

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 12, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision – 4929 Montgomery Avenue	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for the Final Plat of Subdivision has been prepared to consolidate two existing lots into one for the property located at 4929 Montgomery Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals 2013 identified *Preservation of our Residential and Neighborhood Character*. Supporting this goal is the objective *Tolerance of Neighborhood Private Development*. Staff believes the proposed development complies with the Strategic Plan.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the May 19, 2009 active agenda per the Plan Commission's recommendation.

BACKGROUND

The 15,260 -square foot property is zoned R-4 Single Family Residence district and consists of two 50-foot by 152.6-foot lots of record. An existing single family home is located across both lots. A detached two-car garage is located in the rear of the north lot. The petitioner is requesting approval of the Final Plat of Subdivision to consolidate the two existing lots on the property into one new lot. The request will allow for the demolition of the existing home and garage and construction of a new single family home with attached garage.

The petitioner has not requested any exceptions from the Subdivision Ordinance. All required infrastructure currently exists and no new public improvements are required. The proposed lot will include five-foot wide utility easements along the side property lines and a ten-foot wide utility easement along the rear property line which meet the requirement for public utility easements. The proposed lot will exceed all minimum lot dimension requirements for the R-4 Single Family Residence district as specified in the table below:

4929 Montgomery Avenue	Required	Proposed
Frontage	45 feet	100 feet
Lot Width	50 feet	100 feet
Lot Depth	140 feet	152.6 feet (existing no change)
Lot Area	7, 500 sq. ft.	15,260 sq. ft.

The proposed consolidation will increase the side yard setback requirement from five feet to ten feet. The increase in the side yard setback requirement will allow adequate space for appropriate drainage pattern on the property for the new house. The petitioner has submitted plans and all required documents for the building permit for the new single family home on the property. The plans indicate the new structure will meet all requirements of the Zoning Ordinance. The petitioner is awaiting final approval by the Village Council to proceed.

The Plan Commission considered the petition at their May 4, 2009 meeting. Two residents inquired about the storm water management practices for new single family home construction. Staff confirmed that the building permit application for the new house is under review by the Community Development Department and by the Village's stormwater engineers. The proposed plans will have to meet all provisions of the Stormwater Ordinance.

Based on their findings, the Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

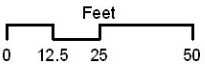
ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated May 4, 2009

Minutes of the Plan Commission Hearing dated May 4, 2009



4929 Montgomery Avenue

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL
PLAT OF SUBDIVISION FOR 4929 MONTGOMERY AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the final Plat of Subdivision for 4929 Montgomery Avenue, located on the East side of Montgomery Avenue, approximately 200 feet North of Warren Avenue, Downers Grove, Illinois, legally described as follows:

Lot 24 in Branigar Bros. Wooded Homesites, a subdivision in the North Half of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and in the North Half of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 2, 1920, as Document No. 144598, in DuPage County, Illinois and Lot 25 in Branigar Bros. Wooded Homesites, a subdivision in the North Half of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and in the North Half of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 2, 1920, as Document No. 144598, in DuPage County, Illinois,

Commonly known as 4929 Montgomery Avenue, Downers Grove, IL (PIN 09-07-210-019)

WHEREAS, notice has been given and hearing held on May 4, 2009 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the final Plat of Subdivision for 4929 Montgomery Avenue as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the final Plat of Resubdivision for 4929 Montgomery Avenue, be and is hereby approved subject to the following condition:

1. The final Plat of Subdivision shall substantially conform to the Sigerich Re-subdivision plat prepared by Landmark Consulting, PC. dated April 7, 2009 except as such plan may be modified to conform to the Village Codes and Ordinances.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat of subdivision.

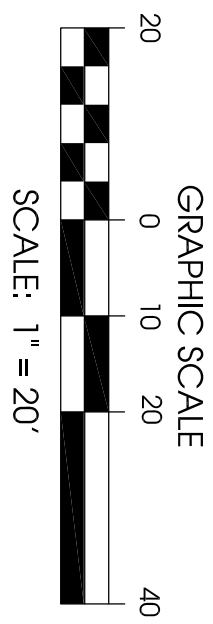
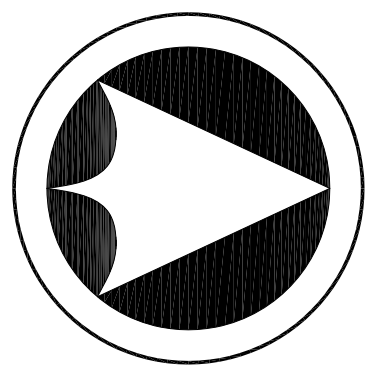
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



Sigerich Resubdivision

BEING A RESUBDIVISION OF LOTS 24 AND 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

AND
HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED AT _____ CITY _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
MONTH _____

BY: _____
) WALTER SIGERICH

BY: _____
) CAROL SHEPARD

NOTARYS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ PRINT NAME _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

AND
PERSONALLY KNOW TOGETHER TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE SIGNATURES WERE AFFIXED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN, FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20____
MONTH _____

NOTARY PUBLIC SIGNATURE

PRINT NAME

DUPAGE COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORGOTTEN TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK AND SEAL

DUPAGE COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____,
AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

RECORDED OF DEEDS _____

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

SANITARY DISTRICT COLLECTOR

DOWNERS GROVE COLLECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ COLLECTOR OF THE VILLAGE OF DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

DOWNERS GROVE VILLAGE COLLECTOR

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, JUAN-GUANG LIN, A REGISTERED PROFESSIONAL ENGINEER IN

ILLINOIS AND _____ AND _____ THE OWNERS OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND REMOVAL OF SUCH SURFACE WATER AS MAY ACCUMULATE ON THE SURFACE OF THE LANDS HEREON HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKLIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, FURTHER AS ENGINEER I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ IN DAY OF _____, A.D. 2009.

JUAN FENG HUA, P.E.
I.L. PROFESSIONAL ENGINEER NO. 062-059586
LICENSE EXPIRES _____

OWNER OR DULY AUTHORIZED ATTORNEY FOR OWNER _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ MAYOR OF THE VILLAGE OF DOWNERS GROVE APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE

MAYOR

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ APPROVED THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF DOWNERS GROVE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED PUBLIC UTILITIES AND DRAINAGE EASEMENTS OR P.U. & D.E. ON THE PLAN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNICANT ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND SANITARY SEWERS AND APPLICANCES AS MANY BE DETERMINED NECESSARY BY SAID CITY OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACREAGE SUMMARY:

LOT 1	15,294 SQ. FT. OR 0.35 AC.
ROW	0
TOTAL	15,294 SQ. FT. OR 0.35 AC.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BRANIGAR BROS. WOODED HOMESITES SUBDIVISION, HAVING AN ASSUMED BEARING OF NORTH 100 DEGREES 10 MINUTES 21 SECONDS EAST.

FLOOD STATEMENT

THE PROPERTY HEREON DESCRIBED IS NOT AFFECTED BY A FLOOD HAZARD AREA AS DEFINED BY THE DUPAGE REGULATORY FLOOD MAP, COMMUNITY PANEL NUMBER: 17043 C 0801 B, HAVING REVISION DATE OF OCTOBER 19, 2005.

NOTES:

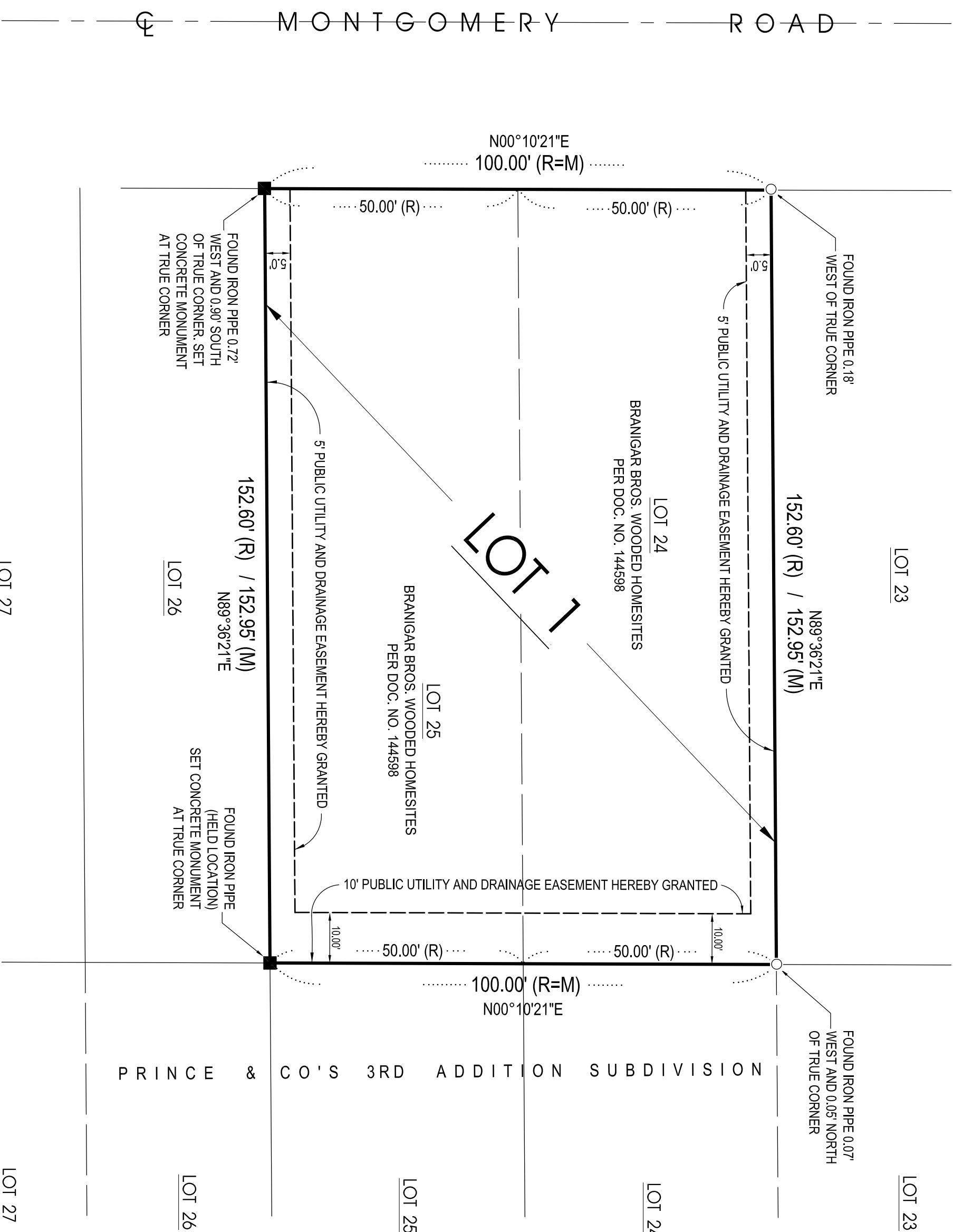
- IRON PIPE MONUMENTS OR CUT CROSSES WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE SET
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE

ABBREVIATIONS:

- (R) = RECORD VALUE
- (M) = MEASURED VALUE
- (C) = CALCULATED VALUE
- (D) = DEED VALUE
- DOC. = DOCUMENT



SURVEYORS CERTIFICATE

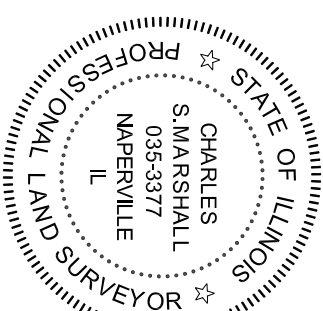
THIS IS TO CERTIFY THAT I, CHARLES S. MARSHALL, ILLINOIS PROFESSIONAL LAND SURVEYOR #55-003377 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

LOTS 24 AND 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, 144598, IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY DESCRIBED HEREIN LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.

DATED THIS 5TH DAY OF APRIL, A.D., 2009.

CHARLES S. MARSHALL
PROFESSIONAL LAND SURVEYOR NO. 035-003377,
MY LICENSE EXPIRES NOVEMBER 30, 2010.



REV.	DATE	DESC.

Landmark Consulting, P.C.
25030 Romm Drive, Naperville, IL, 60564
PH: 630.742.1278 FAX: 630.566.5815

DRAWN BY: ERP DATE: 4-7-2009
CHECKED BY: CSM DATE: 4-7-2009

Landmark
ENGINEERS AND SURVEYORS

PREPARED FOR:
WALTER SIGERICH

PROPERTY ADDRESS:
Sigerich Resudivision
4929 Montgomery Road, Downers Grove, Illinois

PROJECT NO.
6664Q

SHEET NO.
1 OF **1**



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 4, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-12-09 4929 Montgomery Avenue	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of the Final Plat of Subdivision to consolidate two existing lots into one new lot.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Carol Shepack
P.O. Box 415
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residence District
EXISTING LAND USE: Residential
PROPERTY SIZE: 15,260 square feet
PINS: 09-07-210-019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
SOUTH:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
EAST:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
WEST:	R-3 Single Family Residence District	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 Narrative
3. Plat of Survey
4. Final Plat of Re-subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of the final plat of subdivision to consolidate two existing lots into one.

The property, commonly known as 4929 Montgomery Avenue, is zoned R-4 Single Family Residence district and consists of two 50-foot wide by 152.6-foot long lots of record. An existing single family home is located across both lots. A detached two-car garage is located in the rear of the north lot.

The petitioner, owner of both lots, is proposing to consolidate the two lots into one new 100-foot wide by 152-foot deep lot to allow for the demolition of the existing home and garage and construct a new single family home with attached garage.

The petitioner has submitted plans for the building permit (attached to this report) and is awaiting final review by the Plan Commission and the Village Council prior to proceeding.

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for residential use. By consolidating the two lots into one larger lot, the petitioner will be able to construct a new single family home on the property and maintain the property for residential use. Staff believes the proposed lot consolidation is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. Existing residential use is a permitted use in the district. By consolidating the two existing lots on the property into one larger lot, the required side yard setback (ten percent of the lot width) will increase from five feet to ten feet.

The petitioner has submitted plans and all required documents for the building permit for the new single family home on the property. The plans indicate the new structure will meet all requirements of the Zoning Ordinance. The petitioner is awaiting final approval by the Village Council to proceed.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed new lot will meet all minimum lot dimension requirements for residential lots. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

4822 Washington Avenue	Required	Proposed
Frontage	45 feet	100 feet
Lot Width	50 feet	100 feet
Lot Depth	140 feet	152.6 feet (existing no change)
Lot Area	7, 500 sq. ft.	15,260 sq. ft.

The proposed lot will include new five-foot wide utility easements along the side property lines, and a new ten-foot wide utility easement along the rear property line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

Staff received several phone calls from interested residents inquiring about the petition. The residents expressed concern about demolition practices and stormwater regulations for the new construction. Staff

has not received any written neighborhood comments regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed consolidation will increase the required side yard setbacks from five feet to ten feet and allow adequate space for appropriate drainage pattern on the property for the new single family home.

RECOMMENDATIONS

The proposed Final Plat of Subdivision to consolidate two existing lots into one new lot is compatible with surrounding zoning and land use classifications. Staff recommends Plan Commission make a *positive* recommendation for the Final Plat of Subdivision associated with PC 12-09 to the Village Council subject to the following conditions:

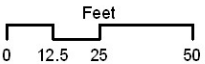
1. The final Plat of Subdivision shall substantially conform to the Sigerich Re-subdivision plat prepared by Landmark Consulting, PC. dated April 7, 2009 except as such plan may be modified to conform to the Village Codes and Ordinances.
2. A ten-foot wide utility easement shall be provided along the rear property line.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2009 PC Petition Files\PC-12-09 4929 MONTGOMERY FINAL PLAT OF SUBDIVISION\Staff Report PC 12-09.doc



4929 Montgomery Avenue

April 7, 2009

Plan Commission
Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: 4929 Montgomery Ave. (PIN # 0907210019)

Dear Sir/Madam:

We are requesting that the Downers Grove Plan Commission allow us to consolidate our two lots located at 4929 Montgomery Ave into one lot. We understand that this is a requirement if we want to build our new house across these two lots.

Sincerely,

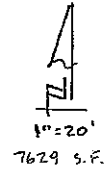
A handwritten signature in black ink that reads "Carol A. Shepack". The signature is written in a cursive style with a long horizontal flourish at the end.

Carol A. Shepack
P.O. Box 415
Downers Grove, IL 60515

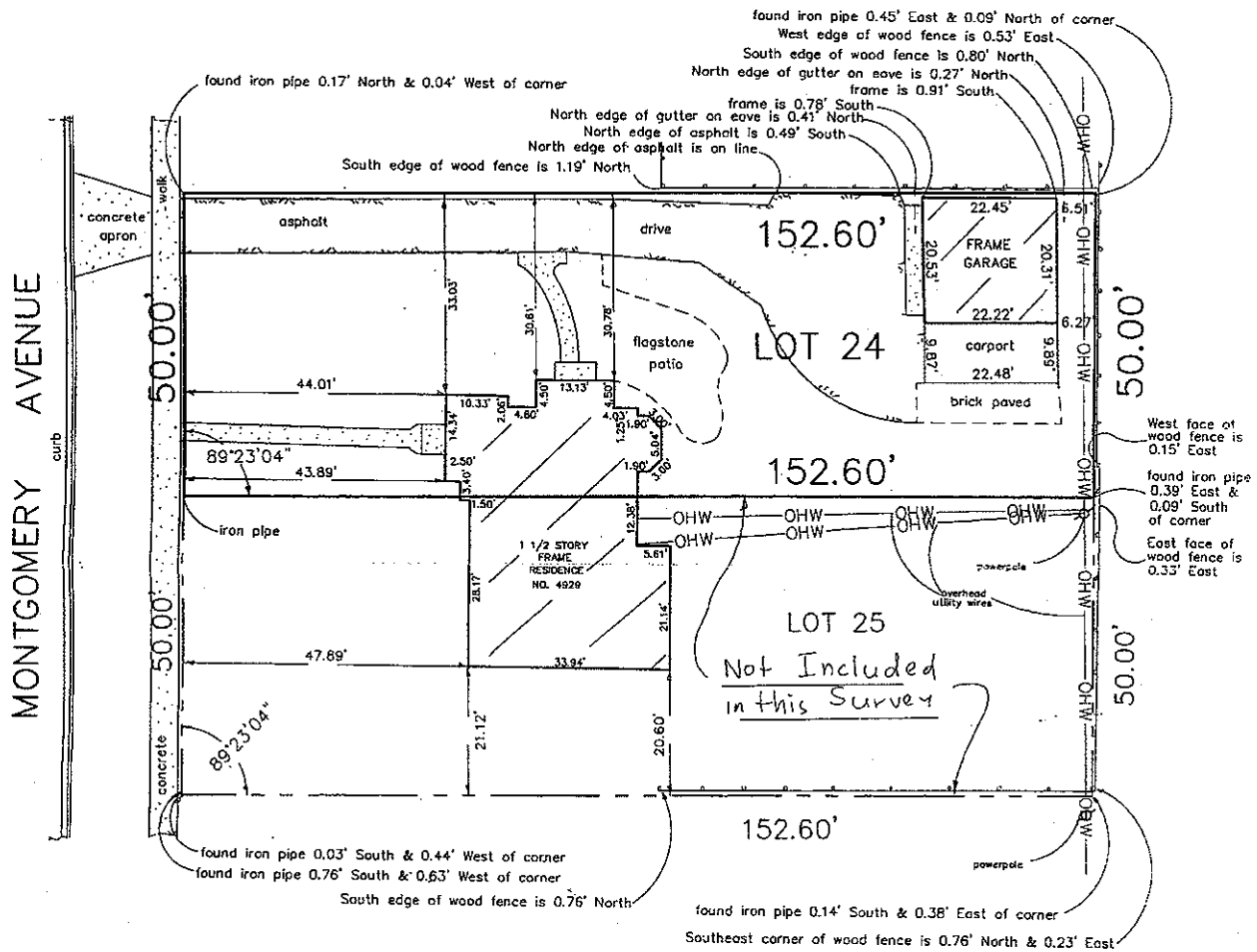
Phone # 630-290-2905

JOSEPH M. DE CRAENE
 ILLINOIS LAND SURVEYOR
 8710 SKYLINE DRIVE
 HINSDALE, IL 60527
 PHN 630-789-0898
 FAX 630-789-0697

Plat of Survey



LOT 24 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NO. 144598, IN DUPAGE COUNTY, ILLINOIS.

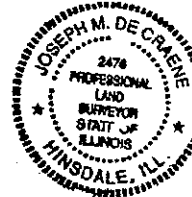


NOTES:

- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
- SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
- CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
- DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
- DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
- SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: July 2 A.D. 2008



ILLINOIS LAND SURVEYOR NO. 2476

LIC. EXP. 11-30-2008

ORDERED BY: SISUL & GERMANIER, P.C.

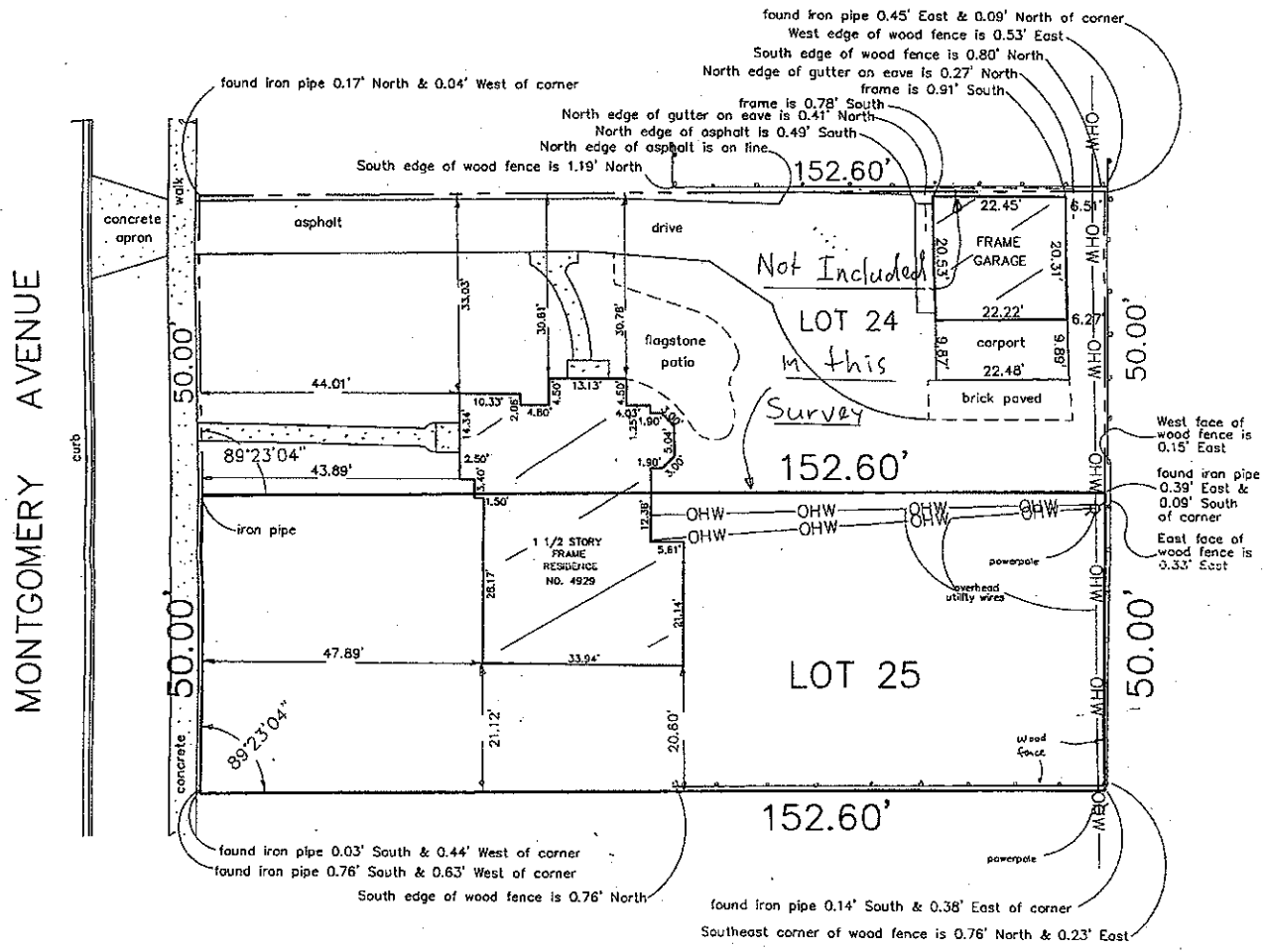
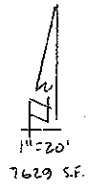
ORDER NO: 080604-24

© COPYRIGHT 2008 JOSEPH M. DE CRAENE

JOSEPH M. DE CRAENE
 ILLINOIS LAND SURVEYOR
 8710 SKYLINE DRIVE
 HINSDALE, IL 60527
 PHN 630-789-0898
 FAX 630-789-0697

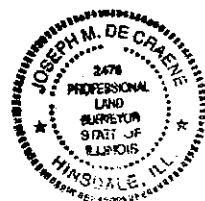
Plat of Survey

LOT 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NO. 144598, IN DUPAGE COUNTY, ILLINOIS.



MONTGOMERY AVENUE

- NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
 - DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
 - DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: July 2 A.D. 2008

Joseph M. De Craene
 ILLINOIS LAND SURVEYOR NO. 2476

LIC. EXP. 11-30-2008

ORDERED BY: SISUL & GERMANN, P.C.

ORDER NO: 080604-25

© COPYRIGHT 2008 JOSEPH M. DE CRAENE



GRAPHIC SCALE
0 10 20
SCALE: 1" = 20'

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

AND
HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DOWN.

DATED AT _____ CITY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____
MONTH _____

BY: _____
RODNEY LAWRENCE

BY: _____
JENNIFER LAWRENCE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

_____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____ A.D. 20____
DATE MONTH

NOTARY PUBLIC SIGNATURE
PRINT NAME

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

_____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK AND SEAL

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____ A.D. 20____,
AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

MORTGAGEE'S CERTIFICATE (LOT 10)

STATE OF _____)
COUNTY _____)

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D. 20____ AND RECORDED IN THE RECORDERS OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. _____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENTS DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D. 20____

MORTGAGEE NAME _____
BY: _____ ATTEST:
ITS: _____ ITS: _____

NOTARY'S CERTIFICATE (LOT 10)

STATE OF _____)
COUNTY OF _____)

_____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____
OF _____ AND (NAME) _____
(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

_____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 20____

SANITARY DISTRICT COLLECTOR

DOWNERS GROVE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

_____, COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 20____

DOWNERS GROVE VILLAGE COLLECTOR

Sigerich Resubdivision

BEING A RESUBDIVISION OF LOTS 24 AND 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, JUN GUANG LIN, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS SOLELY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____ A.D. 2009.

JIANFENG HUI, P.E.
IL PROFESSIONAL ENGINEER NO. 062-095688
LICENSE EXPIRES _____

OWNER OR DULY AUTHORIZED ATTORNEY FOR OWNER

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE

MAYOR

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____ A.D. 20____

CHAIRMAN

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF DOWNERS GROVE, INCLUDING BUT NOT LIMITED TO AMERICAN NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH IN-AND ALL NECESSARY MANHOLES, CITY GAS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED BASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE STRUCTURES PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR ACCESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

ACREAGE SUMMARY:

LOT 1 15.294 SQ. FT. OR 0.35 AC.
R.O.W. 0
TOTAL 15.294 SQ. FT. OR 0.35 AC.

FLOOD STATEMENT

THE PROPERTY HEREOF DESCRIBED IS NOT AFFECTED BY A FLOOD HAZARD AREA AS DEFINED BY THE DUPAGE REGULATORY FLOOD MAP, COMMUNITY PANEL NUMBER: 17645 (2001) & HAVING REVISION DATE OF OCTOBER 19, 2005.

LEGEND:

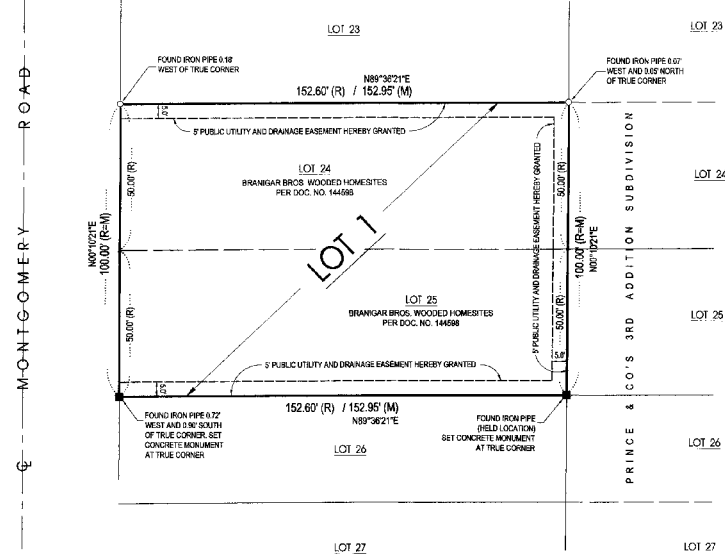
- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE SET
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE

ABBREVIATIONS:

- (R) = RECORD VALUE
- (M) = MEASURED VALUE
- (C) = CALCULATED VALUE
- (D) = DEED VALUE
- (DOC) = DOCUMENT

NOTES:

- IRON PIPE MONUMENTS OR CUT CROSSERS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, CHARLES S. MARSHALL, ILLINOIS PROFESSIONAL LAND SURVEYOR RES-60337 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

LOTS 24 AND 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920 AS DOCUMENT NUMBER 14498, IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY DESCRIBED HEREIN LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.

DATED THIS 5th DAY OF APRIL, A.D. 2009.

CHARLES S. MARSHALL
PROFESSIONAL LAND SURVEYOR NO. 038-60337.
MY LICENSE EXPIRES NOVEMBER 30, 2010.

Table with columns: DATE, DISC., REV. (1-4)

Landmark Consulting, P.C.
2520 North Duane, Naperville, IL 60563
PH: 630.741.1278 FAX: 630.566.5815
DRAWN BY: EPJ DATE: 2/2/09
CHECKED BY: CMH DATE: 4/2/09

Landmark
ENGINEERS AND SURVEYORS

WALTER SIGERICH
Sigerich Resubdivision
4929 Montgomery Road, Downers Grove, Illinois

PROJECT NO.
6664a
SHEET NO.
1 of 1

GENERAL NOTES:

- EXCAVATION: 1. CONTRACTOR TO EXCAVATE TO DEPTHS AS SHOWN ON DRAWINGS. 2. CONTRACTOR TO REMOVE ALL FILL FROM JOB SITE UPON COMPLETION OF FINAL GRADE.

CONCRETE AND DRAIN TILE:

- 1. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. SPECIFICATIONS. 2. CONTRACTOR TO NOTIFY LOCAL BUILDING DEPARTMENT PRIOR TO ANY CONCRETE INSTALLATION AS REQUIRED BY THE AUTHORITY.

MASONRY:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. 2. ALL CHIMNEYS SHALL BE TOPPED WITH A CONCRETE CAP AS SHOWN ON THE DRAWINGS.

DOOR AND WINDOW:

- 1. ALL WINDOWS TO BE DOUBLE-GLAZED. 2. ALL EXTERIOR WINDOWS AND DOORS TO BE FULLY WEATHER-STRIPPED AND INSULATED.

FLASHING:

- 1. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHEET METAL MANUAL BY S.S.A.M.I.A. 2. ALL EXPOSED FLASHING SHALL BE ON A CHIMNEY.

CARPENTRY:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. 2. ALL WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.

INSULATION:

- 1. ALL EXTERIOR STUD WALLS AND HOUSE/GARAGE WALLS SHALL BE INSULATED WITH FIBERGLASS BATT INSULATION AT THICKNESS AND/OR R-VALUE AS SHOWN ON THE WALL SECTIONS OR USE THE FOLLOWING IF NOT NOTED.

DRYWALL:

- 1. PROVIDE 1/2" TYPE "X" DRYWALL AT ENTIRE GARAGE. 2. ALL DRYWALL TO BE GUN APPLIED AND SCREWED. PROVIDE THREE (3) SCAINED TAPES COMES.

H.V.A.C.:

- 1. ALL FINRINGS TO BE 90% EFFICIENCY, U.M.G. 2. CONTRACTOR TO COORDINATE LOCATIONS OF ALL AIR SUPPLY AND RETURN REGISTERS WITH OWNER PRIOR TO INSTALLATION.

PLUMBING:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST PLUMBING CODE (LATEST EDITION) AS ADOPTED BY LOCAL, MUNICIPALITIES AND ALL OTHER GOVERNING CODES, ORDINANCES AND PRACTICES.

ELECTRICAL:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES AND ALL REQUIREMENTS OF COMMERCIALITY ELECTRIC COMPANY. 2. PROVIDE 3/4" THICK PYRODUR BEHIND ALL ELECTRICAL PANELS.

DESIGN LOADS:

- FLOOR JOISTS: 40 LB. LIVE LOAD + 10 LB. DEAD LOAD --- CEILING JOISTS: 25 LB. LIVE LOAD + 10 LB. DEAD LOAD --- ROOF RAFTERS: 30 LB. LIVE LOAD + 10 LB. DEAD LOAD

Table with 5 columns: SIZE, LENGTHS, SIZES, GRADE, FB, E. Lists lumber specifications for various sizes and grades.

GENERAL NOTES:

- 1. GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF ANY CHANGES AND DISCREPANCIES IN THE ARCHITECTURAL DRAWINGS PRIOR TO BEGINNING AND COMMENCEMENT OF WORK.



Sigerich House at 4929 Montgomery Avenue, Downers Grove, Illinois 60515



Architectural Services Provided By: Craftstone Architects, Inc. 13304 Mary Lee Court, Plainfield, Illinois 60585 Phone: (815) 609-1997 Fax: (815) 609-1927 www.craftstonearchitects.com

LEGEND

Legend section containing symbols and definitions for ELECTRICAL, MECHANICAL/PLUMBING, and STRUCTURAL symbols.

INDEX OF DRAWINGS

Table with 2 columns: A0.01, A1.01, A1.02, A2.01, A2.02, A2.03, A2.04, A2.05, A2.06, A3.01, A3.02, A3.03, A3.04. Lists drawing titles and their locations.

CODES FOR DOWNERS GROVE, ILLINOIS

Table listing codes: 2000 INTERNATIONAL RESIDENTIAL CODE (IRC) W/AMENDMENTS, 2002 NATIONAL ELECTRIC CODE (NEC) W/AMENDMENTS, 2000 INTERNATIONAL PROPERTY MAINTENANCE CODE, CURRENT ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS, CURRENT DOWNERS GROVE ZONING ORDINANCE.

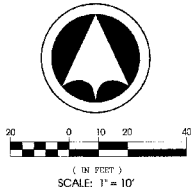
ZONING REQUIREMENTS:

Table with 3 columns: ZONING USE, REQUIRED, ACTUAL. Lists zoning details for the property.

CERTIFICATION OF THE DRAWINGS

BY SIGNING AND SEALING THESE DRAWINGS, I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS AND COMPLY WITH THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS

Vertical sidebar containing project information, dates, scales, and sheet numbers (A0.01 OF 17 SHEETS).



SITE PLAN AND TOPOGRAPHIC SURVEY

LOTS 24 AND 25 IN BRANIGAR BROS. WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920 AS DOCUMENT NUMBER 144598, IN DUPAGE COUNTY, ILLINOIS.



CALL BEFORE YOU DIG
800-692-0123

24 HR. NOTICE REQUIRED FOR ALL INSPECTIONS

CONTACT:
PUBLIC WORKS DEPARTMENT
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
GENERAL PHONE: 630-434-5460
FACSIMILE: 630-434-5495

INSPECTIONS

DRIVEWAY APPROACH

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE (NOT REQUIRED FOR BRICK APPROACHES)
- 2) FINAL INSPECTION

CURB & GUTTER

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE
- 2) FINAL INSPECTION

PUBLIC SIDEWALK

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE
- 2) FINAL INSPECTION

STORM SEWER / CULVERT

- 1) PIPE/STORM STRUCTURE INSPECTION PRIOR TO BACKFILL
- 2) FINAL INSPECTION

STREET

- 1) BASE INSPECTION PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT
- 2) FINAL INSPECTION

PARKWAY

- 1) FINAL INSPECTION

IRRIGATION SYSTEM

- 1) FINAL INSPECTION

WATER SYSTEM

- 1) INSTALLATION INSPECTION PRIOR TO BACKFILL
- 2) FINAL INSPECTION

NOTE: APPROVED FINAL GRADING SURVEY SHALL REQUIRE PRIOR TO ALLOWING A COMPANY TO DEVELOP FINAL OCCUPANCY INSPECTION. THE FINAL PERIOD FOR ALL SUBMITTED FINAL GRADING SURVEYS IS APPROXIMATELY 15 DAYS.

NOTE: FINAL GRADING SURVEY SHALL NOT BE COMPLETED UNTIL SOD HAS BEEN INSTALLED.

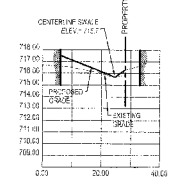
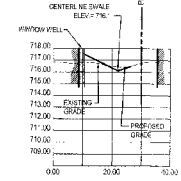
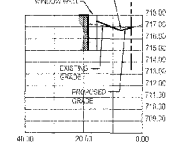
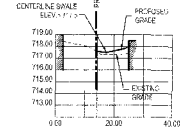
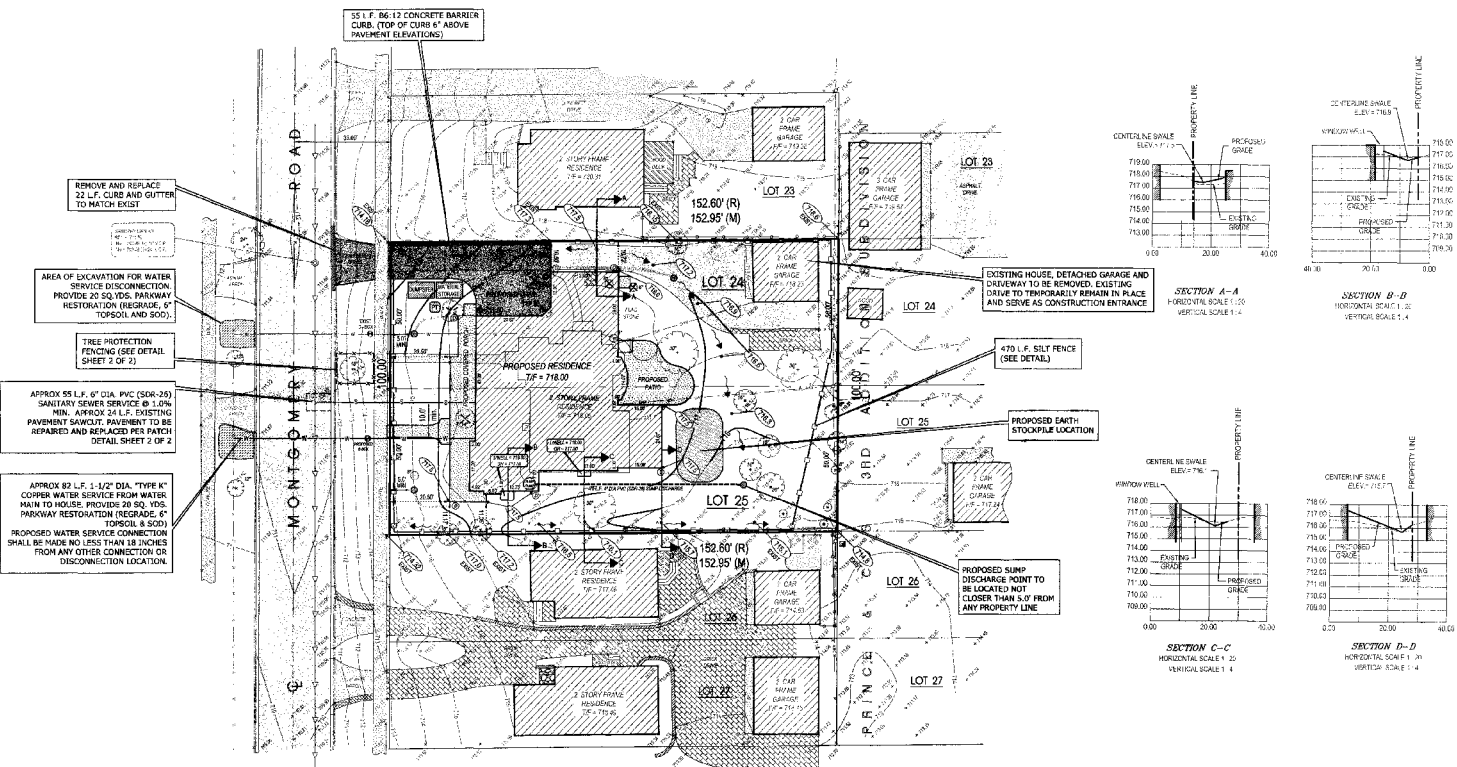
NOTE: ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE RESTORED WITH SOD.

NOTE: WATER AND SANITARY SERVICES SHOWN FOR REFERENCE ONLY. FINAL LOCATION OF SERVICES TO BE DETERMINED IN FIELD AFTER CONSTRUCTION. FOREWARN DOWNERS BEFORE PUBLIC WORKS DEPARTMENT AND DOWNERS GROVE SANITARY DISTRICT PERSONNEL.

NOTE: ANY UTILITY SERVICE ENTERING A CRITICAL ROOT ZONE OF A PARKWAY TREE SHALL BE ALIGNED THROUGH THE LIMITS OF THE CRITICAL ROOT ZONE.

NOTE: STREET REPAIRS TO BE COMPLETED WITHIN 10 DAYS OF STREET CUT BACKFILL WITH CH-11 (CH-11F), SEE ROADWAY PAVEMENT SECTION.

NOTE: DOWNPOUT DISCHARGE LOCATION OR SUMP DISCHARGE LOCATION SHALL BE NO CLOSER THAN 5.0' FROM ANY PROPERTY LINE AND TO BE LOCATED TO THE SIDE.



LEGEND:	
(Symbol)	WELT
(Symbol)	STORM MANHOLE
(Symbol)	SEWER MANHOLE
(Symbol)	VALVE VAULT
(Symbol)	REINFORCED CONCRETE
(Symbol)	FLARED DISCHARGE
(Symbol)	ELECTRICAL CONDUIT
(Symbol)	CONCRETE DRIVE SHAFT
(Symbol)	TRIPLE SIGNAL MANHOLE
(Symbol)	TRANSFORMER
(Symbol)	12\"/>

(Symbol)	SUMP PUMP
(Symbol)	DOWNPOUT DISCHARGE
(Symbol)	DISCHARGE DOWNPOUT DISCHARGE
(Symbol)	DISCHARGE SUMP PUMP DISCHARGE
(Symbol)	SANITARY SERVICE (EXISTING)
(Symbol)	STORM SEWER (PROPOSED)
(Symbol)	SANITARY SERVICE (PROPOSED)
(Symbol)	WATER SERVICE (PROPOSED)
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	OVERHEAD ELECTRIC WIRES
(Symbol)	UNDERGROUND TELEPHONE LINES
(Symbol)	UTILITY
(Symbol)	WOOD FENCE
(Symbol)	CHAIN LINK FENCE
(Symbol)	EXISTING CONTOUR LINE
(Symbol)	SPOT ELEVATION
(Symbol)	IRREGULAR
(Symbol)	BASEMENT LINE
(Symbol)	BUILDING RETAINING WALL
(Symbol)	PROPOSED CONSTRUCTION FENCE
(Symbol)	DISCOURAGED TREE
(Symbol)	PROTECTIVE TREE PRUNING
(Symbol)	TREE TO BE REMOVED

- BENCHMARK:**
- 1) X CUT ON NW CORNER BOLT OF FIRE HYDRANT ON THE NW CORNER OF PRINCE AVENUE AND WALLBANK AVENUE
E.L. = 741.30
 - 2) X CUT ON NW CORNER BOLT OF FIRE HYDRANT ON THE NW CORNER OF PRINCE AVENUE AND SHELBY AVENUE
E.L. = 728.15

- ABBREVIATIONS:**
- B.S.L. = BUILDING SETBACK LINE
 - A = ARC LENGTH
 - R = RADIUS
 - CH = CHORD LENGTH
 - TP = TOP OF FOUNDATION
 - FL = FLOW LINE
 - IN = INVERT ELEVATION
 - EP = EDGE OF PAVEMENT
 - CL = CENTERLINE OF PAVEMENT
 - TC = TOP OF CURB

CERTIFICATION:
STATE OF ILLINOIS
COUNTY OF DU PAGE
I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE TOPOGRAPHICALLY SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.
BY: *Charles S. Marshall*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 026-1589
NAPERVILLE, ILL. MARCH 18, 2009

Seal of the State of Illinois, Professional Engineer Charles S. Marshall, No. 026-1589. Expiration date: Expires 11/30/09.

RIDGELINE CONSULTANTS, LLC
CONSULTING ENGINEERS LAND SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 154-004796
344 S. WASHINGTON ST., SUITE 200
NAPERVILLE, ILLINOIS 60563
Phone: (630) 800-7827 Fax: (630) 701-1382

Landmark Consulting, P.C.
Surveying and Mapping
344 S. WASHINGTON ST., SUITE 200
NAPERVILLE, ILLINOIS 60563
Phone: (630) 800-7827 Fax: (630) 701-1382

Walter Stigerich
4929 Montgomery Road
Downers Grove, Illinois

PROJ. NO.: 080
DRAWN BY: SSJ
CHECKED BY: JLL
DATE: 1-8-09
SCALE: 1"=20'
SHEET
1 of 2
6684

03-27-2008 FOR PERMIT
03-29-2008 FOR BID ONLY
ISSUANCE DATE



Seal
Michael A. Bann
021-15588
DATE 11-30-2010
EXPIRES



CraftStone Architects, Inc.
13384 Monticelli Ave. Coats, Parkville, MO 64088
Phone: (816) 608-1897 Fax: (816) 608-1927
www.craftstonearchitects.com

SIGERICH HOUSE
4925 Montgomery Ave., Downers Grove, IL 60515
431 Indianapolis Ave. (PO Box 415), Downers Grove, IL 60515
Phone: (630)790-2905

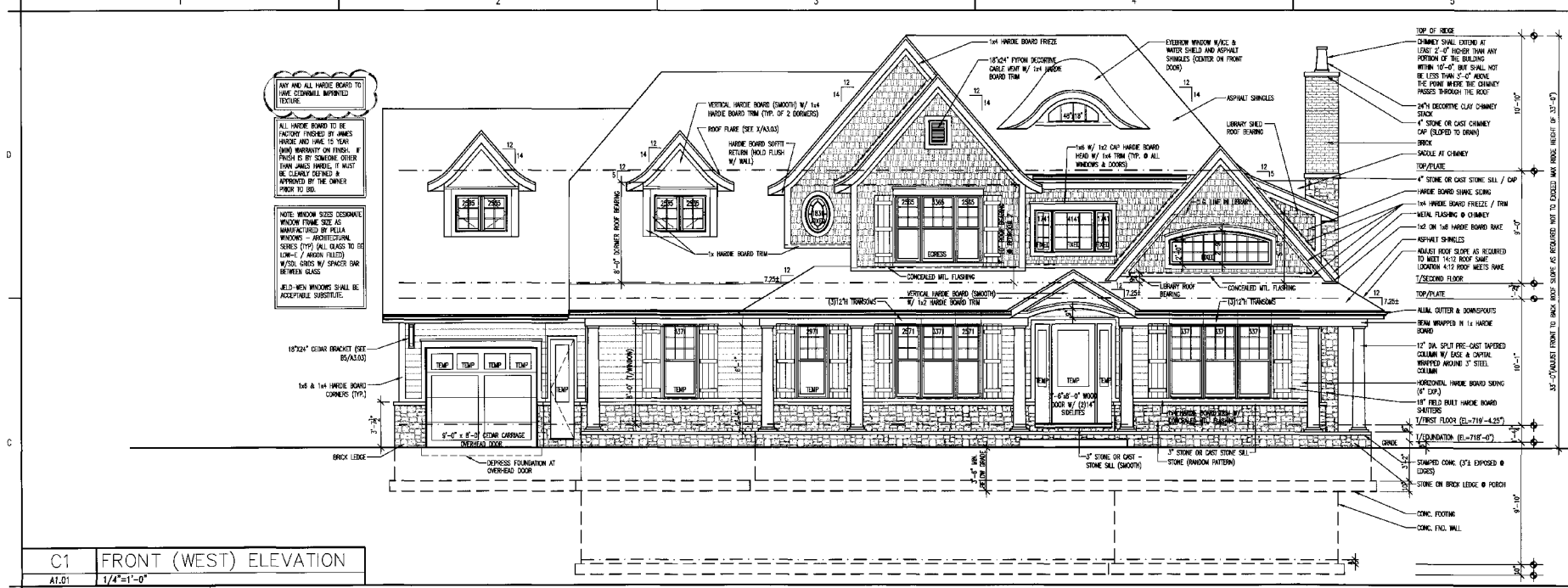
DRAWN BY: MAB
CHECKED BY: MAB

PROJECT NUMBER:
090101

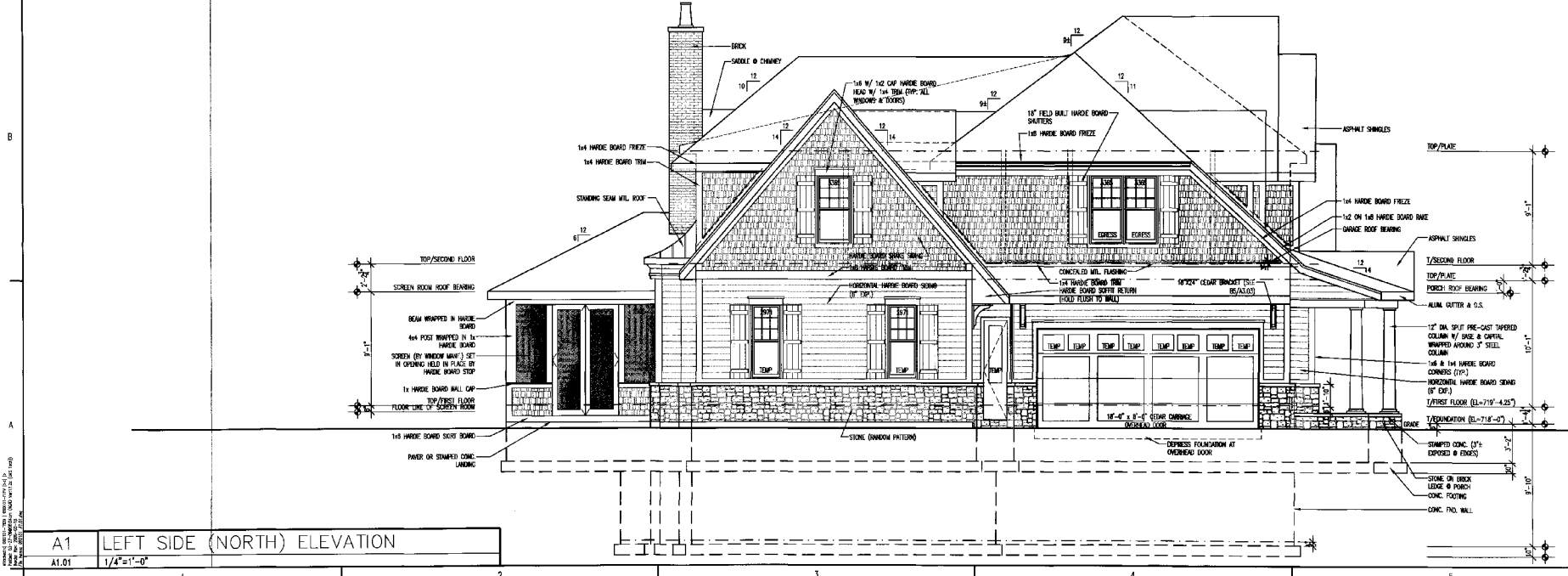
SHEET NUMBER:
A1.01

OF 12 SHEETS
© 2009 by CraftStone Architects, Inc.

EXTERIOR ELEVATIONS - FRONT & LEFT SIDE

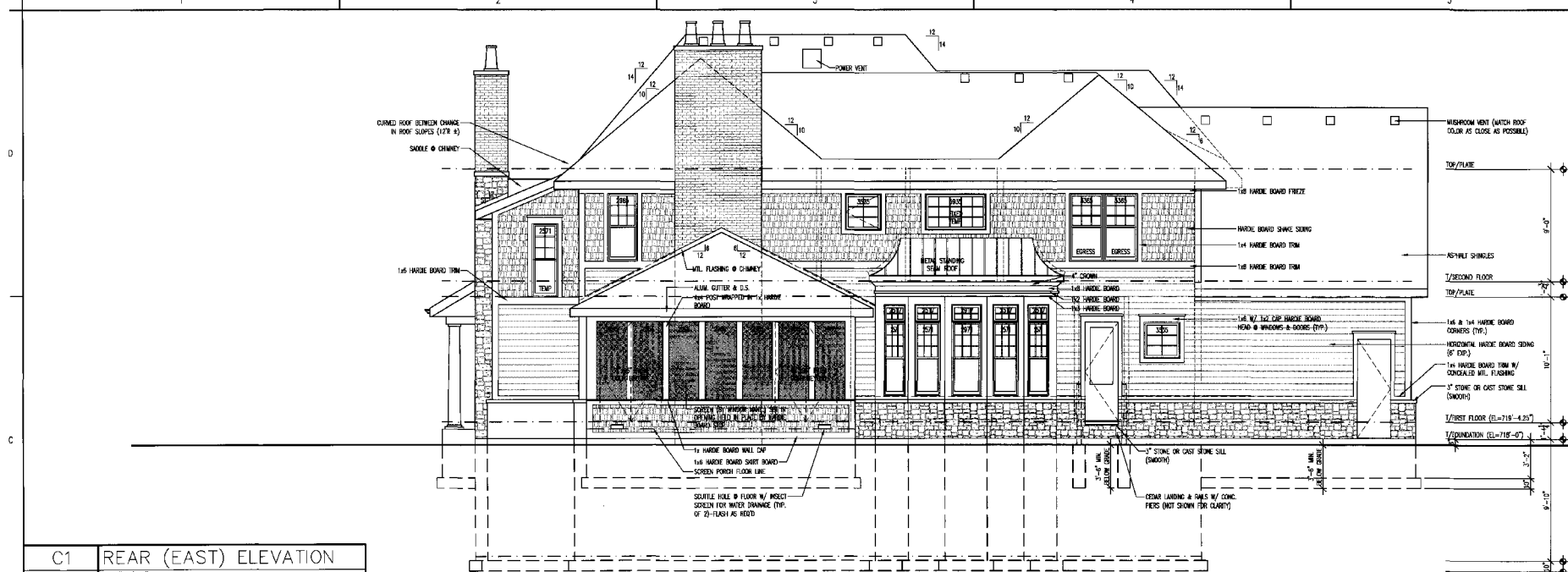


C1 FRONT (WEST) ELEVATION
A1.01 1/4"=1'-0"

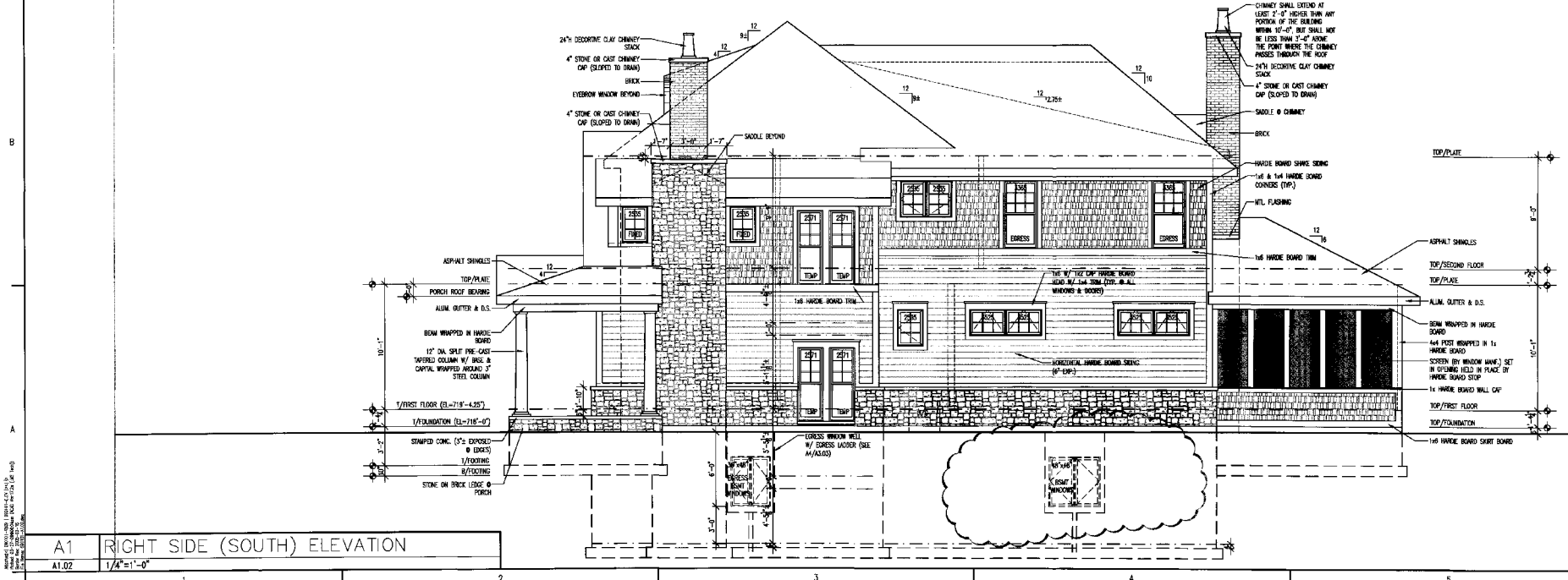


A1 LEFT SIDE (NORTH) ELEVATION
A1.01 1/4"=1'-0"

DRAWING BY: MAB
CHECKED BY: MAB
DATE: 11/30/10



C1 REAR (EAST) ELEVATION
A1.02 1/4"=1'-0"



A1 RIGHT SIDE (SOUTH) ELEVATION
A1.02 1/4"=1'-0"

03-27-2009 FOR PERMIT
03-19-2009 FOR BID ONLY
DATE

Seal
LICENSED ARCHITECT
MICHAEL A. BARR
007-015888
STATE OF ILLINOIS
DATED 11-30-2010
EXPIRES

CraftStone Architects, Inc.
13304 Maywood Court, Plainfield, Illinois 60555
Phone: (815) 608-1897 Fax: (815) 608-1827
www.craftstonearchitects.com

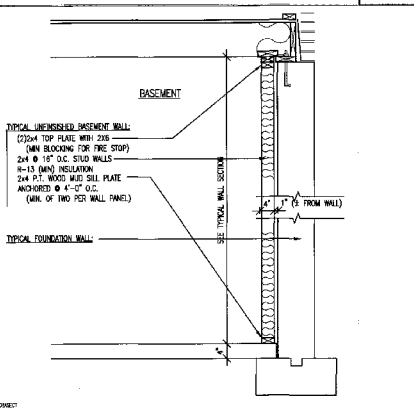
SCICERICH HOUSE
4925 Montpelier Ave., Danvers Grove, IL 60515
for Neil & Carol Spiccerich
431 Indianapolis Ave., PO Box 415, Danvers Grove, IL 60515
Phone: (815) 250-2805

DRAWN BY: MAS
CHECKED BY: MAS

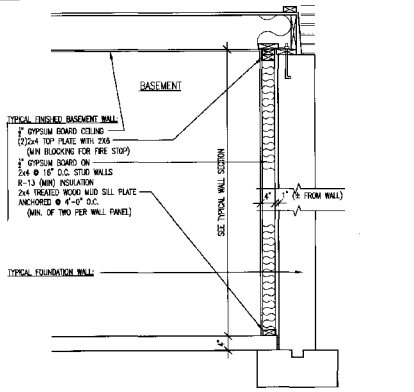
PROJECT NUMBER:
090101
SHEET NUMBER:

A1.02
OF 12 SHEETS
© 2009 by CraftStone Architects, Inc.

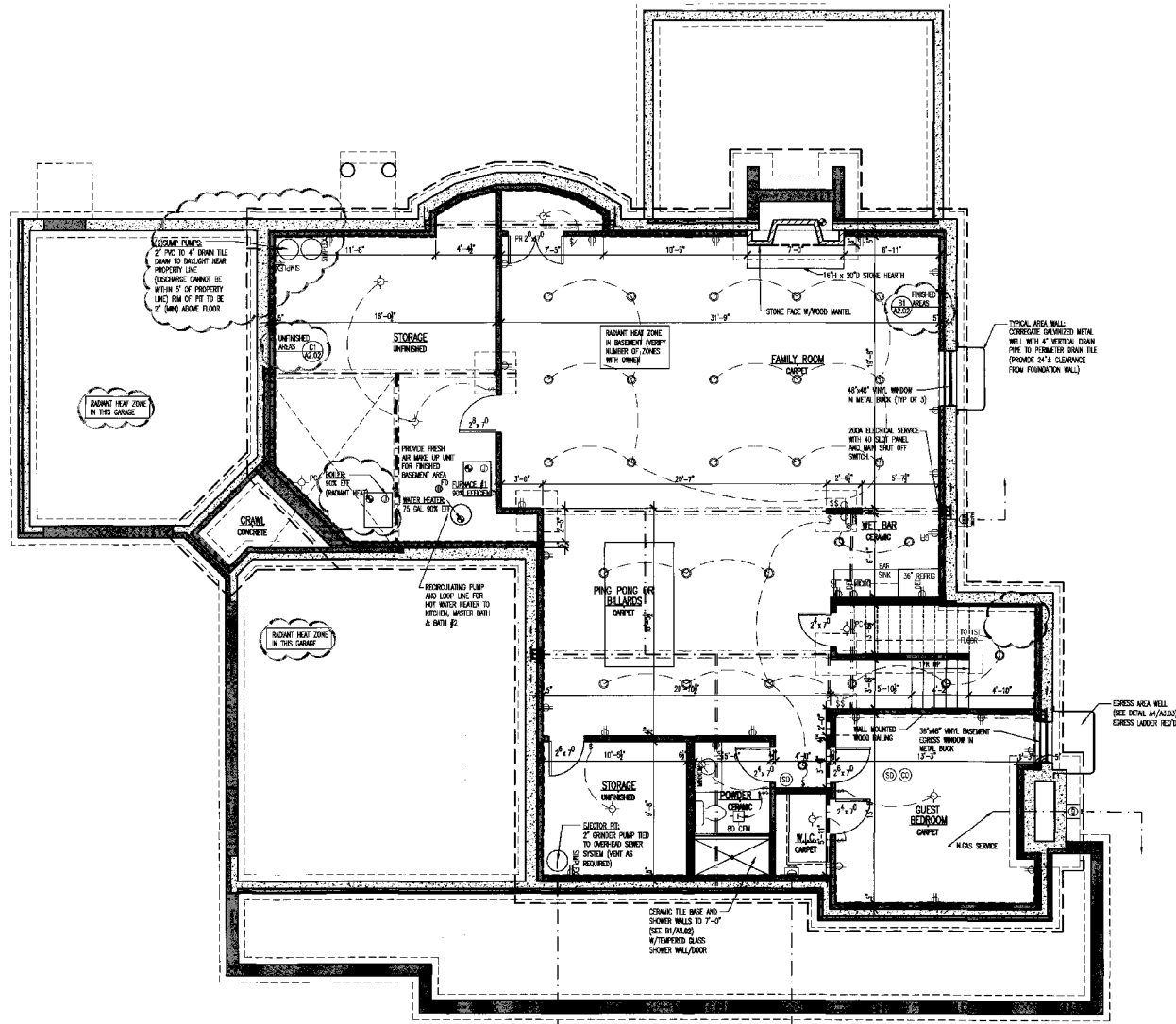
EXTERIOR ELEVATIONS - REAR & RIGHT SIDE



C1 FINISHED BASEMENT PLAN
A2.02 3/4"=1'-0"



B1 FINISHED BASEMENT PLAN
A2.02 3/4"=1'-0"



OVERHEAD SEWER SERVICE: 12\"/>

WATER SERVICE: 1/2\"/>

MAINTAIN 10'-0\"/>

SQUARE FOOTAGE:	
FIRST FLOOR:	2,230 SQ. FT.
SECOND FLOOR:	1,590 SQ. FT.
TOTAL:	4,220 SQ. FT.
NOT INCLUDED IN TOTAL SQ. FT.:	
BASEMENT:	2010 SQ. FT.
COVERED PORCH:	480 SQ. FT.
ATTACHED GARAGE:	920 SQ. FT.
UNFINISHED ATTIC (OVER 7'-0\"/>	
SCREENED PORCH:	380 SQ. FT.

A1 FINISHED BASEMENT PLAN
A2.02 1/4"=1'-0"

ISSUANCE
DATE

03-27-2009 FOR PERMIT
03-15-2009 FOR BID ONLY

Seal
LICENSED ARCHITECT
MICHAEL A. BARR
001-01886
STATE OF ILLINOIS

DATED 11-30-2010
EXPIRES

CraftStone Architects, Inc.
13304 Mary Lee Court, Plainfield, Illinois 60555
Phone: (815) 608-1897 Fax: (815) 608-1827
www.craftstonearchitects.com

SIGERICH HOUSE
4829 Montrose Ave. Danvers Grove, IL
for Matt & Carol Sigerich Danvers Grove, IL 60815
481 Indianapolis Ave., P.O. Box 415, Danvers Grove, IL 60815
Phone: (630)280-2805

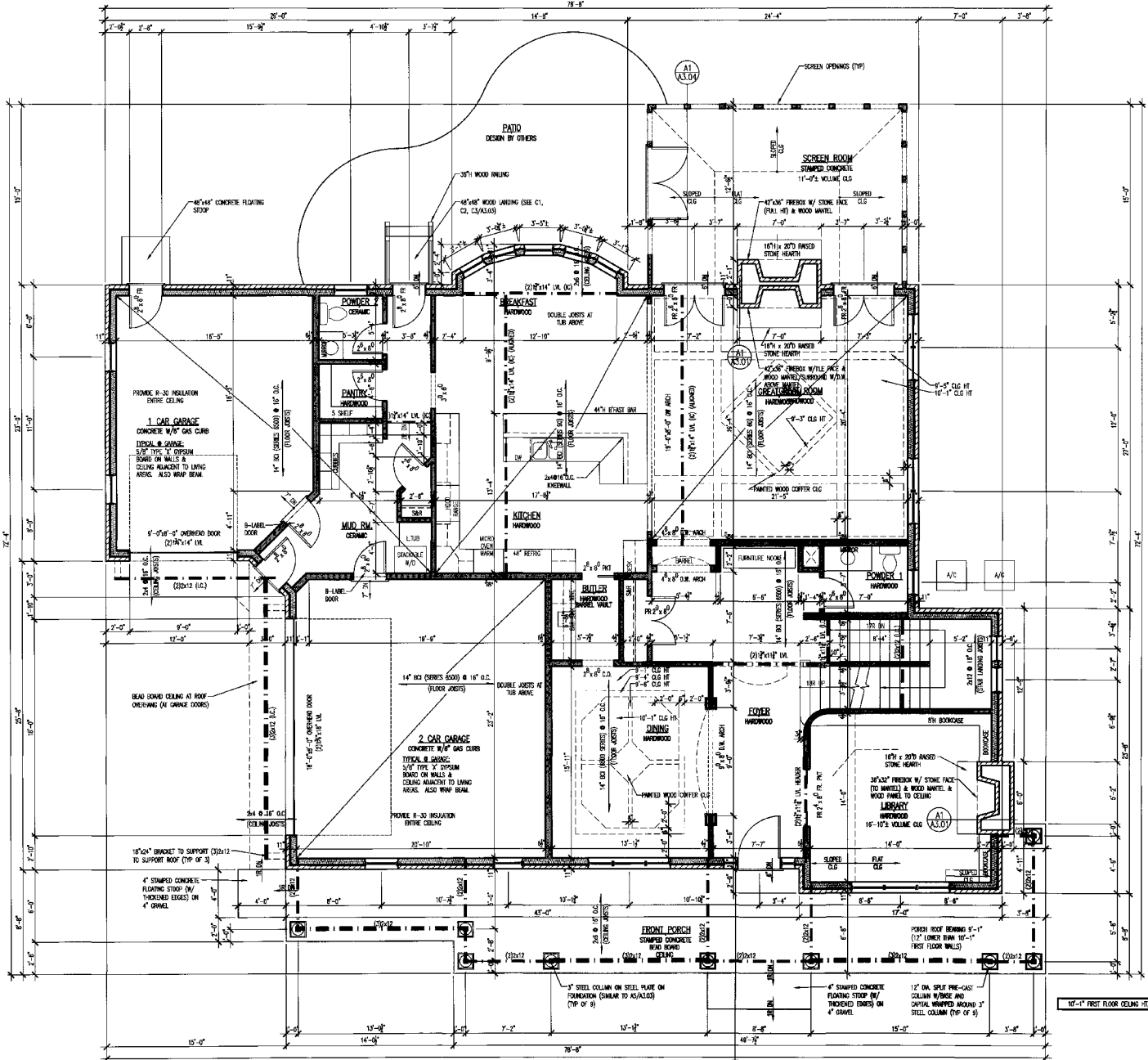
DRAWN BY:
MAB
CHECKED BY:
MAB

PROJECT NUMBER:
090101

SHEET NUMBER:
A2.02

OF 12 SHEETS

© 2009 by CraftStone Architects, Inc.



- GENERAL NOTES:**
1. ALL ANCHOR BOLTS ARE A307 U.L.C.
 2. DOUBLE UP ALL FLOOR JOISTS AT ALL WALLS, WALLS ABOVE. WALL JOISTS TOGETHER AND POSITION SUCH THAT 1/2" OF THE WALL ANCHOR BOLTS EXCEEDS OVER LENGTH OF FLOOR JOISTS, LEAVING APPROX. 2" TO RUN CONDUIT OR PLUMBING IF NEEDED. (SEE 65/A3.04)
 3. PROVIDE 2x4 EXTENSION FOR DOORS AND WINDOWS LOCATED IN ALL 2x4 WALLS.
 4. SEE C1/A3.02 FOR STAIR DETAILS.
 5. PROVIDE SOLID WOOD BLOCKING IN ALL BARRIERS. INSTALL BLOCKING UP TO 36" HIGH AFF IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR TUB.
 6. ALL WALL DIMENSIONS ARE 4 1/2" U.L.C.
 7. ALL STRUCTURAL BEAMS ARE TO BEAR ON MINIMUM OF (2) 2x4 COLUMNS U.L.C.
 8. TYPICAL WINDOW OPENING (IF APPLICABLE):
3 1/2"x7 1/2" STEEL ANGLE (BOULDED @ 12"x12")
3 1/2"x7 1/2" STEEL ANGLE (BOULDED @ 12"x12")
 9. NOT USED
 10. ALL ESCAPE WINDOWS TO MEET OR EXCEED IBC 2006, SECTION 703.
 11. SEE DETAIL C1/A3.02 FOR KITCHEN CABINET DETAIL AND C1/A3.03 FOR BATH CABINET DETAIL.
 12. ALL JOIST/STAIRS NEEDED AS SET ARE ENGINEERED. I-JOIST BY BOSS-CASCADE AND ALL STAIRS AND SPACING IS BASED ON MANUFACTURER'S RECOMMENDATION WITH A DEFLECTION OF 1/400. PLEASE NOTE THAT A SERIES DESIGNATION IS ALSO PROVIDED AND THERE MAY BE MORE THAN ONE SERIES SPECIFIED. INSTALL PER MANUFACTURER'S RECOMMENDATION. IF NO SERIES IS SPECIFIED, IT IS ASSUMED TO BE BOSS-CASCADE.
 13. PROVIDE 1" OF FINISH (FIN) AT ALL JOIST ENDS OR PROVIDE APPROVED JOIST HANGERS.
 14. BATHROOM EXISTENTS SHALL NOT DIRECTLY TO THE EXTERIOR.
 15. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SCOTTS PROJECTED ON THE EXTERIOR. SEE 107.1 CYPION SYSTEM.
 16. ALL WOOD BEAMS, JOISTS, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 1" FROM THE FRONT AND SIDE FACES OF MASONRY WALLS AND NOT LESS THAN 1/2" FROM THE BACK FACE.
 17. SEE DETAIL C1/A3.02 FOR FRAMING DETAILS.
 18. SEE DETAIL C1/A3.02 FOR FIRM DETAILS.
 19. SEE DETAIL C1/A3.02 FOR SHELF & ROD (SAR) AND H/A3.02 FOR 3 SHELF (LIMEN CLOSERS).
 20. DOUBLE ALL JOISTS UNDER TUBS & WHIRLPOOLS.
 21. ANY GLASS ADJACENT TO OR WITHIN BATHROOMS OR SHOWERS SHALL BE TEMPERED SAFETY GLASS.
 22. ALL PLUMBING & HVAC WALLS TO BE DOUBLE 2x4 @ 16" O.C. OR 2x6 @ 16" O.C. WALLS AND NO HVAC OR PLUMBING SHALL BE LOCATED IN ANY EXTERIOR WALL.

- ADDITIONAL GENERAL NOTES FOR DOWNERS CHECK:**
1. PRE-FABRICATED WOOD JOISTS IF ANY SHALL BE INSPECTED BY AN ENGINEER FROM THE SEALING AGENCY AND A LETTER OF INSURANCE INSTALLATION WILL BE GIVEN TO THE CODE COMMISSION PRIOR TO ANY OTHER FRAMING INSPECTION.
 2. ALL EXIST DOORS TO THE OUTSIDE TO HAVE AT LEAST A 44" CLEAR LANDING FOLLOWED BY STAIRS TO DRIVE (IF APPLICABLE).
 3. ALL EXPOSED HOT WATER LINES SHALL BE INSULATED.
 4. ALL 125-MBT SINGLE PHASE, 15- & 20- AMP RECEPTACLES, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, AND FANS INSTALLED IN BATHROOMS SHALL BE INSTALLED WITH GFCI PROTECTION.
 5. ALL 125-MBT SINGLE PHASE, 15- AND 20-AMP RECEPTACLES OF ANY TYPE INSTALLED BELOW GRADE SHALL HAVE GFCI PROTECTION.

CORPORATE INSTALLATION OF ALL FLOOR JOISTS WITH PLUMBING FIXTURES SUCH THAT WHEN INSTALLED, THERE IS SUFFICIENT CLEARANCE ALLOWED THAT CUTTING OR NOTCHING OF JOIST WILL NOT BE REQUIRED.

SQUARE FOOTAGE:

FIRST FLOOR:	2,230 SQ. FT.
SECOND FLOOR:	1,990 SQ. FT.
TOTAL:	4,220 SQ. FT.

(NOT INCLUDED IN TOTAL SQ. FT.)
 SCREENED PORCH: 300 SQ. FT.
 COVERED PORCH: 483 SQ. FT.
 ATTACHED GARAGE: 823 SQ. FT.
 UNFINISHED ATTIC (OVER 7'-0"): 205 SQ. FT.
 SCREENED PORCH: 205 SQ. FT.

11-30-2010
 03-77-0009 FOR PERMIT
 03-19-0009 FOR BID ONLY
 DATE

Seal
 LICENSED ARCHITECT
 MICHAEL A. BARR
 01-05008
 STATE OF ILLINOIS

DATED: 11-30-2010
 EXPIRES:

CraftStone Architects, Inc.
 13304 Mary Lee Court, Plainfield, Illinois 60558
 Phone: (618) 608-1887 Fax: (618) 608-1827
 www.craftstonearchitect.com

SIGERICH HOUSE
 at 4873 Montgomery Ave., Downers Grove, IL
 for Wall & Core Spanish
 431 Indianapolis Ave. (RD Box 415), Downers Grove, IL 60515
 Phone: (630) 299-2550

FIRST FLOOR PLAN

DRAWN BY:
 MAB
 CHECKED BY:
 MAB

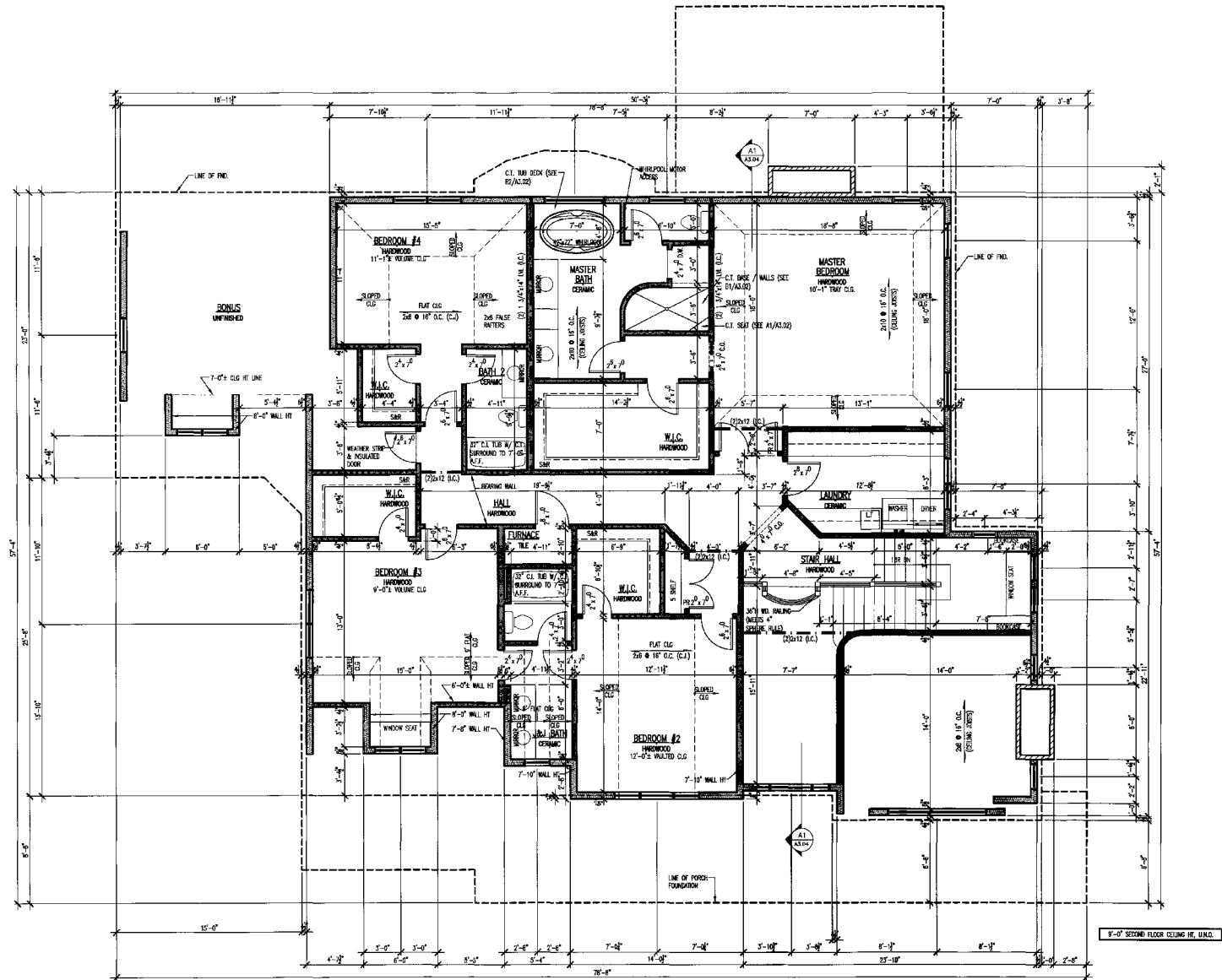
PROJECT NUMBER:
 09C101

SHEET NUMBER:
A2.03

OF 12 SHEETS

© 2009 by CraftStone Architects, Inc.

A1 FIRST FLOOR PLAN
 A2.03 1/4"=1'-0"

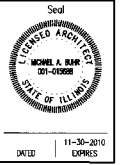


A1 SECOND FLOOR PLAN

A2.04 1/4" = 1'-0"

SQUARE FOOTAGE:	
FIRST FLOOR:	2,230 SQ. FT.
SECOND FLOOR:	1,990 SQ. FT.
TOTAL:	4,220 SQ. FT.
(NOT INCLUDED IN TOTAL SQ. FT.)	
SCREENED PORCH:	209 SQ. FT.
COVERED PORCH:	483 SQ. FT.
ATTACHED GARAGE:	823 SQ. FT.
UNFINISHED ATTIC (OVER 7'-0"):	SQ. FT.
SCREENED PORCH:	209 SQ. FT.

2007-04-06
 03-27-2008 FOR PERMIT
 03-19-2008 FOR BID ONLY
 DATE



CraftStone Architects, Inc.
 1304 May Lee Court, Plainfield, Illinois 60585
 Phone: (618) 608-1887 Fax: (618) 608-1827
 www.craftstonearchitects.com

SICERICH HOUSE
 ct 4929 Montgomery Ave., Downers Grove, IL
 for Neil & Carol Sincerich
 431 Indianapolis Ave. (PO Box 415), Downers Grove, IL 60015
 Phone: (630)260-2905

DRAWN BY:
 MAB
 CHECKED BY:
 MAB

PROJECT NUMBER:
 090101

SHEET NUMBER:
A2.04

OF 12 SHEETS

© 2009 by CraftStone Architects, Inc.

ISSUANCE

SECOND FLOOR PLAN

PC-12-09 A petition seeking Final Plat of Subdivision approval to consolidate two existing lots into one lot on the East side of Montgomery Avenue, approximately 200 feet North of Warren Avenue, commonly known as 4929 Montgomery Avenue, Downers Grove, IL (PIN 09-07-210-019); Carol Shepack, Petitioner; Carol Shepack, Walter P. Sigerich, Owners

Chairman Jirik swore in those individuals who would be speaking on behalf of File PC-12-09.

Mr. Latinovic discussed the subject property is zoned R-4, Single-Family Residence and is located on the east side of Montgomery Avenue just north of the intersection of Montgomery Avenue and Warren. The 15,260 sq. foot property consists of two identical 50-ft wide lots by 152 feet deep. The property includes a single-family residence across both lots, while the detached garage is located on the north lot. The petitioner is requesting to consolidate both lots in order to demolish the existing single-family structure and construct a new structure which would stretch across both lots.

The petitioner did submit plans for a permit, which was when staff discovered the existing home extending over both lots. The petitioner was waiting for Village Council approval before proceeding forward with the permit.

According to the Future Land Use Plan, Mr. Latinovic stated the property is designated for residential use and the proposed lot consolidation is consistent with preserving the site for the residential use. The side yard setback will change to 10 feet (10% of the 100 foot wide new lot) and the new structure will meet all zoning requirements. The proposed lot consolidation will also meet the village's Subdivision Ordinance. A five-foot wide utility easement is being proposed on the north and south side property lines, with a 10-foot easement along the rear property line, which will meet the Subdivision Ordinance requirements.

Per staff, several calls have been received on this petition, mostly general inquiries about the size of the proposed home, drainage, and demolition practices. Staff did explain to the neighbors that tonight's petition was strictly to consolidate the lots and that the petitioner will have to comply with all stormwater and village requirements of the ordinance in order to receive the permit.

Staff finds the petition consistent with the Future Land Use Plan, the Zoning Ordinance, and the Subdivision Ordinance. Staff recommends a favorable recommendation to the Village Council.

Discussion followed by the commissioners and staff that the home was grandfathered in since it extended both lots and was built in the 1900s as a Sears home. Clarification followed on lots that are zoned R-3 (larger lots, i.e., 75' x 140'). Asked if there was prior discussions on the preservation of Sears homes, Mr. O'Brien stated there was no formal protection by the village and it was up to the property owner to preserve such home. Mr. Matejczyk recalled that the village had no jurisdiction over historic homes;

staff agreed, noting the village wanted the property owner to drive the preservation of their home.

Mr. Quirk confirmed with staff that the proposed petition was a legal non-conforming structure and not a legal conforming lot. Mr. Latinovic confirmed that if the petition was approved, it would become a legal conforming structure. Chairman Jirik understood with the two existing lots, one could construct two structures meeting the village's requirements. However, by combining the lots into one, he queried staff on the buildable lot area. Wherein Mr. Latinovic explained that one can build up to 32% of the buildable lot area which would be the same for the two separate lots and the same for the consolidated lot. As to the setbacks, he said the two smaller lots would have five-foot setbacks, while the consolidated lot would have 10-foot setbacks. Overall, from a stormwater perspective, changing from two lots to one lot, the drainage was not changing. He explained the petitioner could pave the entire lot but the village requires up to 1000 sq. feet for all total detached structures. Therefore, if the two lots existed, it could be done twice, while with only one lot, only 1000 sq. feet would be allowed.

Petitioner, Carol Shepack 4231 Indianapolis, Downer Grove, owns the lot at 4929 Montgomery and clarified the home was listed in the MLC as a Hugsen (phonetic spelling) Catalog Home and not a Sears Home. She stated she purchased the lot with the intention of building their home but when plans were submitted to staff, it was learned that two lots existed and had to be consolidated in order to construct the new home.

Mr. Waechtler preferred seeing the village having one large lot versus two smaller 50-foot lots and believed the petition was an asset to the neighborhood.

Chairman Jirik opened up the meeting to public comment.

Mr. James W. Sire, 4941 Montgomery Ave., Downers Grove, stated he and his neighbor were concerned about water in their backyards as they had ditched their rear yards to address the water flow. With the new home, he wanted to ensure that the water flow would be addressed. He also voiced concern that the size of the home not overpower the neighbors' homes.

Mr. John Ryan, 4940 Oakwood Ave., Downers Grove, voiced concern about the path of the stormwater drainage through the rear yards in the area, given the size of the new home. He would appreciate a storm sewer on the new property to drain toward Montgomery.

In response, staff believed the local poor drainage areas were more towards Warren Avenue and Oakwood and not around the surrounding area of the proposed lot. Because the lot is a residential lot, the stormwater ordinance does not require a detention facility. Village engineers recommended to the petitioner's design engineer to install a small drainage pipe in the southeast corner and forward the water towards Montgomery. Staff was working with the design engineers to mitigate the issues and not make any stormwater matters worse, as required by the Stormwater Ordinance. Permits would not

be issued until village engineers were satisfied that the ordinance was being met. Mr. Latinovic noted that the natural flow off the property was to the southeast corner of the site.

Mr. Beggs raised the fact that he wanted to avoid creating an expense for the property owner when they did not have an obligation.

Mr. John Ryan, 4940 Oakwood Avenue understood the matter could not become worse and that if it did, steps would have to be taken to rectify it. Mr. O'Brien reassured him that staff was working with the design engineers and offered several suggestions to them, including: installing the small storm sewer in the rear yard to carry away water to Montgomery; pipe the sump pump directly into the storm sewer versus the backyard; and to have front elevation downspouts directed to Montgomery and head west. If the water does become worse, Mr. O'Brien explained that a direct cause is looked at, i.e., sump pump discharge and downspout discharge. Additionally, during the construction phase, he stated staff will review a final topographic survey from the builder, followed by an inspection. If the property is not graded properly or draining properly, the village retains a cash bond to ensure the work gets completed correctly.

Hearing no further public comment, the chairman closed public comment.

Mr. Waechtler asked Mr. Sire about the sizes of homes in the immediate area.

The petitioner had no closing comments.

As a suggestion, Mr. Waechtler asked staff to speak with the engineers about newly constructed homes and having their sump pumps drain directly into a storm sewer, thereby alleviating the property owner and their neighbors. It was also noted there was the issue of storm sewers having back pressure and not being able to handle the drainage from sump pumps.

WITH RESPECT TO FILE PC-12-09, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S RECOMMENDATIONS ON PAGE 3 OF ITS REPORT.

SECONDED BY MR. QUIRK. ROLL CALL:

AYE: MR. MATEJCZYK, MR. QUIRK, MR. BEGGS, MR. COZZO, MR. WAECHTLER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 6-0