/DINING DIVIDER

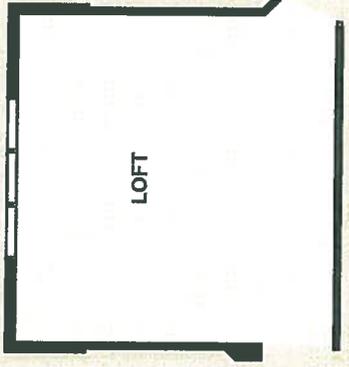


The Stewart - Main Level

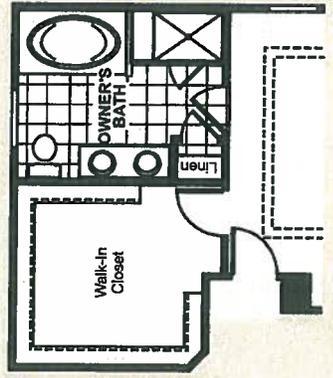
Main Level Optional Feature



The Stewart - Upper Level



OPTIONAL LOFT



OPTIONAL OWNER'S LUXURY BATH

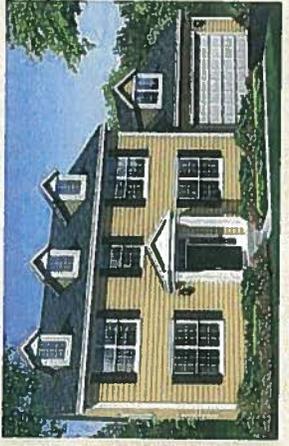
Upper Level Optional Features

The Marton

FT ELEVATION

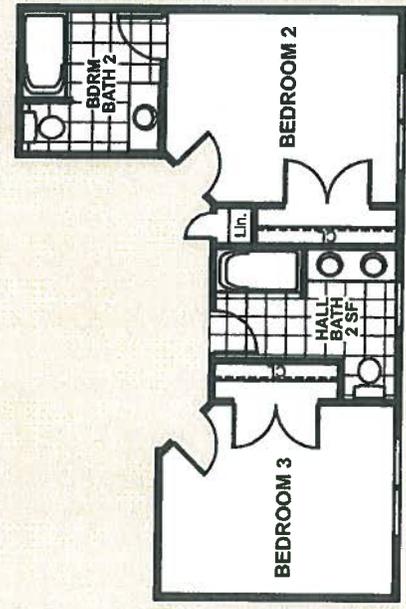


GS ELEVATION



HB ELEVATION

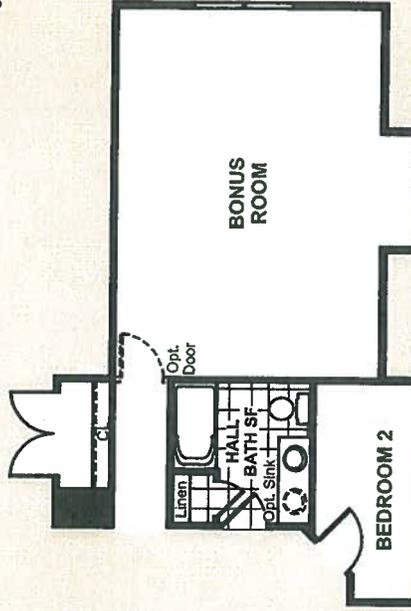




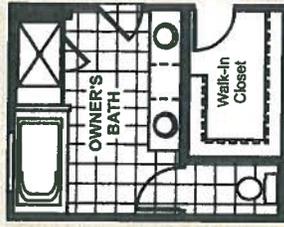
OPTIONAL HALL BATH



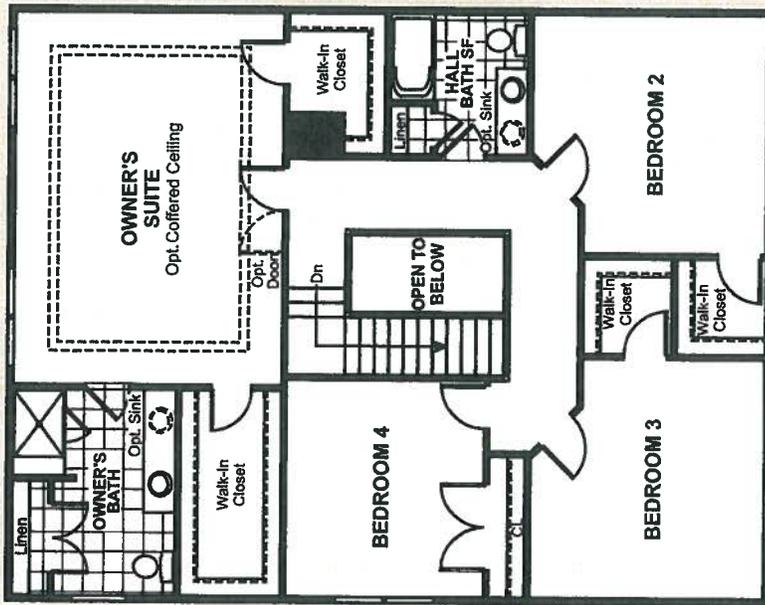
OPTIONAL SITTING ROOM



OPTIONAL BONUS ROOM



OPTIONAL OWNER'S LUXURY BATH



The Morton - Upper Level

Upper Level Optional Feature

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
12-42**



August 27, 2012

**Prepared for:
Village of Glen Ellyn**

**Petitioner:
SPACECO, Inc.
9575 Higgins Road, Suite 700
Rosemont, IL 60018**

Petitioner: SPACECO, Inc. 9575 Higgins Road, Suite 700, Rosemont, IL 60018

Contact Person: Thakor Patel, (847) 696-4060

Unit of Government Responsible for Permits: Village of Glen Ellyn

Acreage: 9.04

Location of Parcel: Section 23, Township 39 N, Range 10 E

Property Address/PIN#: Sheehan Avenue, west of IL 53

Existing Land Use: Vacant Open Space

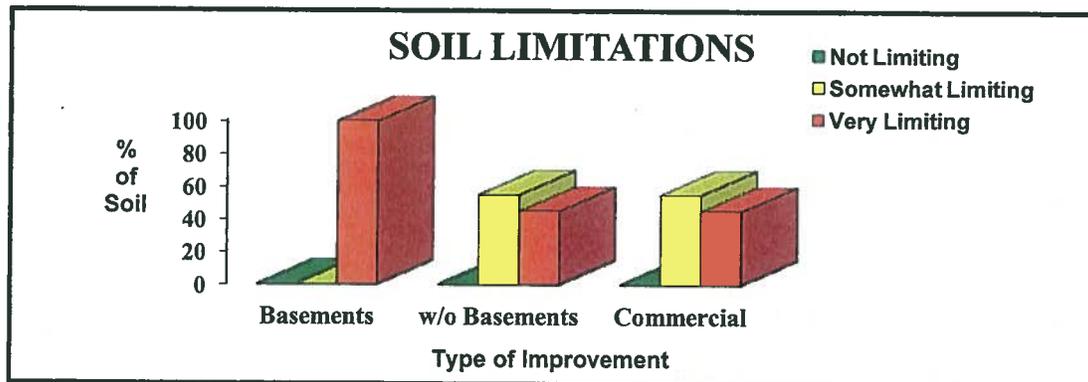
Surrounding Land Use: Residential/Institutional

Proposed Land Use: Residential

DuPage County Land Use Plan Map: Single Family Residential

Natural Resource Concerns

Soils Limitations: Soils at this site contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See soils information pages, and attached soils tables. All information is from the Soil Survey of DuPage County, Illinois.



Wetlands: The National Wetland Inventory map does identify wetland areas on this site. The Natural Resources Conservation Service's wetland map does not identify wetland areas on this site. **In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands.** (See page 5 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site, but there are hydric soils which may be prone to ponding.



Stormwater: The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds. (See page 9 for more information concerning stormwater planning on this site.)

Sediment and Erosion Control: Development on this site should include a sedimentation and erosion control plan. (See page 11)

NPDES Permits: An NPDES (National Pollution Discharge Elimination System) permit is required by the EPA for all construction sites over 1 acre. (See page 12)

Aquifer Sensitivity: According to Illinois State Geological Survey, Environmental Geology Report, published 1995, there are no aquifers that may be adversely impacted by this project. (See page 4 and Appendix A)

Soil Data: The soil data from SSURGO (or NASIS) is part of a national dataset. The hydric rating used in this report has been modified to reflect local interpretations with guidance from the Area Soil Scientist.

LAND USE OPINION

Land Use Opinion: This site contains the following concerns: **Wetlands, Soil Limitations, Woodlands, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

12-42

TABLE OF CONTENTS

PURPOSE AND INTENT 1
 SOILS INFORMATION 2
 AQUIFER IMPACT 4
 SEPTIC ABSORPTION SYSTEMS 4
 WETLANDS 5
 FLOODPLAINS 8
 WETLAND AND FLOODPLAIN REGULATIONS 9
 STORMWATER 9
 TOPOGRAPHY AND DRAINAGE 10
 EROSION 11
 WOODLANDS 11
 NATIONAL POLLUTANT DISCHARGE ELIMINATION 12
 SOILS INTERPRETATIONS 12
 SOIL LIMITATION INTERPRETATIONS 12
 SOIL ANALYSIS 13
 LAND USE CONSIDERATIONS 14
 GIS MAPPING Appendix A
 SOIL TABLES Appendix B
 CONTACT LIST Appendix C

TABLE OF FIGURES

FIGURE 1: SOIL SURVEY MAP 3
 FIGURE 2: NATIONAL WETLAND INVENTORY MAP 5
 FIGURE 3: WETLAND DETERMINATION MAP 6
 FIGURE 4: WETLAND PHOTOGRAPH LOCATION MAP 6
 FIGURE 5: WETLAND PHOTOGRAPH 6
 FIGURE 6: FLOODPLAIN MAP 8
 FIGURE 7: HYDRIC SOILS 8
 FIGURE 8: DRAINAGE AND TOPOGRAPHY 10

PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning, the future of a proposed subdivision of vacant or agricultural lands and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the SWCD Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner. Please read the entire report to coordinate and inter-relate all natural resource factors considered. This report, when used properly, will provide the basis for good

land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

Kane-DuPage
Soil and Water Conservation District
2315 Dean Street
Suite 100
St. Charles, IL 60175
Phone: (630) 584-7961

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of DuPage County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change. **Each soil polygon has a number. That number is a symbol for a map unit that will be described in detail in the Soils Interpretations section of this report found on page 12.**

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain very limiting conditions for building site development. See Soils Interpretations section and attached Soil Tables.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of DuPage County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
531C2-Markham	17%	1.57
530B-Ozaukee	38%	3.42
232A-Ashkum	38%	3.46
298A-Beecher	7%	0.59

Table 1: Soil Map Units Total 9.04

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

AQUIFER IMPACT

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies completely

within a zone rated as **very limited** with respect to potential for contamination from spilled or applied substances to the soil surface. Please see **Appendix A** for mapping indicating the range of coverage.

SEPTIC ABSORPTION SYSTEMS

There are no septic absorption systems proposed on this site.

WETLANDS

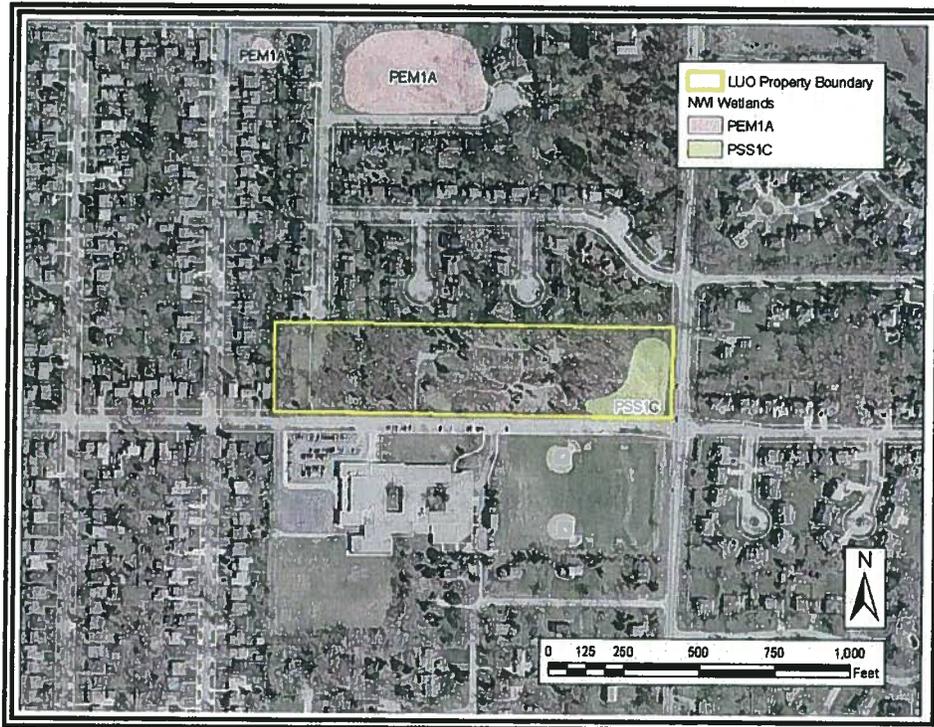


Figure 2: National Wetland Inventory Map

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

There are wetlands within the boundaries of this site. This has been determined through the use of the National Wetlands Inventory map. The types of wetlands identified on this site include: (PSS1C-Palustrine Scrub-Shrub Hyperhaline Seasonally Flooded). An on-site inspection confirmed the existence of the wetlands. **A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands.**

Wetlands function in many ways to benefit mankind. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants. In addition, they may function as rechargers of our valuable groundwater. They are also essential breeding, rearing, and feeding grounds for many species of wildlife. This organization believes that such valuable resources should remain in a natural state.

Wetlands often need to receive some runoff in order to sustain vegetation and wetland conditions. In fact, low value wetlands may actually be enhanced by receiving more storm water and with selective plantings. Diversion of storm water away from wetlands may dry the wetland. However, there is a problem with using high value wetlands as a significant storm water control device. Urban storm water runoff can carry high volumes of sediment and pollutants, which do not benefit wetlands and water quality. Management of storm water and plant diversity could greatly enhance the value of the wetlands on this property.

The U.S. Army Corps of Engineers has been given jurisdiction over the utilization of our wetland resources. The responsibilities and regulatory authorities of the Corps of Engineers are based on Section 404 of the Clean Water Act (33 U.S.C. 1344). Section 301 of the Act prohibits the discharge of dredged or fill material into waters or other wetland areas without a permit from the Corps.

Figure 3: Wetland Determination Map.

USDA, Natural Resources Conservation Service,
Wetland Determination Map.



Figure 4: Photograph Location Map

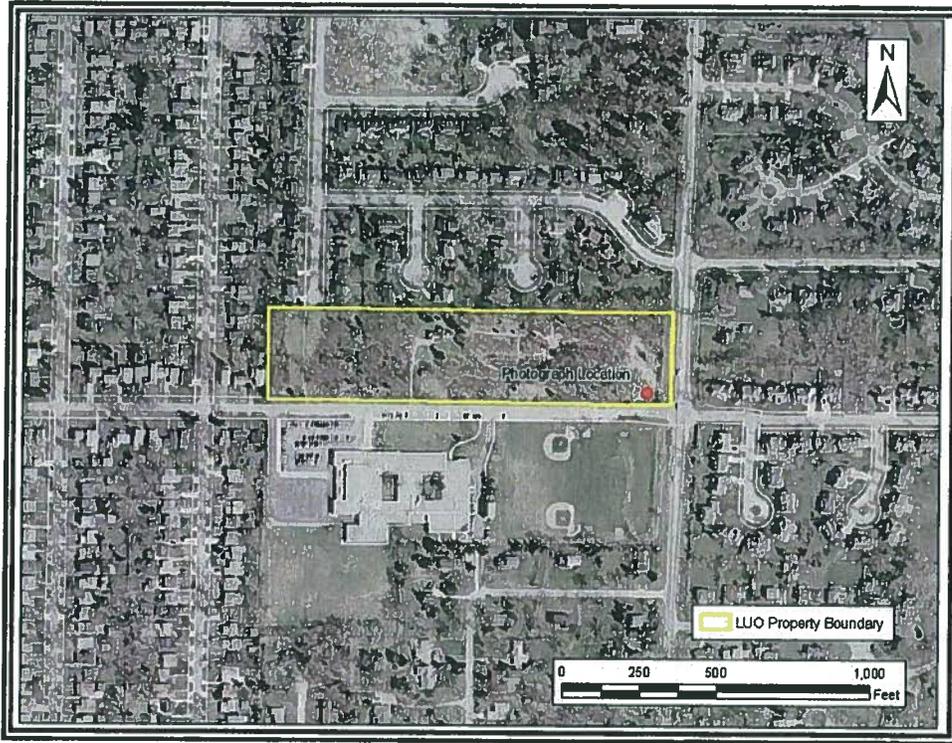


Figure 5: Photograph of Wetland
(Photograph taken facing north)



FLOODPLAINS

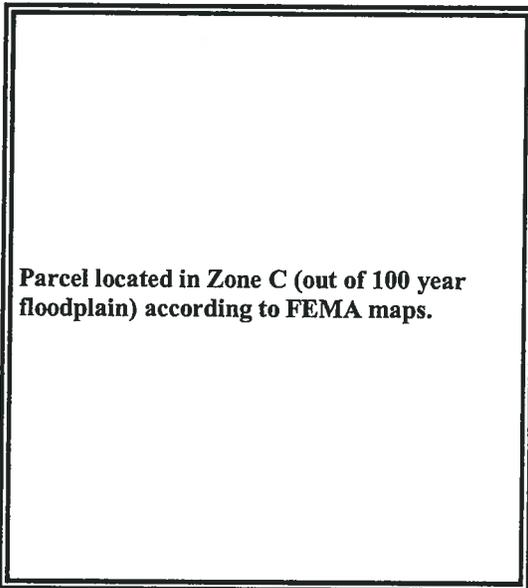


Figure 6: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

According to the Flood Insurance Rate Map, approximately no part of this site is within the boundaries of a 100-year floodplain.

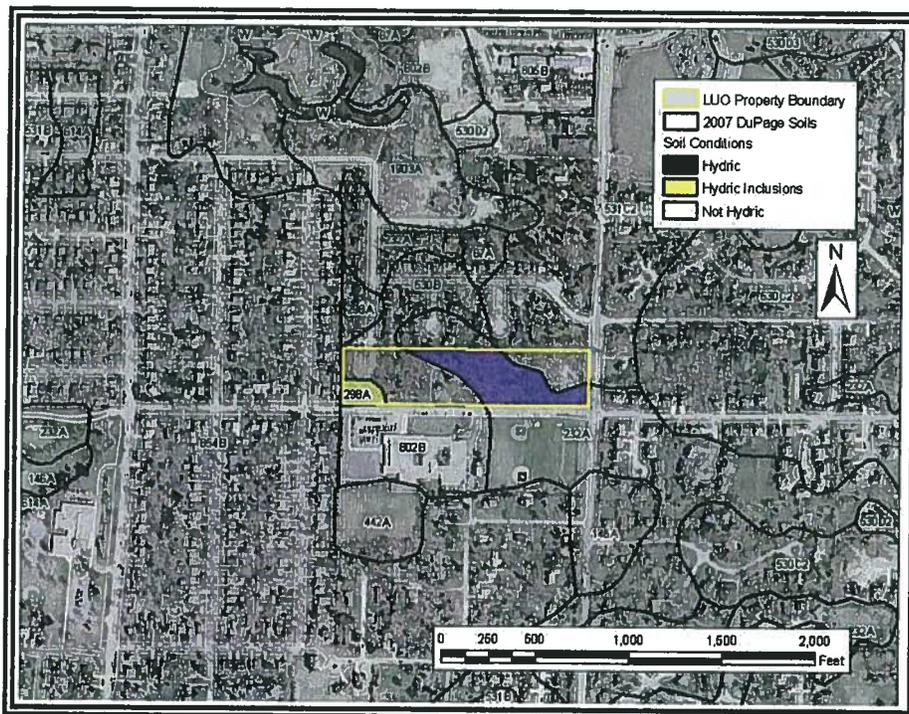
This development should not impede the beneficial functions of the floodplain. These functions include the temporary storage and the slow release of floodwaters. This disturbance could adversely affect other properties in the watershed.

Another indication of flooding potential can be found in the soils information. Figure 6 indicates the hydric soils mapped for the site. Hydric soils by definition have potential ponding problems.

Development in floodplains/floodways is regulated by the Department of Natural Resources, Office of Water Resources.

Figure 7: Hydric Soils

Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.



WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS, LAKES, WETLANDS, AND FLOODWAYS.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Who Must Apply:

Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

- **Wetland/U.S. Waters:** U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-4117.
- **Floodplains:** Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Sterns Road, Bartlett, IL 60103. Phone: (847) 608-3100

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$25,000 per day of violation and imprisonment for up to one year or both.

STORMWATER

The proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of storm water runoff generated on this site. We strongly recommend the use of on-site storm water management. All additional runoff should be retained in on-site detention ponds and released at a rate that approximates natural, undisturbed runoff conditions. The S.W.C.D. encourages the use of a .10 cfs/acre release rate. Insufficient storm water management on this site will threaten the storm water capacity of the floodplain. This has the potential to cause or aggravate flooding conditions on surrounding properties or elsewhere in the watershed.

If detention ponds are constructed, the S.W.C.D. strongly encourages incorporating as many of the natural attributes of the existing wetlands as possible.

Natural waterway features provide many benefits that sterile detention ponds do not. These include: 1) flood control by slow release of excess water through the soil, 2) water purification by vegetation, 3) groundwater recharge, and 4) habitat for wildlife. However, there are concerns associated with allowing urban storm water flow to enter natural wetland features. If the runoff generated by impervious surfaces, such as rooftops and roadways, is loaded into these natural features, their flood control capabilities could be overburdened and flooding damage could result. Therefore, care must be used to insure that the natural features are not damaged or destroyed when used as part of a storm water detention plan.

Topography and Drainage

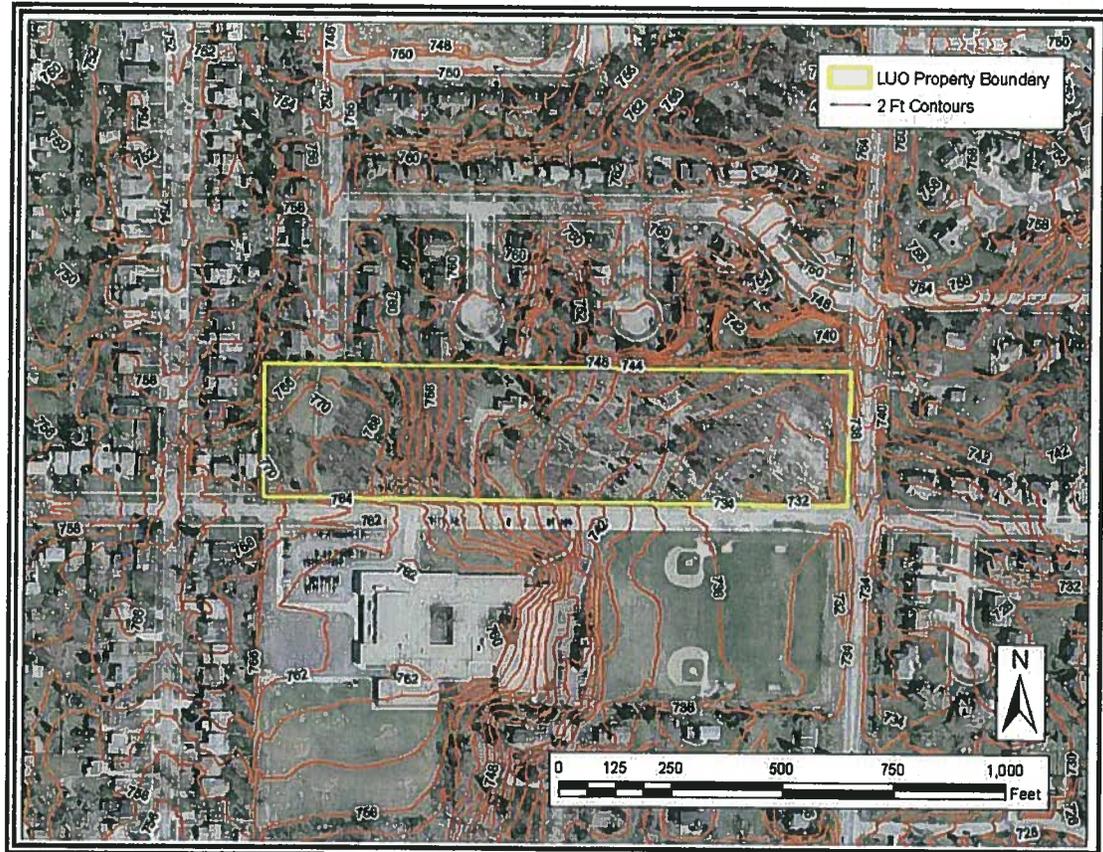
TOPOGRAPHY refers to the general shape of the land surface, and the position of its natural and manmade features. It includes the presence or absence of hills, and the slopes or difference in elevation between hilltops and valleys of a given region. Topography influences natural drainage. The force of gravity causes water to move down slopes towards depressions or streams, and pulls free or standing water downward through the soil. Soils on hills tend to be dry and soils in depressions and valleys often are wet or saturated.

The amount of moisture in the soil while it is developing, affects the rate of weathering and the development of soil colors. Soil colors are a reflection of the saturation status of the soil during development. Well-drained soils have uniformly brownish or yellowish brown subsoils; poorly drained soils have grayish subsoils; somewhat poorly drained soils have mottled brownish yellowish and grayish subsoils. Differences in natural soil drainage are typically associated with topography.

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

This parcel of land is located on gently rolling topography with 2% to 6% slopes. The high point of this property is located in the western portion of the site at an elevation of 770 feet above mean sea level. The property generally drains to the east via overland, at the lowest elevation on the property at 732 feet above sea level. This property drains to a wetland located onsite.

Figure 8: Municipalities 2 ft Contours



EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the S.W.C.D. believes that the potential for soil erosion during and after this proposed construction could be large. Furthermore, the erosion and sedimentation may become a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include:

1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low. Wise placement and protection of soil stockpiles is also helpful. Siltation fences are useful controls only if they are properly installed and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to

all contractors working on the site. Debris basins and siltation ponds can also be used to prevent suspended sediment from leaving the property or damaging the wetland areas. On this property special care must be taken to protect any wetland features from sedimentation damage.

Detailed information on the most appropriate methods of controlling erosion and sedimentation in urbanizing areas can be found in the publication "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" (The Green Book) and the "Illinois Urban Manual". These manuals and additional technical assistance may be obtained by contacting this office. A copy of the Illinois Environmental Protection Agency "Standards and Specifications for Soil Erosion and Sediment Control" can be obtained by contacting the National Technical Information Service, 5285 Port Royal Rd, Spring, VA, 22161, (703) 487-4650. Additionally, the Northeastern Illinois Planning Commission (NIPC) has published "Suggested Soil Erosion and Sedimentation Control Ordinance: A Guide for Local Officials". This can be ordered by calling (312) 454-0400.

WOODLANDS

The S.W.C.D. encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same

adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Careful protection of this area around the trees may also preserve some of the natural woodland groundcover. In general, native plants are hardy, and islands of such vegetation around the bases of trees could prove to be an attractive, inexpensive, and low maintenance form of landscaping.

NATIONAL POLLUTANT DISCHARGE ELIMINATION

Discharges of storm water from construction sites, which disturb 1 or more acres of land, must be covered by an NPDES permit. Under the NPDES General Permits for Storm Water Discharges from Construction Sites, the EPA requires the development and implementation of a pollution prevention plan. A pollution prevention plan for construction is designed to reduce pollution at the construction site before it can cause environmental problems. Many of the practices and measures required for the pollution

prevention plan represent the standard operating procedure at many construction sites. Storm water management controls, erosion and sediment controls, inspection and maintenance have all been used at a number of construction projects. The General NPDES permit can be obtained through the Illinois Environmental Protection Agency, Division of Water Pollution Control, 2200 Churchill Road, P.O. Box 19276, Springfield, Illinois 62794-9276.

SOILS INTERPRETATIONS

The soil interpretation information and a summary of the soil limitations for this site are derived from the SSURGO certified soil layers for Kane and DuPage Counties, IL.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally

favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

SOIL LIMITATION INTERPRETATIONS

Flooding is the temporary covering of soil surface by flowing water from any source, such as streams overflowing their banks, runoff from adjacent or surrounding slopes, inflow from high tides, or any combination of sources.

Ponding is standing water in a closed depression. The water is removed only by percolation, transpiration, or evaporation.

Frost heave potential and **shrink-swell actions** are concerns when constructing paved surfaces, such as foundations and roadways.

Frost heave is the result of moisture freezing in the soil and forming ice lenses. The ice lenses cause the soil to expand, leading to the premature deterioration of paved surfaces.

Shrink-swell action is related to the type and percentage of clay present. Clays are capable of absorbing large quantities of soil moisture because of their greater surface area. Absorption of soil moisture results in the swelling of the clay horizons. Upon drying, the soil tends to shrink. The expansion and contraction exerts stress on foundations, footings, and paved surfaces due to the changes in soil moisture conditions.

Soils limited by **wetness** indicates the presence of a seasonally high water table. A seasonally **high water table** is a zone of saturation at the highest average depth during the wettest season. It is at least 6 inches thick, persists in the soil for more than a few weeks, and is within 6 feet of the soil surface.

SOIL ANALYSIS

This site contains (4) soil-mapping units (531C2-Markham, 530B-Ozaukee, 232A-Ashkum, 298A-Beecher)

MARKHAM SILT LOAM - 531C2

Markham silt loam, 4 to 6 percent slopes eroded, (531C2) is moderately sloping and moderately well drained. This unit is commonly found on ridges, knolls, and uneven side slopes of gently rolling glacial till plains or moraines on uplands. The surface layer is silt loam, and the subsoil is silty clay and silty clay loam.

Included within this mapping unit are small areas of somewhat poorly drained Elliott and Beecher soils in shallow depressions and small areas of poorly drained Ashkum soil in drainageways.

Water and air movement through this soil is moderately slow to slow, and surface runoff from disturbed areas is rapid.

For most urban uses this unit has fair to poor potential due to limitations associated with shrink-swell and low strength of the subsoil.

OZAUKEE SILT LOAM-530B

The Ozaukee silt loam, 2 to 4 percent slopes, (530B) soil mapping unit is gently sloping and well drained. It is on low ridges and knolls on undulating glacial till plains or on moraines on uplands. The surface layer is silt loam in texture. The subsoil is silty clay loam and silty clay.

Included within this soil mapping unit are small areas of somewhat poorly drained Blount soil in shallow depressions and poorly drained Ashkum soil in drainageways.

Water and air movement through this soil is moderately slow to slow, and surface runoff from disturbed areas is medium or faster. A perched water table is just above the slowly permeable material for brief periods in the spring.

Morley soil has fair to poor potential for most urban uses.

ASHKUM SILTY CLAY LOAM – 232A

The Ashkum silt clay loam, 0 to 2 percent slopes, (232A) soil mapping unit is nearly level, poorly drained, and commonly found along drainageways and in enclosed depressional areas. The texture is predominantly silty clay loam and silty clay.

Also associated with this soil mapping unit are small areas of poorly drained Peotone soil and moderately well and well drained Varna soil.

Water and air movement through this soil is moderately slow, and surface runoff from disturbed areas is usually slow to ponded.

Due to wetness and occasional flooding, Ashkum is poorly suited for most urban uses.

BEECHER SILT LOAM – 298A

The Beecher silt loam, 0 to 2 percent slopes, (298A) soil mapping unit is nearly level, somewhat poorly drained, and can be found on ridges and in shallow depressions and drainageways on uplands. The surface layer is silt loam in texture, and the subsoil is silty clay to silty clay loam.

Included within this soil mapping unit are small areas of moderately well drained and well drained Markham soil and poorly drained Ashkum soil. The Markham soil is on higher ridges, and the Ashkum soil is in depressions and drainageways.

Water and air movement through this soil is slow, and surface runoff from disturbed areas is generally slow - depending on the type of disturbance.

The potential for most urban uses is poor due to wetness, lack of stability, and low strength in the subsoil.

LAND USE CONSIDERATIONS

MARKHAM SILT LOAM - 531C2

The Markham (531C2) soil is only moderately suited for buildings with and without basements because of low strength and shrink-swell. Buildings with basements are also affected by wetness. Frost heave is a limitation for roadways. Erosion and siltation are likely during construction and lawn establishment. Erosion and sedimentation control measures should be in place before construction begins.

This soil is poorly suited for the use of septic absorption systems due to slow permeability. Ideally, sanitary disposal systems would be connected to community sewers and treatment facilities.

OZAUKEE SILT LOAM-530B

Ozaukee (530B) is only moderately suited for buildings with and without basements due to a lack of stability. Wetness is an additional concern for basements. Frost heave and shrink-swell pose problems for roadways and other paved surfaces.

Soil erosion is expected when this soil is disturbed. Erosion and sedimentation control measures should be in place before construction begins.

This soil is poorly suited for septic tank absorption systems due to moderately slow to slow permeability.

ASHKUM SILTY CLAY LOAM – 232A

Ashkum (232A) soil is poorly suited for building. Ashkum has a high water table of less than two feet and is prone to occasional ponding. Dwellings with basements are likely to be wet. Even dwellings without basements would require drainage and other modifications. Low strength and frost heave are additional concerns for roadways and other paved surfaces.

This soil is poorly suited for the use of septic absorption systems. Limitations include wetness and slow percolation. Septic system failures and contamination of groundwater are likely.

BEECHER SILT LOAM – 298A

The Beecher (298A) soil is poorly suited for buildings due to problems with wetness. The high water table is at 1 to 3 feet.

For local roadways and other paved surfaces, this soil has insufficient strength to support heavy loads and has severe frost heave potentials.

Frost heave is the result of moisture in the soil forming ice lenses that cause the soil to expand. This expansion may lead to the premature deterioration of paved surfaces.

Our opinion is based on information from the following sources:

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2000, and DuPage County, IL SSURGO soil layer certified in 1999 and accompanying interpretations.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

United States Department of the Interior, Fish and

Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

United States Department of Agriculture, Natural Resources Conservation Service. Wetland Inventory Map. Digitized from original base map in 1997.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 1998/1999 photos, Published: Champaign, Illinois State Geological Survey, 2000.

An on-site investigation conducted by the SWCD Resource Analyst, Ashley Jennings on August 2, 2012.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Ashley Jennings, Resource Analyst, prepared this report.

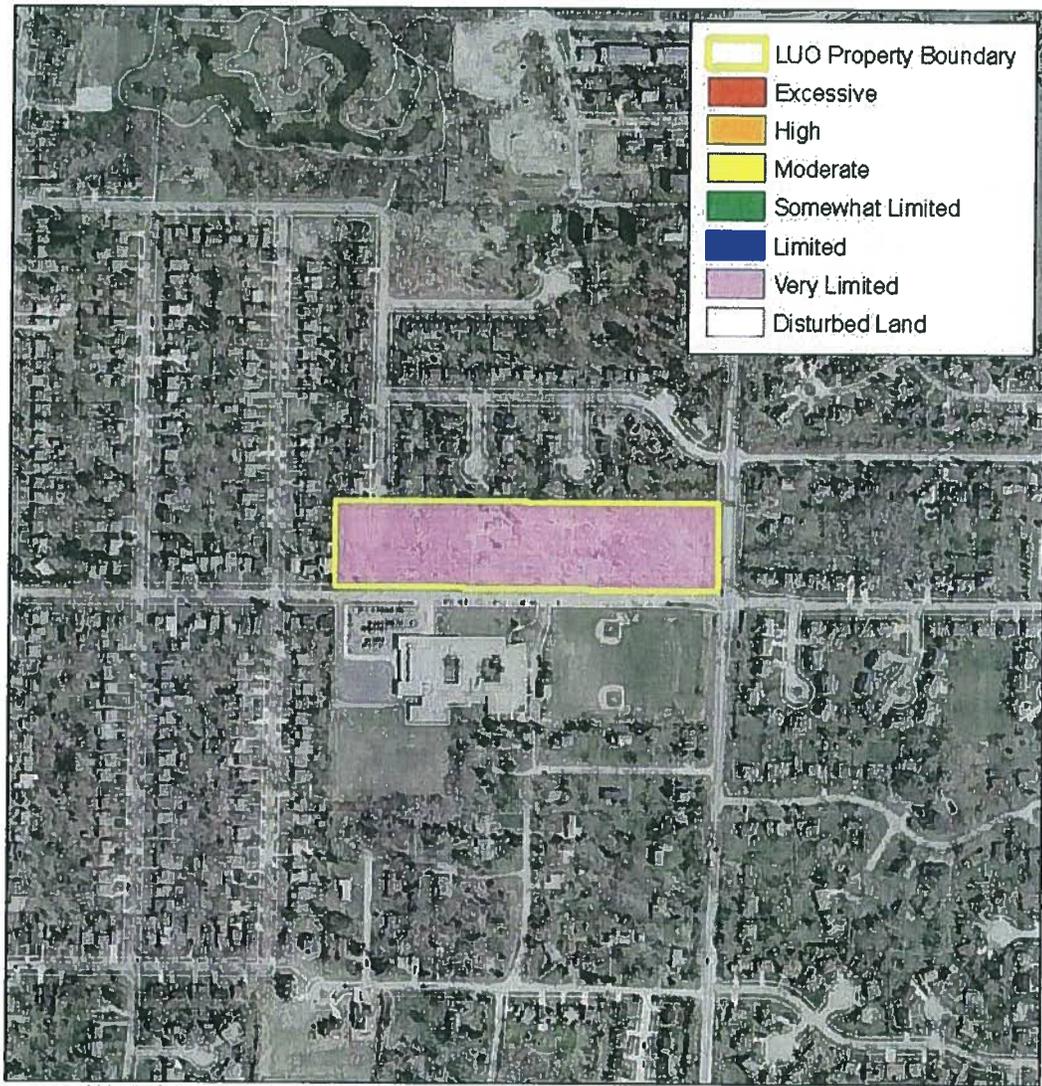
cc: SPACECO Inc.
9575 Higgins Road, Suite 700
Rosemont, IL 60018

ecc: Wayne Gorski, USEPA

APPENDIX A

GIS Mapping

Aquifer Sensitivity Land Use Opinion 12-42



APPENDIX B

Soil Tables

SOIL REPORT

LUO 12-42

Dwellings With Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum 90% Depth to saturated zone Shrink-swell
298A	Beecher silt loam, 0 to 2 percent slopes	Very limited	Beecher 90% Depth to saturated zone
530B	Ozaukee silt loam, 2 to 4 percent slopes	Somewhat limited	Ozaukee 92% Depth to saturated zone
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Very limited	Markham, eroded 96% Depth to saturated zone

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Dwellings Without Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum 90% Depth to saturated zone Shrink-swell
298A	Beecher silt loam, 0 to 2 percent slopes	Very limited	Beecher 90% Depth to saturated zone Shrink-swell
530B	Ozaukee silt loam, 2 to 4 percent slopes	Somewhat limited	Ozaukee 92% Shrink-swell
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Markham, eroded 96% Shrink-swell Depth to saturated zone

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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Small Commercial Buildings

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum 90% Depth to saturated zone Shrink-swell
298A	Beecher silt loam, 0 to 2 percent slopes	Very limited	Beecher 90% Depth to saturated zone Shrink-swell
530B	Ozaukee silt loam, 2 to 4 percent slopes	Somewhat limited	Ozaukee 92% Shrink-swell
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Markham, eroded 96% Shrink-swell Slope Depth to saturated zone

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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APPENDIX C

Contact List

CONTACT LIST

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 N. Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-5530
<http://www.usace.army.mil/ncc/>

U. S. D. A. Natural Resources
Conservation Service
2315 Dean St. Suite 100
St. Charles, Illinois 60175
(630)584-7961
<http://www.il.nrcs.usda.gov/>

U. S. Fish & Wildlife Service
Chicago Metro Wetlands Office
1000 Hart Road, Suite 180
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U. S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/region5/>

State Agencies

Illinois Department of Natural Resources
Lincoln Tower Plaza
524 S. Second Street
Springfield, Illinois 62794
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
Springfield, Illinois 62702
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
201 West Center Court
Schaumburg, Illinois 60196
<http://www.dot.state.il.us/>

Illinois Natural History Survey
607 East Peabody Drive
Champaign, Illinois 61820
(217) 333-688
<http://www.inhs.uiuc.edu/>

County Offices

DuPage County

Administration Building
421 N. County Farm Road
Wheaton, Illinois 60187
<http://www.co.dupage.il.us/>
630-407-6500

Development Department
(630) 407-6700

Environmental Concerns Department
Stormwater Management Division
(630) 407-6700

Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60187
(630) 933-7200

Kane County

Government Center
719 S. Batavia Ave.
Geneva, IL 60134
<http://www.co.kane.il.us/>
630-232-3400

Development Department
(630) 232-3492

Department of Environmental Management
630-208-5118

Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Ave
Aurora, IL 60506
(630) 897-1124



CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



October 4, 2012

Michele Stegall
Village of Glen Ellyn
535 Duane Street
Glen Ellyn IL 60137

**Amber Ridge Subdivision
Stormwater Review**
(SPACECO Project # 7174)

Dear Ms. Stegall:

We received a copy of the memo dated September 20, 2012 to you and from Ray Ulreich. Listed below are our responses to those comments:

Stormwater Review Comments:

1. Information provided
 - I. We have included a tributary drainage map showing the site and upstream offsite areas in our preliminary stormwater report.
 - II. Our preliminary stormwater report includes the existing peak flows.
 - III. Detention sizing was previous provided. We have included those calculation in this preliminary stormwater report.
 - IV. Bypass flow calculations included in report.
 - V. The preliminary stormwater report includes a narrative at the beginning.
 - VI. Our preliminary stormwater report is formatted such that it should be easy to follow.
2. The proposed detention basin has the high water level, normal water level and contours indicated. We also are showing the preliminary grading between the level spreader and the outfall of the proposed detention facility.
3. CBBEL will be addressing all of the wetland concerns.
4. A cross-section of the proposed detention basin has been added to our plans.
5. Contours for the level spreader have been added. This layout was based on input from CBBEL.
6. Our design indicates preliminarily how the wetlands will be integrate as part of the storm basin. This will be detailed further in the final engineering.

Other Plan Review Comments:

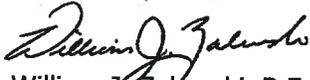
7. A note has been added to the plans regarding the proposed sanitary sewer. The proposed sanitary sewer is to be installed within the Sheehan Right-of-Way. The objective is to strip the existing wetland material/topsoil from the area to be disturbed during the construction of the sanitary sewer and respread same material back to original area during the restoration of the disturbed area.

8. The narrative includes discussion regarding the proposed conveyance of runoff from Sheehan Avenue into the proposed detention basin and wetlands. We have redesigned the swale to be 1-foot deep. The use of an open ditch to convey storm water is a very effective method to comply with the DuPage Ordinance BMP's.
9. The area east of the proposed entrance to Sheehan Avenue that is not tributary to the detention basin would be the southern and eastern portion of Lot 13 and the wetland area.
 - I. Since the wetland area is part of a plan to restore the wetland back to its original condition and is downstream of the proposed detention basin nothing will be done in this area.
 - II. Since grading Lot 13 to drain to the detention basin would not be practical and since the detention basin will be accepting a significantly larger area of upstream offsite area (Sheehan Avenue and areas to the north and West) Lot 13 will drain east into the wetland.
10. Noted. Sump pump lines will be evaluated during the final design and review.
11. The existing contour line style has been revised accordingly.

If you should have any additional comments please don't hesitate to contact this office.

Very Truly Yours,

SPACECO, Inc.


William J. Zalewski, P.E.
Vice President



Illinois Department of Transportation

Division of Highways/Region One / District One
201 West Center Court/Schaumburg, Illinois 60196-1096

PERMITS

Location: IL. Route 53 at Sheehan Ave.
Municipality: Glen Ellyn, DuPage Co.
Re: Amber Ridge Subdivision
Reference No : 022-56035

July 28, 2012

Mr. William Zalewski
Spaceco, Inc.
9575 West Higgins Road
Suite 700
Rosemont, IL 60018

Dear Mr. Zalewski:

We have completed our review of your submitted preliminary plans for the subject location and have the following comments.

1. We do not have any objections to terminate the barrier curb/gutter at the existing sidewalk as shown on your plan. Please clearly show how the curb/sidewalk will transition down to the elevation of the existing sidewalk. Also, the barrier curb/gutter and sidewalk should follow the radii of Sheehan Ave. at IL. Route 53.
2. Please provide a detailed utility plan to show the impacts to the IL. Route 53 State right of way.
3. Show the traffic signal equipment as well as the underground conduits on the northwest corner of IL. Route 53 at Sheehan Ave. on your plans. To obtain a copy of our traffic signal plans contact Mr. Daryle Drew in our Traffic Signal Section via e-mail Daryle.Drew@Illinois.gov If there are any impacts to IDOT's traffic signal equipment, you must hire an IDOT Pre-qualified Traffic Signal Consultant to prepare the traffic signal plans.
4. Provide all the information required on the attached "Drainage Connection Check List" to show how your site will Impact the IL. Route 53 State right of way.

Please incorporate the above comments into your engineering drawings and resubmit two (2) copies with written disposition of comments to continue the review process.

If you have any questions regarding this matter, please contact ~~MIKE WISNIEWSKI~~ at (847) 705-4541.

Very truly yours,

John Fortmann, P.E.
Acting Deputy Director of Highways
Region One Engineer

By: 
Thomas G. Gallenbach, P.E.
Traffic Permit Engineer



Illinois Historic
Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

DuPage County
Glen Ellyn

PLEASE REFER TO: IHPA LOG #003072312

NW of Sheehan Ave. & IL 53
Section:23-Township:39N-Range:10E
IEPA, SPACECO-7174
New subdivision construction, Amber Ridge

July 30, 2012

Thakor Patel
SPACECO, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018

Dear Mr. Patel:

The Illinois Historic Preservation Agency is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

Sincerely,

Anne E. Haaker

Anne E. Haaker
Deputy State Historic
Preservation Officer

RECEIVED

AUG 17 2012

SPACECO, INC.

Applicant: SPACECO, Inc.
Contact: Thakor Patel
Address: 9575 W Higgins Road, Suite 700
Rosemont, IL 60018

IDNR Project #: 1301179
Alternate #: 7174
Date: 07/20/2012

Project: Amber Ridge
Address: Sheehan Avenue, west of IL 53, Glen Ellyn

Description: 23 lot single family residential subdivision

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Peregrine Falcon (*Falco peregrinus*)

An IDNR staff member will evaluate this information and contact you within 30 days to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage
Township, Range, Section:
39N, 10E, 23



IL Department of Natural Resources Contact
Rick Pietruszka
217-785-5500
Division of Ecosystems & Environment

Local or State Government Jurisdiction
Village of Glen Ellyn
Robert Monix
30 South Lambert Road
Glen Ellyn, Illinois 60137

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law. Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

July 24, 2012

Thakor Patel
SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018

RECEIVED

JUL 27 2012

SPACECO, INC.

Re: Amber Ridge
Project Number(s): 1301179 [7174]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Rick Pietruszka 
Division of Ecosystems and Environment
217-785-5500



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

July 24, 2012

RECEIVED

JUL 27 2012

Thakor Patel
SPACECO, Inc.
9575 W. Higgins Rd
Rosemont, IL 60018

SPACECO, INC.

Re: Amber Ridge
Project Number(s): 1301178 [7174]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

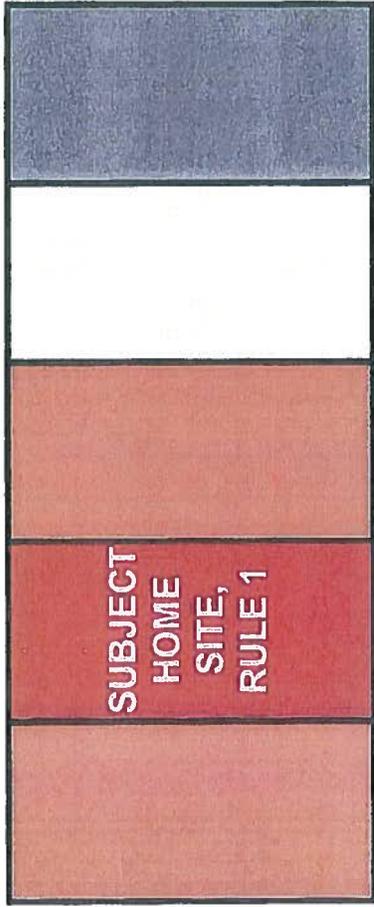
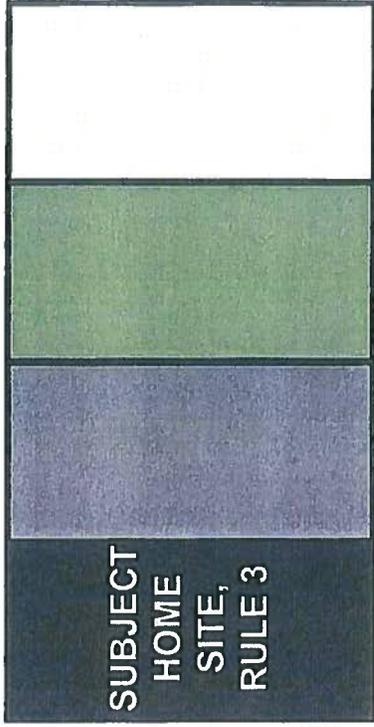
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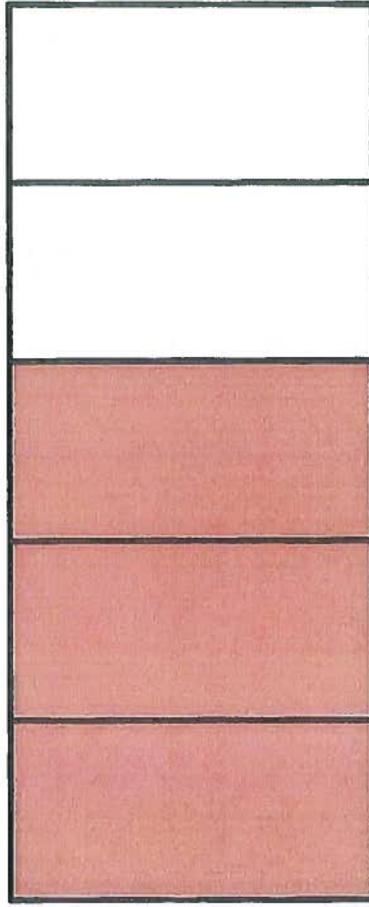
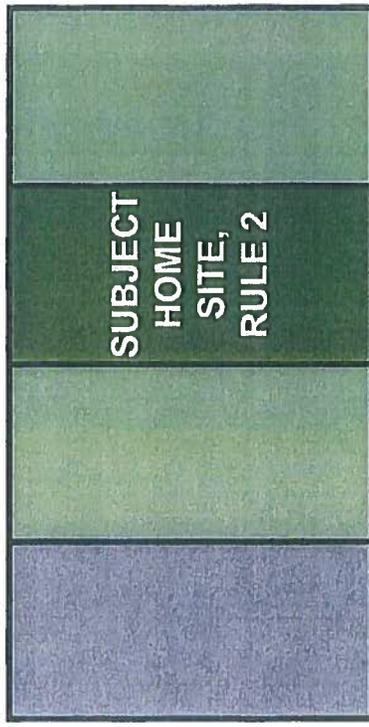
Please contact me if you have questions regarding this review.

Rick Pietruszka *RP*
Division of Ecosystems and Environment
217-785-5500

True North Communities Anti-Monotony Restrictions



Street



Street

Rule 1: The same elevation of the same floorplan may not be repeated on the homes adjacent to, across the street or diagonally across the street from the subject home. A home is considered to be across the street from another subject property if at least 50% of its frontage is shared with the subject property.

Rule 2: A color package with the same primary siding color or front elevation brick or stone color may not be repeated on the homes adjacent to or directly across the street from the subject property.

Rule 3: A street interrupts the sequence. However, a color package with the same primary siding color or front elevation brick or stone may not be repeated on the home facing the same direction as the subject home, across the street from the subject home.

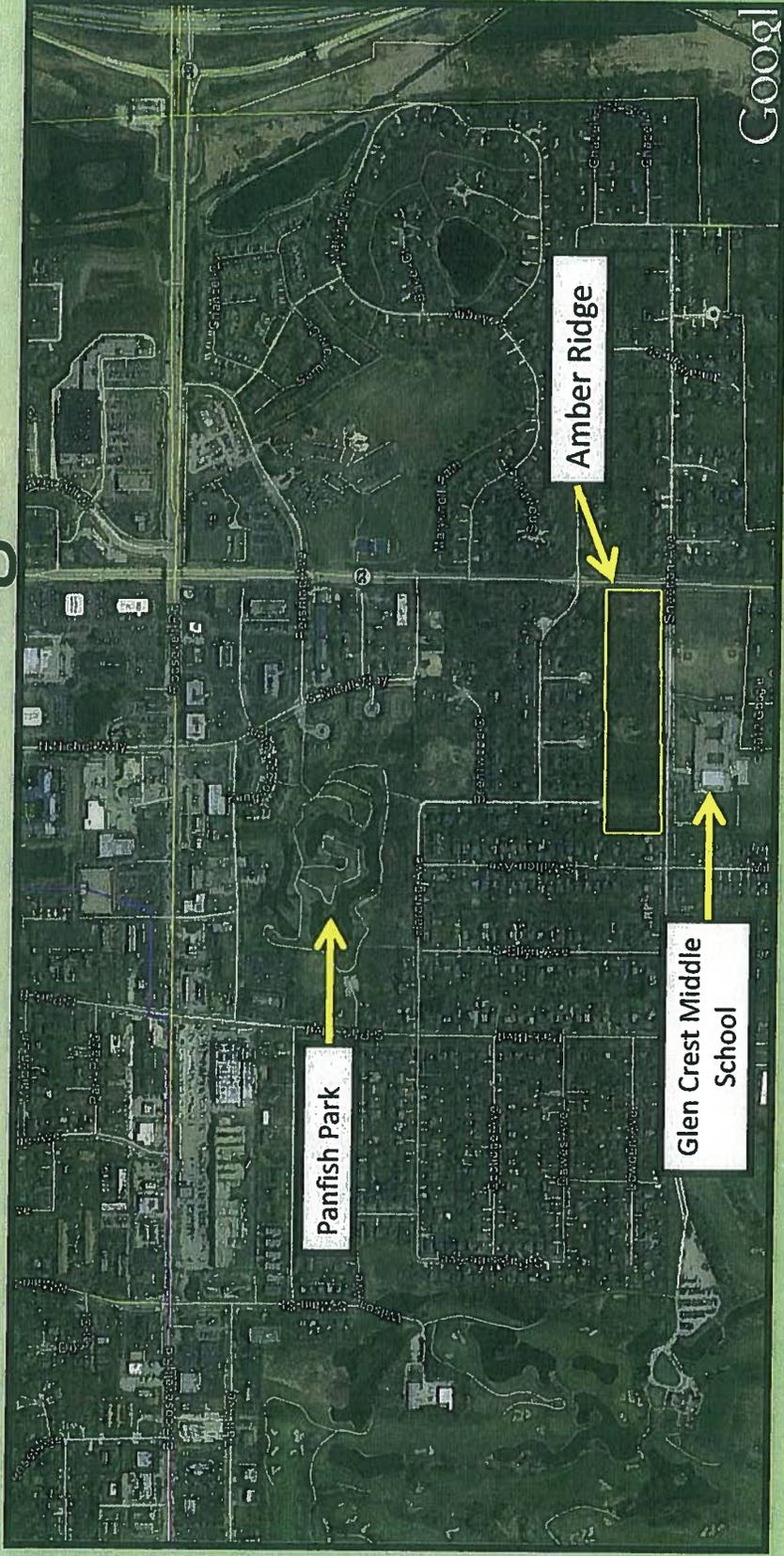
Presented by Petitioner
at February 28, 2013
Plan Commission Meeting

Amber Ridge Subdivision

Glen Ellyn Plan Commission- February 28, 2013

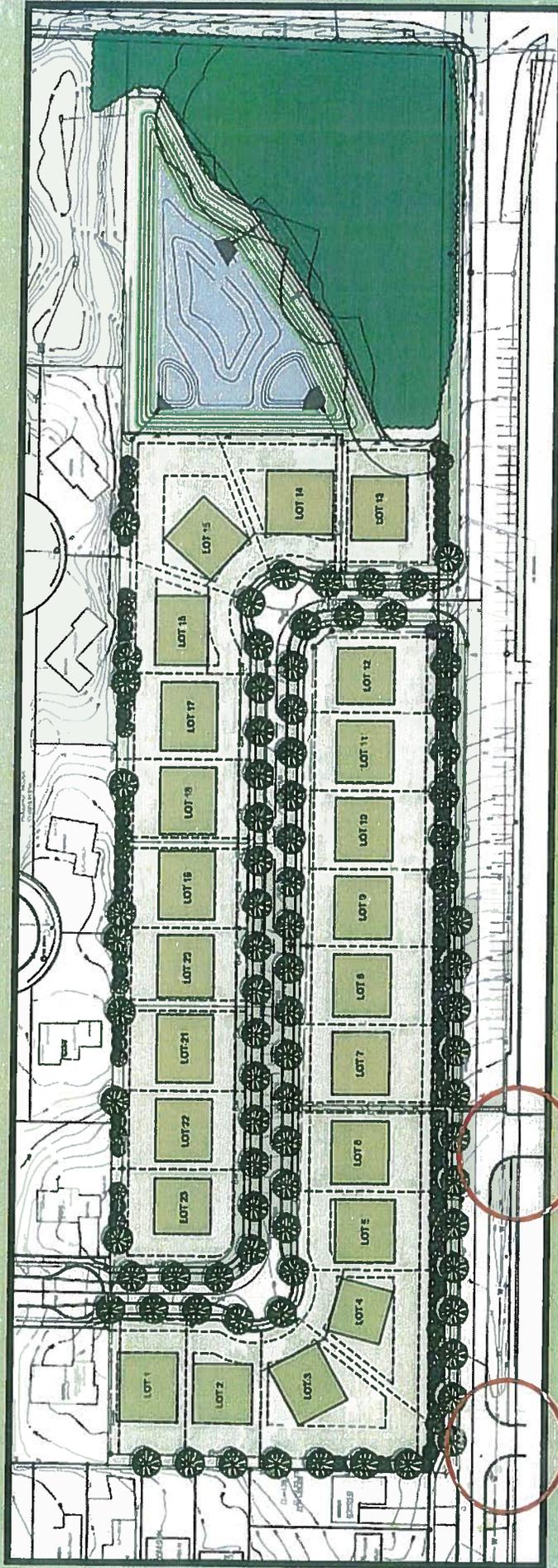


Amber Ridge



- Approximately 9 acres including .83 acre low quality wetland
- Currently annexed and zoned R2 in the Village of Glen Ellyn
- 23 lots that meet Glen Ellyn R2 minimum lot width, depth and lot size standards proposed.

Amber Ridge Site Plan



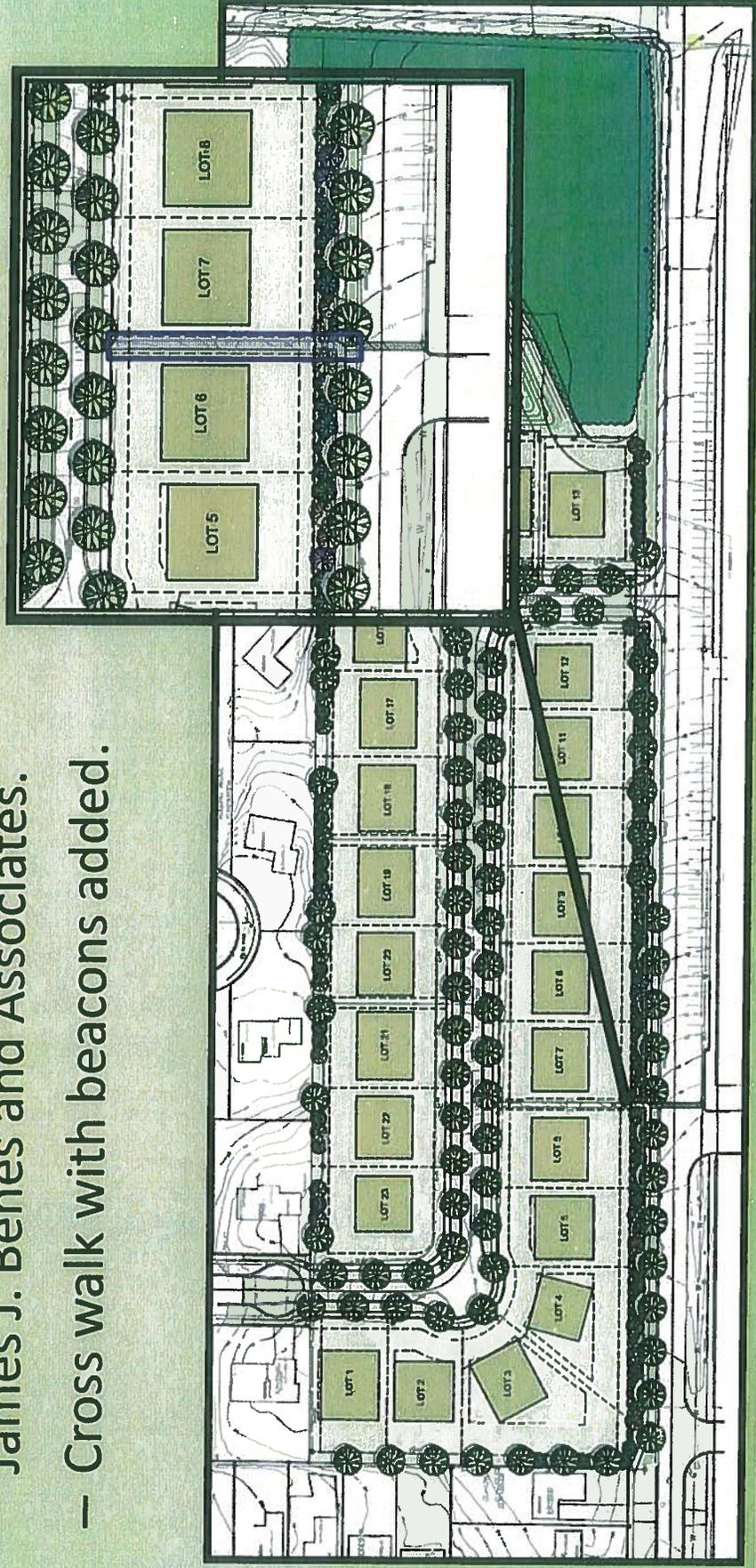
Main Glencrest
Entrances/Exits

Lot Standards	
# of Lots	23
Min Width	66'
Min Depth	121.5'
Minimum Lot Size	8,801 Square Feet
Maximum Lot Size	15,643 Square Feet
Average Lot Size	10,075 Square Feet



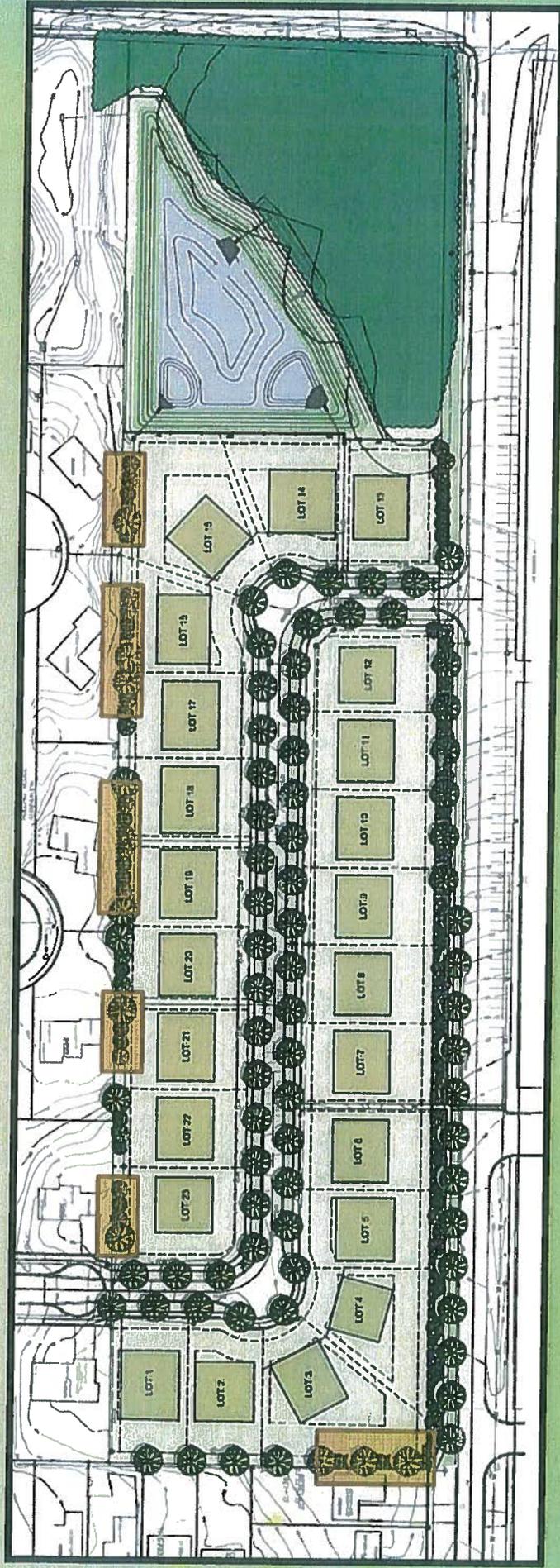
Amber Ridge Major Plan Changes

- 5' Pedestrian Path added between lots 6 & 7.
 - Location adjacent to Glencrest Main Entrance recommended by James J. Benes and Associates.
 - Cross walk with beacons added.



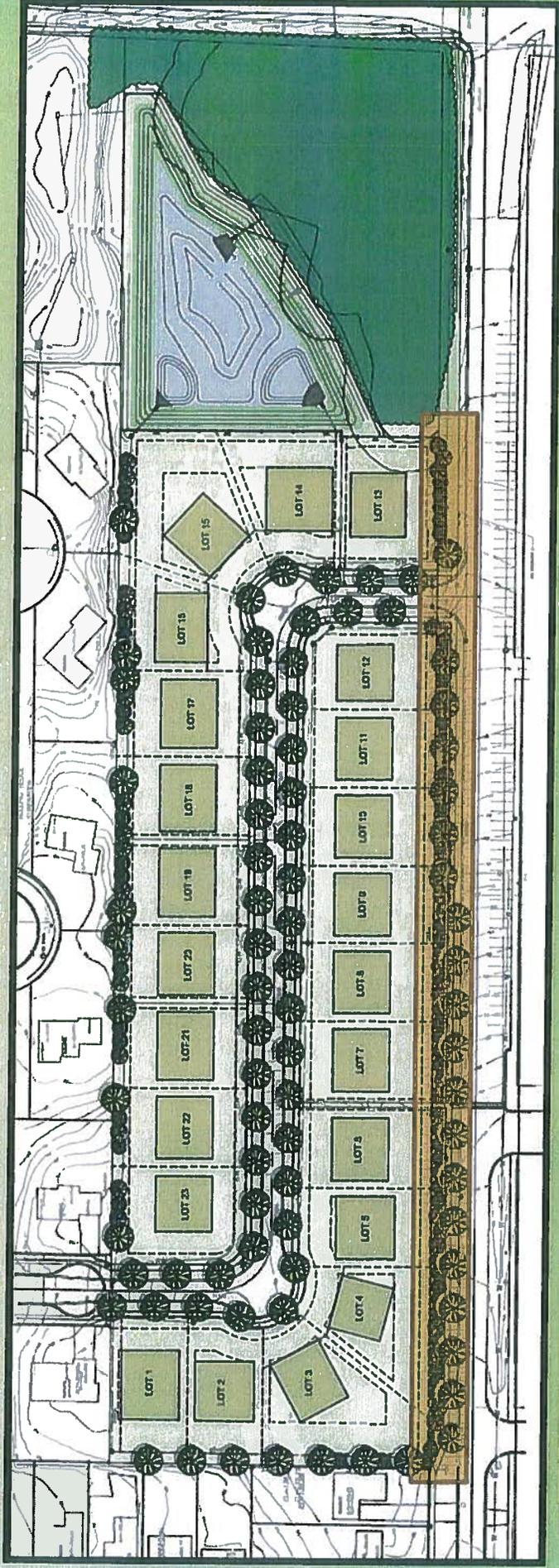
Amber Ridge Major Plan Changes

- Additional landscaping added to buffer areas per Village recommendation.
- Additional dense screening adjacent to existing homes



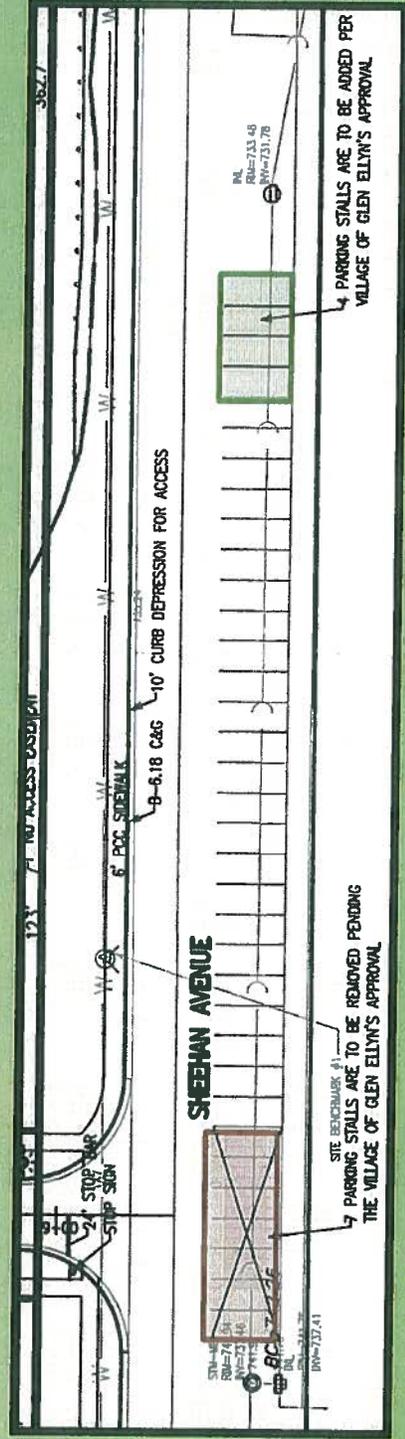
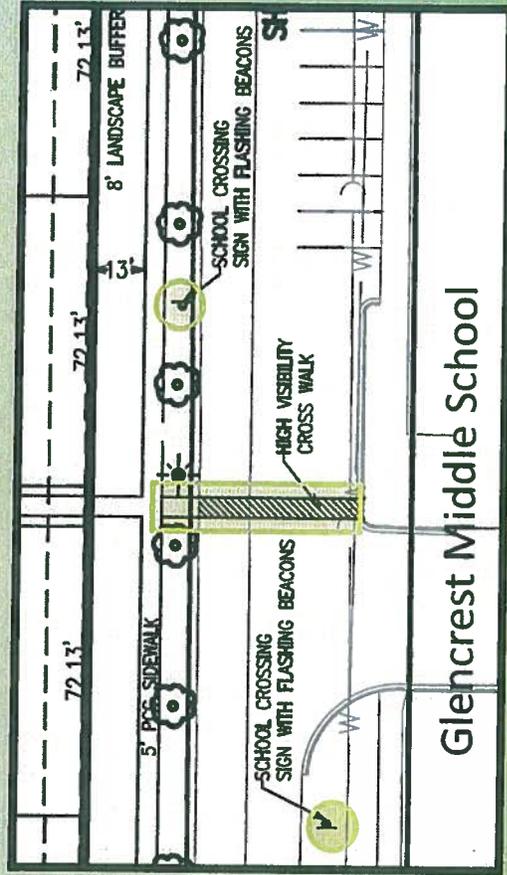
Amber Ridge Major Plan Changes

- Sheehan Avenue Right of Way
 - Went from 6' carriage sidewalk with naturalized swale to closed pipe storm water system with parkway trees and a 5' sidewalk.



Amber Ridge Major Plan Changes

- Sheehan Avenue Right of Way
 - Added crosswalk and school crossing beacons
 - Eliminated 7 parking spaces adjacent from Amber Ridge Drive
 - Added 4 parking spaces



Adoption of Current Lot Coverage Ratio

- 2001 Comprehensive Plan
 - Highlights the “teardown problem” and homes built without regard to scale and character of surrounding homes
 - Stated objective: ensure new homes are compatible with, complement and enhance existing neighborhood scale & character
- Change of code required to ensure homes of consistent scale and character are built in existing neighborhoods
- April 2001: Plan Commission recommends **25% LCR with bonuses** to supersede a 45% FAR
- January 2002: Village Board approves a more restrictive 20% LCR with bonuses

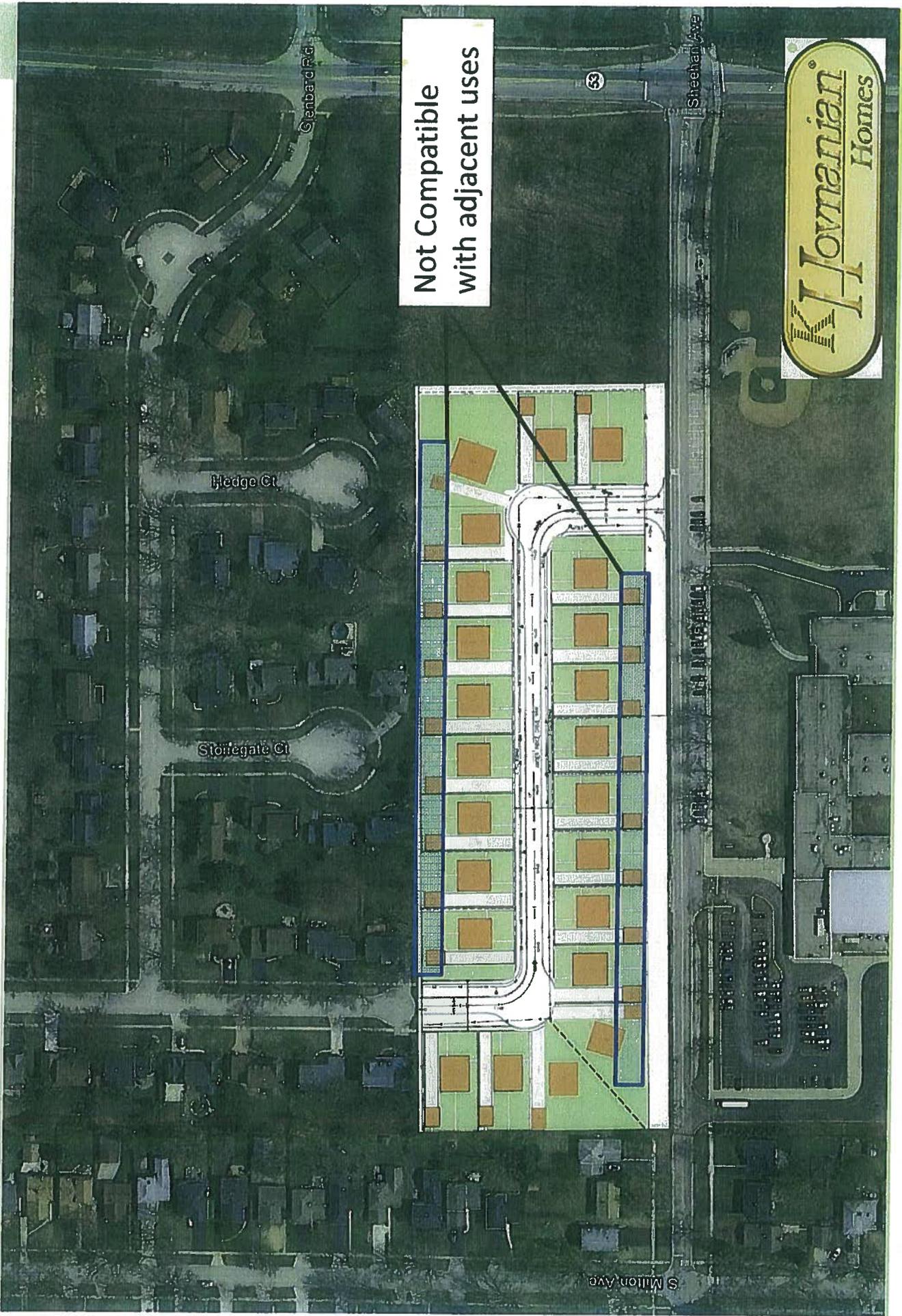


Variation Request – Lot Coverage Ratio (LCR)

- Proposed homes at Amber Ridge designed to maintain the scale and enhance the character of its surrounding community
- Glen Ellyn R2 code provides for a 500 SF LCR bonus for detached garages
- A LCR variance is required because detached garage homes are not desired or appropriate.
- To accommodate proposed homes with attached garages K. Hovnanian is seeking a 25% LCR variance
- K. Hovnanian will forgo rights to any garage bonuses.



Site Plan - Detached Garage Concept Product



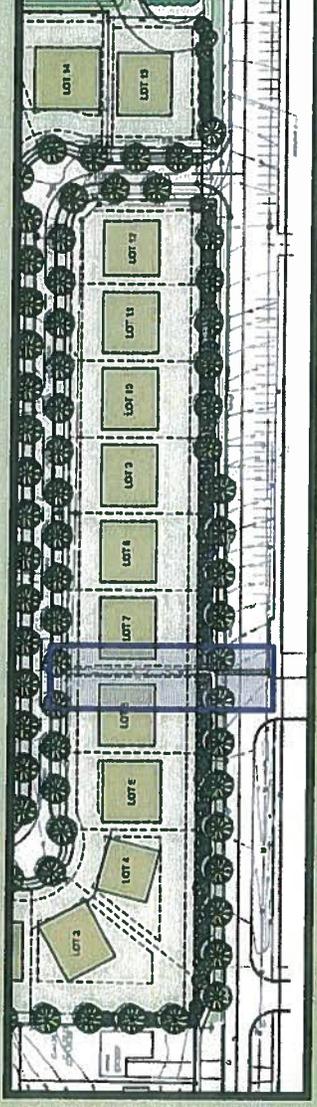
Variation Request – Set Backs

- Proposed Rear yard variances of 34' in lieu of 40' on lots 4,5,13,14 and 16.
 - Required to accommodate proposed homes in their base condition
 - Limited to only 5 lots and only lot 16 borders an existing residence
- Proposed corner yard setback of 20' in lieu of 30' on lot 12
 - In order to accommodate village requested 10' out lot for pedestrian path between lots 6 and 7.
 - This request is required to provide adequate buildable width on this lot.
 - Lot 12 does not border any existing residences.



Areas of Focus - Pathways

- K. Hovnanian has added public pedestrian path on private property between lots 6 and 7
 - Path provides direct and safe access to Sheehan Avenue for school children and existing residences of Rolling Hedge and Brentwood Ct.



- Village Staff requested a figure eight style path in the area of the detention basin and wetland.
 - Due to Army Corp of Engineers restrictions of regulated wetlands and Dupage County Storm Water ordinance guidelines this type of route is not achievable.
- K. Hovnanian explored numerous other route configuration and path types.

Areas of Focus - Pathways

- Village Engineer Ray Ulreich determined:

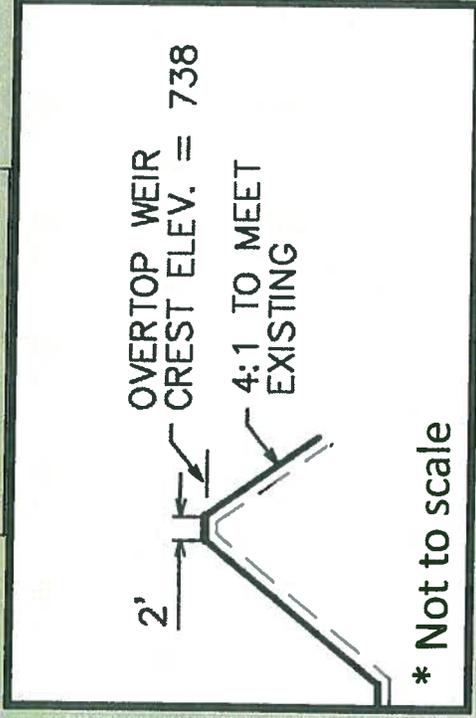
“to completely avoid impact to the wetland the only viable placement of the path would be along the top of the (detention basin) berm.”

- Sidewalk along Hwy 53 and Sheehan avenue provide a safe public route.
- The entire length of the berm has been designed as an overland flood route. In 1% rain events, the detention basin overtops and water flows over the path.
- After careful consideration it was determined that the proposed path would present safety concerns.

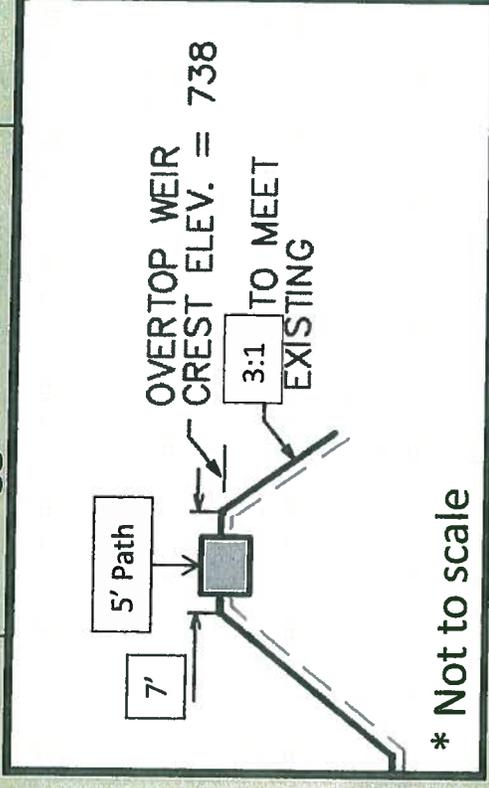


Areas of Focus – Pathways

Current Detail



Suggested Detail



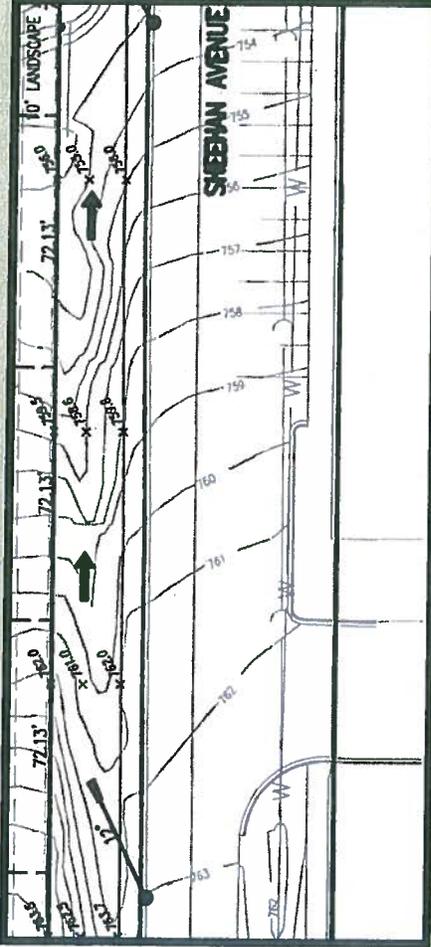
- **Suggested path detail creates life safety issues.**

- Imagine two kids riding bikes in opposite directions. One swerves to avoid the other and ends up in the basin or down in the hill in the wetland.
- Suggested path is on private property owned by the HOA and thus liability would fall on the HOA.
- Path would be considered an Attractive Nuisance as it would present a hazardous condition that will likely attract children who are unable to appreciate the risk. It may also be considered negligence in design.

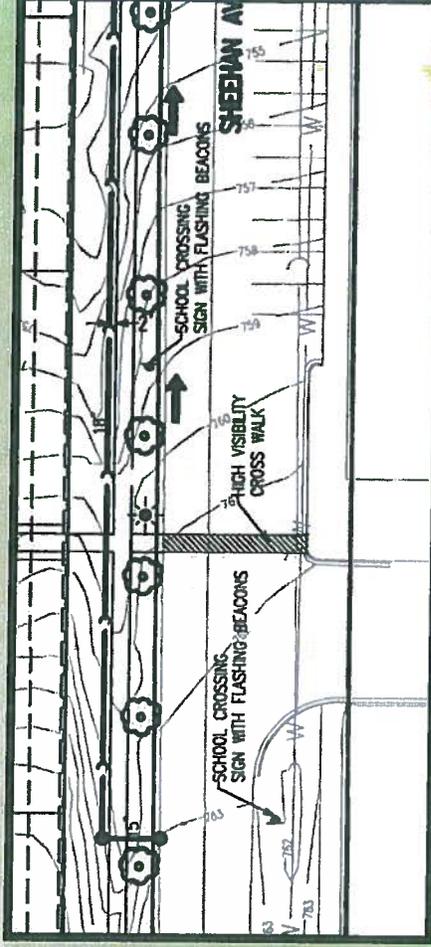
Areas of Focus – Sheehan Ave Right of Way

- Plans modified to include parkway trees, landscaping, a 5' public walk, a closed storm sewer, street lighting and a crosswalk with signage and beacons.

Original Condition



Proposed Condition



- Open swale conveyance of storm water
- No parkway trees
- No lighting
- No Crosswalk or signage
- 6' sidewalk directly adjacent to curb

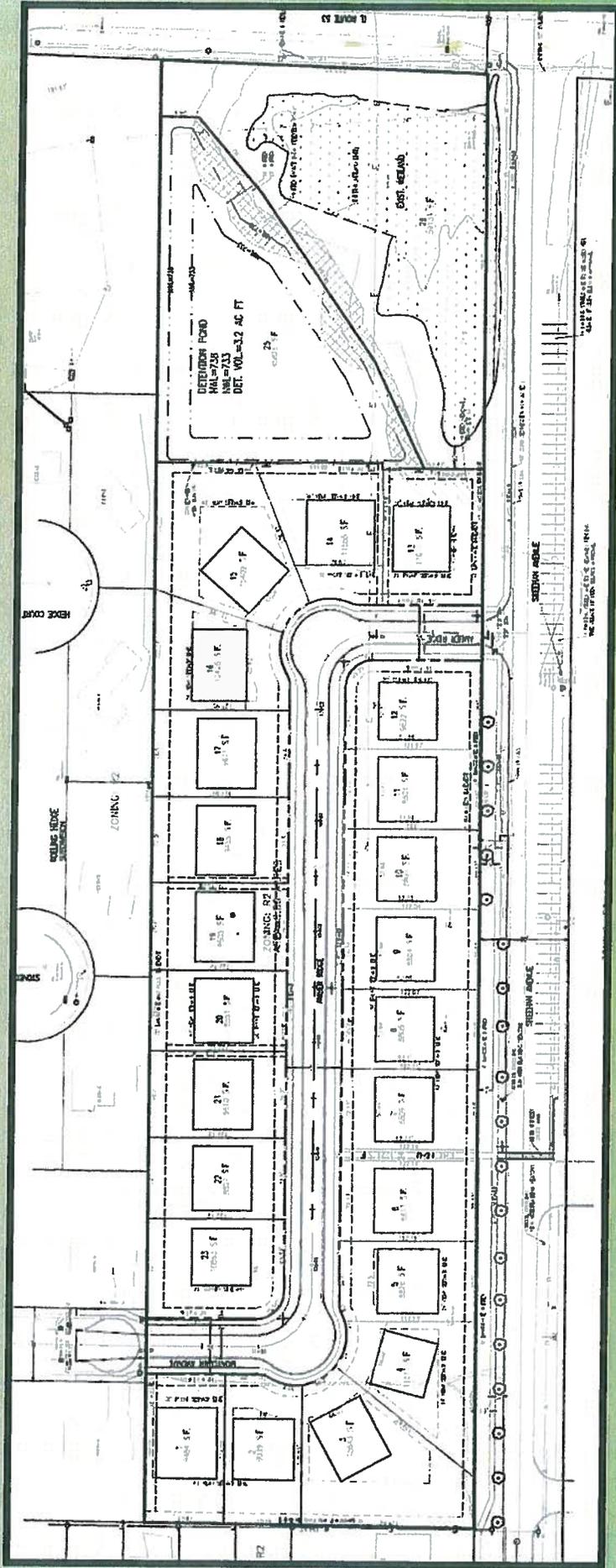
- Closed pipe conveyance of storm water
- Parkway Trees added
- High Visibility Crosswalk added with school crossing beacons. Aligns with new path.
- Street light added at crosswalk
- 5' sidewalk seven foot from the back of curb



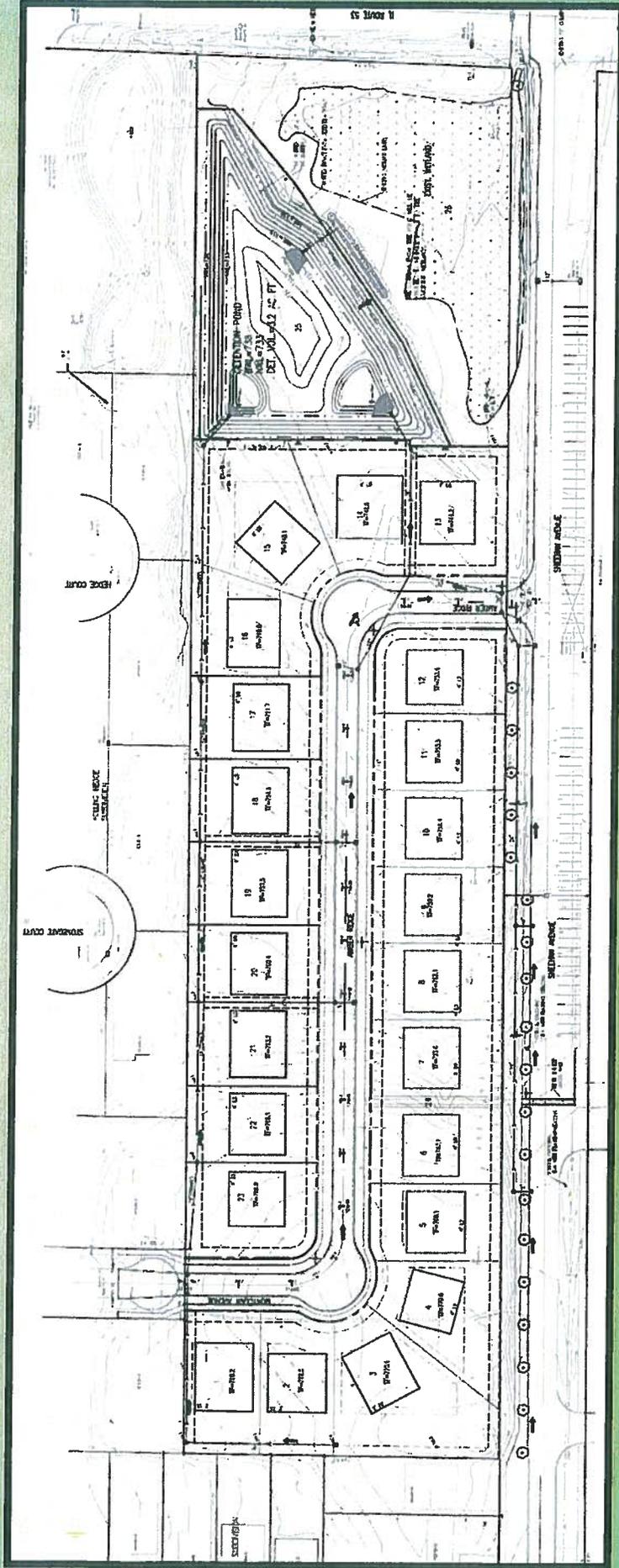
Areas of Focus – Tree Preservation

- K. Hovnanian understands the importance of preserving trees and will continue reevaluate the preservation plan as final engineering is developed.
 - Submitted plan represents worst case scenario
 - The topography of the site and treatment of storm water makes it very difficult to save trees outside the wetland and wetland buffer.
- Significant landscape plantings not required by code have been planned to mitigate the removal of trees.
- Re-grading along the north property line required for storm water management is the main driver behind necessary tree removal.
 - If the rear yard storm sewer were eliminated the preservation plan would not change.

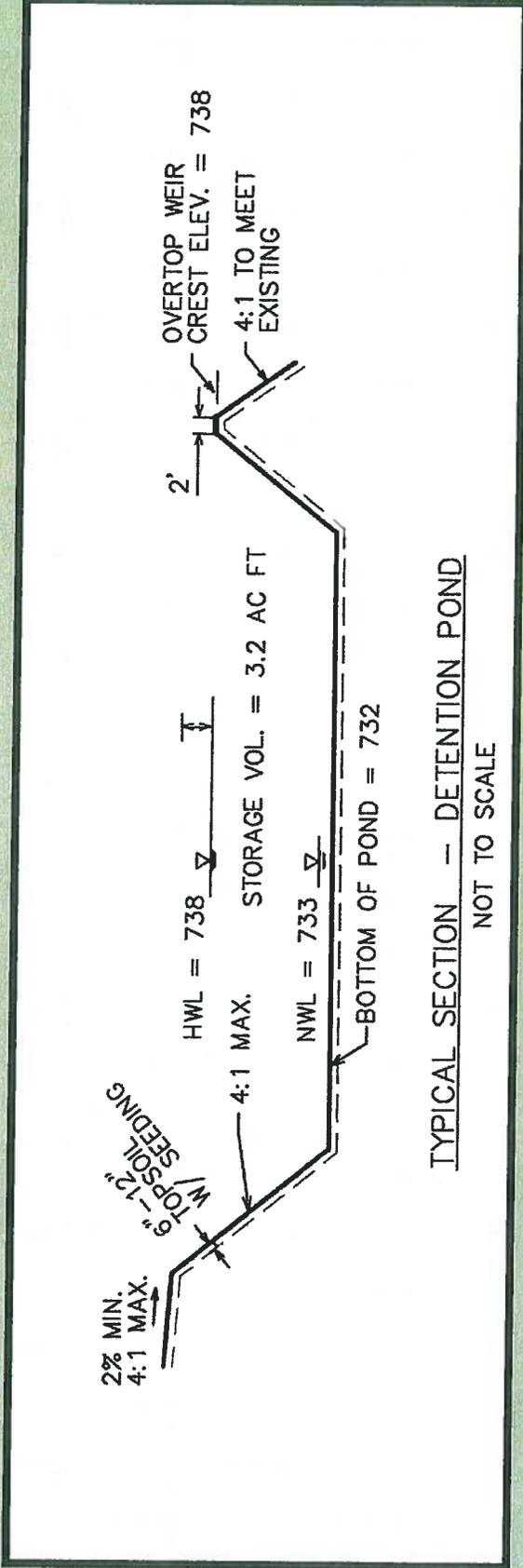
Professional Engineer - Site Plan



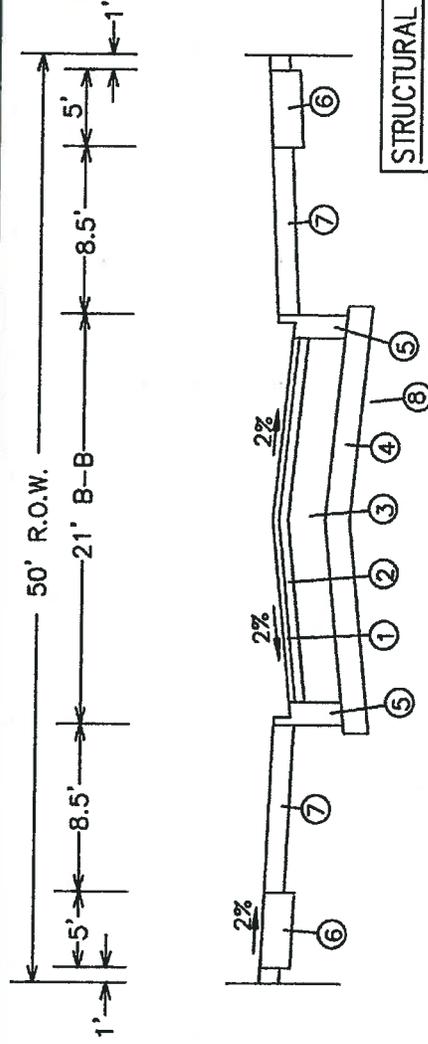
Professional Engineer – Grading Plan



Professional Engineer – Details



TYPICAL SECTION – DETENTION POND
NOT TO SCALE



PAVEMENT SECTION LEGEND

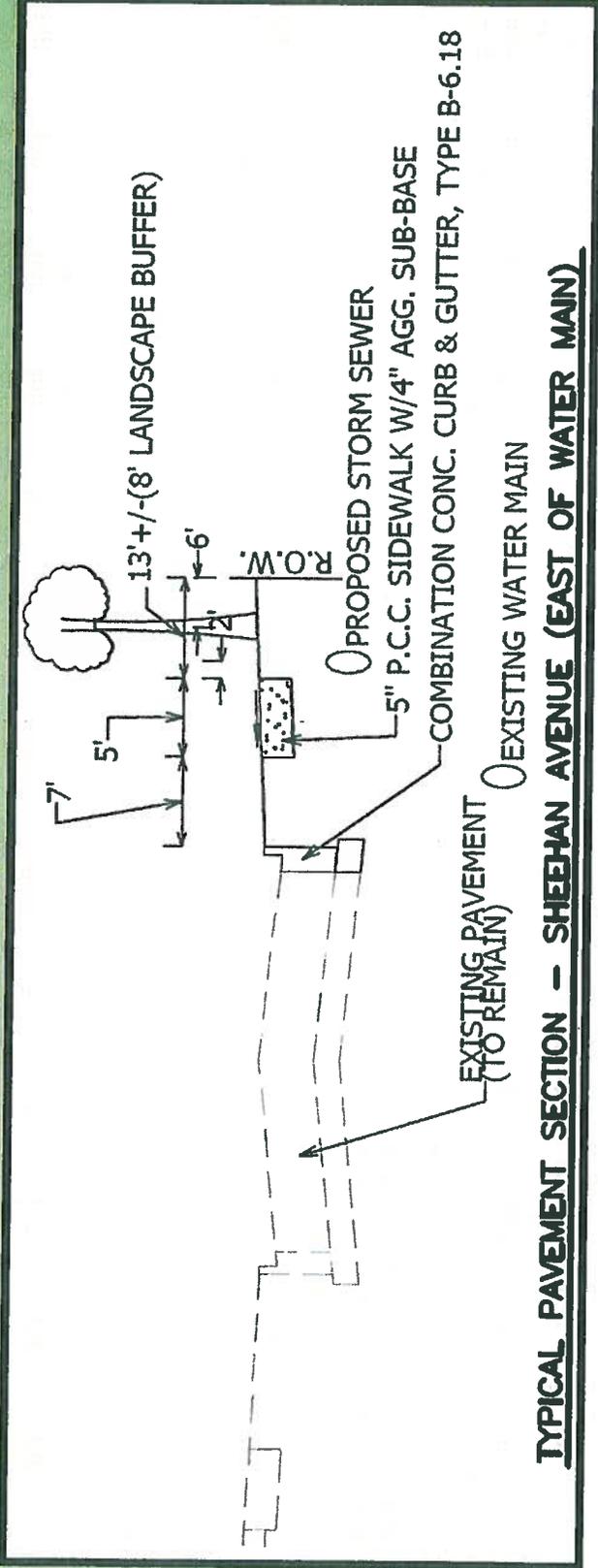
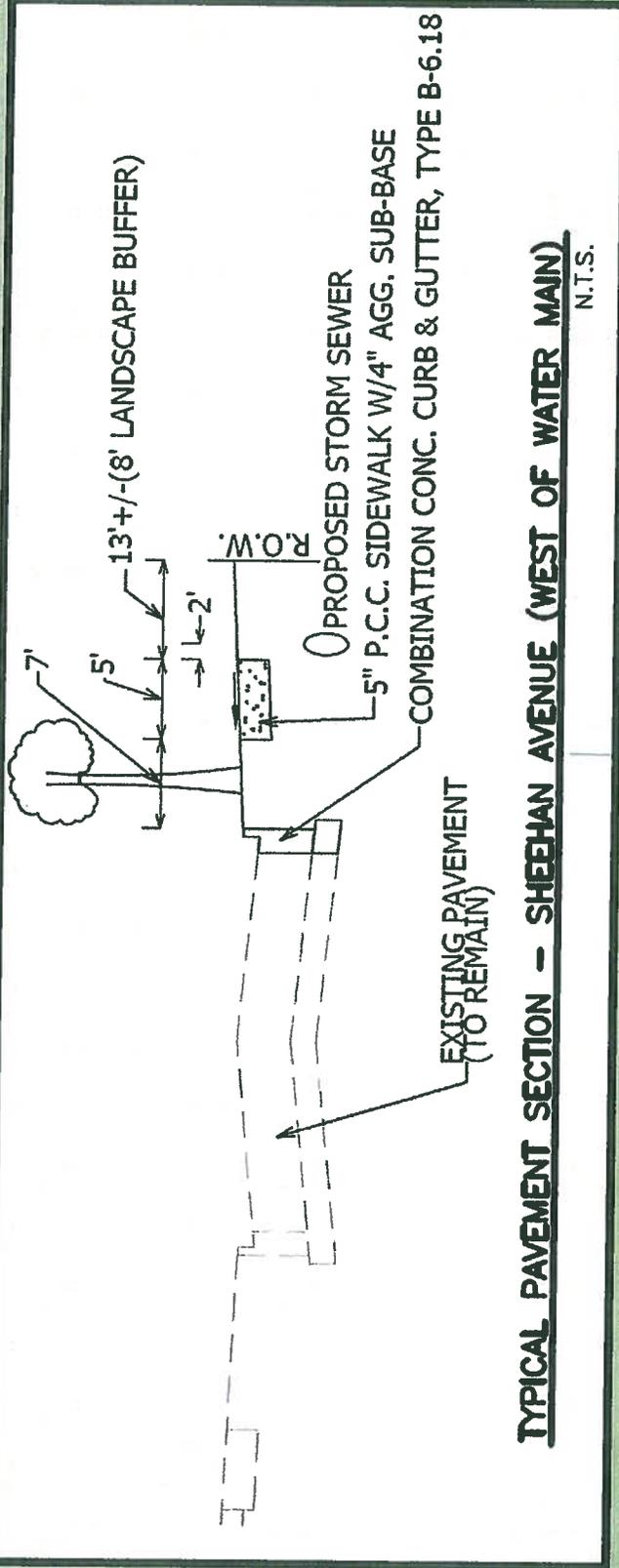
- ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HMA, N50 MIX, D
- ② 2.0" BITUMINOUS CONCRETE BINDER COURSE, HMA, N50, MIX D.
- ③ 6" BITUMINOUS BASE COURSE, HMA, N50
- ④ 4" CRUSHED AGGREGATE SUB-BASE, TYPE B
- ⑤ COMBINATION CONC. CURB & GUTTER, TYPE B-6.12
- ⑥ 5" P.C.C. SIDEWALK W/4" AGG. SUB-BASE
- ⑦ 6" TOP SOIL AND SOD
- ⑧ COMPACTED SUBGRADE, IBR = 3.0 MIN.

STRUCTURAL #:	
1.5 X 0.40	= 0.60
2.0 X 0.33	= 0.66
6.0 X 0.33	= 1.98
4.0 X 0.10	= 0.40
	<hr/>
	3.64

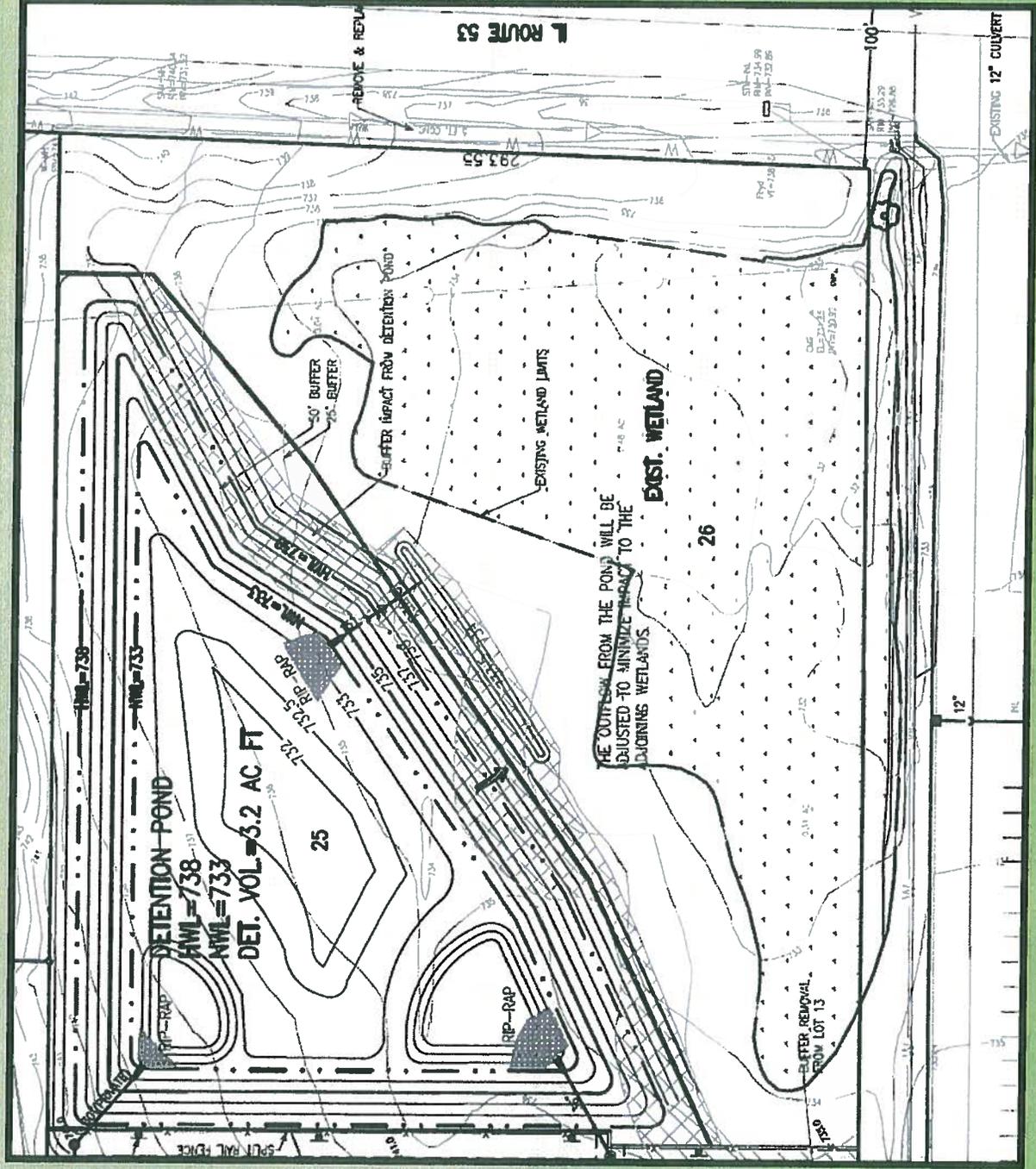
TYPICAL PAVEMENT SECTION – STREETS

N.T.S.

Professional Engineer – Details



Professional Engineer – East Path Opinion



K. Hovnanian Proposed Homes

Plan	Sq Ft	Home Footprint	W	D	LCR at 8800 SF	LCR at 9600 SF	# of Lots at 20% LCR	# of lots at 25% LCR
Bowman	2,517	1,617 SF	50'	38'	18.4%	16.8%	23	23
Stewart	2,827	1,882 SF	50'	46'	21.4%	19.6%	13	23
Morton	3,167	2,399 SF	56'	48'	27.3%	25.0%	2	11

- Variance provides K. Hovnanian the flexibility to build an attached garage home with a similar SF as compared to a size home currently permissible for a detached garage home
- Variance will provide the flexibility to offer structural options off the smaller base plans as desired by home purchasers.

Proposed Home Photos



KJovnanian
Homes

Proposed Home Photos



Proposed Home Photos



The Bowman - 2,517 sq. ft.

The Bowman

FT ELEVATION



GB ELEVATION



HS ELEVATION



The Stewart - 2,827 sq. ft.

The Stewart

FT ELEVATION



GB ELEVATION



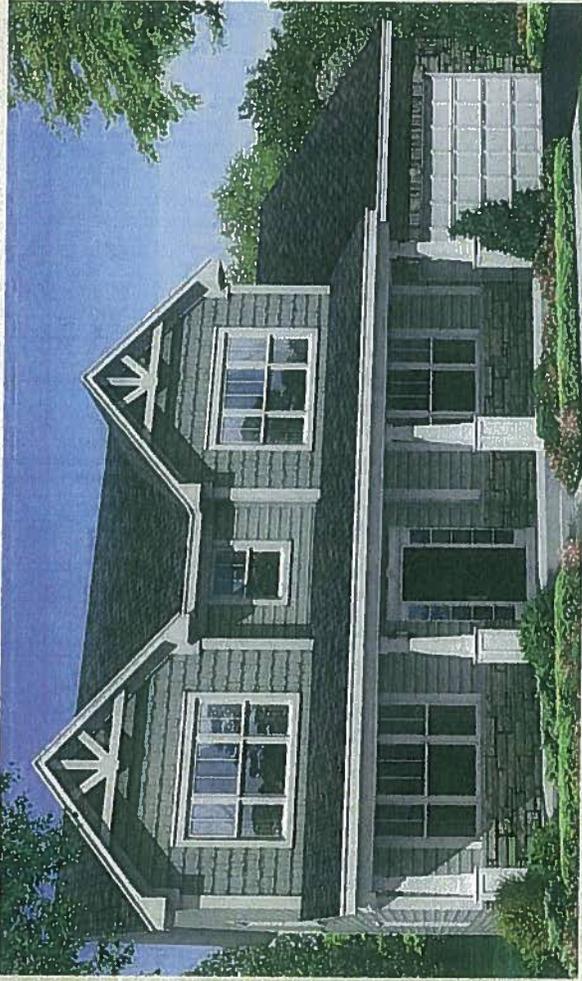
HS ELEVATION



The Morton - 3,167 sq. ft.

The Morton

FT ELEVATION



6S ELEVATION



H8 ELEVATION



Recommended Conditions to Approval

- K. Hovnanian agrees and will work with the Village of Glen Ellyn on all suggested recommendations to approval except:

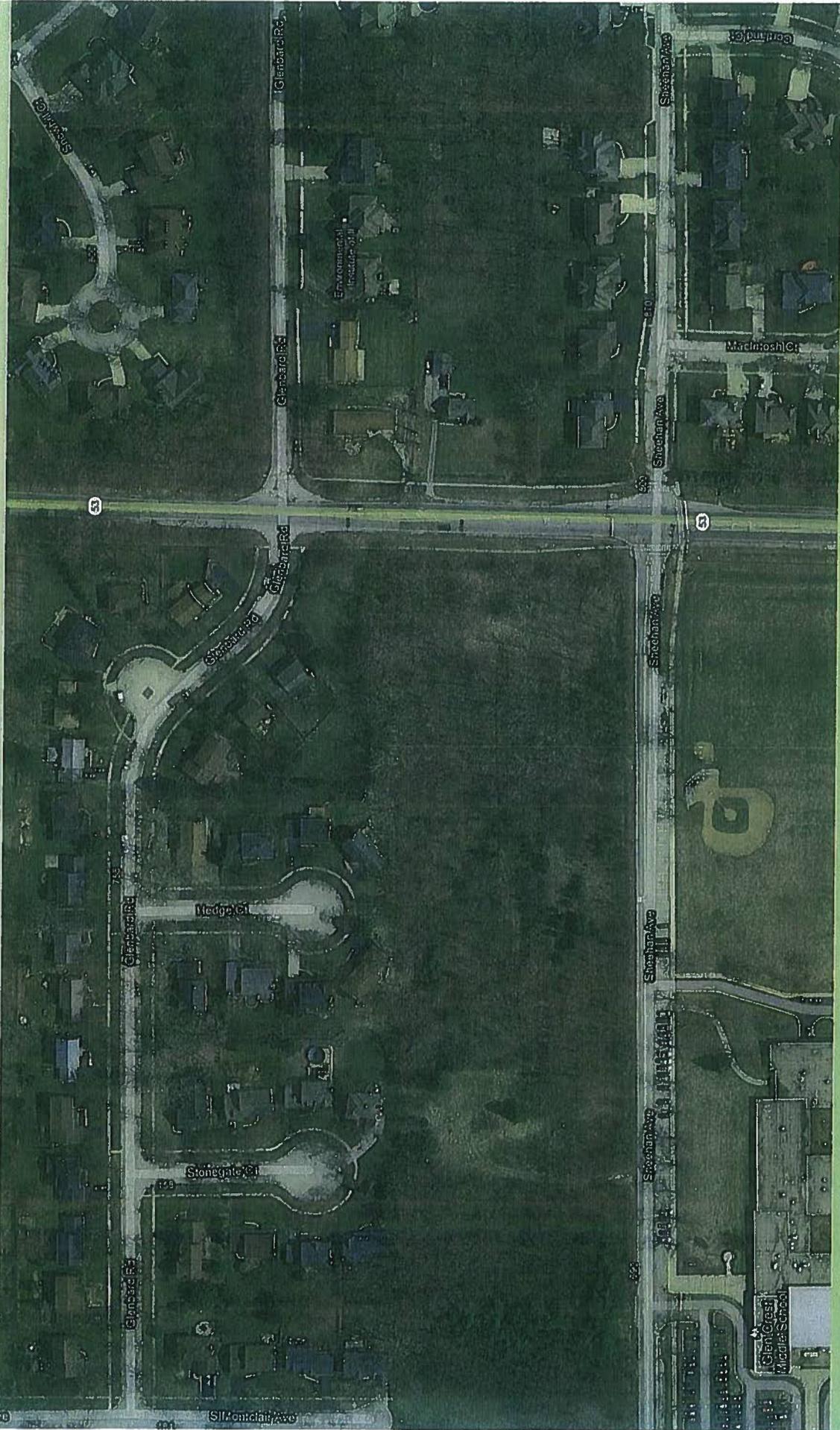
7. F. That the plans be revised to incorporate a pedestrian path thru the wetland/ detention area on the east side of the property.

- As previously discussed the condition presents a safety hazard K. Hovnanian is not comfortable with.
- A safe public sidewalk route is already planned.
- The path provides relatively limited utility based upon the limited connection points, specifically the lack of sidewalk north of Glenbard Avenue.

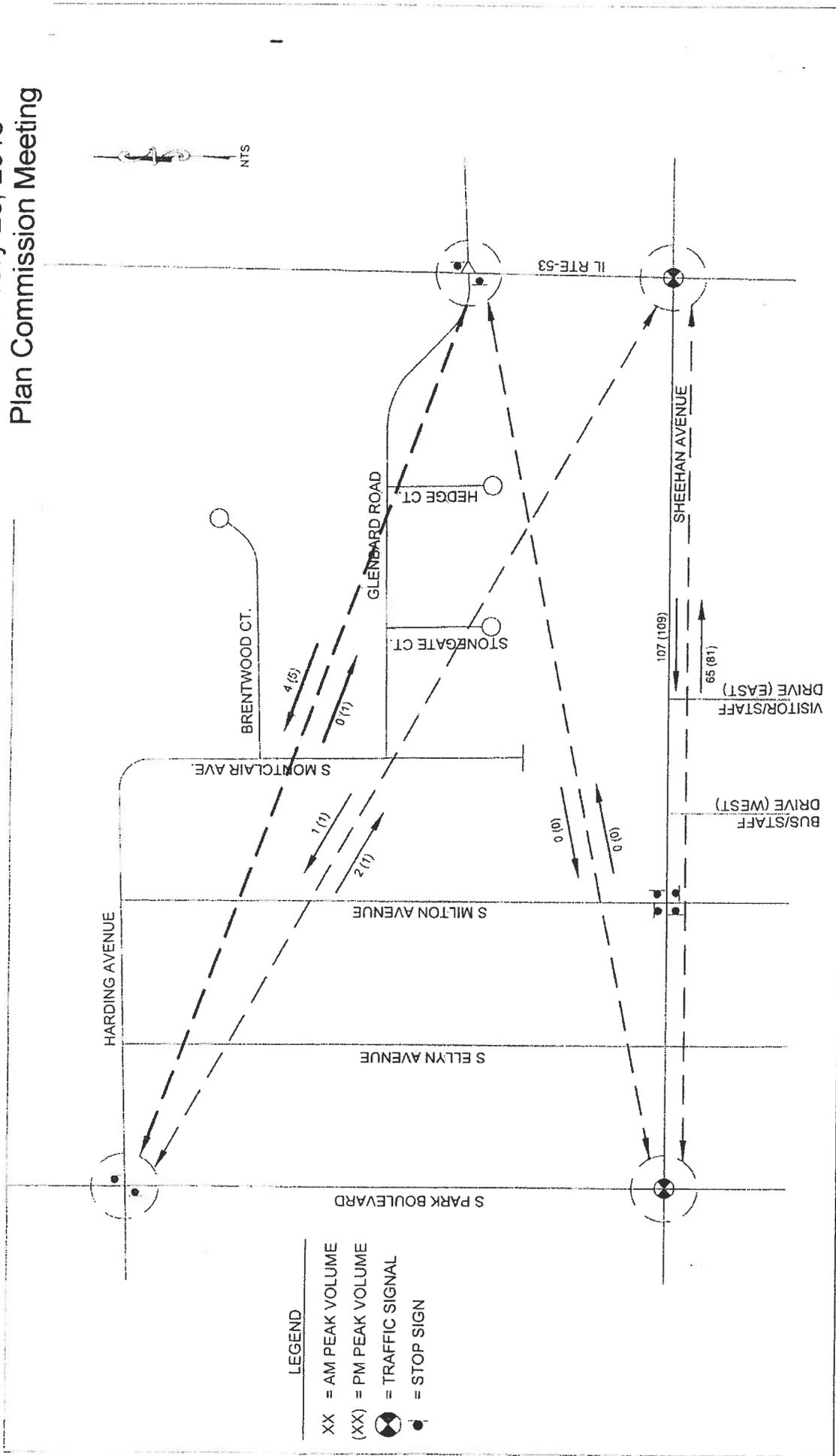
Thank you for your time



Aerial Photo



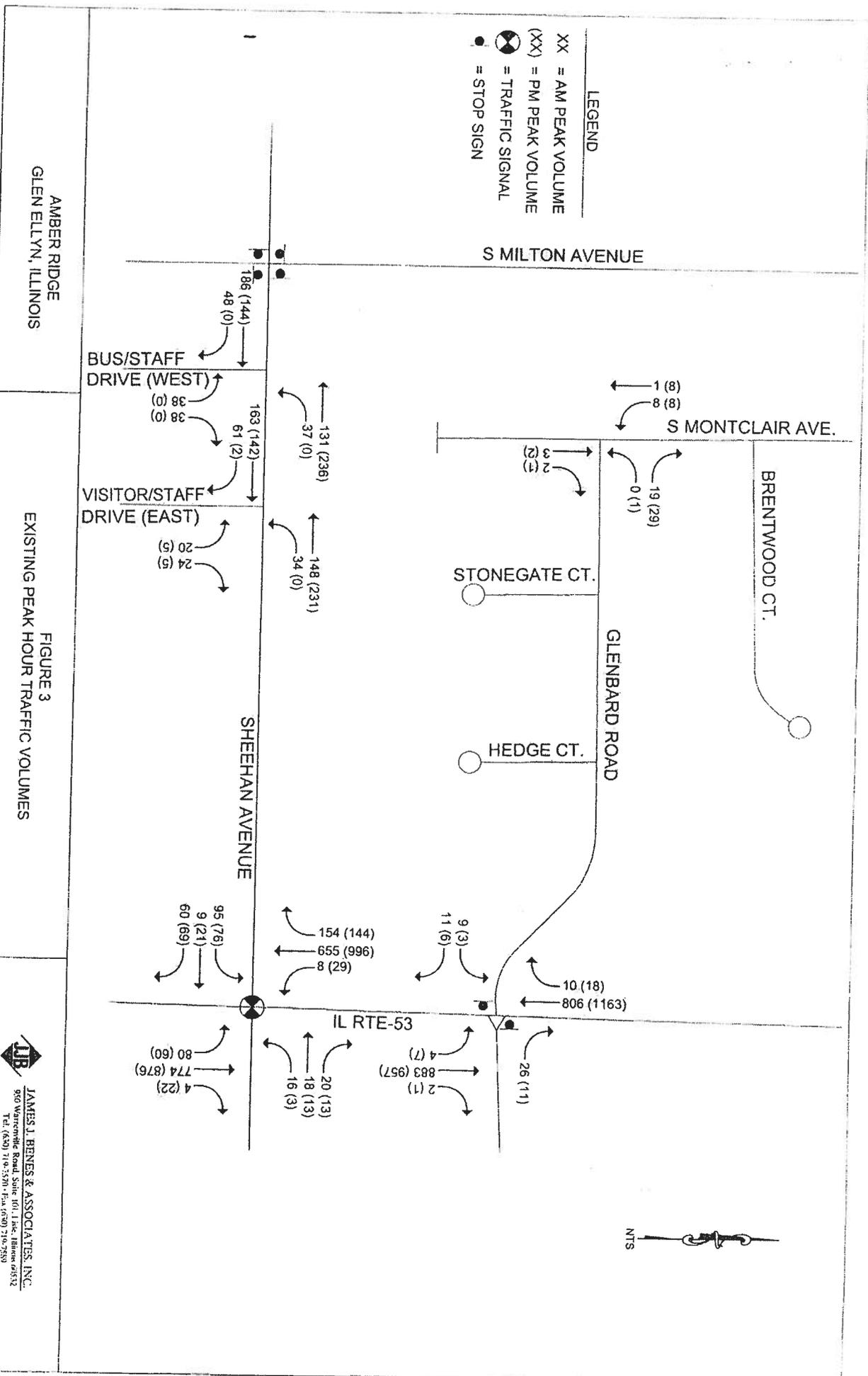
Presented by Traffic Consultant,
 Tom Adomshick
 at February 28, 2013
 Plan Commission Meeting

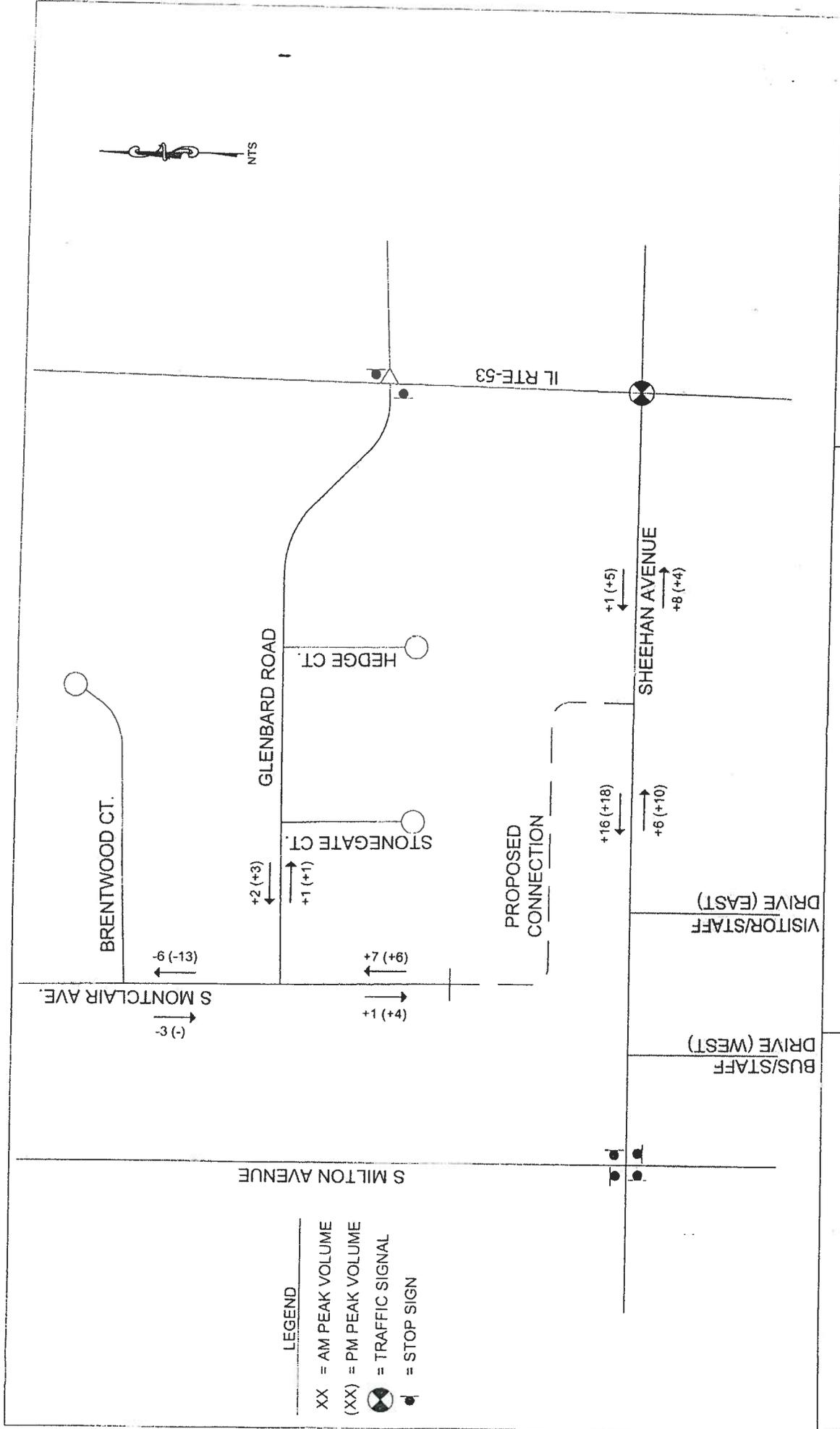


AMBER RIDGE
 GLEN ELLYN, ILLINOIS

FIGURE 4
 EXISTING THROUGH MOVEMENT
 PEAK HOUR VOLUMES

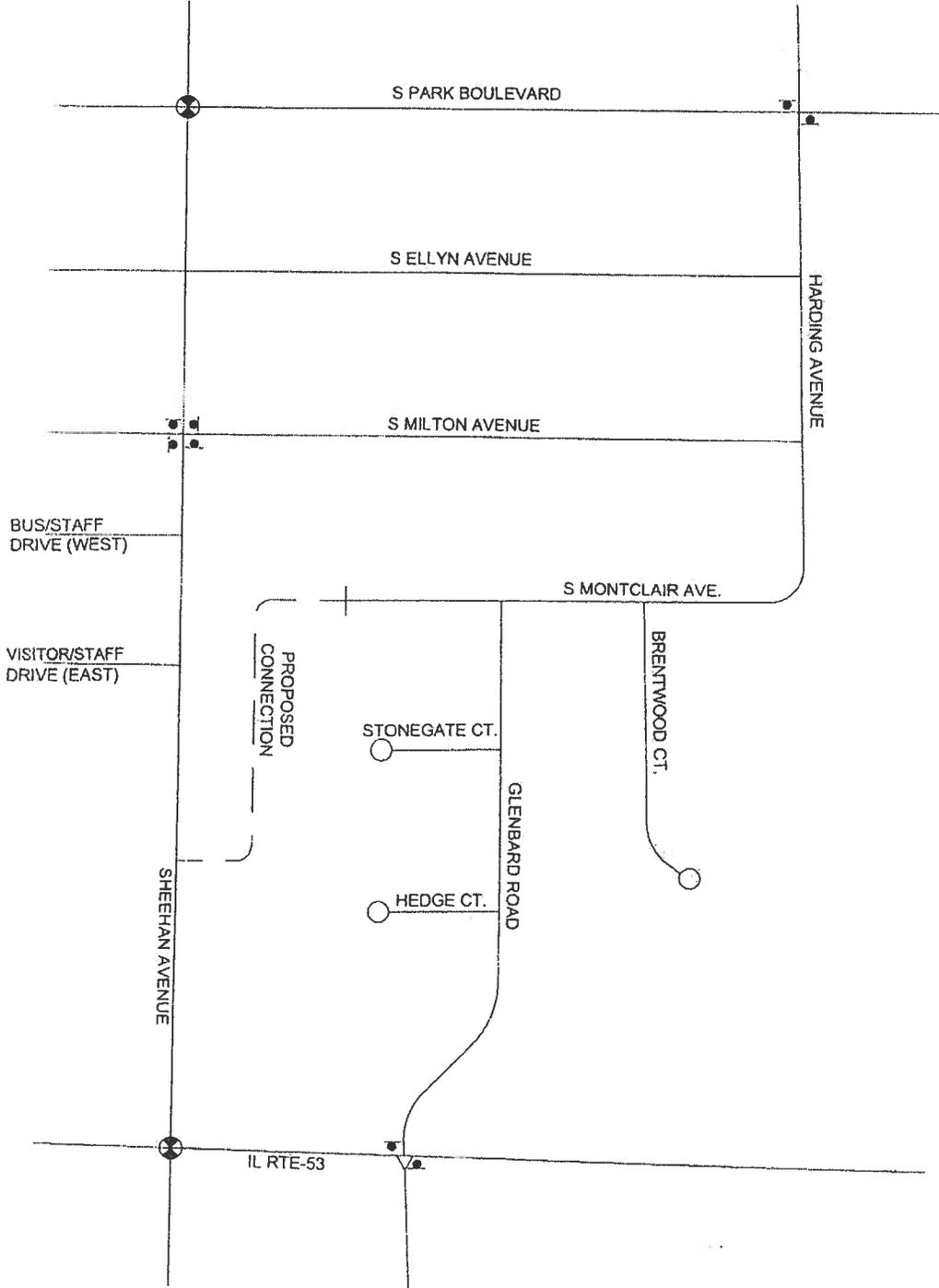
- LEGEND**
- XX = AM PEAK VOLUME
 - (XX) = PM PEAK VOLUME
 - ⊗ = TRAFFIC SIGNAL
 - = STOP SIGN





AMBER RIDGE
GLEN ELLYN, ILLINOIS

⊗ = TRAFFIC SIGNAL
● = STOP SIGN



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