

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

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.

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)