

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 13, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for 1230 Gregory Place	Resolution ✓ Ordinances Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Special Use ordinance has been prepared for 1230 Gregory Place for the construction of in-ground swimming pool.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting this goal are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the May 20, 2008, active agenda.

BACKGROUND

The petitioner owns two adjacent lots of record commonly known as 1230 Gregory Place. There is an existing single family home on the southern lot, and an existing in-ground swimming pool on the northern lot. The petitioner is proposing to replace the existing in-ground pool with a new 16.5-foot by 34-foot in-ground swimming pool in the same location. The new pool would retain the same general size and layout as the existing pool.

Residential accessory structures, such as an in-ground swimming pool, may only be built on a lot which contains a principal structure (e.g. a house), or on a vacant lot adjacent to a second lot which contains a principal structure provided both lots are held in common ownership. In the latter situation, accessory structures may be constructed provided a Special Use is granted by the Village Council.

To be eligible for the Special Use, the two adjacent lots must meet the following conditions:

1. The lots must be held in common ownership.
2. One of the lots must have a principal structure established.
3. The common lot line must be shared for at least 100 feet or 50 percent of the lot line, whichever is greater.

In this case, the lots meet all three of the criteria. The lots are side by side and share a common lot line approximately 112 feet in length.

The bulk regulations of the Zoning Ordinance are summarized in the table below:

1230 Gregory Place Swimming Pool	Required	Proposed
Front Setback	30 feet	70 feet-6 inches
Side Setback	7 feet	10 feet
Rear Setback	7 feet	10 feet – 6 inches
Size (maximum)	1,000 sq. ft.	561 sq. ft.

Staff believes all standards for the Special Use have been met. The proposal is consistent with the intent of the Future Land Use Plan to maintain the property for residential use and will not diminish the use of the surrounding properties. Staff believes the proposed swimming pool is compatible with the surrounding area and will not have an adverse impact on health, safety and welfare, or the existing trend of development in the neighborhood.

The Plan Commission considered petition at its April 7, 2008, meeting. The Plan Commission found the petition met Special Use standards and recommended approval of the petition. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Ordinance

Staff Report with attachments dated April 7, 2008

Minutes of the Plan Commission Hearing dated April 7, 2008

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT AN ACCESSORY STRUCTURE AT 1230 GREGORY PLACE**

WHEREAS, the following described property, to wit:

Lots 71 and 72 in Innisbrook Subdivision Unit No. 2, of all of that part of the Southeast Quarter of Section 30, and all of that part of the North Half of the Northeast Quarter of Section 31, lying southeasterly of the southeasterly right of way of the East and West Tollway, all in Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1977 as Document R77-30616, in DuPage County, Illinois.

Commonly known as 1230 Gregory Place, Downers Grove, IL (PIN 06-31-208-043,-044).

(hereinafter referred to as the "Property") is presently part of Planned Development #16 and is zoned "*R-3, Single Family Residential District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.506 of the Zoning Ordinance be granted to allow construction of an accessory structure (in-ground swimming pool) prior to the construction of a principle structure on the lot.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the

provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit an accessory structure (in-ground swimming pool) at 1230 Gregory Place on a lot prior to the construction of a principal structure.

SECTION 2. This approval is subject to the following conditions:

1. The proposed swimming pool shall substantially conform to the plans and specifications prepared by Barrington Pools, Inc dated October 25, 2007, last revised January 3, 2008 and the Plat of Survey prepared by Allen D. Carradus and Associates dated June 27, 2005 attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the swimming pool prior to the sale of the properties if they are not transferred simultaneously to a single entity.
3. The Village shall record the Special Use ordinance with the DuPage County Recorder of Deeds.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: April 7, 2008

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC 09-08; 1230 Gregory Place: The petitioner is requesting a Special Use to construct a swimming pool on a lot of record prior to the construction of a principal structure on the same lot. The swimming pool is proposed on the vacant lot immediately north of 1230 Gregory Place. Both lots are held under common ownership.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Calvin L. Caywood
1230 Gregory Place
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: Planned Development #16
EXISTING LAND USE: Single Family Residence
PROPERTY SIZE: Approximately 19,146 square feet
PINs: 06-31-208-043 & 06-31-208-044

SURROUNDING ZONING AND LAND USES:

ZONING	
NORTH:	Planned Development #16
SOUTH:	Planned Development #16
EAST:	Planned Development #16
WEST:	Planned Development #16

FUTURE LAND USE
Residential 0-6 DU/Acre
Residential 0-6 DU/Acre
Residential 0-6 DU/Acre
Residential 0-6 DU/Acre

ANALYSIS

SUBMITTALS

This report is based on the following documents which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary/Cover Letter
3. Plat of Survey
4. Pool Plans

DESCRIPTION

The property is located in Innisbrook Subdivision Unit II, which was approved as a Planned Development #16 on May 23, 1977. The petitioner owns two (2) adjacent lots of record commonly known as 1230 Gregory Place. There is an existing single family home on the southern lot, and an existing in-ground swimming pool on the northern lot. The petitioner is proposing to replace the existing in-ground pool with a new 16.5-foot by 34-foot in-ground swimming pool in the same location. The new pool would retain the same general size and layout as the existing pool.

Under the old Zoning Ordinance, the two adjacent lots were considered one zoning lot. As such, the existing pool was a by-right permitted use. Per the current Zoning Ordinance, residential accessory structures, such as an in-ground swimming pool, may only be built on a lot which contains a principal structure (e.g. a house), unless there are two adjacent lots held in common ownership. In the latter situation, accessory structures may be constructed prior to the construction of the principal residence on the same lot provided a Special Use is granted by the Village Council.

To be eligible for the Special Use, the two adjacent lots must meet the following conditions:

1. The lots must be held in common ownership.
2. One of the lots must have a principal structure established.
3. The common lot line must be shared for at least 100 feet or 50% of the lot line, whichever is greater.

In this case, the lots meet all three of the criteria. The lots are side by side and share a common lot line approximately 112 feet in length.

The bulk regulations of the Zoning Ordinance are summarized in the table below:

1230 Gregory Place Swimming Pool	Required	Proposed
Front Setback	30 feet	70 feet-6 inches
Side Setback	7 feet	10 feet
Rear Setback	7 feet	10 feet – 6 inches
Size (maximum)	1,000 sq. ft.	561 sq. ft.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as Residential at a density of 0-6 dwelling units per acre. The proposed pool would replace an existing in-ground swimming pool of similar size and shape in the same location. The proposed use would compliment the uses in the vicinity. The proposal is consistent with the intent of the Future Land Use Plan to maintain the property for residential use and will not diminish the use of the surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned Planned Development #16 and is located in the R-3, Single Family Residential district. An accessory structure, such as a swimming pool, on a lot a lot of record prior to the construction of a principal structure on the same lot is an allowable Special Use in the R-3 district provided the three criteria listed above are met. The properties meet all three criteria and are eligible for consideration of this Special Use. The proposed site plan meets the bulk regulations of Zoning Ordinance.

PUBLIC SAFETY REQUIREMENTS

The proposed pool will have to meet all Village Building and Life Safety Codes. Upon staff's initial review for a building permit, it appears these codes will be met.

NEIGHBORHOOD COMMENT

Staff has not received any written or verbal comments regarding this petition at this time.

FINDINGS OF FACT

The standards for a Special Use are listed below. Staff believes all standards for the Special Use have been met. Staff believes the proposed swimming pool is compatible with the surrounding area and will not have an adverse impact on health, safety and welfare, or the existing trend of development in the neighborhood. As such, staff is recommending approval of the Special Use.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a Special Use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use for the construction of a swimming pool at 1230 Gregory Place is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of the Special Use for construction of an accessory structure on a lot of record prior to the construction of a principal structure subject to the following conditions:

1. The proposed swimming pool shall substantially conform to the plans and specifications prepared by Barrington Pools, Inc dated October 25, 2007, last revised January 3, 2008 and the Plat of Survey prepared by Allen D. Carradus and Associates dated June 27, 2005 attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.

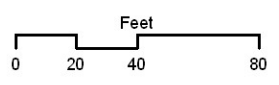
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the swimming pool prior to the sale of the properties if they are not transferred simultaneously to a single entity.

Staff Report Approved By:

Tom Dabareiner, AICP
Community Development Director

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2008 PC Petition Files\PC-09-08 1230 GREGORY PL\Staff Report PC 09-08.doc



1230 GREGORY PLACE



BARRINGTON POOLS, INC.

Swimming Pools - Spas - Enclosures

P.O. Box 6906 • Barrington, IL 60011-3906
(847) 381-1245 • Fax (847) 551-1318

3-10-09

ATTN: DAMIR LATINOVIC
PLANNING & COMMUNITY DEVELOPMENT
(RE.) PROPOSED RENOVATION OF EXISTING SWIMMING
POOL/DECK, C 1230 GREGORY PLACE
OWNERS - CALVIN & ANNIE CAMWOOD

THE EXISTING POOL/DECK ARE LOCATED ON A
SEPARATE LOT OF RECORD THAT DOES NOT CONTAIN
A PRINCIPAL RESIDENCE. THE OWNERS ARE
REQUESTING A "SPECIAL USE VARIANCE", WITH THE
LIMITED INTENTION TO, RENOVATE ONLY, THE EXISTING
POOL & DECK WITHOUT CHANGING THE
EXISTING SIZE, SLOPE OR ELEVATIONS OF WHAT IS
ALREADY EXISTING, RATHER THAN CONSOLIDATE
THE (2) LOTS.

A SITE PLAN FOR THE ENTIRE PROJECT
HAS BEEN SUBMITTED FOR A SUMMARY OF
EVIDENCE. THE SWIMMING POOL & DECK
RENOVATION WORK SHALL COMPLY WITH ALL
VILLAGE CODES.

Steve Horvath
Glen Johnson
ON-SITE DEV. / PLANNING
BARRINGTON POOLS, INC.



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Swimming Pools - Spas - Enclosures

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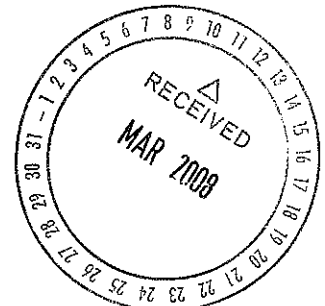
3-8-08

ATTN: DIMITR LANTOVIC
PLANNING & COMMUNITY DEVELOPMENT
(RE) PROPOSED RENOVATION OF EXISTING
SWIMMING POOL & DECK LOCATED @
1230 GREGORY PLACE
OWNERS: CALVIN & FANNIE CAYWOOD

THIS LETTER IS TO SERVE AS
NOTIFICATION THAT CALVIN & FANNIE CAYWOOD
HAVE GIVEN THEIR PERMISSION FOR STEVE
HORKING (WHO IS EMPLOYED WITH BARRINGTON
POOLS, INC.) TO REPRESENT THEM THRU THE
"SPECIAL USE" VARIANCE.

Fannie Marie Caywood owner
Hand Signature
Calvin L. Caywood

Steve Horking
B.P.I.

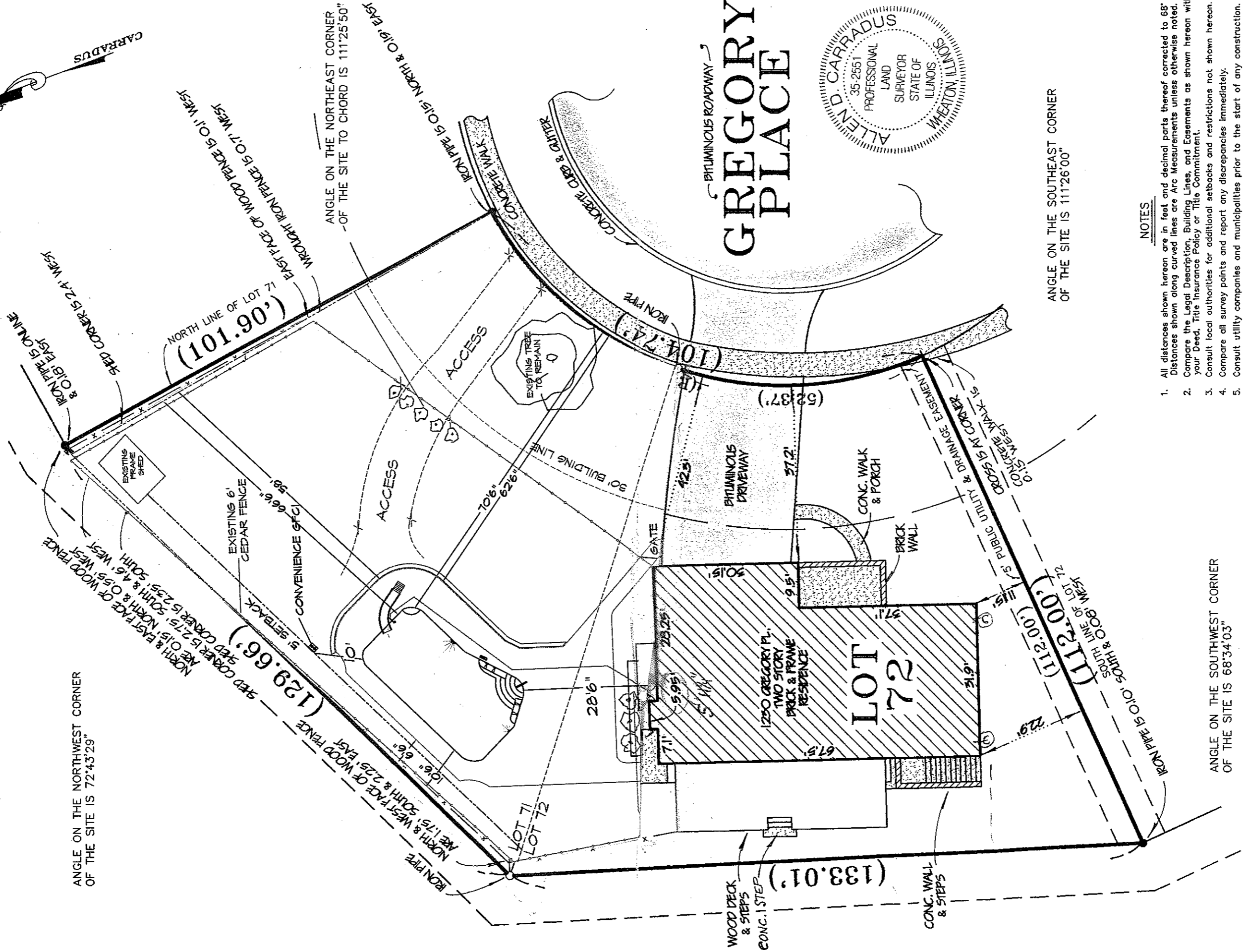


PLAT OF SURVEY

Chaywood - D.G.

- LEGEND:**
 ● Monumentation Found
 ○ Monumentation Set (R.L.S. 35-2551)
 (50') Record Dimension
 -x- Fence Line

LOTS 71 AND 72 IN INNISBROOK SUBDIVISION UNIT NO. 2, OF ALL OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, AND ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SECTION 31, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY OF THE EAST AND WEST TOLLWAY, ALL IN TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1977 AS DOCUMENT R77-30616, IN DU PAGE COUNTY, ILLINOIS.



ANGLE ON THE NORTHWEST CORNER OF THE SITE IS 72°43'29"

ANGLE ON THE NORTHEAST CORNER - OF THE SITE TO CHORD IS 111°25'50"

ANGLE ON THE SOUTHWEST CORNER OF THE SITE IS 68°34'03"

ANGLE ON THE SOUTHEAST CORNER OF THE SITE IS 111°26'00"

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f.
2. Distances shown along curved lines are Arc Measurements unless otherwise noted.
3. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
4. Consult local authorities for additional setbacks and restrictions not shown hereon.
5. Compare all survey points and report any discrepancies immediately.
6. Consult utility companies and municipalities prior to the start of any construction.
7. Dimensions to and along buildings are exterior foundation measurements.
8. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
 COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 27th DAY OF June, A.D. 2005
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2006

ALLEN D. CARRADUS AND ASSOCIATES
 Licensed Surveying, Landed Planning, & Engineering Services
 108 W. Liberty Drive, Wheaton, Illinois 60187
 (630) 588-0416 (Fax) 653-7682

PREPARED FOR: CALVIN CAYWOOD
 DRAWN BY: ADC/TJS DATE: 06/27/05 SCALE: 1" = 20' PLOT NO. 211-45,46
 PROJECT NO. 15697

SCALE : 1/8" = 1'

SUBMIT DRAWINGS 1-3-08
CAYWOOD RESIDENCE

PAGE 1 OF 4

DEMOLITION OF EXISTING POOL & DECK, INSTALLATION OF NEW POOL & DECK PLAN

SCOPE OF WORK

- REMOVAL OF:
EXISTING POOL
EXISTING DECK
EXISTING EQUIPMENT
- INSTALLATION OF:
NEW POOL
NEW DECK
NEW EQUIPMENT

NOTE

NEW POOL & DECK WILL MAINTAIN GENERAL SIZE, SHAPE & LOCATION AS EXISTING

GENERAL NOTE: ALL WORK SHALL COMPLY W/ LOCAL ORDINANCES & CODES.

CODES

- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
- 2000 INTERNATIONAL RESIDENTIAL CODE & D.S. AMENDMENTS
- 2002 NATIONAL ELECTRIC CODE (NEC) & D.S. AMENDMENTS
- CURRENT STATE OF ILLINOIS PLUMBING CODE W/ D.S. AMENDMENTS
- 2000 INTERNATIONAL PROPERTY MAINTENANCE CODE
- CURRENT D.S. ZONING ORDINANCE
- MODEL BARRIER CODE FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS (6-49)
- STANDARD FOR RESIDENTIAL SWIMMING POOLS (11/97)

ELECTRICAL NOTES:

1. NO CONDUCTIONS OVERHEAD WITHIN 10' OF POOL.
2. GROUNDING AND ALL ELECTRICAL WORK SHALL COMPLY WITH NATIONAL CODES.
3. INSTALL GROUND FAULT INTERRUPTERS ON ELECTRICAL CIRCUITS.
4. THERE WILL BE LOCKING TYPE OUTLET 5' FROM POOL & ANOTHER OVER 10' BUT LESS THAN 20' BOTH TO BE GFI.
5. ELECTRICAL OUTLET PER THE 2002 NATIONAL ELECTRICAL CODE SECTION 680-6 (2) & (3).

GENERAL NOTES:

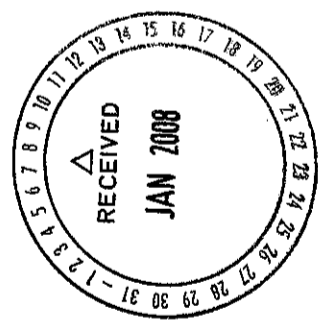
- THE POOL WILL COMPLY WITH ALL PARTS OF NATIONAL SPA AND POOL INSTITUTE MODEL BARRIER CODE FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS.
- ELECTRICAL FROM HOUSE IS RIGID METAL CONDUIT.
- GAS LINES ARE YELLOW GAS PIPE W/ COPPER TRACER THEN 3/4" BLACKPIPE.
- POOL TO BE IN COMPLIANCE WITH 2002 NEC ELECTRICAL CODE.

BUYERS NOTES:

1. TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION.
2. MET DOWN CONCRETE SHELL AT LEAST TWICE DAILY.
3. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY.
4. POOL AREA TO BE FENCED, PER COUNTY OR CITY ORDINANCE.

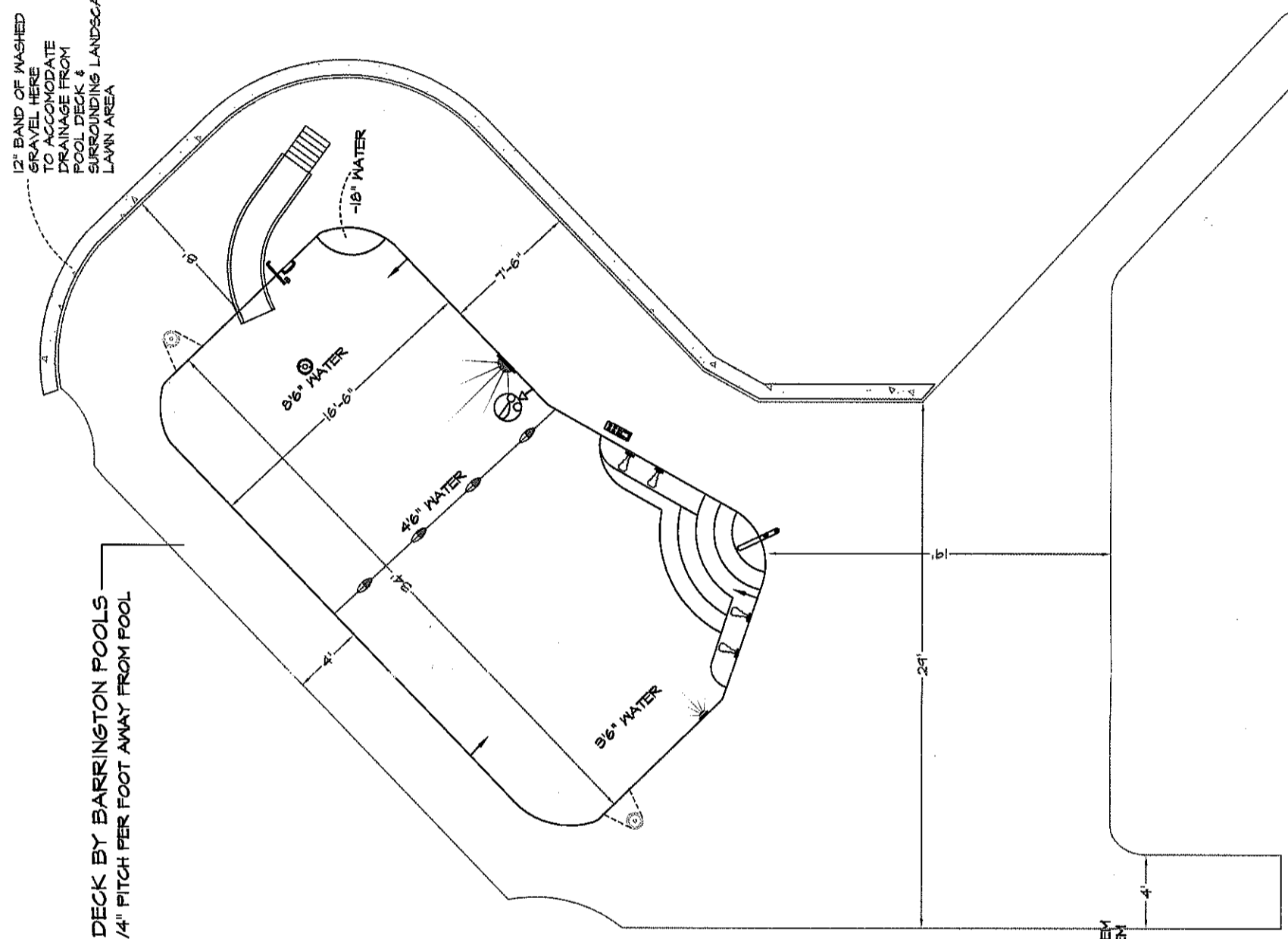
POOL SPECIFICATIONS

- AREA: 16'6" X 24'
- VOLUME: 21000 GALLONS
- TURNOVER RATE: 4.6 HOURS
- PIPING MATERIAL: P.V.C. NSF, APPROVED 990 P.S.I. WORKING PRESSURE
- 2-MAIN DRAINS: 8" W/ GRATE HYDROSTATIC RELIEF VALVE
- POLARIS CLEANING SYSTEM
- 9-INLETS
- FILLSPOUT
- 2-SKIMMERS: AUTO-IN THE WALL W/ STRAINER BASKET
- HEATER, LAARS-GAS
- FILTER: MODIFILER-POLYMER-CARTRIDGE FLOW 90 G.P.M. 460 SQ. FT. W/ MANUAL RELIEF VALVE
- CHLORINATOR: SAN-KING LOCATED AT EQUIPMENT PAD
- 1-UNDERWATER MULTI-COLORED LIGHT: 500 WATT/10 VOLT LIGHT SHELL COPPER W/ GROUND FAULT DETECTION SYSTEM
- 1-UNDERWATER MULTI-COLORED LIGHT: 100 WATT/10 VOLT LIGHT SHELL COPPER W/ GROUND FAULT DETECTION SYSTEM
- PUMP: ONE & HALF HORSEPOWER SELF-PRIMING HEAVY DUTY WITH HAIR & LINT STRAINER
- TEST KIT: TAYLOR #15, K-2005
- CLEANING EQUIPMENT: 1-NYLON BRUSH, 1-5 1/2" POLE, 1-VACUUM HEAD, 1-LEAF SKIMMER, 1-FLEX HOSE
- 5 ENTRY STEPS W/ STAINLESS STEEL HANDRAIL & CUSTOM BENCHES
- ENTRY STEPS: 4 SPA JETS (WITH BOOSTER PUMP)
- SAFETY EQUIPMENT: 1-4 FLOAT, 1/2" LIFELINE SEPARATING THE DEEP END & SHALLOW END
- NATURE II
- AQUALINK CONTROLLING SYSTEM
- (1) 4" SWIM-IN WILDRIDE SLIDE



NOTE: CONCRETE DECK BY BARRINGTON POOLS APPROXIMATELY 1/4" PITCH PER FOOT AWAY FROM POOL

12" BAND OF WASHED GRAVEL HERE TO ACCOMMODATE DRAINAGE FROM POOL DECK & SURROUNDING LANDSCAPE & LAWN AREA



LEGEND:

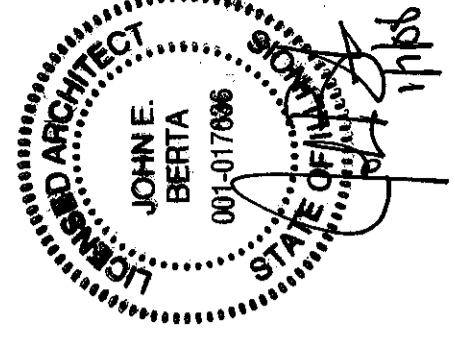
POOL SYMBOLS
 ○ = MAIN DRAIN
 □ = SECONDARY MAIN DRAIN
 ○ = SKIMMER
 □ = FILLSPOUT
 ○ = SAFETY ROPE

○ = UNDER-WATER LIGHT
 ○ = POOL INLET
 ○ = POLARIS
 ○ = SPA SINGLE JET
 ○ = SPA SIDE CONTROL
 ○ = STAINLESS STEEL HANDRAIL

NOTES:

1. OWNER.
2. LAYOUT.
3. EXCAVATOR.
4. PLUMBER - SPLIT SUCTION IN POOL.
5. STEEL.
6. ELECTRIC.
7. SHOTCRETE.
8. TILE.
9. DECK.
10. PLASTER.

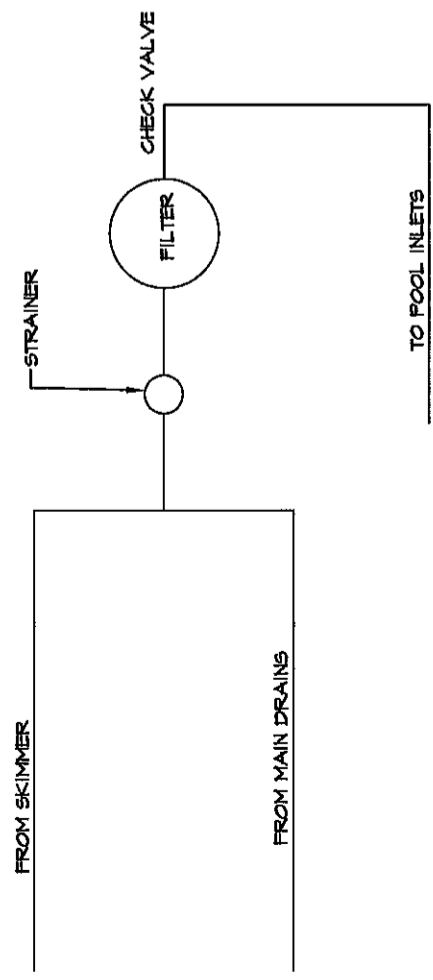
3. DECK - NO DRAIN LOCATIONS FOR MAIN DRAIN - MUST BE ADJUSTED TO DECK CURVE AT TIME OF INSTALLATION.
 5. TRANSFER OF 500 GPM. MUST BE PART OF BEST LOCATION FOR SERVICE.



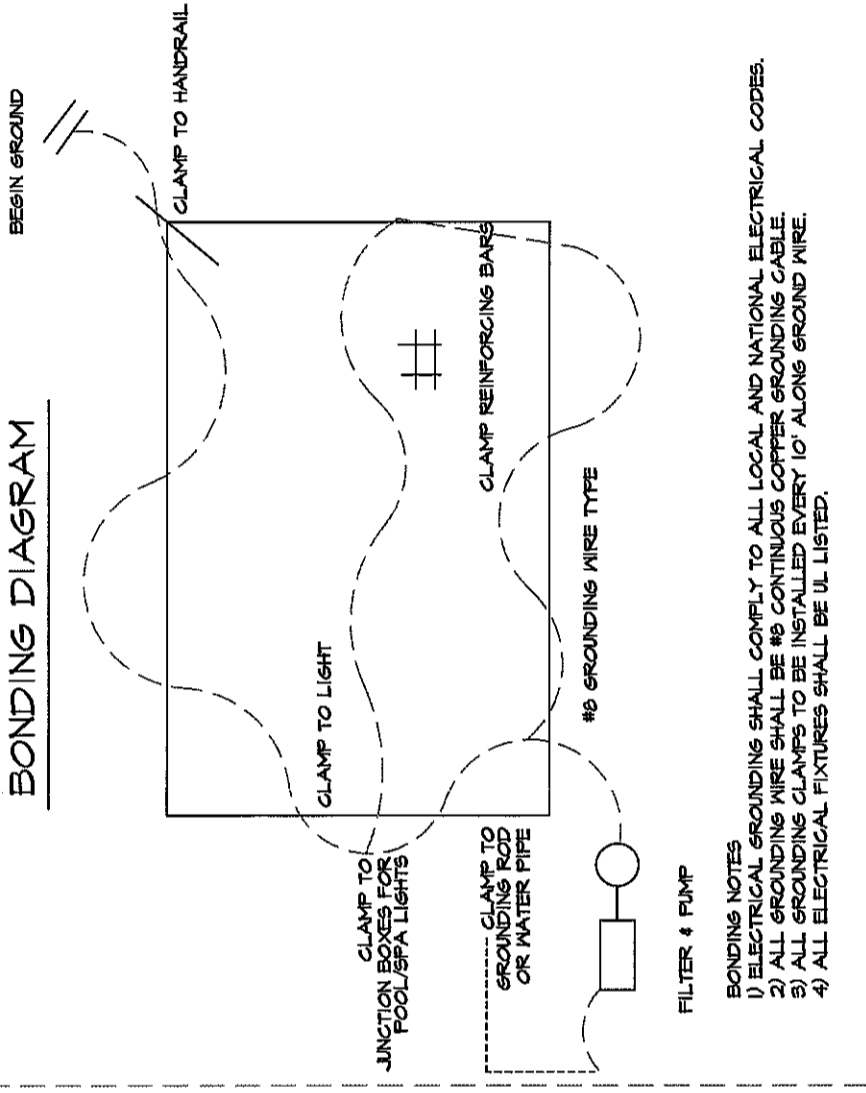
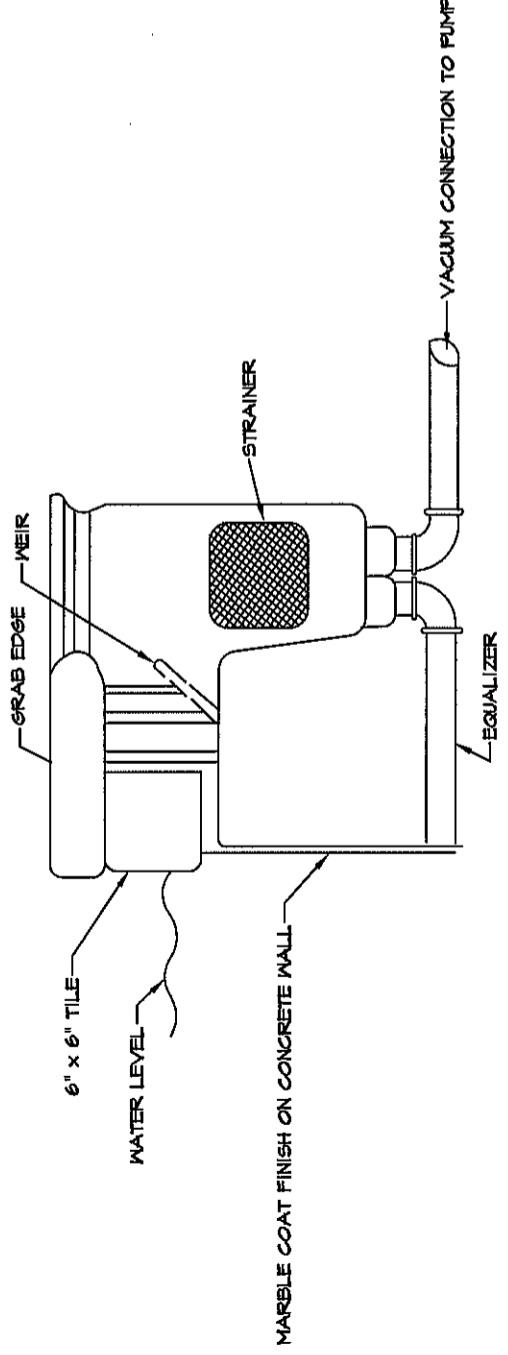
Custom Pools & Spas
BARRINGTON POOLS, INC.
 Phone: 847-381-1245
 11818 W. CRESTVIEW DRIVE
 BARRINGTON, IL 60015
 Ponds Waterfalls
 JOB#: 7-575 CO-OR. STEVE HOPKINS
 NAME: CAYWOOD, CALVIN & FANNIE
 ADDRESS: 1230 GREGORY PLACE
 CITY: DONNERS GROVE, IL 60515
 HOME PHONE: 630-963-0669
 OFFICE PHONE:
 BUILDER:
 SUB-DIV: INNSBROOK
 LOT#: 71 & 72
 SALESMAN: MATT POLICH
 DRAWN BY: MP DATE: 10-25-07
 REVISED BY: SLC DATE: 12-6-07
 REVISED BY: SLC DATE: 1-9-08
 REVISED BY: DATE:
 REVISED BY: DATE:

DEMOLITION OF EXISTING POOL & DECK, INSTALLATION OF NEW POOL & DECK PLAN

PLUMBING SCHEMATIC



SKIMMER DETAIL



- BONDING NOTES
- 1) ELECTRICAL GROUNDING SHALL COMPLY TO ALL LOCAL AND NATIONAL ELECTRICAL CODES.
 - 2) ALL GROUNDING WIRE SHALL BE #8 CONTINUOUS COPPER GROUNDING CABLE.
 - 3) ALL GROUNDING CLAMPS TO BE INSTALLED EVERY 10' ALONG GROUND WIRE.
 - 4) ALL ELECTRICAL FIXTURES SHALL BE UL LISTED.

LEGEND:

Custom Pools & Spas

BARRINGTON POOLS, INC.

1718 W. STATE ST. BARRINGTON, IL 60015

Phone: 847-381-1245

Fax: 847-381-1318

WWW.BARRINGTONPOOLS.COM

Ponds Waterfalls

PO BOX 3906 BARRINGTON, IL 60015

JOB#: 7-575 CO-OR: STEVE HORKING

NAME: CAYWOOD, CALVIN & FANNIE

ADDRESS: 1230 GREGORY PLACE

CITY: DOWNERS GROVE, IL 60515

HOME PHONE: 630-469-0669

OFFICE PHONE:

BUILDER:

SUB-DIV: INNISBROOK

LOT#: 71 & 72

SALESMAN: MATT POLICH

DRAWN BY: MF DATE: 10-25-07

REVISED BY: SLC DATE: 12-6-07

REVISED BY: SLC DATE: 1-3-08

REVISED BY: DATE:

REVISED BY: DATE:

- NOTES:
1. OWNER.
 2. LAYOUT.
 3. EXCAVATOR.
 4. PLUMBER - SELF SUCTION IN POOL
 5. STEEL.
 6. ELECTRIC.
 7. SHOTCRETE.
 8. TILE.
 9. DECK.
 10. PLASTER.

2. DECK DRAIN LOCATIONS PER PLAN MAY REQUIRE ADJUSTMENTS BY DECK CREW AT TIME OF INSTALLATION.

3. MANAGEMENT OF SOO UNIT MAY VARY DUE TO BEST PRACTICES FOR SUBMITTER.

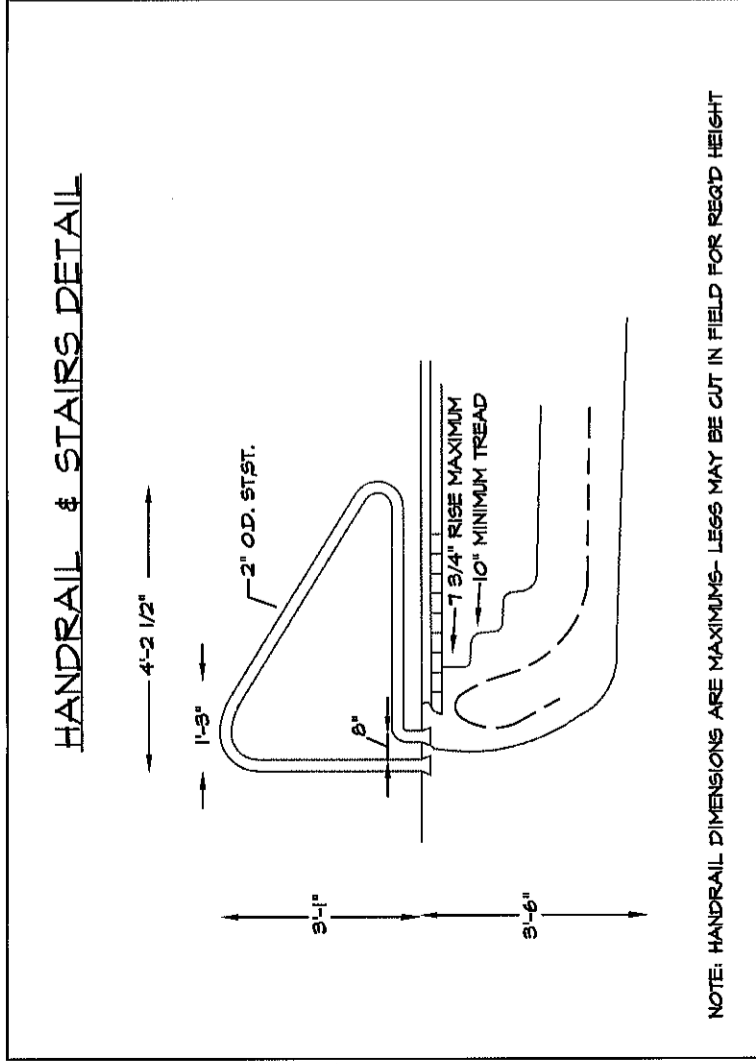
LICENSED ARCHITECT

JOHN E. BERTA

001-017886

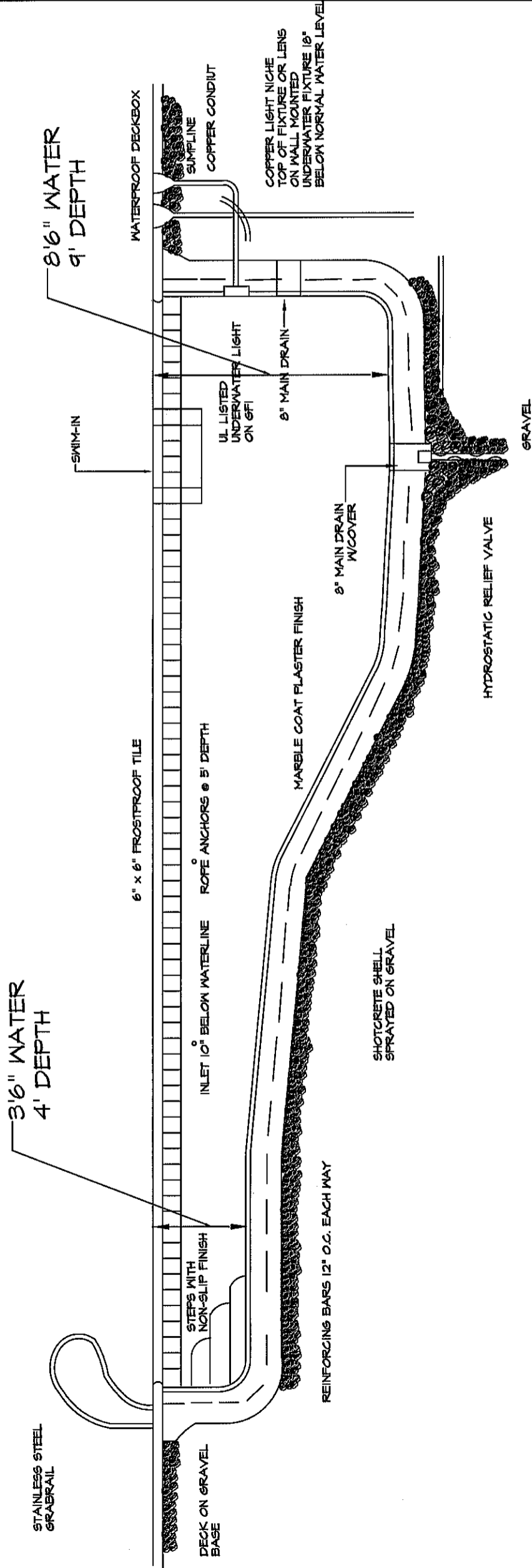
STATE OF ILLINOIS

11/18



TYPICAL POOL SECTION

THIS DRAWING IS NOT TO SCALE



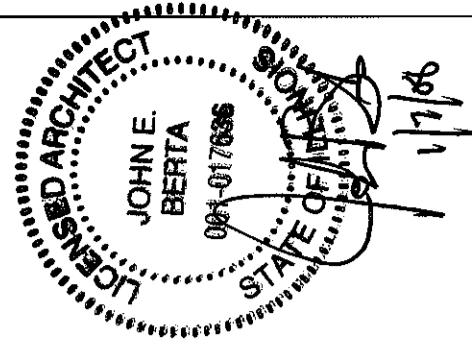
LEGEND:

Custom Pools & Spas
BARRINGTON POOLS, INC.
 1100 W. BARRINGTON RD.
 BARRINGTON, IL 60015
 PHONE: 847-381-1245
 FAX: 847-381-1318
 WWW.BARRINGTONPOOLS.COM
 PO BOX 3306
 BARRINGTON, IL 60015
 Ponds Waterfalls
 JOB#: 7-575 CO-OR: STEVE HOPKINS
 NAME: CAYWOOD, CALVIN & FANNIE
 ADDRESS: 1230 GREGORY PLACE
 CITY: DOWNERS GROVE, IL 60515
 HOME PHONE: 630-469-0669
 OFFICE PHONE:
 BUILDER:
 SUB-DIV: INNERLOOK
 LOTS: 71 & 72
 SALESMAN: MATT POLICH
 DRAWN BY: MF DATE: 10-25-07
 REVISED BY: SLC DATE: 12-6-07
 REVISED BY: SLC DATE: 1-3-08
 REVISED BY: DATE:
 REVISED BY: DATE:

NOTES:

1. OWNER.
2. LAYOUT.
3. EXCAVATOR.
4. PLUMBER- GELIF SUCTION IN POOL
5. STEEL.
6. ELECTRIC.
7. SHOTCRETE.
8. TILE.
9. DECK.
10. PLASTER.

2. DECK DRAIN LOCATIONS PER PLAN
 MAY REQUIRE ADJUSTMENTS BY DECK
 CREW AT TIME OF INSTALLATION.
 3. PLACEMENT OF GFI UNIT MAY VARY
 DUE TO BEST LOCATION FOR SERVICE.

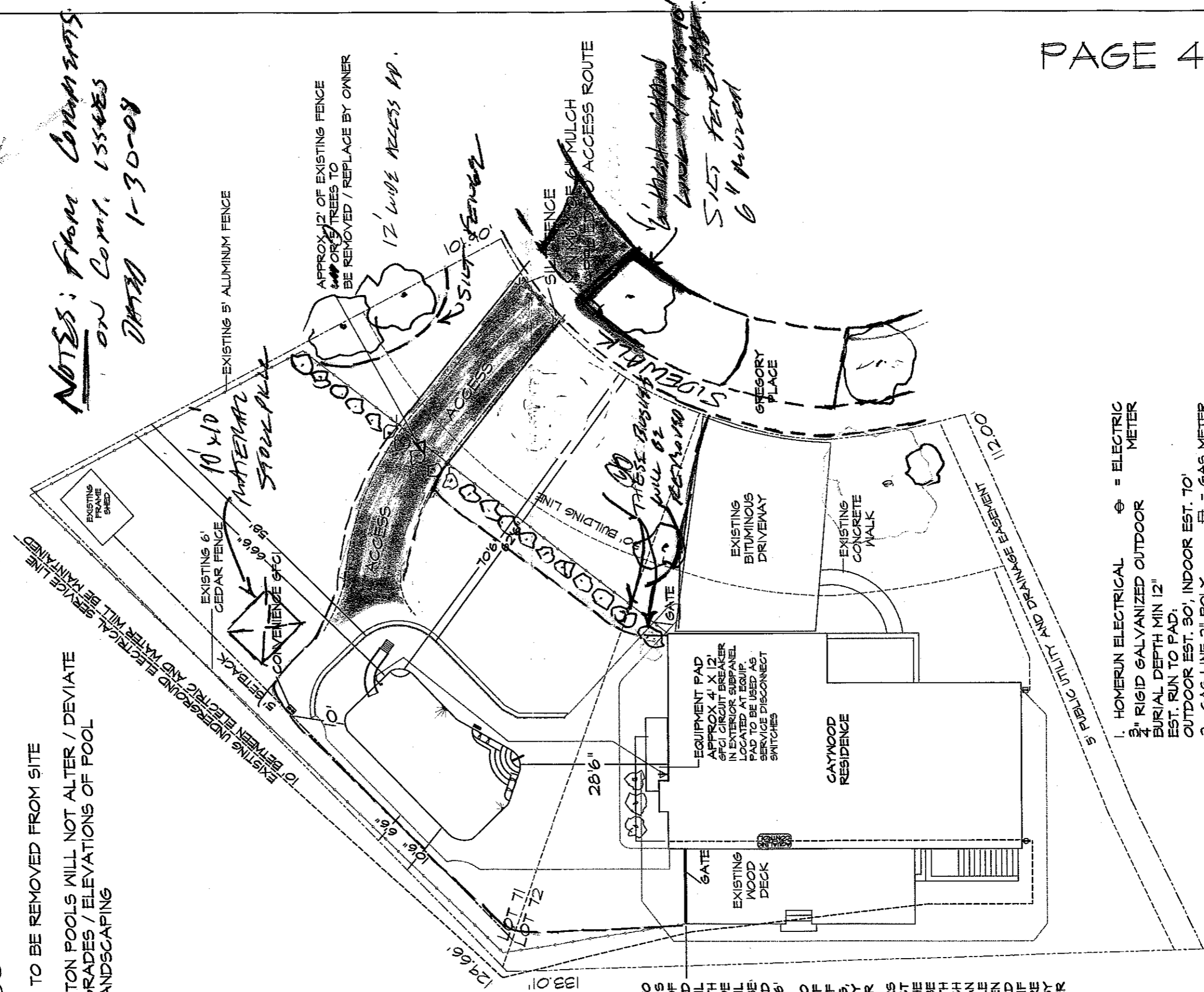


SUBMIT DRAWINGS 1-3-08
 GAYWOOD RESIDENCE
 1230 GREGORY PLACE,
 DOWNERS GROVE, IL 60515
 DEMOLITION OF EXISTING POOL & DECK
 INSTALLATION OF NEW POOL & DECK
 SUBMITTED BY: BARRINGTON POOLS, INC.
 847-381-1245 JOB: 7-575 DATE: 1/08
 DRAWINGS BY: SLC/SLC
 SCALE: 1" = 20'

SCOPE OF WORK
 - REMOVAL OF:
 EXISTING POOL
 EXISTING DECK
 EXISTING EQUIPMENT
 - INSTALLATION OF:
 NEW POOL
 NEW DECK
 NEW EQUIPMENT
NOTE
 NEW POOL MAINTAINING
 GENERAL SIZE/SHAPE &
 LOCATION AS EXISTING

- ALL FILL TO BE REMOVED FROM SITE
- BARRINGTON POOLS WILL NOT ALTER / DEVIATE EXISTING GRADES / ELEVATIONS OF POOL AND OR LANDSCAPING

NOTES: FROM COMMENTS ON COMT. ISSUES DATA 1-30-08



OWNER TO MODIFY THIS SECTION OF DECK AND RAIL TO COMPLY WITH BARRIER CODE EXISTING RAIL EST. 30" TO BE MODIFIED TO EST. 6'

ALL GATES TO BE SELF CLOSING, SELF LATCHING, LOCKABLE - BY OWNER

ALL DOORS W/DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN IF PRESENT, ARE OPENED - BY OWNER

1. HOMERUN ELECTRICAL Ⓢ = ELECTRIC METER
2. 3" RIGID GALVANIZED OUTDOOR BURIAL DEPTH MIN 12" EST. RUN TO PAD:
3. 2" GAS LINE 2" POLY W/#14 TRACER WIRE BURIAL DEPTH MIN. 18" EST. RUN TO PAD 150' = GAS METER
4. 3/4" SCH. 40 PVC WATER SUPPLY TO FILLSPOUT EST. RUN 65' = SPIGOT



↑ = IN HOUSE CONTROL

ALL MEASUREMENTS ARE APPROXIMATE

FILE NO. PC-09-08 A petition seeking approval of a Special Use to construct an in-ground swimming pool on a vacant lot of record, which does not contain a principal structure. The property is located on the bulb of the Gregory Place cul-de-sac, approximately 150 feet West of Saratoga Avenue, commonly known as 1230 Gregory Place, Downers Grove, IL (PIN 06-31-208-043,-044); Calvin L. Caywood, Petitioner/Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-09-08.

Mr. Damir Latinovic, Village Planner, explained the subject property is located in Innisbrook Subdivision Unit II, which was approved as Planned Development #16 on May 23, 1977. It is zoned R-3, Single Family Residential. The petitioner owns two adjacent lots of record commonly known as 1230 Gregory Place, and an existing single family home sits on the southern lot while an existing in-ground swimming pool is on the northern lot. The petitioner is seeking a Special Use to reconstruct the 16.5-foot by 34-foot in-ground swimming pool on the vacant lot of record. The petitioner originally applied for a building permit to reconstruct the pool in January 2008 when staff advised him of the Special Use because it was a non-conforming use according to the Village's current Zoning Ordinance. The new pool will retain the same general size and layout as the existing pool and be ten feet from the side and rear property lines where seven feet is required. The petitioner has chosen to request a Special Use versus consolidating his lots.

The Future Land Use Plan designates the subject property as Residential at a density of 0-6 dwelling units per acre. The proposed pool would complement the existing uses in the neighborhood and was consistent with the Future Land Use Plan to preserve the property for residential use in the future. Mr. Latinovic explained in order to request a Special Use permit, three conditions must be met: 1) the two lots must be contiguous and in common ownership; 2) a principal structure must exist on one of the lots; and 3) the common lot line must be shared for 100 feet or 50% of the lot line, whichever is greater. The petitioner met all three conditions. Should the Special Use be approved, a restriction would be placed in the Special Use Ordinance and recorded in the DuPage County Recorder's Office that requires the swimming pool to be demolished on the property if the two lots were to be sold separately. No written comments were received from the neighbors. Staff supported the request.

Chairman Jirik discussed the value of the pool, the value it creates to the lot and the demolition requirement. He pointed out to mandate it upon the split, causes the inability to utilize an asset. He suggested reviewing wording that retains the concept of demolition in the absence of the new entity constructing a principal dwelling within in a certain time period; i.e., 12 months, as a reasonable alternative. Mr. Latinovic reminded the Chairman that the Commission could amend any conditions. However, from staff's perspective, recordkeeping could become an issue. When asked if the Special Use could be amended to remove the deed restriction at that point, Mr. Latinovic stated it could be done.

Mr. O'Brien further explained staff's intent was to record the Special Use with the County Recorder so the restriction is discovered during title searches. If a purchaser wanted a different arrangement, then the purchaser could approach the Village with their requests and then staff could review whether the request met the intent of the zoning ordinance.

Mr. Steve Hopkins, with Barrington Pools, Inc., thanked staff during the entire process and was present to support his clients, the Caywoods. He reiterated the pool would be constructed to Code with no alterations to be made to the existing elevations or footprint. Asked if it was possible for the owners to build a single-family home in the future on the lot and whether it could be done without demolishing the pool, the Chairman believed if it conformed with all the setback requirements it was a matter of getting the permit, but the individual would have to speak to staff. Mr. O'Brien stated the conveyance triggers the deed restriction. An explanation followed.

Mr. Waechtler asked if there is a fence around the pool and Mr. Hopkins confirmed stating a six-foot high solid fence is currently surrounding the pool and will remain.

Chairman Jirik opened up the meeting to public comment. No public comment received. Public comment was closed. No further discussion followed by the Commissioners.

WITH RESPECT TO FILE NO. PC-09-08, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL RECOMMENDING APPROVAL OF THE SPECIAL USE FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE ON A LOT OF RECORD PRIOR TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED SWIMMING POOL SHALL SUBSTANTIALLY CONFORM TO THE PLANS AND SPECIFICATIONS PREPARED BY BARRINGTON POOLS, INC DATED OCTOBER 25, 2007, LAST REVISED JANUARY 3, 2008 AND THE PLAT OF SURVEY PREPARED BY ALLEN D. CARRADUS AND ASSOCIATES DATED JUNE 27, 2005 ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
- 2. A RESTRICTION SHALL BE RECORDED AGAINST THE PROPERTIES WITH THE DUPAGE COUNTY RECORDER OF DEEDS THAT REQUIRES DEMOLITION OF THE SWIMMING POOL PRIOR TO THE SALE OF THE PROPERTIES IF THEY ARE NOT TRANSFERRED SIMULTANEOUSLY TO A SINGLE ENTITY.**

THE MOTION WAS SECONDED BY MR. BEGGS.

ROLL CALL:

**AYE: MR. COZZO, MR. BEGGS, MRS. HAMERNIK, MR. MATEJCZYK,
MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 8-0