

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 19, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Plat of Subdivision - 5310 Meadow Lane	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A resolution for a Final Plat of Subdivision has been prepared to consolidate four existing parcels into one lot for the property located at 5310 Meadow Lane.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the June 19, 2012 consent agenda

**BACKGROUND**

The 1.5 acre property, commonly known as 5310 Meadow Lane, is zoned R-2 Single Family Residential. The property consists of four separate parcels owned by the petitioner. The property was improved with a single family home that was destroyed by fire in 2011. The foundation of the home was preserved and the petitioner is proposing to construct a new single family home. The petitioner is proposing to consolidate the four parcels into a single lot to construct a new single family residence.

All required infrastructure currently exists and no new public improvements are required. The property already contains public utility easements and no new easements are required. An access easement is located on the north side of the property for a private drive (Lindenwald Place) servicing two adjacent homes. The existing access easement for Lindenwald Place will remain unchanged.

The proposed lot will meet all minimum lot dimension requirements for the R-2 Single Family Residence district per Sections 28.1103(b) and 28.1104(b) of the Zoning Ordinance. The petitioner is not requesting any exceptions from Sections 20.101 and 20.301 of the Subdivision Ordinance. The dimensions for the new lot are outlined in the table below:

<b>5310 Meadow Lane</b>	<b>Lot Width</b>		<b>Lot Depth</b>		<b>Lot Area</b>	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	85 feet	175 feet (no change)	140 feet	239 feet (No change)	15,000 sq. ft.	65,285 sq. ft. (no change)

The proposed consolidation is consistent with the Comprehensive Plan. The Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes. The construction of a new single family home meets the Plan's goal to ensure quality housing stock remains a staple of the community. The proposed 1.5 acre lot is consistent with other lots in Denburn Woods neighborhood and the suburban/curvilinear character of the subdivision as specified in the Comprehensive Plan.

The Plan Commission considered the petition at their May 7, 2012 meeting. One resident spoke at the hearing and described the utility and access easements on the property. The resident suggested the property include two PIN numbers; one for the home and one for the easement areas. The petitioner stated their desire is to consolidate the property into one lot and one PIN number. All existing easements were created in perpetuity and will not change if the property is consolidated into one or two lots.

The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. Based on their findings, the Plan Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

**ATTACHMENTS**

Aerial Map

Resolution

Staff Report with attachments dated May 7, 2012

Minutes of the Plan Commission Hearing dated May 7, 2012

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION  
FOR 5310 MEADOW LANE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to consolidate four parcels into one lot for the Patrick's Playground Subdivision, located at the northwest corner of Meadow Lane and Brookbank Road, commonly known as 5310 Meadow Lane, Downers Grove, Illinois, legally described as follows:

Parcel 1:

All of Lot 1 in Catherine M. Carpenter's (Mrs. Robert W. Carpenter) Subdivision of part of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian, record as Document 813393 (Except that part of said Lot 1 lying northwesterly of a line beginning at the southeasterly corner of Lot 2 of said subdivision which is 77.1 feet from the most southerly corner of said Lot 2; Thence northeasterly 165 feet, more or less, (170.25 feet measured) to a point on the south line of the easterly extension of said Lot 2, 60.30 feet from the easterly end of said line) and (except that part of said Lot 1 lying within the Meadows, a subdivision situated in the southeast quarter of Section 7, Township 38 North, Range 11 East of the Third Principal meridian, recorded as Document R61-166), in DuPage County, Illinois and also (except that portion of all the above described property lying west of a line described as beginning at a point on the northerly right of way line of Meadow Lane 185.88 feet southeasterly of the Southeast corner of Lot 1 in the meadow Subdivision; thence northwesterly 250.81 feet to the point of terminus, which is 82.71 feet southwesterly of the southeast corner of the exception described in Document R62-23264, in DuPage County, Illinois).

Parcel 2:

Private Park "B" lying east of Lot 1 in Block 6 in Ducat Estates Subdivision in the southeast quarter of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian, as more particularly described in that certain plat of subdivision recorded December 5, 1925 as Document 204266, in DuPage County, Illinois.

Parcel 3:

That Part of the southeast quarter of Section 7, Township 38 North, Range 11 East of the Third Principal meridian, described as follows: Beginning at a concrete Monument in the southeast corner of Lot 1 in Block 6 of Ducat Estates Subdivision as now recorded; thence continuing on a meandering line in northerly direction along the east line of said Lot 1 to a concrete monument in the south right of way line of Turvey Road and the northeast corner of said Lot 1; thence north 8 degrees 10 minutes east, a distance of 21.7 feet; thence south 76 degrees 39 minutes east, a distance of 86.82 feet; thence south 37 degrees 50 minutes west, a distance of 135.5 feet; thence south 32 degrees 17 minutes west, a distance of 72.11 feet; thence south 11 degrees 13 minutes west, a distance of 67.12 feet; thence north 88 degrees 53 minutes west, a distance of 73.5 feet to the point of beginning, in DuPage County, Illinois.

Parcel 4:

Lot 1 in the Meadows, a subdivision situated in the southeast quarter of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 31, 1961 as Document No. R61-16166 and Certificate of correction recorded October 19, 1966 as Document no. R66-41680, in DuPage County, Illinois.

Excepting therefrom part of Lot 1 in Catherine M. Carpenter (Mrs. Robert W. Carpenter) subdivision of part of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian, described as

follows; beginning at the northeast corner of Lot 3 in Sievers Subdivision; Thence north 53 degrees 28 minutes 22 seconds east, 30 feet along the northwesterly line of said Lot 3 extended northeast; thence south 35 degrees 39 minutes 29 seconds east, 59.00 feet; thence south 40 degrees 22 minutes 44 seconds west, 50.00 feet to the northeasterly line of said Lot 3; thence north 20 degrees 57 minutes 23 seconds west, 73.00 feet along last said line to the place of beginning, all in DuPage County, Illinois.

Commonly known at 5310 Meadow Lane, Downers Grove, IL (PINs 09-07-404-009, -015, -024)

WHEREAS, notice has been given and a public hearing held on May 7, 2012 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Patrick's Playground Subdivision, located at 5310 Meadow Lane, Downers Grove, Illinois, 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 Subdivision for the Patrick's Playground Subdivision, located at 5310 Meadow Lane, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision of Patrick's Playground Subdivision prepared by Intech Consultants, dated March 7, 2012 except as such plat 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.

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

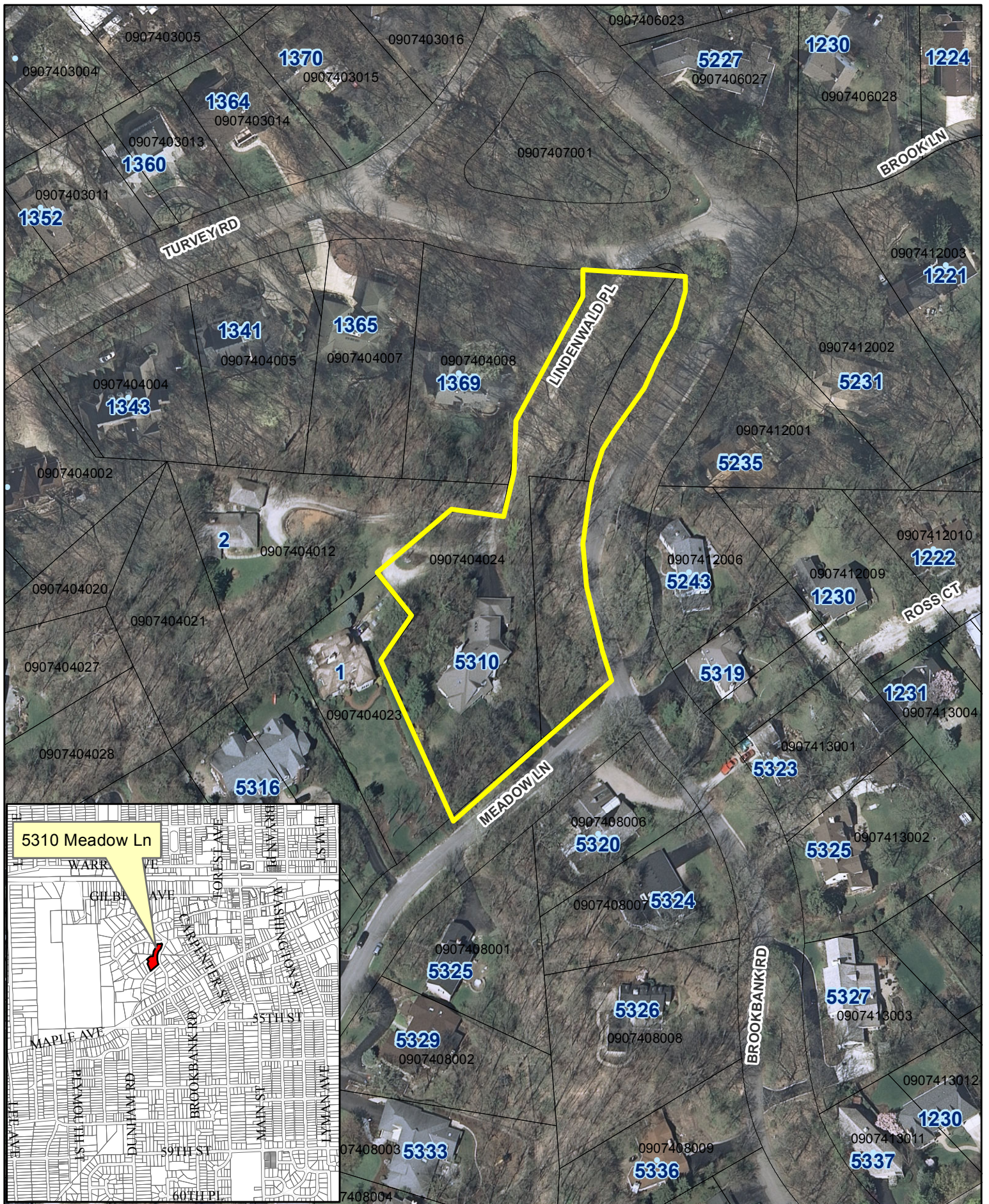
Passed:

Attest: \_\_\_\_\_

Village Clerk







## 5310 Meadow Lane





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MAY 7, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-17-12 5310 Meadow Lane	Final Plat of Subdivision	Damir Latinovic, AICP Planner

**REQUEST**

The petitioner is requesting approval of a final plat of subdivision to consolidate four existing parcels into one lot.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** Michael and Sara Schimmel  
2060 N. Oakley Avenue  
Chicago, IL 60647

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-2 Single Family Residential District  
**EXISTING LAND USE:** Residential  
**PROPERTY SIZE:** 65,285 square feet (1.5 acres)  
**PINS:** 09-07-404-009, -015, -024

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2 Single Family Residence District	Single Family Residential
<b>SOUTH:</b>	R-2 Single Family Residence District	Single Family Residential
<b>EAST:</b>	R-2 Single Family Residence District	Single Family Residential
<b>WEST:</b>	R-2 Single Family Residence District	Single Family Residential

**ANALYSIS**

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**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. Plat of Subdivision

**PROJECT DESCRIPTION**

The petitioner is requesting approval of a final plat of subdivision to consolidate four existing parcels into one lot. The property, commonly known as 5310 Meadow Lane, is zoned R-2 Single Family Residential. The property, located in Denburn Woods neighborhood is made up of four separate parcels with a total of 65,285 square feet.

The property was improved with a single family home that was recently destroyed by fire. The foundation of the home was preserved and the petitioner is proposing to construct a new single family home. Without the consolidation, the petitioner would not be permitted to construct a new home. The petitioner is awaiting the decision by the Village Council to apply for a building permit.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan. The existing Denburn Woods neighborhood is a single family residential neighborhood. As such, a new single family home meets the Plan’s goal to ensure quality housing stock remains a staple of the community. Additionally, the proposed 1.5 acre lot is consistent with other lots in Denburn Woods neighborhood. Staff believes the proposed consolidation of four parcels into one lot is consistent with the Comprehensive Plan.

**COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned R-2 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(b) and 28.1104(b) of the Zoning Ordinance. If the subdivision is approved, the petitioner will be able to construct a new single family home in the future. The new home will meet all Zoning Ordinance bulk and setback requirements.

**COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The proposed lot will meet all minimum lot dimension requirements for residential lots in the R-2 district. The lot dimensions are specified in the table below:

5310 Meadow Lane	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	85 feet	175 feet (no change)	140 feet	239 feet (No change)	15,000 sq. ft.	65,285 sq. ft. (no change)

The petitioner is not requesting any exceptions from Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The property already contains public utility easements and no new easements are required. An ingress and egress easement is located on the north side of the property for a private drive (Lindenwald Place) servicing two adjacent homes. The existing ingress and egress easement for Lindenwald Place will remain unchanged.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice. At this time, staff has not received any comments regarding this petition.

**FINDINGS OF FACT**

Staff believes the proposed Final Plat of Subdivision to consolidate the four existing parcels into a single lot meets the standards of Sections 28.1103(b) and 28.1104(b) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. Staff believes the request is consistent with the



Comprehensive Plan and Zoning and Subdivision Ordinances of the Village.

**RECOMMENDATIONS**

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The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC-17-12 subject to the condition below:

1. The final plat shall substantially conform to the Final Plat of Subdivision of Patrick's Playground Subdivision prepared by Intech Consultants, Inc., dated March 7, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:dl  
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 17-12 5310 Meadow Ln - Lot Consolidation\Staff Report PC-17-12.doc

The LAW Offices of  
**VASILI ECONOMOPOULOS, P.C.**

17 NORTH WABASH AVENUE  
SUITE 660  
CHICAGO, ILLINOIS 60602

Attorney  
Vasili Economopoulos

Phone: 312.229.6602  
Fax: 312.229.6601

March 22, 2012

Department of Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515

**RE: LOT CONSOLIDATION/RECONFIGURATION  
5310 MEADOW LANE, DOWNERS GROVE  
ILLINOIS, 60515 AND ADJOINING PARCELS**

Dear Department;

**PROPOSAL SUMMARY:**

Please let this letter serve as Michael & Sara Cooney-Schimmel's (The "Schimmels") project summary/narrative letter. The Schimmels propose to consolidate three adjoining parcels located in Downers Grove, Illinois.

As part of the Proposal the Schimmels submit the following documentation for your review:

- A. Petition for Plan Commission (Exhibit "A");
- B. Proof of Ownership (Exhibit "B");
- C. Application Fee;
- D. Legal Registered Surveyor's Plat of Survey (Exhibit "C");
- E. Certification of Public Notice Information and List of Surrounding Property Owners (Exhibit "D");
- F. Final Subdivision Plat (Exhibit "E");

The information set forth below is provided per the Department of Community Development's request.

**CURRENT PROPERTY IDENTIFICATION NUMBERS (PINS):**

On April 3<sup>rd</sup>, 2012 the Schimmels purchased three adjoining parcels located in Downers Grove Illinois proof of ownership is attached as Exhibit B.

These parcels are identified, for real estate tax purposes, as follows:

09-07-404-024  
09-07-404-015  
09-07-404-009

PIN 09-07-404-024 is Commonly Known as **5310 Meadow Lance, Downers Grove Illinois 60515.**

**CURRENT LEGAL DESCRIPTIONS OF PARCELS:**

The adjoining parcels owned by the Schimmels have the following legal descriptions, as set forth in Exhibit C:

PARCEL 1:

ALL OF LOT 1 IN CATHERINE M. CARPENTER'S (MRS. ROBERT W. CARPENTER) SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 813393 (EXCEPT THAT PART OS SAID LOT 1 LYING NORTHWESTERLY OF A LINE BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID SUBDIVISION WHICH IS 77.1 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY 165 FEET, MORE OR LESS, (170.25 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF THE EASTERLY EXTENSION OF SAID LOT 2, 60.30 FEET FROM THE EASTERLY END OF SAID LINE) AND (EXCEPT THAT PART OF SAID LOT 1 LYING WITHIN THE MEADOWS, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT R61-166), IN DUPAGE COUNTY, ILLINOIS AND ALSO (EXCEPT THAT PORTION OF ALL THE ABOVE DESCRIBED PROPERTY LYING WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MEADOW LANE 185.88 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN THE MEADOW SUBDIVISION; THENCE NORTHWESTERLY 250.81 FEET TO THE POINT OF TERMINUS, WHICH IS 82.71 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF THE EXCEPTION DESCRIBED IN DOCUMENT R62-23264, IN DUPAGE COUNTY, ILLINOIS).

PARCEL 2:

PRIVATE PARK "B" LYING EAST OF LOT 1 IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT OF SUBDIVISION RECORDED DECEMBER 5,1925 AS DOCUMENT 204266, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 6 OF DUCAT ESTATES SUBDIVISION AS NOW RECORDED; THENCE CONTINUING ON A MEANDERING LINE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 1 TO A CONCRETE MONUMENT IN THE SOUTH RIGHT OF WAY LINE OF TURVEY ROAD AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 8 DEGREES 10 MINUTES EAST, A DISTANCE OF 21.7 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES EAST, A DISTANCE OF 86.82 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES WEST, A DISTANCE OF 135.5 FEET; THENCE SOUTH 32 DEGREES 17 MINUTES WEST, A DISTANCE OF 72.11 FEET; THENCE SOUTH 11 DEGREES 13 MINUTES WEST, A DISTANCE OF 67.12 FEET; THENCE NORTH 88 DEGREES 53 MINUTES WEST, A DISTANCE OF 73.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN THE MEADOWS, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED JULY 31,1961 AS DOCUMENT NO. R61-16166 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 19, 1966 AS DOCUMENT NO. R66-41680, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PART OF LOT 1 IN CATHERINE M. CARPENTER (MRS. ROBERT W. CARPENTER) SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN SIEVERS SUBDIVISION; THENCE NORTH 53°28'22" EAST, 30 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 EXTENDED NORTHEAST; THENCE SOUTH 35°39'29" EAST, 59.00 FEET; THENCE SOUTH 40°22'44" WEST, 50.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE NORTH 20°57'23" WEST, 73.00 FEET ALONG LAST SAID LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

**PROPOSED LEGAL DESCRIPTION OF THE CONSOLIDATED PARCEL:**

The proposed legal description of the consolidated parcel is as follows and as set forth in Exhibit C:

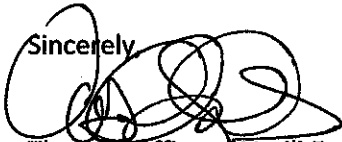
LOT 1 IN PATRICK'S PLAYGROUND SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

**SUMMARY:**

The Schimmels respectfully request the Department of Community Development of the Village of Downers Grove to consolidate the aforementioned parcels into one parcel as set forth by the accompanying exhibits and documentation.

They thank you for your consideration in this matter

Sincerely



The Law Office of Vasili Economopoulos P.C  
Vasili Economopoulos

VE/la



# PLAT OF SURVEY

PARCEL 1: ALL OF LOT 1 IN CATHERINE M. CARPENTERS (MRS. ROBERT W. CARPENTER) SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 813383 (EXCEPT THAT PART OF SAID LOT 1 LYING NORTHWESTERLY OF A LINE BEGINNING AT THE SOUTHEASTERNLY CORNER OF LOT 2 OF SAID SUBDIVISION WHICH IS 77.1 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 88° 15' 00" WEST, 170.25 FEET MEASURED TO A POINT ON THE SOUTH LINE OF THE EASTERLY EXTENSION OF SAID LOT 2, 60.30 FEET FROM THE EASTERLY END OF SAID LINE) AND EXCEPT THAT PART OF SAID LOT 1 LYING WITHIN THE MEADOWS, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 781189, IN DUPAGE COUNTY, ILLINOIS AND ALSO (EXCEPT THAT PORTION OF ALL THE ABOVE DESCRIBED PROPERTY LYING WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MEADOW LANE 185.86 FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN THE MEADOW SUBDIVISION; THENCE NORTHWESTERLY 280.81 FEET TO THE POINT OF TERMINUS, WHICH IS 82.71 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF THE EXCEPTION DESCRIBED IN DOCUMENT RE2-23284, IN DUPAGE COUNTY, ILLINOIS).

PARCEL 2: PRIVATE PARK "B" LYING EAST OF LOT 1 IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT OF SUBDIVISION RECORDED DECEMBER 5, 1925 AS DOCUMENT 204286, IN DUPAGE COUNTY, ILLINOIS.

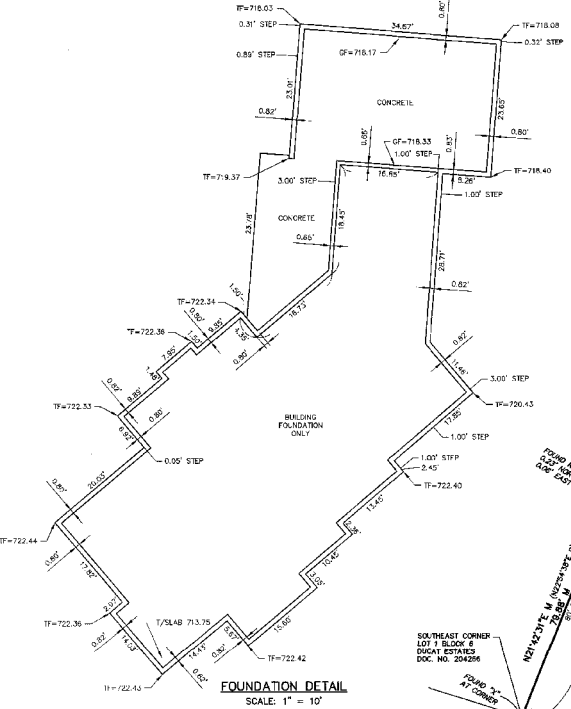
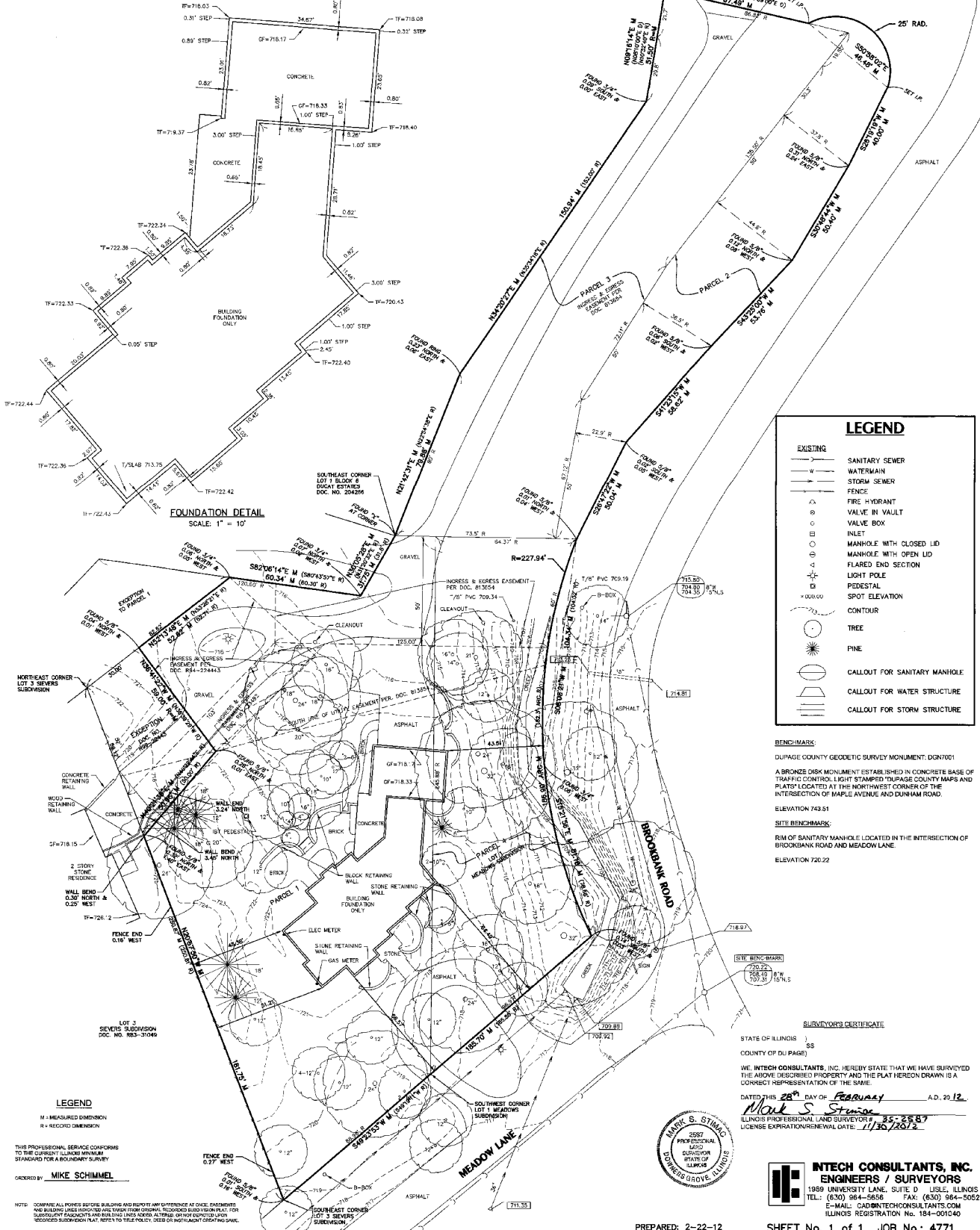
PARCEL 3: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 6 OF DUCAT ESTATES SUBDIVISION AS NOW RECORDED; THENCE CONTINUING ON A MEANDERING LINE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 1 TO A CONCRETE MONUMENT IN THE SOUTH RIGHT OF WAY LINE OF TURVEY ROAD AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 8 DEGREES 10 MINUTES EAST, A DISTANCE OF 21.7 FEET; THENCE SOUTH 78 DEGREES 39 MINUTES EAST, A DISTANCE OF 86.82 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES WEST, A DISTANCE OF 136.5 FEET; THENCE SOUTH 32 DEGREES 17 MINUTES WEST, A DISTANCE OF 72.11 FEET; THENCE SOUTH 11 DEGREES 13 MINUTES WEST, A DISTANCE OF 97.12 FEET; THENCE NORTH 88 DEGREES 53 MINUTES WEST, A DISTANCE OF 73.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: LOT 1 IN THE MEADOWS, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NO. 881189 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 18, 1964 AS DOCUMENT NO. 8941496 IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM PART OF LOT 1 IN CATHERINE M. CARPENTERS (MRS. ROBERT W. CARPENTER) SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN SEIERS SUBDIVISION; THENCE NORTH 53°29'22" EAST, 39 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 EXTENDED NORTHEAST, THENCE SOUTH 53°29'29" EAST, 53.20 FEET; THENCE SOUTH 40°22'44" WEST, 50.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE NORTH 20°57'23" WEST, 73.00 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5310 MEADOW LANE, DOWNERS GROVE, ILLINOIS

SCALE: 1" = 20'  
BASIS OF BEARING - ASSUMED



### LEGEND

EXISTING	SANITARY SEWER
—	WATERMAIN
—	STORM-SEWER
—	FENCE
⊙	FIRE HYDRANT
⊙	VALVE IN VAULT
⊙	VALVE BOX
⊙	INLET
⊙	MANHOLE WITH CLOSED LID
⊙	MANHOLE WITH OPEN LID
⊙	FLARED END SECTION
⊙	LIGHT POLE
⊙	PEDESTAL
⊙	SPOT ELEVATION
⊙	CONTOUR
⊙	TREE
⊙	PINE
⊙	CALLOUT FOR SANITARY MANHOLE
⊙	CALLOUT FOR WATER STRUCTURE
⊙	CALLOUT FOR STORM STRUCTURE

**BENCHMARK:**  
DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN7001  
A BRONZE DISK MONUMENT ESTABLISHED IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT STAMPED "DUPAGE COUNTY MAPS AND PLATS" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD.  
ELEVATION 743.81

**SITE BENCHMARK:**  
RIM OF SANITARY MANHOLE LOCATED IN THE INTERSECTION OF BROOKBANK ROAD AND MEADOW LANE.  
ELEVATION 720.22

**SURVEYORS CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DATED THIS 28<sup>th</sup> DAY OF February A.D. 20 12  
Mark S. Strain  
ILLINOIS PROFESSIONAL LAND SURVEYOR # 35,2587  
LICENSE EXPIRATION/RENEWAL DATE: 11/30/2012

**INTECH CONSULTANTS, INC.**  
ENGINEERS / SURVEYORS  
1989 UNIVERSITY LANE, SUITE D - URBANA, ILLINOIS  
TEL: (830) 864-5858 FAX: (830) 864-5052  
E-MAIL: CAD@INTECHCONSULTANTS.COM  
ILLINOIS REGISTRATION NO. 184-001040



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**NOTES:** COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. DIMENSIONS AND BUILDING DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE TO BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE TO BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE TO BE USED AS A GUIDE ONLY.



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VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

MAY 7, 2012, 7:00 P.M.

Chairman Jirik called the May 7, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Hose, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah (at 7:15 pm), Mr. Waechtler

**ABSENT:** Mr. Webster

**STAFF PRESENT:** Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic

**VISITORS:** Mr. Gary Pece and Ms. Laura Neiberg, for Advocate Good Samaritan, Downers Grove; Mr. Matt Meyers with Poblocki Sign Company; Ms. Marge Earl, 4720 Florence Ave., Downers Grove; Ms. Frances Wilkes, 2800 Maple, Downers Grove; Ms. Agnes Gezlinkl, 2800 Maple, Downers Grove; Mr. Robert Mitchell, 2800 Maple, Downers Grove; Mr. Michael Schimmel, 2060 N. Oakley, Chicago, IL; and Mr. Michael Lynch, 2 Lindenwald Pl., Downers Grove.

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

For the general public's interest, the chairman announced that the petition for the beauty school, located on Walnut Avenue, was withdrawn by the petitioner. He directed the public's attention to the available informational packets.

APPROVAL OF THE MARCH 26, 2012 MINUTES

**MINUTES OF THE MARCH 26, 2012 MEETING WERE APPROVED ON MOTION BY MR. WAECHTLER, SECONDED BY MR. MATEJCZYK. MOTION CARRIED BY VOICE VOTE 7-0.**

APPROVAL OF THE APRIL 2, 2012 MINUTES

**MINUTES OF THE APRIL 2, 2012, WERE APPROVED ON MOTION BY MR. COZZO, SECONDED BY MR. MATEJCZYK.**

A brief dialog was raised as to the time recorded in the minutes when a commissioner arrives late to a meeting.

**MOTION CARRIED BY VOICE VOTE OF 7-0-1 (MR. HOSE ABSTAINS).**

Chairman Jirik reviewed the protocol for the public hearing.

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**PC-17-12** A petition seeking approval of a Final Plat of Subdivision to consolidate four existing parcels into one lot. The property is located at the northwest corner of Meadow Lane and Brookbank Road, commonly known as 5310 Meadow Lane, Downers Grove, IL (PIN 09-07-404-009, -015, -024); Michael and Sara Schimmel, Petitioners/Owners.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Mr. Damir Latinovic, directed commissioners' attention to an aerial photo of the site which was located in Denburn Woods Subdivision, zoned R-2 single family residence, and was located at the northwest corner of Meadow Lane and Brookbank Road. Currently, there were four parcels which made up the property and totaled approximately 65,285 sq. feet in area. Formerly, a single-family home existed on the property but burned down in late 2011. The survey was referenced, noting the existing foundation of the prior home, would be used by the petitioner for the construction of the new home. In order for the petitioner to construct a new home on the foundation, the four lots required consolidation.

Per staff, the new home will meet all requirements of the Village's bulk requirements and the consolidation will be consistent with the goals of the new Comprehensive Plan. The new lot will be consistent with other Denburn Woods homes and exceed all minimum lot dimension requirements and will meet and exceed minimum dimension requirements under the Subdivision Ordinance. No new easements are required as there were existing easements in place.

The public notice was properly published and signage was properly installed on the property. To date, no comments were received from nearby residents. Staff recommended that the commission make a positive recommendation to the Village Council subject to the one condition in its staff report.

Confirmation followed that the four lots had to be consolidated before the new home could be constructed. The Chairman also clarified that the Recorder of Deeds and the zoning lot of record would then match.

Per other questions, Mr. Latinovic stated that the construction fence that is currently on the property is for public safety and staff expected no additional demolition to be done; however, it depended upon the petitioner's final plans for the new home, which staff had not seen to date.

Petitioner, Mr. Michael Schimmel, 2060 N. Oakley Avenue, Chicago, Illinois, discussed that he and his wife purchased the property at 5310 Meadow Lane and were aware of the multiple lot issues and aware of the necessary consolidation. Mr. Schimmel provided some history about the property, explaining that it was a family friend who owned the property prior. Those family members had asked him if he had wanted to purchase the property, which he and wife did. A private survey, as well as a survey for insurance, was completed to ensure the soundness of the existing foundation. Further details followed regarding the demolition, the steps taken to protect the foundation, and the steps being followed through the Village's planning process, as it related to the lot consolidation.

Chairman Jirik opened up the meeting to public comment.



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Mr. Michael Lynch, 2 Lindenwald Place, Downers Grove, stated his concern was the existing driveway on the north side of the property that services his house and one other home, and it's his understanding that in 1994 when the original home was constructed, the property line went through the house and he did not see the need to have four lots consolidated into one lot when he has a permanent ingress/egress easement on the property and his sewer line is also located in an easement on the subject property. By combining the lots, Mr. Lynch voiced concern that it changed the 50 ft. by 125 ft. rectangle where he connected to the sewer which entered the petitioner's lot. He preferred that it be preserved for the record as a separate PIN, along with his ingress/egress, and Mr. Baran's ingress/egress, as reflected by the same PIN number. He was not sure if the commission was aware of the 1957 agreement as it related to the utilities and sewer. Mr. Lynch proposed that there be two lots -- one for the home and one for the common area shared by the two other property owners -- and hoped the commissioners would consider it that way.

Mr. Latinovic noted that the existing easements would not change; however, the petitioner could always split the property into two PINs. He explained the proposed consolidation would not affect the existing utility and access easements. Mr. Latinovic and the Chairman agreed that the petitioner could sell the second lot but could only do so after a subdivision. However, the proposal before them was for a consolidation of all parcels into one lot.

There being no further comments, public comment was closed.

For better clarification, Mr. Latinovic explained to Mr. Waechtler that if the petitioners wanted to create multiple PINs, they would have to request it from the County. However, if they wanted to create multiple lots of record on their property, the petitioners would have to come before the Plan Commission for approval of a subdivision. Mr. Latinovic also noted that if a second lot of record is created it would not be buildable, to date, due to the number of existing easements on the property.

Mr. Schimmel spoke and thanked both of his neighbors for attending the meeting and added that if he were to split the lots again, or divide the lot at a future date, he would return to this Commission where Mr. Lynch's concerns could be addressed. Again, he reminded the commission that he was petitioning to take all of the parcels and PINs that comprised his property he purchased and consolidate them into one lot and one tax bill.

Mr. Cozzo confirmed with staff if the property became one or two lots, the easements remained the same. Staff concurred. Mr. Quirk asked whether the petitioner could only consolidate the two affected lot lines, wherein Mr. Latinovic confirmed that they could. He further explained that the new lot lines, if so desired, could be redrawn to create two lots, where one lot would be the foundation meeting the setbacks, while a second lot would be the north lot with all of the easements, etc. However, as noted, the petitioner was seeking one lot of record and one PIN number at this time for the entire property.

**WITH RESPECT TO PC-17-12, MR. HOSE MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE CONDITION BELOW:**

- 1. THE FINAL PLAT SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION OF PATRICK'S PLAYGROUND SUBDIVISION**

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**PREPARED BY INTECH CONSULTANTS, INC., DATED MARCH 7, 2012  
EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE  
VILLAGE CODES AND ORDINANCES.**

**SECONDED BY MR. COZZO. ROLL CALL:**

**AYE: MR. HOSE, MR. COZZO, MR. BEGGS, MR. MATEJCZYK, MR. QUIRK,  
MRS. RABATAH, MR. WAECHTLER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0.**

Mr. O'Brien confirmed that there will be a few items on the June 4<sup>th</sup> agenda. Again, he reminded the commissioners to take their Open Meetings and FOIA training. Some compatibility issues were mentioned regarding the training. Staff was also thanked for providing planning magazines on the dais. Mrs. Rabatah mentioned she had a minor change to the March 26<sup>th</sup> minutes. Staff would correct.

**THE MEETING WAS ADJOURNED AT 8:32 P.M. ON MOTION BY MR. QUIRK,  
SECONDED BY MR. HOSE. MOTION CARRIED BY VOICE VOTE OF 8-0.**

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