

APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

1. Petitioner seeks approval of the Preliminary Plat of Subdivision, a copy of which has been submitted herewith.

2. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code with the exception of the following deviations to permit private roads and a pedestrian walkway in accordance with the plans submitted herewith. The requested deviations meet the standards for granting a subdivision deviation as follows:

a. The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or Petitioner.

The Subject Property is unique in that it is situated 800 feet north of Warrenville Road and

is surrounded by unincorporated single-family residences to the north, wetlands to the east, and the DuPage County Forest Preserve to the west. While the Property includes a 66' corridor which aligns with an existing lighted access to Warrenville Road, Petitioner proposes minor upgrades to the existing private road. A new public road would entail significant grading of the Property, the removal of quality trees, and the placement of a road along the boundary of the Danada Forest Preserve. In lieu of constructing a new public road, Petitioner proposes minor widening of the existing private road surface, the addition of curb-and-gutter, and the installation of a pedestrian walkway; all of which can be done in a manner which appropriately serves the new residential development while minimizing the disturbance of existing grades and surrounding vegetation. In lieu of a traditional sidewalk, the pedestrian walkway will extend along the western property line adjacent to the forest preserve and thus efficiently separate vehicular from pedestrian traffic in accordance with the City's Code regulations. In addition, the private drive and walkway will be owned and maintained by the community's homeowner's association thereby relieving the City's municipal services from any obligation to maintain. Due to the limited frontage along Warrenville Road, the surrounding uses, and the private nature of the proposed subdivision, a private drive and configuration of the pedestrian walkway serving the community will be more well-suited in this location.

b. The requested subdivision deviation is not contrary to the intent and purpose of the provisions of this Title.

The purpose of this provision is to afford convenient access to all property within the subdivision and to effectively separate vehicle and pedestrian traffic from one another. The proposed private drive will maintain 24' width to effectively accommodate two moving lanes of traffic and thus will provide efficient traffic circulation throughout the community. In addition, the pedestrian walkway is designed to extend around the community to provide a recreational

amenity separate from vehicular traffic.