

Is there specific language in the code on what would be required for the "redevelopment plan"?

A development site is defined in the Stormwater Ordinance as:

*Development Site.* The contiguous parcels of land under the ownership or control of the land owner or developer who is making Application for a Stormwater Management Permit. When the development includes subdivision of a parcel, the development site includes all land prior to subdivision. When the owner or developer controls only a portion of a larger development which has already been constructed, the Administrator may consider the larger, previously developed site as the "Development Site" if it was developed under a Stormwater Management Permit issued after February 15, 1992.

It is up to the developer to determine their development site.

The stormwater ordinance (DG Municipal Code Chapter 26) can be found at this location:

[https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=26\\_STORMWATER\\_AND\\_FLOOD\\_PLAIN\\_ORDINANCE](https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=26_STORMWATER_AND_FLOOD_PLAIN_ORDINANCE)

There are a few lots that have concrete or asphalt surface on them, but no structure. How does the village determine if they are required to be within the "redevelopment plan" boundaries? Is it a disturbance threshold, or something else?

The lack of a structure does not necessarily influence the inclusion/exclusion in a development site. It is up to the developer to determine if they would like to include/exclude those parcels from their development site.

Do you have an estimate of the Village's review time for the "redevelopment plan"? Would the review time be different whether it encompassed the entire site or only a portion of the site?

The Village has a stated goal of completing first permit reviews in ten business days and five business days for subsequent submittals. It is the Village's goal to meet these standards with all permit applications.

If the developer is seeking changes to the twelve underlying lots or is seeking variances from the Village's codes, additional zoning approvals will be required and additional time will be needed.

I would still like some clarification on the purpose for the two development plans. My understanding is that the village views the two southern lots each on Seeley and on

Montgomery as properties that are permit ready and can be developed without securing a demolition permit. Is this the village's understanding too?

Yes.

I have tried to locate what constitutes a development plan in the subdivision ordinance and cannot find it. I was looking to understand what the scope of work for this type of plan entails and the review process.

See question above regarding development site. Development site regulations can be found in the Stormwater Ordinance. It is up to the developer to determine their development site.

If we did in fact propose two development plans, I am assuming that ....

- the two southern lots each on Seeley and on Montgomery will have virtually no existing impervious surface and thus require the 50CY of stormwater storage for the home's sump plus whatever storage and PCBMP are needed per the stormwater code.
- The remaining four northern lots each on Seeley and Montgomery would benefit equally from the existing impervious surface on the property i.e., 49,099 less the small amount on the other lots divided by 8 lots.

As detailed above, the four southern lots would require PCBMPs and Residential Stormwater Storage (RSS) per the Stormwater Ordinance. The remaining Seeley and Montgomery lots would have the impervious area split amongst the eight lots. Each lot would be required to provide the RSS and may require PCBMPs depending on the proposal.

With that said we may decide to simply propose one single plan of twelve lots. In that case we are assuming that the 49,099 square foot of impervious can be divided equally over all twelve lots.

Yes. PCBMPs, RSS and possibly site runoff storage would need to be provided in accordance with the Village's Stormwater Ordinance.

Is Downers Grove a full waiver community?

Yes.

Are the lots in a localized poor drainage area?

No.

Are there any known groundwater elevation constraints in the area as they relate to the feasibility of installing functional sump storage, additional storage or PCBMP?

- If there are constraints is there a cash-in-lieu option and how is that option calculated?

The Village does not have any information regarding the groundwater elevation or feasibility of infiltration PCBMPs. The Village does not have a fee-in-lieu option for stormwater management/PCBMPs/RSS.

The sanitary sewer main is in each street and the water main is on the west side of Seeley....I am assuming that open cutting of the street and patching is permissible.

At a minimum half of the road must be open/passable at all times. If multiple services are being installed at the same time, the developer can work with the Traffic Manager to determine what makes the most sense.

Will these lots be subject to school and park impact fees?

Cash in lieu of required land dedication for schools and parks is not required because the property has already been subdivided.

I am assuming that the only trees that are subject to the village's tree ordinance are the one's within the public right-of-way.

Correct.

I wanted to clarify that the corner yard setbacks along Prairie are twenty-four feet.

As currently platted, the setbacks along Prairie Avenue are 24 feet.