

## **Minutes**

### **DOWNERS GROVE ENVIRONMENTAL CONCERNS COMMISSION**

**April 14, 2011**

Chairman: Joseph Sterner

Members: Lois Vitt Sale, James Cavallo, Thomas Eisenhart, Sarah Batchu, Jim Speta, Gregory Hose, Michael Duet

**I. Roll Call**

Present: Joseph Sterner, Lois Vitt Sale, Sarah Batchu, Jim Speta, Greg Hose

Absent: James Cavallo, Thomas Eisenhart, Michael Duet (arrived later)

**II. Review and Approval of March 10, 2011 Meeting Minutes**

Chairman Sterner asked for corrections or revisions to the minutes. Mr. Sterner asked for a vote to approve the March 10, 2011 minutes. Motion carried by a voice vote.

Mr. Speta asked whether Ms. Alonzo had additional comments regarding Village staff involvement in future rain barrel or composting sales. Ms. Alonzo stated that the Village would not be facilitating a compost bin sale but it might be a portion of a future 'Green Fest.' Ms. Alonzo stated that she would look for other ways that the Village could promote the concept of composting. Ms. Vitt Sale discussed the blog posting she had written on composting and stated that she would send it to Ms. Alonzo for distribution to other ECC members.

**III. Visitor Welcome**

There were no visitors.

**IV. Staff Update**

Ms. Alonzo gave an update on the Recycling Extravaganza. She stated that it had been held in Lot H at the Belmont Train Station in the past but will have a different location. Mr. Sterner suggested the 75<sup>th</sup> Street parking lots. Ms. Alonzo also stated that the Village has been notified by Creative Recycling that the organization will pay the Village for some items collected during the Recycling Extravaganza.

Ms. Alonzo also stated that the Village is investigating the use of used cooking oil to supplement the fuel for the Village's diesel vehicles. Representatives from the Village recently visited Algonquin to learn about their program. The Village has contacted a local vendor to discuss the feasibility of purchasing used cooking oil.

**V. Cool Cities Program**

Ms. Alonzo stated that the staff recommendation on the Cool Cities program would not be to move forward with the program, but that the staff would continue

to implement incremental changes to increase energy efficiency and decrease emissions as possible. Ms. Vitt Sale asked if the Village would commit to undergo an energy efficiency audit. Ms. Alonzo stated she had inquired about the energy audit and that the Village had been required to complete an energy audit as part of the Energy Efficiency Community Block Grant. Mr. Speta asked to if a copy of the results is available. Ms. Alonzo said she would see whether she could get a copy for the commission.

Ms. Alonzo stated that staff was considering other ideas that had been implemented by other communities involved in the Cool Cities program. She stated that the Village would attempt to calculate whether it had been able to achieve the greenhouse gas emissions reduction goal with the programs that have already been implemented. Ms. Alonzo stated that there are two emissions goals to research, the first being a reduction in emissions over 1990 levels and the second being an end in increases in emissions by 2010. Mr. Duet suggested contacting communities that were already participating in the program to determine how they calculated the 1990 baseline emissions. Ms. Alonzo stated that it would be probably scheduled for 2012, rather than for 2011.

Ms. Alonzo stated that the staff was considering whether the Village could hold a Green Fest, which is an activity that Elmhurst's Cool Cities group had already implemented. Ms. Alonzo also stated that staff would consider a Green Business Recognition Program which would be similar to a program already implemented in Hoffman Estates. Ms. Vitt Sale recommended that Commission members send Ms. Alonzo ideas for criteria for a green business recognition program.

#### VI. Old Business

Mr. Speta asked if the Village Council had referred any items to the Commission. Ms. Alonzo stated that there were no new referrals for Commission discussion.

Mr. Speta showed a recent publication received by Downers Grove residents that contained an article about solar panel project that was being installed at Hillcrest School. Mr. Speta asked if the Commission could invite the organizer to the future ECC meeting to discuss the project. Mr. Speta also referenced an article on residential housing improvements that are sustainable. He suggested that the Village begin to provide more information to residents on this topic. Ms. Alonzo showed the Village of Hoffman Estates website as an example of what another municipality is doing.

#### VIII. New Business

Mr. Sterner asked the Village to find out what the Village is doing for mosquito spraying based on previous ECC recommendations to eliminate using chemicals for spraying.

#### IX. Adjournment

The next meeting was scheduled for May 12, 2011. Mr. Duet moved to adjourn the meeting. Ms. Vitt Sale seconded the motion. Motion passed by a voice vote.

**REGULAR MEETING OF THE BOARD OF TRUSTEES  
OF THE  
DOWNERS GROVE PUBLIC LIBRARY  
May 11, 2011**

**MINUTES**

**ROLL CALL**

President DiCola called the meeting to order in the Library Meeting Room at 7:30 p.m. Trustees present: Eblen, Greene, Loftus, Read, DiCola. Trustees absent: Humphreys (arrived at 7:35). Also present: Library Director Bowen. Visitors: none.

**APPROVAL OF MINUTES**

Trustees reviewed the minutes of the regular meeting of April 27, 2011. It was moved by Greene and seconded by Eblen **THAT THE MINUTES OF THE REGULAR MEETING OF APRIL 27, 2011 BE APPROVED AS AMENDED.** Ayes: Eblen, Greene, Loftus, Read, DiCola. Abstentions: none. Nays: none. Motion carried.

**PAYMENT OF INVOICES**

Trustees reviewed the list of invoices submitted for payment. It was moved by Loftus and seconded by Eblen **TO APPROVE PAYMENT OF OPERATING INVOICES FOR May 11, 2011 TOTALING \$63,780.09, AND ACKNOWLEDGE PAYROLLS FOR APRIL 2011 TOTALING \$250,813.23.** Ayes: Eblen, Greene, Humphreys, Loftus, Read, DiCola. Abstentions: none. Nays: none. Motion carried.

**OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS**

None.

**OPPORTUNITY FOR PUBLIC COMMENT ON OTHER LIBRARY BUSINESS**

None.

**OLD BUSINESS**

- None

**NEW BUSINESS**

- Discussion of topics to be considered in the library director interviews

Before the last meeting Bowen had sent Trustees an article on the future of public libraries along with some comments about asking library director candidates to talk about their views of the

future of libraries as part of the interview process. Trustees agree that an opportunity to discuss this should be on the agenda for this meeting.

Bowen discussed his observations of the views of his fellow library administrators – that some appear to be convinced that print books will be around for a long time and that people will “always” need traditional library services; that web sites and digital media are interesting, but are really a supplement to traditional library services. Other administrators agree that books will be around for a long time, but think that fewer and fewer of them will be in print; that some patrons will always want traditional library services, but not many of them will be under 30 or 40; and that libraries have to figure out how to get library services to the people, rather than wait for them to visit the library or the library’s web site. Bowen suggested that, while he was not sure that anyone had answers for what library service will be like in the future, it was important to determine if candidates are thinking about this, are aware of the changes in technology, and are considering the implications for library service.

Trustees discussed possible topics for the interviews. Eblen suggested starting with a general question that did not give away the Board’s concerns, such as just asking the candidate to discuss his or her views of the future of public libraries. Trustees agreed with this approach and then planned to prepare follow up questions on specific topics. Humphreys inquired if they should ask all Trustees the same questions. Bowen reported that when library employees are interviewed the staff always use a script and ask the same major questions of all candidates, though follow up questions are also prepared that would be asked depending on a candidates responses to questions and/or specific experiences in a candidate resume. Trustees agreed that it made sense to use a script, so that it is easier to compare candidates with each other, but that they also hoped for a little flexibility to address candidates individually, as well.

There was considerable discussion by all trustees about some of the issues that libraries will face in the next few years, including changes in publishing due to the growing popularity ebooks and the growing interest in self-publishing of books and music; the trend away from physical audio recordings such as CD’s and DVD’s, in favor of digital downloads of music and movies; and the increasing use of smart-phones, social media, and other personal technologies.

Trustees agreed that they would each draft suggested interview questions or topics that they wanted to be sure were covered in the interviews and send them to Board President DiCola. She will compile them into a master list arranged by similar subjects and distribute them before the next Board meeting for further discussion. Bowen was directed to contact the search consultants and ask for a review of their suggested method for conducting both the initial interviews of top candidates and the follow-up interviews of the final candidates.

**- Board action to cancel the May 25, 2011 Board Meeting**

Bowen will be out of town from May 20 – May 30, which includes the May 25 Board Meeting. There is no urgent business that needs to be addressed and he suggested that the Board Meeting be canceled, unless the Trustees wished to meet. It was moved by Humphreys and seconded by Loftus **THAT THE REGULAR BOARD MEETING OF MAY 25, 2011 BE CANCELLED.**

**- Discussion of the donation of used Garden Walk bricks to another library**

When donated bricks are added to the Garden Walk, a blank brick is removed to provide a space for the inscribed brick. The maintenance staff reported that the library is currently storing about 300 of these bricks and that they are running out of space for them. The Indian Prairie Public Library is planning to install a similar walk using the same color bricks. Bowen proposed giving Indian Prairie the old, blank bricks. Conceivably Downer Grove might use them, if the Garden walk is expanded again in the future, but it doesn't appear likely that will happen soon. People continue to donate bricks to the current walk, but there is plenty of room for new donations, and the library will begin accumulating used bricks again almost immediately. The local library act gives the Board the authority to dispose of library property and specifies that "Personal property of any value may be donated or be sold to any other tax supported library under such terms or conditions as the board may determine." When library equipment is replaced or retired it is typically offered to another MLS library. Bowen asked if Trustees had any objection to giving the used Garden Walk bricks to another library. No one had any objection.

### **REPORT FROM THE ADMINISTRATION**

Revenue and expenditure reports for April were included in the Board Packet. Revenue is on track with previous years. Expenditures are a little higher than in April 2010 (when the library ended the year with much lower expenditures than normal), but the library is on track to end the year in good shape, with total expenditures of less than the 99% of the budget that were originally projected would be spent in 2011.

Bowen reported that the Board action to approve a policy banning firearms became news – reported in both the Downers Grove Reporter and TribLocal. There were several comments in each online paper from people who stated that they thought the Board was engaging in a political statement against firearms and that the Board should focus on library business. For the record, Bowen reminded the Board that the original version of the HB 148, the concealed carry legislation, did not include public libraries in the list of agencies where firearms were not permitted. By the time the library board reviewed the proposed legislation an amendment had been added that prohibited firearms in "any public library without the authorization or approval by the governing entity of the library." This was very different than most other entities such as schools and courthouses where the firearms were prohibited outright. The prohibition in public libraries was contingent on the authorization of the governing entity – the Library Board. It was clearly the business of the Library Board to consider what their position on this matter should be. The day after the Library's policy was adopted a second amendment was filed that changed the prohibition to "any public library without the written authorization or approval of the governing entity of the library." Therefore it is still the business of the Library Board to consider whether or not firearms should be permitted. Bowen also reminded the Board that he brought the proposed policy to the Board because the Metropolitan Library System's attorney advised that public libraries should have a policy banning firearms, even if the concealed carry legislation is not enacted. There was no intent to make any sort of political statement about firearms, and of course, since library board actions are so rarely reported in the local media, there was no expectation that anyone would even be aware that the new policy had been adopted.

Last week there was an article in the Downers Grove Patch about the Tivoli Hotel. The article was a follow-up on the series of articles about homeless in Downers Grove. While the Tivoli article did not mention the library, among the great number of online comments on the article were a few from Patricia

L. about homeless in the library and the failure of the library director to do anything about them. This is the same person who made so many comments about the library and library director when the original articles about the homeless were published. It was interesting to see that the most recent comments did not have much support and at least one person said that he was a regular library user and that he had made a point of looking around the library for the problems that Patricia had commented on and did not see any sign of them.

### **TRUSTEE ANNOUNCEMENTS AND REQUESTS FOR INFORMATION**

Trustee Humphreys reported that he had been contacted by reporters about the recent articles on the library and it gave him a chance to explain the Board's policy about who speaks for the library. The report did follow up with Library Director Bowen, but did not contact President DiCola.

Humphreys also commented that he had recently received his property tax bill and noticed that the amount of the library's levy on his bill was a few dollars less than last year. Other Trustees reported that their library taxes had increased about \$3, the amount that was projected for most houses when the budget and levy were adopted last summer.

### **ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

APPROVED 6/6/2011

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

MAY 23, 2011, 7:00 P.M.

Chairman Jirik called the May 23, 2011 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Beggs, Mr. Matejczyk, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

**ABSENT:** Mr. Cozzo, Mr. Quirk

**STAFF PRESENT:** Village Planning Manager Jeff O'Brien; Planner Stan Popovich

**VISITORS:** Ms. Marge Earl, 4720 Florence, Downers Grove; Mr. Robert and Ms. Michele King, 500 Gierz Street, Downers Grove; Mr. James Pesavento, Concorde Builders, LLC, 222 W. Roosevelt Rd., Wheaton, IL; Blake and Amy Peters, 442 Davis St., Downers Grove; Brian Halloran, 435 Davis St., Downers Grove; Jeff and Melanie Crane, 4825 Saratoga Ave., Downers Grove

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

Mr. Waechtler thanked the recording secretary for her transcription services.

**APPROVAL OF THE APRIL 4, 2011 MINUTES**

**MR. WAECHTLER MADE A MOTION TO APPROVE THE MINUTES, AS PRESENTED, SECONDED BY MR. MATEJCZYK. ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED: VOTE 6-0.**

Chairman Jirik explained the protocol for the meeting.

**FILE PC-14-11** A petition seeking final plat of subdivision approval to consolidate two existing parcels into one lot for the property located at the northeast corner of Douglas Road and Gierz Street, commonly known as 500 Gierz Street, Downers Grove, IL (PINs 09-08-220-015, -027); Bob and Michele King, Petitioner and Owner

Chairman Jirik swore in those individuals speaking on behalf of File PC-14-11.



Village Planner, Mr. Stan Popovich, referring to the overhead, explained that the petitioners were requesting approval of a final plat of subdivision to consolidate two parcels, zoned R-4 Single Family Residential, into one parcel. The corner property (500 Gierz Street) consists of a 60-foot by 130-foot corner lot with a home situated on it, and a 32-foot by 125-foot interior unbuildable lot. The owners recently purchased the smaller, eastern parcel. Combining the lots would create an "L"-shaped lot and allow the petitioners to have an additional buildable area for future construction should they wish to expand their home or add a detached garage. Currently, the petitioners could not build a detached garage or add an addition due to the current setback requirements. Nor could they build an accessory structure on the smaller parcel due to setback requirements.

Staff believed the proposal was consistent with the Village's Future Land Use Plan and was consistent with the Village's zoning ordinance. Minimum lot dimensions were noted in staff's report. Mr. Popovich added that a five-foot easement will exist on the northern property line of the corner lot and the east/west property line of the longer interior lot. A 10-foot setback will exist on the northern end of the interior lot.

To date, staff spoke to a couple of residents inquiring about the proposal. No objections were raised. Staff recommended the Plan Commission forward a positive recommendation to the Village Council.

Due to the unique configuration of the proposed consolidation, Mr. Matejczyk inquired of staff how the back lot came about to which Mr. Popovich explained there was an alley but the parcel was not part of the alley and many of the lots in the area were 25 or 30-foot wide lots. He noted the lot had been purchased by someone as part of a multiple lot purchase throughout the village or it may have been part of larger lot to the east, and assumed the lot may have been parceled out and had become an unbuildable vacant lot.

Mr. Waechtler commended staff on providing maps of the location; others concurred. He further asked staff for clarification about a line on the survey map.

Petitioner, Mr. Robert King, 500 Gierz Street, Downers Grove, stated he purchased the side lot about three years ago for his children to play. He was told that by purchasing the lot it would increase the equity in his home and make it easier for him to sell it as one lot. Because some of his children were nearing driving age, he envisioned adding a garage in the future, but stated he could not build currently. Mr. King confirmed he owned the smaller parcel.

Chairman Jirik opened up the meeting to public comment. No comments. Public comment closed.

Mr. King had no further closing statement.

Commissioners Matejczyk and Waechtler saw no reason to deny the petition. Per Mrs. Rabatah's question, staff explained that if the Kings decided to consolidate and then sell off a piece to the neighbors, a plat of subdivision would be necessary to designate the property lines and the easements would be revised again due to their changes and it would return to this commission. If a garage were to be constructed in an area that would be further subdivided and sold to a neighboring property, as Mr. Popovich pointed out on the overhead, the garage would have to be transferred to the other property owner or be demolished.

APPROVED 6/6/2011

**WITH RESPECT TO FILE PC-14-11, MR. MATEJCZYK, MADE A MOTION THAT THE PLAN COMMISSION SUBMIT A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING: THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY STEINBRECHER LAND SURVEYORS, INC., DATED APRIL 11, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. SECONDED BY MR. WACHTLER.**

**ROLL CALL:**

**AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. BEGGS, MRS. RABATAH,  
MR. WEBSTER, CHAIRMAN JIRIK  
NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

**FILE PC-15-11** A petition seeking a final plat of subdivision approval to consolidate three existing parcels into one lot for the property located on the north side of Davis Street, approximately 160 feet east of Douglas Road, commonly known as 436 Davis Street, Downers Grove, IL (PIN 09-05-417-029); Paul & Leslie Stettin, Owners; Jim Pesavento, Concorde Builders, LLC, Petitioner

Chairman Jirik swore in those individuals who would be speaking on File PC-15-11.

Mr. Stan Popovich reported that the petition before the commission was for 436 Davis Street, zoned R-4 Single Family Residential, to consolidate three existing lots into one lot. The parcel consisted of two 30-foot wide lots making up the eastern 60 feet of the parcel and one 15-foot wide lot on the west side, creating a parcel that would measure 75 feet by 132 feet. A single-family home currently exists on the easternmost 30-foot lot and a detached garage straddles the two western lots on the northwest corner of the site.

Per staff, the petitioners were proposing to demolish the existing home and detached garage and construct a new single-family house to stretch across the two common lot lines. Because the proposal was considered three lots of record, the village required that the new proposed home be constructed on a single lot of record. Without the lot consolidation approval, the petitioner would not be able to construct a new home. Consolidating the three parcels into one was consistent with the Village's Future Land Use Plan and met the single-family residential zoning. Staff believed the proposal was consistent with the village's zoning ordinance and met the existing and required bulk and setback requirements. Per staff, the proposed lot would include new five-foot wide utility easement on the side property lines as well as a new ten-foot wide easement along the back property line.

To date, staff spoke with two neighbors whom inquired generally about the proposal. No negative feedback was received. Meeting the above village requirements, staff recommended the Plan Commission forward a positive recommendation to the Village Council.

Mr. Matejczyk confirmed with staff that the three lots were currently being used as one lot. While the zoning required a 140-foot depth and was not possible, Mr. Popovich explained that the lot was still conforming because it was an existing platted parcel, which was how the lot was created originally.

Non-conformities were not being increased with the new proposal. Regarding Mr. Waechtler's question about total square footage, Mr. Popovich summarized that R-4 zoning required 7,500 square feet and the proposed lot was 9,900 square feet, which exceeded the lot area requirements and lot width. The one non-conformity, as noted by the chairman, was the lot depth, to which staff confirmed, but staff pointed out the existing house would be non-conforming also because it was too close to the eastern property line. The more recent detached garage constructed did conform to the current zoning ordinance. Under the proposal, however, the existing home and all other structure on the lot would be razed and the new home would have to meet all setback requirements, lot requirements and bulk regulations.

The Chairman, in summary stated that by redrawing the lines, a legal non-conforming structure would exist and if more than 50 percent damage were to occur to it, it could not be rebuilt, to which staff agreed. Mr. Popovich explained that the petitioner did submit for a permit to demolish the existing home and construct a new one. However, the village could not issue a building permit until the plat of subdivision was approved by the Village Council.

Per Mr. Matejczyk's question, Mr. Popovich confirmed there was no easement on the existing property but the new home would have appropriate zoning setbacks per the village's zoning ordinance, as well as a ten-foot utility easement along the north property line and any new home would have to be 20 feet away from the north property line. Further details followed; staff saw no conflict.

Mr. Jim Pesavento, with Concorde Builders, LLC, 222 W. Roosevelt Road, Wheaton, IL, representing owners Paul and Leslie Stettin, summarized that the owners purchased the lot with the idea to construct a new single-family home where there was a single family home, and the consolidation of the three lots into one recorded lot was a requirement of the building permit. All other building codes and ordinances would be followed.

While the owners were not present, Mr. Waechtler wanted to compliment them on creating a nice size lot and constructing a home on the lot, stating it was an excellent idea for the area.

Chairman Jirik opened up the meeting to public participation.

Mr. Blake Peters, 442 Davis Street, Downers Grove, resides directly west of the proposal and supported the new construction given the current state of the existing home. His concerns were about run-off from the new construction since there was an existing flooding problem in the back of his home and no sewers existed on Davis Street to drain the water. He detailed the water flow through the backyards. Mr. Peters also asked to see the plans.

In response, Planning Manager Jeff O'Brien, explained to Mr. Peters the building application process and the requirements for stormwater management, i.e., following the DuPage County Stormwater Ordinance. He explained that construction cannot cause water to run off faster to neighboring properties than it currently does. He offered that Mr. Peters could contact the Village's development engineer review the applicant's grading plans. Mr. O'Brien indicated that he would provide additional information to Mr. Peters after the hearing.

Mr. Beggs suggested that Mr. Peters take some pictures now as evidence for the future.

Mr. Brian Halloran was sworn in by Chairman Jirik.

Mr. Halloran stated he lives directly across the street on the south side of Davis and clarified that the final plat of subdivision listed his address on it; wherein Mr. Popovich stated the address error was corrected on the revised plat of subdivision. The correct address was 436 Davis.

Hearing no further public comment, Chairman Jirik close public participation.

Mr. Jim Pesavento stated he was aware of the stormwater issue which was why his engineer was working with the village's engineer for the best resolution. He mentioned that the new home will have an attached two-car front loaded garage. No closing statement followed by Mr. Pesavento.

**WITH RESPECT TO FILE PC-15-11, MR. WAECHTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITION: THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY INTECH CONSULTANTS, INC. DATED APRIL 28, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. SECONDED BY MRS. RABATAH.**

**ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

**PC-16-11** A petition seeking a final plat of subdivision approval to consolidate two existing parcels into one lot for the property located on the west side of Sterling Road, approximately 370 feet south of 39<sup>th</sup> Street, commonly known as 3940 Sterling Road, Downers Grove, IL (PIN 09-05-202-018); Sterling Berkshire Property Investments, LLC., Owner; Jim Pesavento, Concorde Builders LLC, Petitioner

Chairman Jirik swore in those individuals who would be speaking on File PC-16-11.

Mr. Stan Popovich summarized the petition was to consolidate two existing lots of record into a single lot of record at 3940 Sterling Road. The lots were zoned R-2 Single Family Residential and the total vacant parcel was 100 feet wide by 274 feet deep but comprised of two partial lots, each lot measuring 50 feet wide by 274 feet deep each. Planned was a new single-family home over the common property line with 10-foot setbacks on the north and south property lines. A 20-foot setback would exist in the rear and a 35-foot setback would exist in the front yard. Without the consolidation, the petitioner would not be permitted to construct the new single-family house.

Staff believed the proposed final plat of subdivision met the Village's Future Land Use Plan and met the Village's Zoning Ordinance and Subdivision Ordinance. Minimum and proposed setbacks were reviewed by Mr. Popovich, noting the proposal met the setback requirements. Five-foot wide utility easements were noted along the east and west property lines as well as a new ten-foot wide utility easement at the rear property line.

Staff received a few general inquiries about this property from neighbors but no objections were received once staff shared the plans of the proposal. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council.

Mr. Webster confirmed with staff that the 40-foot building line along Sterling Road was a neighborhood restriction when the parcels were originally platted. Mr. Waechtler mentioned that the public notice sign on the property was difficult to see and that the Public Works Department should better position such signs in the future.

Owner, Mr. Jim Pesavento, with Concorde Builders, LLC, 222 W. Roosevelt Road, Wheaton, IL, was seeking to consolidate the two 50-foot wide lots into one record lot for the purpose of constructing a new home. His understanding was that a prior home, with similar dimensions, existed on this lot.

Mr. Webster asked how the new home would be positioned on the lot, i.e., similar or pushed back; wherein Mr. Pesavento recalled that the plans called for it to be right at the setback of 40 feet, in line similar to the homes to the north and south. He mentioned the home will have an attached three-car side-load garage with a minimum 20-foot concrete pad on the side of the garage for vehicular access.

Mr. Waechtler stated the proposal was a nice addition to the area, given a few similar new homes were recently constructed in the neighborhood.

Chairman Jirik opened up the meeting to public comment. No comments. Public comment closed.

Mr. Pesavento had no closing statement to add. No further comments/questions followed.

**WITH RESPECT TO FILE PC-16-11, MRS. RABATAH MADEA MOTION THAT THE PLAN COMMISSION FORWARD A POSTIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPOSED FINAL PLAT OF SUBDIVISION IS COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USE CLASSIFICATIONS. BASED ON THE FINDINGS LISTED ABOVE, THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY INTECH CONSULTANTS, INC. DATED APRIL 28, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. SECONDED BY MR. WEBSTER.**

**ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

APPROVED 6/6/2011

Mr. O'Brien updated the commissioners on the comprehensive plan. He expects Village Council to begin discussions on it in June. Minor details followed on the upcoming June 6<sup>th</sup> agenda.

**THE MEETING WAS ADJOURNED AT 7:58 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.**

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