

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 28, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision – 4220 Highland	✓ 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 4220 Highland Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals for 2008-2013 identified *Preservation of our Residential and Neighborhood Character*. Supporting this goal is the objective *Tolerance of Neighborhood Private Development*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 4, 2009 active agenda.

BACKGROUND

The 13,825 square foot property is zoned R-4 Single Family Residential and consists of two 50-foot by 138-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 south 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 construction of an addition to the southwest corner of the existing house.

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 rear and side property lines which meet the requirements for public utility easements. The proposed consolidation will increase the side yard setback requirement from five feet to ten feet. The proposed lot will exceed all minimum lot dimension requirements for the R-4 Single Family Residence district as specified in the table below:

4220 Highland Avenue	Required	Proposed
Frontage	45 feet	100 feet
Lot Width	50 feet	100 feet
Lot Depth	140 feet	138.25 feet (existing no change)
Lot Area	7, 500 sq. ft.	13,825 sq. ft.

The petitioner has submitted all required plans and documents for the building addition permit to the existing house. The plans indicate the addition will meet all requirements of the Zoning Ordinance. The architectural and engineering plans have been reviewed by staff and have been approved. The only remaining item to be resolved prior to staff issuing the permit is the final approval of the Plat of Subdivision by the Village Council.

The Plan Commission considered the petition at their July 6, 2009 meeting. 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 July 6, 2009

Minutes of the Plan Commission Hearing dated July 6, 2009

Email from community member

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL
PLAT OF CONSOLIDATION FOR 4220 HIGHLAND 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 Consolidation for 4220 Highland Avenue, located on the West side of Highland Avenue approximately 250 feet South of 41st Street, Downers Grove, Illinois, legally described as follows:

Lots 6 & 7 in Block 7 in Littleford's Subdivision of part of the West Half of Section 5, Township 38 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded April 9, 1925 as Document 190966 in DuPage County, Illinois

Commonly known as 4220 Highland Avenue, Downers Grove, IL (PIN 09-05-117-016)

WHEREAS, notice has been given and hearing held on July 6, 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 Consolidation for 4220 Highland 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 Consolidation for 4220 Highland Avenue, be and is hereby approved subject to the following condition:

1. The final Plat of Consolidation shall substantially conform to the Plat of Consolidation prepared by Professional Land Surveying, Inc. dated April 15, 2008 and revised on June 18, 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 consolidation.

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

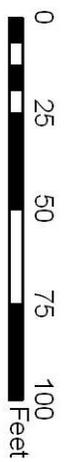
Passed:

Attest: _____
Village Clerk



MAIN ST

HIGHLAND AVE



4220 Highland Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JULY 6, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-15-09 4220 Highland Avenue	Final Plat of Subdivision	Stan Popovich, 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: Harrison and Marianna Holm
4220 Highland Avenue
Downers Grove, IL 60515

APPLICANT: Patrick Holthaus
Bradford and Kent Builders
807 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residence District
EXISTING LAND USE: Residential
PROPERTY SIZE: 13,809 square feet (0.317 acres)
PINS: 09-05-117-016

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 4220 Highland Avenue, is zoned R-4 Single Family Residential and consists of two 50-foot wide by 138-foot long lots of record. An existing single family home is located across the common lot line. A detached garage is located in the rear of the south lot.

The petitioner, owner of both lots, is proposing to consolidate the two lots into one new 100-foot wide by 138-foot deep lot to allow for the construction of an addition to the southwest corner of the existing house. The petitioner has submitted plans for the building permit (attached) 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 the proposed addition to the existing home 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. The 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 all the required documents and plans for the building permit to allow the addition to be added to the rear of the existing single family home. The plans indicate the new addition 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:

4220 Highland Avenue	Required	Proposed
Frontage	45 feet	100 feet
Lot Width	50 feet	100 feet
Lot Depth	140 feet	138.25 feet (existing no change)
Lot Area	7, 500 sq. ft.	13,825 sq. ft.

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

NEIGHBORHOOD COMMENT

Staff spoke with one neighbor regarding the petition. The neighbor did not express any concern with regard to this petition.

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-15-09 to the Village Council subject to the following conditions:

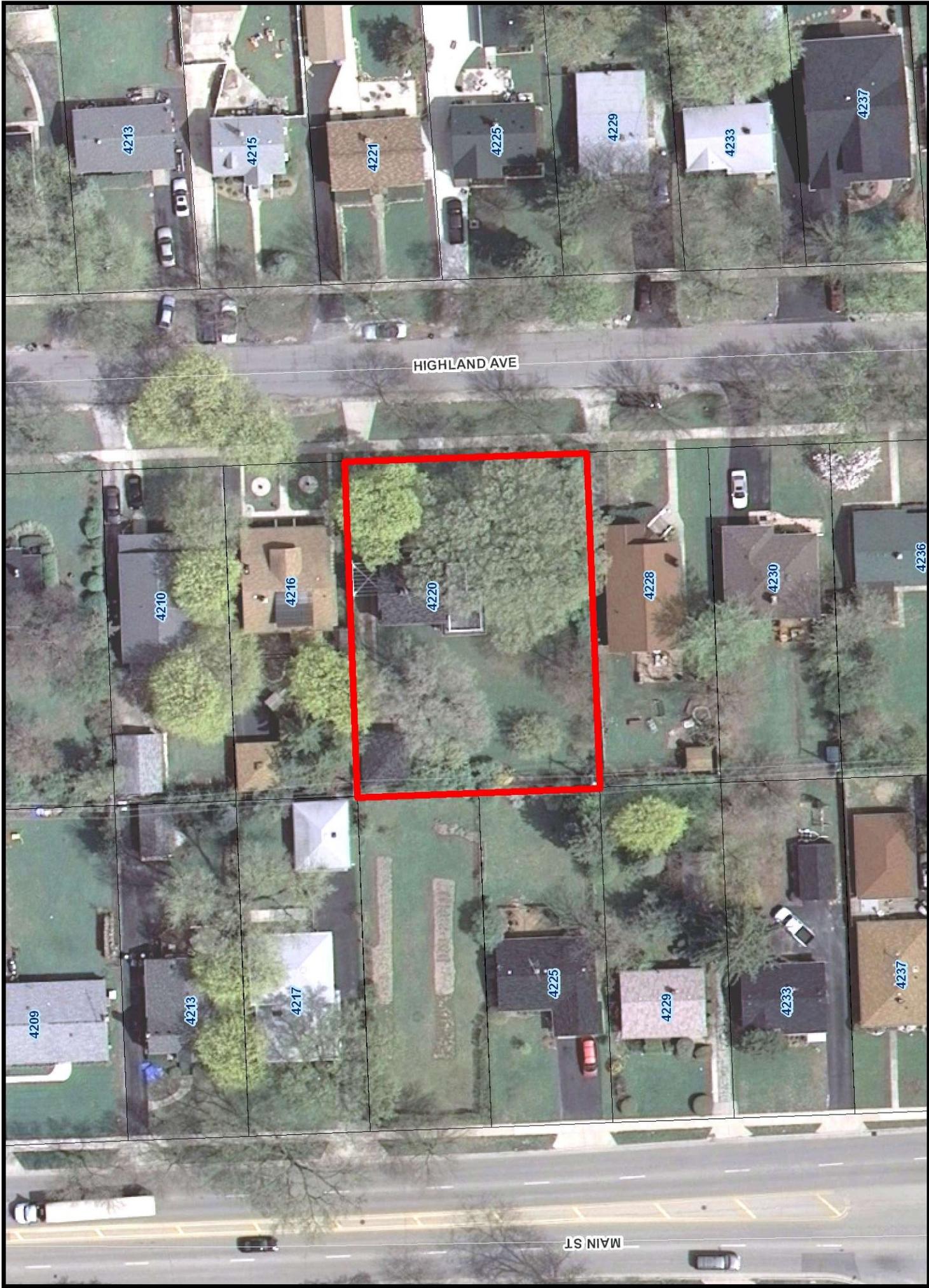
1. The final Plat of Consolidation shall substantially conform to the Plat of Consolidation prepared by Professional Land Surveying, Inc. dated April 15, 2008 and revised on June 18, 2009 except as such plan may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2009 PC Petition Files\PC-15-09 4220 HIGHLAND FINAL PLAT OF SUBDIVISION\Staff Report PC 15-09.doc



HIGHLAND AVE

MAIN ST



4220 Highland Avenue Location Map

Downers Grove Planning and Community Development
801 Burlington Ave.
Downers Grove, Il. 60515

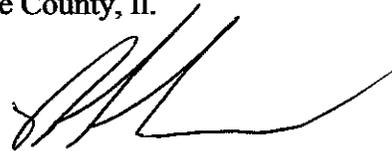
6-10-09

To whom it may concern;

We, Bradford and Kent Builders, are applying for a 'Lot Consolidation' for 4220 Highland Ave, Downers Grove, Il. The property has an existing single family residence on it which is built over the line between the two lots. There is also a detached garage which was recently built on lot 7.

Legal description of the two lots to be consolidated.

Lots 6 & 7 in Block 7 in Litteford's Subdivision of part of the West ½ of section 5, Tnsp 38N, Range 11, East of the Third Principal Meridian according to the plat thereof Recorded April 9, 1925 as document 190966 in Dupage County, Il.



Patrick Holthaus

Bradford and Kent Builders A/E Manager

PLAT OF CONSOLIDATION

OF
4220 HIGHLAND AVENUE
DOWNERS GROVE, ILLINOIS

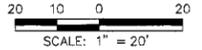
DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(C) LOT 17 IS HEREBY RESERVED FOR PUBLIC UTILITY, DRAINAGE AND INGRESS/EGRESS ACCESS EASEMENT, NO RESIDENTIAL CONSTRUCTION ALLOWED ON LOT 17.



P.I.N. 09-05-117-016

DECLARATIONS CERTIFICATE

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

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

OWNER _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND 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 A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH 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. 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

PROPERTY OWNER'S SIGNATURES

BY: _____ OWNER OR ATTORNEY BY: _____ OWNER OR ATTORNEY

PRINT NAME _____ PRINT NAME _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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 _____

RECORDER OF DEEDS _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

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

OWNER: _____

ADDRESS: _____

OWNER: _____

ADDRESS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

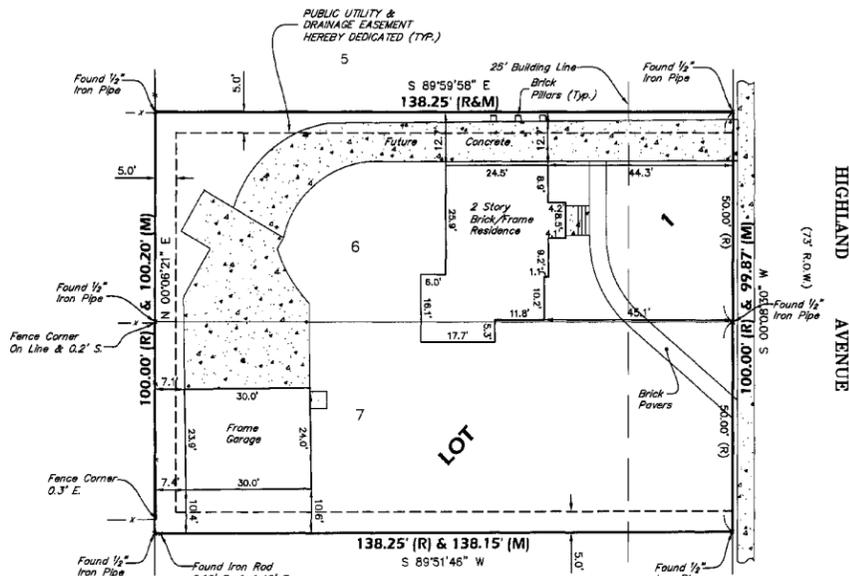
COMMONWEALTH EDISON COMPANY
AND
SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.



SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND KNOWN AS _____ TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

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

BY: _____

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ 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 THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

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

COLLECTOR _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ 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 THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

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

COLLECTOR _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

BY: _____ CHAIRMAN

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,

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

COUNTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 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 OR DECIMALS THEREOF.

LOTS 6 & 7 IN BLOCK 7 IN LITTLEFORD'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190966 IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE 'X' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170430901H EFFECTIVE DATE DECEMBER 16, 2004.

DATED THIS 15TH DAY OF JUNE, A.D., 2009.

ILLINOIS PROFESSIONAL LAND SURVEYOR #3483
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2010

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

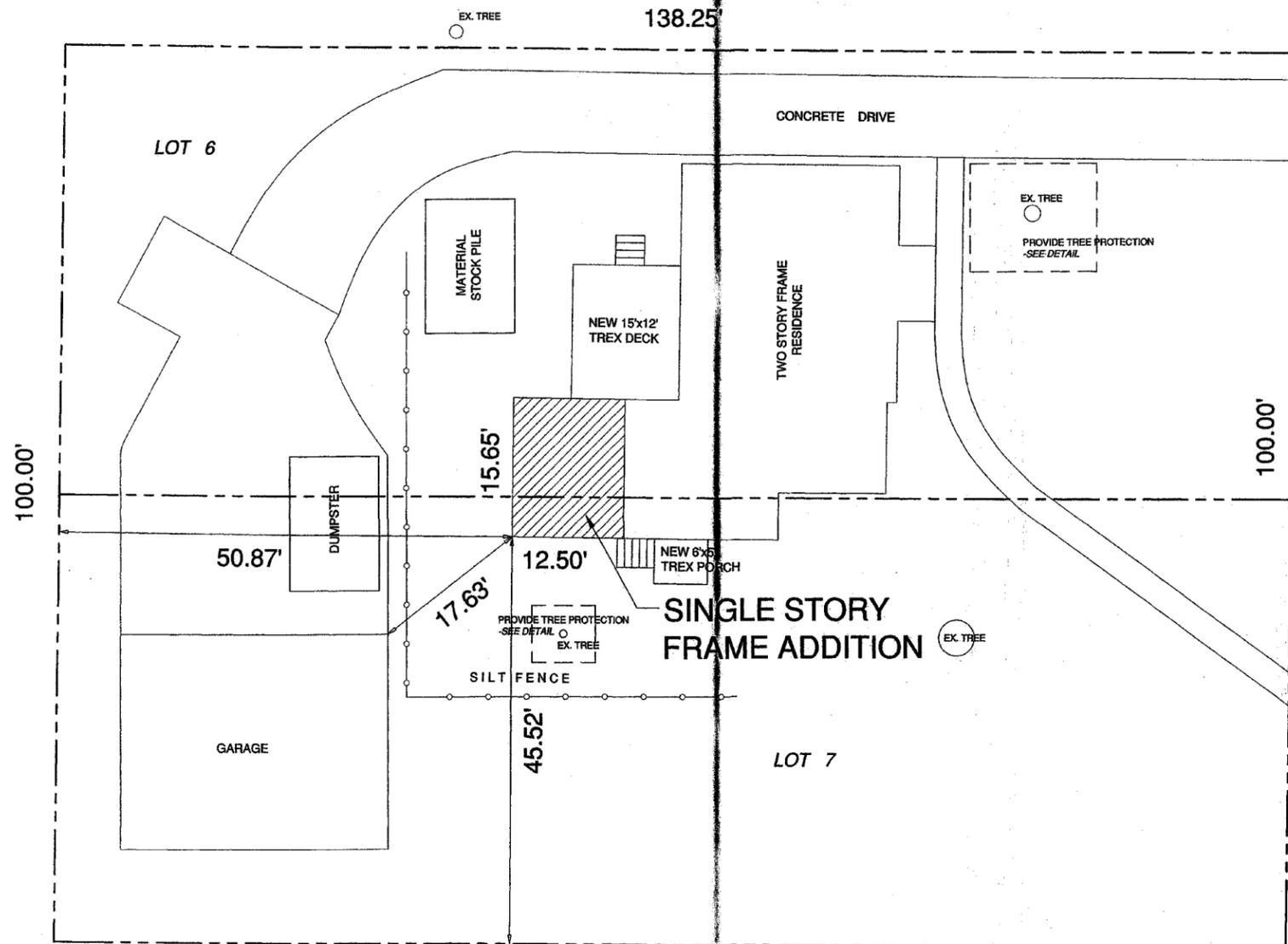
AREA OF SURVEY

CONTAINING 9,408± SQ. FT. = ACRES

PROFESSIONAL DESIGN FIRM NO. 184-004196



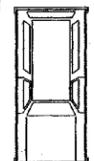
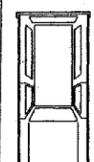
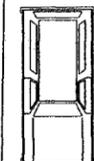
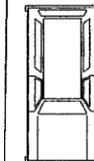
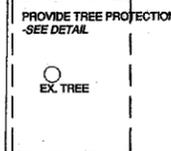
DRAWN BY: ULK FLD. BK./PG. NO.:
COMPLETION DATE: 03/05/08 JOB NO.: 84228
REVISED: 4-15-08 added certs; 6-18-09



A-A SITE PLAN
Scale: 1/8" = 1'-0"

SITE PLAN NOTES:

1. AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO CONSTRUCTION. THIS INSPECTION SHALL BE SCHEDULED 48 HOURS PRIOR TO THE START OF CONSTRUCTION. RIGHT OF WAY INSPECTIONS SHALL BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE.
2. ANY CHANGES MADE TO THE SITE PLAN OR IN THE FIELD DURING THE CONSTRUCTION PROCESS MUST BE SUBMITTED IN WRITING TO THE VILLAGE.
3. A FINAL GRADING PLAN SURVEY IS REQUIRED AT THE COMPLETION OF THIS PROJECT.
4. ANY NEW STRUCTURE OR IMPERVIOUS AREA SHOWN ON THE FINAL GRADING SURVEY THAT WAS NOT ON THE APPROVED BY DEVELOPMENT ENGINEERING WILL BE SUBJECT TO ADDITIONAL REVIEW AND RUNOFF STORAGE FEES. UNAPPROVED WORK CONSTITUTES AS WORKING WITHOUT A PERMIT.
5. AN IMPERVIOUS AREA IS DEFINED AS ANY AREA COMPOSED OF MATERIAL WHICH IS GENERALLY INCAPABLE OF BEING PENETRATED BY STORMWATER, INCLUDING WITHOUT LIMITATIONS: ROOFTOPS, BUILDINGS, PARKING LOTS, DRIVEWAYS, ROADS, SIDEWALKS AND PATIOS.
6. IF DISTURBING THE SHOULDER- ROAD EDGE- PARKWAY - SIDEWALK IT SHALL BE RESTORED AND MUST BE DELINEATED ON PLANS. IF A PORTION OF THE SIDEWALK IS TO BE DISTURBED, THE ENTIRE WIDTH OF THE SIDEWALK SHALL BE REPLACED FOR THE LENGTH OF THE DISTURBANCE.
7. ALL PARKWAY TREES REQUIRING PROTECTION SHALL BE PROTECTED IN ACCORDANCE WITH THE DOWNERS GROVE TREE PROTECTION REQUIREMENTS DETAIL.
8. ALL NEW DOWNSPOUTS TO BE SPLASH TO GRADE AS SHOWN ON SITE PLAN.
9. ANY UTILITY SERVICE ENTERING A CRITICAL ROOT ZONE OF A PARKWAY TREE SHALL BE AUGERED THROUGH THE LIMITS OF THE CRITICAL ROOT ZONE
10. THE DRIVE TO BE USED AS CONSTRUCTION ENTRANCE. NO OTHER ACCESS ACROSS RIGHT-OF-WAY WILL BE ALLOWED.
11. ALL SITE PLAN TREES SHOWN ARE TO REMAIN.
12. A FINAL GRADING SURVEY SHALL NOT BE COMPLETED UNTILL SOD HAS BEEN INSTALLED.
13. A FINAL GRADING SURVEY SHALL BE REQUIRED PRIOR TO ALLOWING A COMMUNITY DEVELOPMENT FINAL OCCUPANCY INSPECTION.
14. ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE RESTORED WITH SOD.



CONTRACTORS PARKING PLAN

HIGHLAND AVENUE

Municipal Codes regarding trees, including tree protection requirements for public parkway trees, are located in Chapter 24 of the Downers Grove Municipal Code <http://www.downers.us/code/chapters/24>. Parkway tree protection shall involve avoiding damage to both the above ground tree trunk, including the branches, and the below ground root system. Roots are the most vital part of a tree with the majority of nutrient and water absorbing roots in the upper 18 to 24 inches of soil. Tree roots must be protected from severing or changes in their soil environment (such as compaction or grade changes) to prevent irreversible tree decline or death in the coming years.

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is ideally a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to 4 feet below the natural ground surface level. In a municipal parkway setting with utilities and paved or concrete surfaces, the CRZ cannot always be the ideal size. Instead, the CRZ has been adjusted to form a rectangle around the parkway tree trunk with the minimum dimensions listed in the following table. At a minimum, the listed CRZ shall be fenced with a 6 foot high temporary chain link construction fence secured to metal posts spaced no further than 10 feet apart. Whenever possible, the entire parkway shall be fenced in except where access has been permitted. Any exceptions shall be noted on the drawings submitted for a given permit.

PARKWAY TREE DIAMETER AT 4.5'	WIDTH FROM STREET TO PROPERTY	LENGTH ALONG SIDEWALK	DEPTH
0-12.0 INCHES	10.0 FEET	10 FEET	4 FEET
12.1-24.0 INCHES	10.0 FEET	20 FEET	4 FEET
24.1 OR MORE INCHES	10.0 FEET	30 FEET	4 FEET



For public parkway trees, roots located within the determined CRZ shall be protected from compaction, severing, and the storage of materials or equipment. Utilities must be guarded underneath the tree as shown above. In cases when severing of roots within a portion of the CRZ may be unavoidable (ex. sidewalk installation, curb replacement, water main or sanitary main disconnects in the parkway), subject to the approval of the Village Forester, the smallest possible area shall be disturbed and sharp clean cuts shall be made on root ends to promote wound closure and root regeneration. All CRZ fencing shall be a 6 foot high temporary chain link construction fence secured to metal posts spaced no further than 10 feet apart, and shall be maintained daily in good condition. Any exceptions to the fence dimensions or parkway position shall be noted on the permit.

In addition to fines and citations that may be assessed for violations of any Chapter 24 municipal code (such as not maintaining fencing around the CRZ or unauthorized removal of parkway trees), violators may be subject to the following provisions:

- issuance of an invoice for the monetary loss in tree value or partial value due to damage to either the above ground or below ground portions of the parkway tree, or unauthorized tree removal.
- forfeiture of bonds issued for the work should funds be sufficient to cover tree values and fines.
- costs of repairs, such as pruning or cabling, or costs for removal of the damaged parkway tree along with the stump if the tree cannot remain in the right-of-way.
- fines of \$500 for the 1st offense; \$1,000 for the 2nd offense; \$2,500 for 3rd and subsequent offenses.
- each day during which a violation continues shall be construed as a separate and distinct offense.

For more information, contact the Forestry Division at 434-5475 or 434-5476.

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROV BY	STANDARD DETAIL
	02/20/07		J.M.L.	M.D.M.	

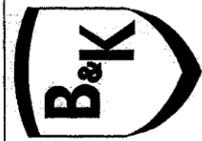
PARKWAY TREE PROTECTION REQUIREMENTS

DRAWING NO. TRE-01
E:\FW - ENG & TRANSPORTATION\DESIGN DETAILS-FEB 07\TREES\TRE-01

REVISIONS BY:	DATE:
TECH-SALES PE	6-3-09

Bradford & Kent, Inc.
807 Ogden Ave.
Downers Grove, IL 60515
Phone 630.969.8585
Fax 630.969.8621
bradfordandkent.com

Bradford & Kent
CUSTOM BUILDER S



HARRISON AND MARIANNA
HOLM
4220 HIGHLAND AVENUE
DOWNERS GROVE, IL 60515
HOME (630) 969-1610 W/MR (815) 341-7109

DRWN/SLS	FE/MJ
DATE	SCALE
5-28-09	AS NOTED
JOB NO.	9020

SHEET
A
OF TWO

SCOPE OF WORK

HOLM RESIDENCE
OVERVIEW: BUILD A SINGLE STORY FRAME ADDITION, REAR DECK AND PORCH ON TO A TWO STORY BRICKFRAME RESIDENCE.
DEMO: As noted on sheet #1.
SITE PREP: Provide silt fence as shown on site plan.
PREP: Provide dust and floor protection as needed; Portable toilet at jobsite.
FOUNDATION: See sheet #1 for layout.
FRAMING: Build new floor, walls and roof.
ROOFING: See exterior elevations for shingle locations; Flat roof to have bituminous material-match existing.
SIDING: See exterior elevations for siding locations.
FASCIA/SOFFIT/GUTTERS & DS: See exterior elevations for eave locations.
WINDOWS AND EXTERIOR DOORS: See door and window schedule for specs.
ELECTRIC: BY OWNER
PLUMBING: Install new grey box, gas line, and site pan with 2" drain below washer at laundry room.
HVAC: See sheet #2 for hvac notes and locations.
INSULATION: As noted on building section.
DRYWALL: See Wall and Ceiling Finish Schedule.
INTERIOR TRIM: See Interior Trim Schedule.
CABINETRY: Install entertainment center at Family Room from B&K showroom display.
INTERIOR DOORS: BY OWNER - B&K to install.
FINISHED FLOORING: BY OWNER - supply and installation.
MISC.: Owner to provide jobsite storage for materials.

- BY OWNER:**
1. Painting, staining, decorating (including stairs, landing and railing components).
 2. Landscaping.
 3. Decorative light fixtures.
 4. Any and all charges by the utility companies shall be at the expense of the buyer and are not in any way part of this project.
 5. Grout Sealing.
 6. Water and sewer upgrade if required including permit.
 7. All new electric work.
 8. Relocate existing underground electric to garage.
 9. Washer and dryer hook-up.
 10. Supply (1) laundry room interior door (B&K to install).
 11. Finished flooring at Family and Laundry Room (supply and install).

- CLARIFICATION: THESE ITEMS TO BE ADDRESSED PRIOR TO START OF CONSTRUCTION:**
1. Scope spec'd to remove all drywall, but demo section only shows as needed to fix damaged/crack.
 2. FYI - per sketch for window locations only south side windows will receive shutters.
 3. New window hardware finish.
 4. Grille type at new windows? existing windows has two different kinds.
 5. Which crown detail to match?, family room has border trim at corner of ceiling and wall.

- NOT IN CONTRACT: THESE ITEMS TO BE ADDRESSED PRIOR TO START OF CONSTRUCTION:**
1. (2) new PELLA double hung windows - exist. dining room windows are replacement type windows.
 2. Trench foundation in lieu of piers at new side covered porch per Village of Downers Grove.

GENERAL NOTES:

1. Bradford and Kent Builders shall take every precaution in relocating or installing owner supplied items. If these units are determined to be unusable by B&K then units suitable for use must be provided. B&K will not warranty any owner supplied materials, products or any consequential damage resulting from failure of these products.
2. Owner supplied light fixtures are to be on site at the time of installation of electrical conduit (rough) to allow super / electrician to determine if fixtures provided are compatible with the electrical layout on the approved plans. If these fixtures are not compatible with the layout, a change order may be required if the number of rough openings is revised. If the fixtures are not on site at the requested time and it is later determined these fixtures are not compatible with the installed openings, the owner will be charged to rework the rough/drywall as required.
3. Dimensions shown to can lights are ideal locations and may vary as much as 8" due to framing. No allowance is provided for altering existing framing to accommodate precise placement of light fixtures.
4. All stairs to have a maximum rise of 7 3/4" and a maximum tread depth of 10". Minimum width of 36" and a continuous clear headroom measured vertically from the front of the nosing of a tread to a line parallel with the stair run of 80". Handrails to have no interruption by any means necessitating change of handrail within a stair run.
5. Bradford and Kent will take every reasonable precaution to protect the areas adjacent to the construction. The protection of personal property, however, is the responsibility of the homeowner. Specifically, all personal property on or near walls adjacent to the construction area should be removed before any demolition or construction begins. Further, Bradford and Kent cannot be held responsible for re-decorating any surfaces that may be damaged by work conducted in an adjacent room. In such a situation, Bradford and Kent's liability will be limited to the repair of the drywall or plaster.
6. Demolition:
 - A.C.A.P. - As close as possible. Match existing conditions with readily available stock materials (shape, size, and color if pre-finished material).
 - V.I.F. - Verify in field. A condition, size, or other item needs to be field verified after construction has started. The project superintendent should be notified of any results if V.I.F. conditions prior to commencement of related tasks. Owner should also be notified of the results if the task results in aesthetic changes to the approved drawing.
 - A.F.F. - Above finished floor. The dimension given is from the top of the finished floor (i.e., tile, hardwood, etc.).
 - N.T.S. - Not to scale. Dimensions noted are correct but the plan has not been drawn to the noted dimensions. (NOTE: plans should never be scaled for a required dimension)
 - R.O. - Rough Opening. Stud opening required for proper installation of an item.
 - 3-COAT TRAFFIC SYSTEM* - (for wood floors) is (2) coats Bona 100% oxygen cation linking polyurethane over an approved sealer (for natural finish) or stain.

WALL / CEILING FINISH SCHEDULE

ROOM	MATERIAL TYPE	FINISH	COMMENTS
FAMILY ROOM	DRYWALL	PRIME / PAINT BY OWNER	G&S, T&S
LAUNDRY ROOM	DRYWALL	PRIME / PAINT BY OWNER	G&S, T&S

FLOORING SCHEDULE

ROOM	FLOOR TYPE	MFG.	MODEL NO	FINISH	SIZE	MATCH EXIST ACAP	COMMENTS
FAMILY ROOM	OAK BY OWNER						
LAUNDRY ROOM	TILE BY OWNER						

WINDOW / EXTERIOR DOOR SCHEDULE

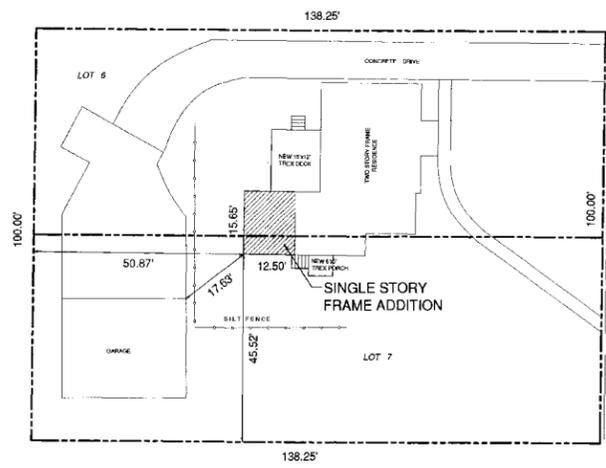
QTY.	MFG.	SERIES	MODEL	TYPE	R.O.	EXT. COLOR	JAMB	HARDWARE	SCREEN	GLASS	ACCESSORIES
2	PELLA	PROLINE	2953	D.H.	29 1/2" X 53 1/2"	WHITE	4 1/2"	TBD	WHITE	LOW E	GRILLES
1	PELLA	DESIGNER	7282	PATIO DR	72" X 82"	HARTFORD GREEN	4 1/2"	BRIGHT BRASS	ROLL SCREEN	LOW E TEMP	GRILLES: TROLL SCREEN, TONE/YOOMB BOTTOM UP-FABRIC SHADES
1	PELLA	DESIGNER	3068	PATIO DR	36" X 82"	HARTFORD GREEN	4 1/2"	BRIGHT BRASS		LOW E TEMP	GRILLES: TROLL SCREEN, TONE/YOOMB BOTTOM UP-FABRIC SHADES
1	PELLA	FIBERGLASS	TBD	ENTRY	38" X 82"	TBD	4 1/2"	BRIGHT BRASS		LOW E TEMP	
1	PELLA	STORM DOOR	3681			TBD	4 1/2"	BRIGHT BRASS	STD		

INTERIOR TRIM SCHEDULE

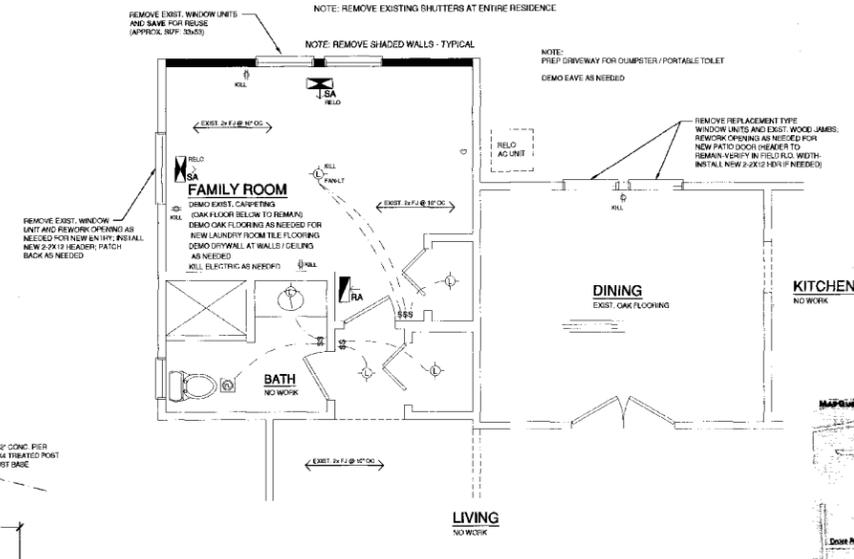
ROOM	TRIM TYPE	SPECIES	PROFILE	SIZE	MATCH EXIST ACAP	COMMENTS
FAMILY ROOM	BASE	PAINT GRADE	PILASTER/CAP	6"	YES	
FAMILY ROOM	SHOE	PAINT GRADE	STD	1 1/2" X 3"	YES	
FAMILY ROOM	CASING	PAINT GRADE	FLAT/BACKBAND	3 1/2" X 4"	YES	SILL/APRON
FAMILY ROOM	CROWN	PAINT GRADE		4"	YES	
LAUNDRY ROOM	BASE	PAINT GRADE	PILASTER/CAP	6"	YES	
LAUNDRY ROOM	SHOE	PAINT GRADE	STD	1 1/2" X 3"	YES	
LAUNDRY ROOM	CASING	PAINT GRADE	FLAT/BACKBAND	3 1/2" X 4"	YES	SILL/APRON
LAUNDRY ROOM	CROWN	PAINT GRADE		4"	YES	

EXTERIOR SELECTIONS

PRODUCT	MANUFACTURER	SERIES	MODEL NO.	COLOR	COMMENTS
SHINGLES					MATCH EXIST ACAP
SIDING	CERTAINTED	ROYAL CEDAR CLAPBOARD			MATCH EXIST ACAP 5" VINYL SIDING
GUTTERS/DS					MATCH EXIST ACAP
SOFFIT/FASCIA					MATCH EXIST ACAP
SHUTTERS	TBD	TBD	TBD	TBD	QTY = 11 PAIRS
DECKING	TREX	ACCENT			TBD
RAILING	TREX	ARTISIAN			TBD



A-1 SITE PLAN
Scale: 1:20



B-1 FIRST FLOOR DEMO PLAN
Scale: 1/4" = 1'-0"



JOBSITE DIRECTIONS:
 OGDEN AVE (W) TO LINDLEY ST (N) TO 41ST ST (W) TO HIGHLAND AVE (S) TO HOUSE #4220

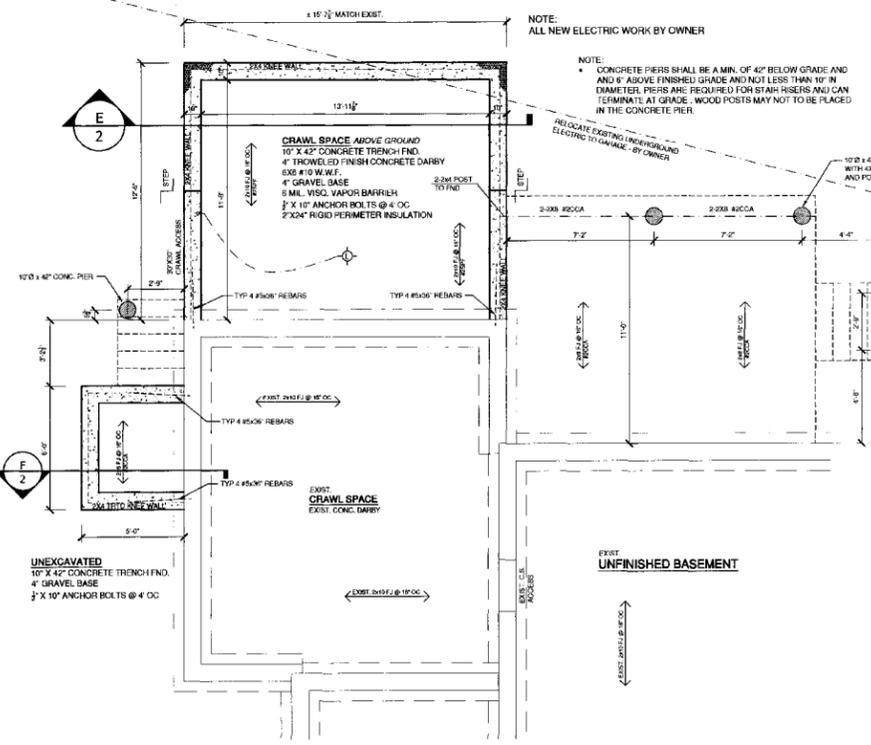
ELECTRIC SYMBOLS

⊞	SINGLE POLE SWITCH	⊞	DUPLEX OUTLET
⊞	THREE WAY SWITCH	⊞	GFI OUTLET
⊞	FOUR WAY SWITCH	⊞	WATER PROOF GFI OUTLET
⊞	DIMMER SWITCH	⊞	220 VOLT OUTLET
⊞	THREE WAY DIMMER SWITCH	⊞	GFI BRASS FLOOR OUTLET
⊞	DOOR BELL SWITCH	⊞	110 VOLT WHIP
⊞	EXTERIOR DOUBLE SPOT LIGHT	⊞	CEILING WALL LIGHT OPENING
⊞	CAN LIGHT - VAPOR PROOF GFI	⊞	6" RECESSED CAN LIGHT
⊞	CEILING FAN OPENING	⊞	6" RECESSED CAN LIGHT
⊞	FULL CHAIN LIGHT	⊞	6" EYEBALL CAN LIGHT
⊞	UNDER CABINET LIGHTING	⊞	FLOOR FC
⊞	BATH EXHAUST FAN LIGHT UNIT	⊞	FLOOR FC
⊞	BATH EXHAUST FAN UNIT	⊞	110 VOLT SMOKE DETECTOR WITH BATTERY BACKUP
⊞	TELEVISION JACK - ROUGH IN ONLY	⊞	PHONE JACK - ROUGH IN ONLY

GENERAL NOTES:
 1. ALL SWITCHES, RECEPTACLES & LIGHT FIXTURES IN A BATHROOM, POWDER ROOM, SHOWER, ETC. SHALL BE GFCI PROTECTED.

ELECTRICAL SCHEDULE

SERVICE SIZE	200 AMP	
PANEL SIZE	40 PLACE	
DEVICE	STYLE	COLOR
SWITCHES	STD.	IVORY
OUTLETS	STD.	IVORY
CAN LIGHTS	6"	WHITE TRIM



C-1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

DESIGN LOADS
 MINIMUM DESIGN UNIFORM LIVE LOADS:

FLOOR LOAD	40 PSF
SLEEPING ROOM FLOOR LOAD	30 PSF
STAIR AND DECK LOAD	40 PSF
CEILING LOAD	20 PSF
ROOF LOAD	35 PSF

APPLICABLE CODES:
 2000 INTERNATIONAL RESIDENTIAL CODE & DOWNERS GROVE AMENDMENTS
 2002 NATIONAL ELECTRIC CODE (NEC) AND DOWNERS GROVE AMENDMENTS
 CURRENT STATE OF ILLINOIS PLUMBING CODE AND DOWNERS GROVE AMENDMENTS
 2000 INTERNATIONAL PROPERTY MAINTENANCE CODE
 CURRENT DOWNERS GROVE ZONING ORDINANCE
 HUD

NOTE: CARBON MONOXIDE DETECTORS
 A MINIMUM OF ONE CARBON MONOXIDE DETECTOR SHALL BE REQUIRED WITHIN 15 FT OF ANY SLEEPING AREA WITHIN ANY DWELLING UNIT.

NOTE: SMOKE DETECTORS
 SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY / AND OF EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT & STUDY. SMOKE DETECTORS TO BE 110V WIRED IN SERIES W/BATTERY BACK-UP.

PRODUCT ORDERING AUTHORIZATION:
 With my signature below I authorize Bradford and Kent to order the materials to be used in my project. This pertains to all necessary building materials including but not limited to: Cabinetry, windows, doors, flooring, tile and fixtures. I understand that special order and custom made products are not returnable and that returnable items will be subject to a rescheduling charge.

Signature: _____ Date: _____

PLAN APPROVAL
 My signature on the plan approval constitutes that I have fully examined and understood the contents herein. It is understood that these plans are part of the contract and supersede all other prior contract documents. By signing I am approving the plans as shown with noted conditions, and I agree that my project will be built to the specifications contained within. I also agree that any and all changes to the project will be in the form of a signed change order.

Signature: _____ Date: _____

PLAN INDEX

SHEET	DESCRIPTION	REVISIONS
1	SCOPE, SCHEDULES, MAP, DEMO	
2	ELEVATIONS & SECTIONS	

DRWN/SLS FE/MJ
 DATE 5-28-09
 SCALE AS NOTED
 JOB NO. 9020

SHEET **1** OF TWO

DOWNERS GROVE BUILDING DEPT. (630) 434-5529
 PERMIT # _____

REVISIONS BY: _____ DATE: _____
 TECH-SALES FE 6-3-09

LICENSED ARCHITECT
 STEPHEN L. GAWK
 001-010162
 STATE OF ILLINOIS

Bradford & Kent, Inc.
 807 Ogden Ave.
 Downers Grove, IL 60515
 Phone 630.969.8585
 Fax 630.969.8621
 bradfordandkent.com

Bradford & Kent
 CUSTOM BUILDERS

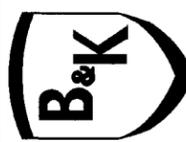
HARRISON AND MARIANNA
 HOLM
 4220 HIGHLAND AVENUE
 DOWNERS GROVE, IL 60515
 HOME (630) 969-1610 W/ADR (815) 341-7109

REVISIONS BY:	DATE:
TECH-SALES FE	6-3-09



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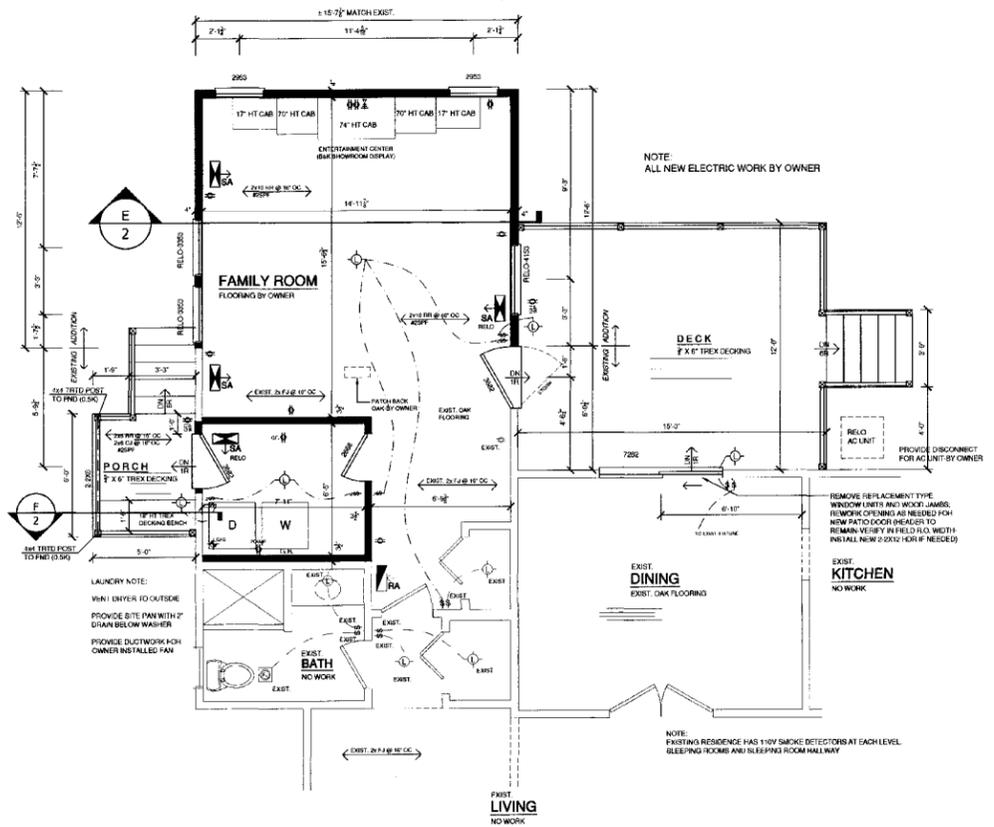
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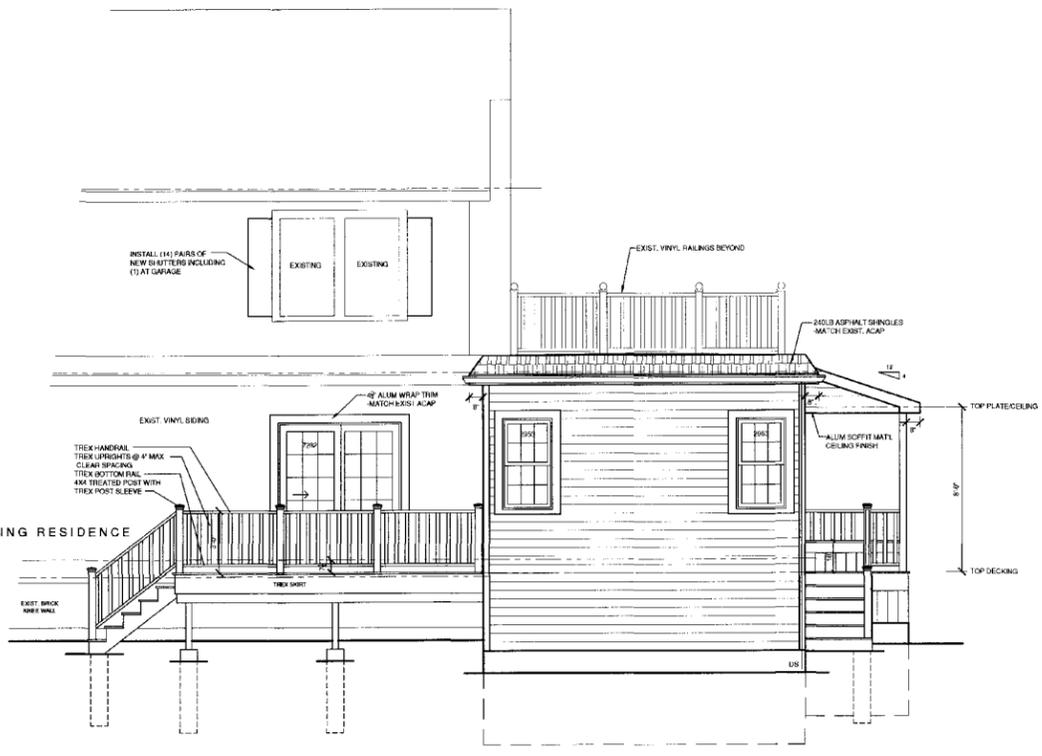
HARRISON AND MARIANNA HOLM
4221 HIGHLAND AVENUE
DOWNERS GROVE, IL 60515
HOME (630) 969-1610 W/M/R (815) 341-7109

DRWN/SLS	FF/MJ
DATE	5-28-09
SCALE	AS NOTED
JOB NO.	9020

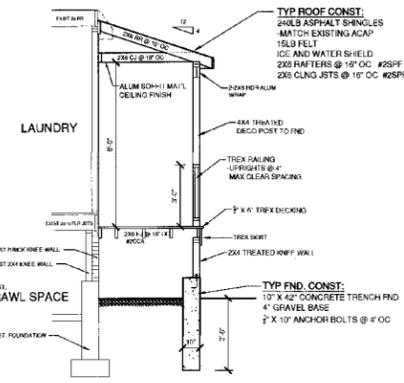
SHEET
2
OF TWO



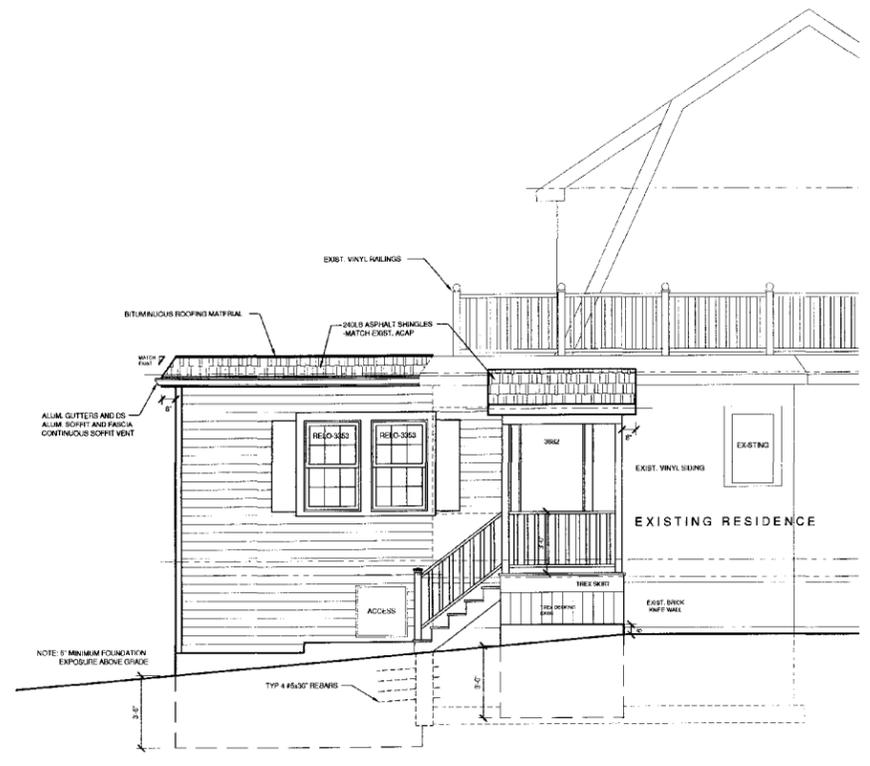
A-2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



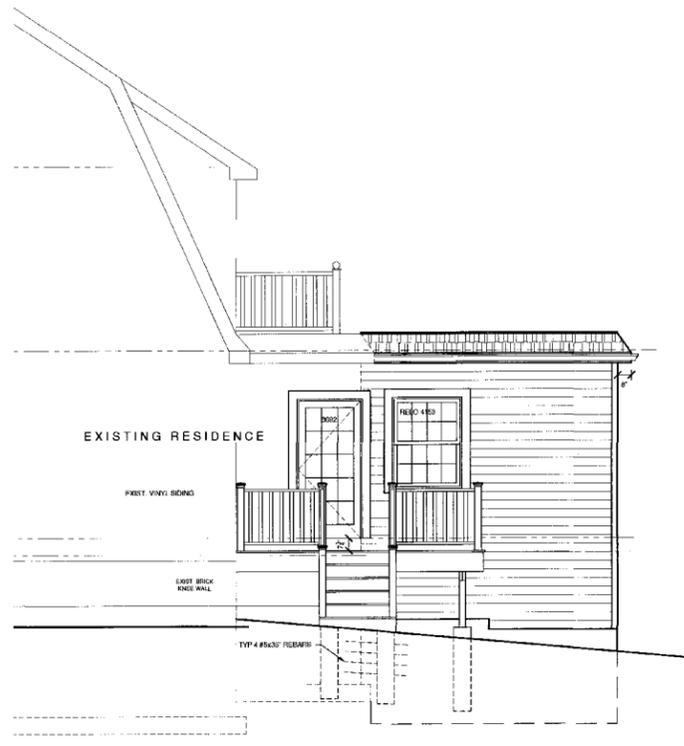
B-2 REAR ELEVATION
Scale: 1/4" = 1'-0"



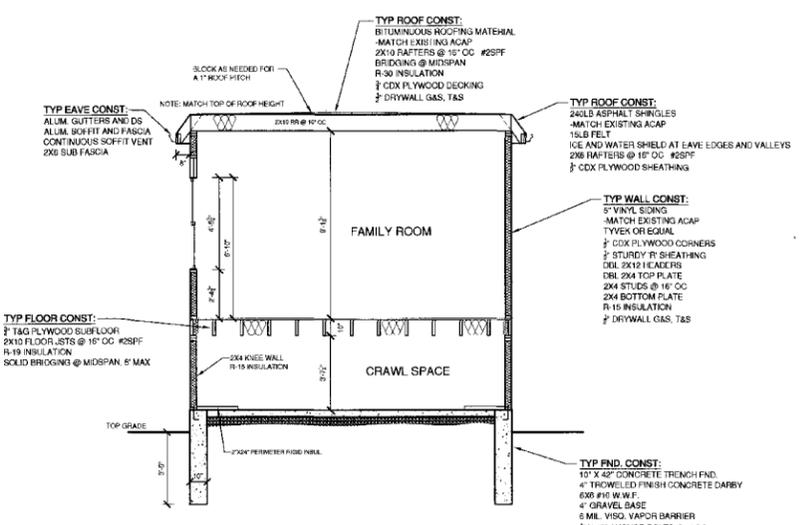
F-2 BUILDING SECTION
Scale: 1/4" = 1'-0"



C-2 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



D-2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



E-2 BUILDING SECTION
Scale: 1/4" = 1'-0"

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
JULY 6, 2009, 7:00 P.M.

Chairman Jirik called the July 6, 2009 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mrs. Hamernick, Mrs. Rabatah, Mr. Waechtler

ABSENT: Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mr. Webster

STAFF PRESENT: Mr. Jeff O'Brien, Planning Manager

VISITORS: Mr. Harrison Holm, 4200 Highland Avenue, Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

JUNE 1, 2009 MEETING MINUTES - MRS. RABATAH MADE A MOTION TO APPROVE THE MINUTES AS PREPARED, SECONDED BY MRS. HAMERNICK. MOTION CARRIED BY VOICE VOTE OF 4-0.

The Chairman announced that the telecommunication agenda item was moved to November 2, 2009.

An explanation of the meeting's protocol followed.

PC-15-09 A petition seeking final plat of subdivision to consolidate two existing lots into one lot on the west side of Highland Avenue approximately 250 feet south of 41st Street, commonly known as 4220 Highland Avenue, Downers Grove, Illinois. Patrick Holthaus, Bradford & Kent, Petitioner; Harrison and Marianna Holm, Petitioners.

Mr. Jeff O'Brien, Planning Manager for the Village of Downers Grove, explained the petition was to consolidate two lots into one, specifically 4220 Highland Avenue. The 13,800 sq. foot property is located on the west side of Highland Avenue, north of Ogden Avenue and is surrounded by single-family residences. (A 2006 aerial photograph was presented.) The two individual lots are each 50 feet by 138 feet deep. Petitioners' request is to consolidate the two lots to obtain a building permit to construct a 12 ft. by 14 ft. addition on the southwest side of the home. Currently, the addition would cross the existing common property line between the two lots. A new deck and porch is planned for the west side of the home. Mr. O'Brien stated the requests meet the requirements of the building, zoning and engineering codes. With the consolidation of the lot, the side yard set backs are five feet. Currently, the home sits 12 feet from the north lot line and about 45 feet from the south lot line. The existing garage sits 7 feet from the rear lot line and 10 feet from the south property line and currently meets current code.

Staff received a few phone calls inquiring about the petition. An email (located on the dais) commended the applicant for protecting the trees on his property. Staff recommended that the Plan

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Commission forward a positive recommendation to the Village County with the one condition in staff's report.

A question followed on clarifying the protection of the trees on the site. A question also followed regarding the garage.

Harrison Holm, Petitioner, responded that the garage was constructed last December.

Chairman Jirik commended staff on the graphics presented for the petition. He invited the petitioner to speak.

Mr. Harrison Holm, 4200 Highland Avenue, Dowers Grove, clarified that his wife inherited the home, and only one family has resided at the property since 1925. He noted an addition for a bathroom was put on the home in the 1990's, which required no request to consolidate the lots. Mr. Holm explained the layout of the current residence and why the new addition was being added to the home. Regarding the trees on the lot, one is a 100-year old elm, and one will need some trimming for the construction of the addition. However, he stated no trees would be eliminated. He pointed out another lot he owns which heads towards Main Street.

Chairman Jirik opened up the meeting to public comment. There were no comments. The Chairman then closed public comment.

Mr. Waechtler asked staff to elaborate on some of the prior zoning restrictions, if any, wherein Mr. O'Brien explained prior restrictions were that any additions had to occur on a zoning lot versus a lot of record. He stated in 2006 the zoning lot concept was eliminated. He said concerns came in when there were property transfers.

Mr. Beggs confirmed with staff that proper signage, mailing, and hearing publication took place. Mrs. Hamernick confirmed with staff that prior the lot was a legal non-conforming lot and now it would become a conforming lot.

Mr. Holm, Petitioner, explained the property only had one tax bill for the two lots, and the parcel number encompassed both lots.

WITH RESPECT TO PC-15-09, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE FINAL PLAT OF SUBDIVISION, SUBJECT TO THE FOLLOWING CONDITION.

THE FINAL PLAT OF CONSOLIDATION SHALL SUBSTANTIALLY CONFORM TO THE PLAT OF CONSOLIDATION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED APRIL 15, 2008 AND REVISED ON JUNE 18, 2009 EXCEPT AS SUCH PLAN MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

SECONDED BY MR. WAECHTLER.

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ROLL CALL:

**AYE: MRS. RABATAH, MR. WAECHTLER, MR. BEGGS, MRS. HAMERNICK,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

Mr. O'Brien stated one agenda item (a right-of-way vacation) was scheduled for the August 3rd meeting. The T-Mobile Tower matter will be continued to the November meeting. Notices, paid by the petitioner (T-Mobile), were mailed to the surrounding neighbors discussing the petition. New packets will be sent to commissioners when the matter comes forward.

**MRS. HAMERNICK MOVED TO ADJOURN THE MEETING. MRS. RABATAH
SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.**

THE MEETING WAS ADJOURNED AT 7:25 P.M.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

OBrien, Jeff

From: Dabareiner, Tom
Sent: Monday, July 06, 2009 4:37 PM
To: OBrien, Jeff
Subject: FW: PC-15-09

-----Original Message-----

From: Mark Thoman [mailto:markthoman@gmail.com]
Sent: Monday, July 06, 2009 3:15 PM
To: Dabareiner, Tom
Subject: PC-15-09

As a board member of the Downers Grove Coalition for Managed Redevelopment, I'd like to add a thank you to the owners and builders for specifying fence protection for their private property trees (see page 9 of the file materials) that are near the construction area. Too often private property trees do not receive these common sense protections, and suffer needless root damage as a consequence.

Best Regards,

Mark Thoman
1109 61st Street,
Downers Grove, IL 60516-1820
HP 630-852-7260 WP 630-515-1186
F 630-515-1189 M 630-750-5179
www.dgreport.com