

New subdivision wins approval

By Jennie Korb

Staff writer

The Woodridge Village Board has given the OK to West Chicago-based Airhart Construction Corp.'s plans to build a 23-home, single-family subdivision called Walnut Court on about 10 acres at Walnut Avenue and 63rd Street.

The board approved the development, as well as the annexation of the property into the village Jan. 8. Trustee Robert Brandt opposed both measures, and Trustee Joseph Kagann was absent.

Staci Hulseberg, Woodridge's director of planning and development, said the plans for the development called for only minor variations.

The cul-de-sac on the east side exceeds the allowed maximum length by 60 feet, and the sidewalk on the south side of 63rd Street was allowed to be eliminated from the plans because "it wouldn't go anywhere in either direction," she said.

Hulseberg said the development fits with the city's comprehensive plan, which calls for the area to be developed with one to four single-family homes per acre.

"I think it's going to be a very nice addition to the village of Woodridge," she said.

The prices on the homes range from \$375,000 to \$525,000, with an average lot size of 10,500 square feet. All the homes will have basements and at least a two-car garage, which are

not allowed to project more than 3 feet in front of the living space.

The village also required the developer to preserve the trees along the north, west and east property lines, and to put in a "significant landscape buffer" along the south property line, Hulseberg said.

"It's actually going to be much more densely planted and much more attractive than the existing trees are right now," she said.

But longtime resident Carl Pallaver, who served on the Woodridge Park Board for 12 years and ran unsuccessfully for a village trustee position in 2003, said he hates to see the wooded area lost to make way for homes.

"If they make (I-355) go all the way down to (I-80), that's going to be more traffic, more backup and more pollution, and we need as many trees as we can get in here. We don't need more homes," Pallaver said.

His concerns, which he voiced to the Village Board, also include loss of wildlife, and the development's potential to increase noise pollution at Willow Creek School and create drainage problems in the area.

Not only will the company preserve a number of trees and plant others, it also has agreed to put some \$7,000 worth of landscaping on each home lot. Two detention basins will "more than accommodate" storm water runoff, Hulseberg said.

Jennie Korb's e-mail address is:
jkk@libertysuburban.com