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

SUBJECT:	TYPE:	SUBMITTED BY:
	✓ Resolution	
	Ordinance	
Final Plat of Subdivision -	Motion	Tom Dabareiner, AICP
5310 Meadow Lane	Discussion Only	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:

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

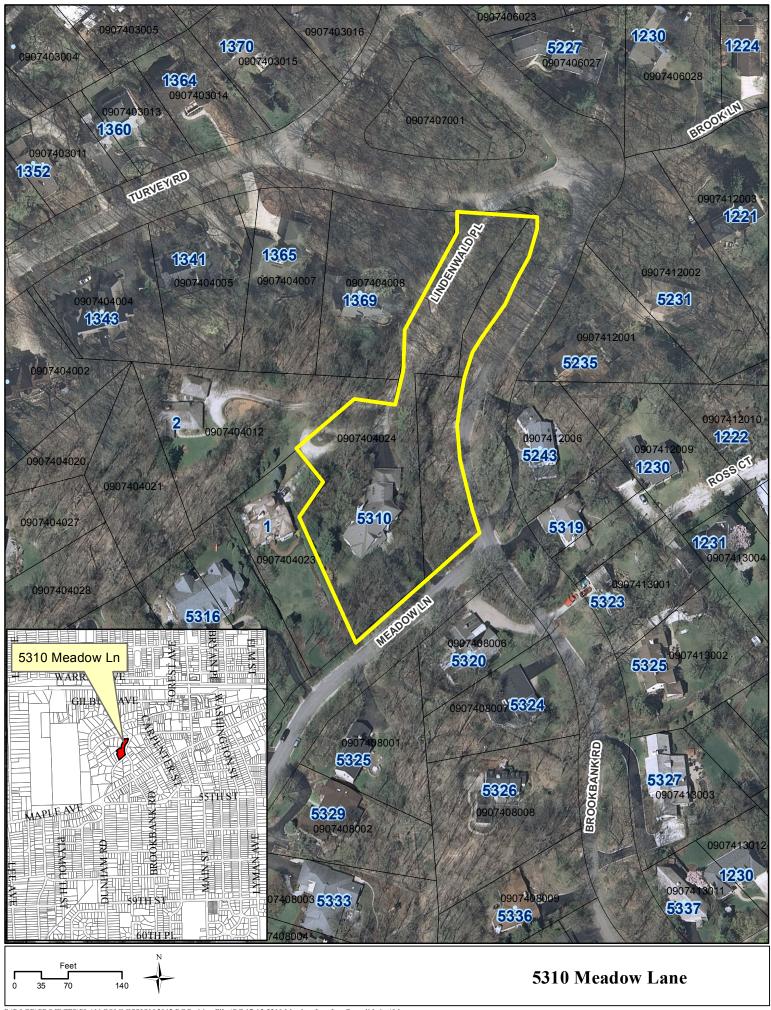
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision of Patrick's Playground Subdivision prepared by Intech Consultants, dated March 7, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

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:	sieny es
Attest:	
Village Clerk	1\wp\res.12\FP-5310-MeadowLane-PC-17-12

OWNER'S CERTIFICATE	•	FINAL PLAT OF SUBDI	VISION		P.I.N. No.: 09-07-404-009 09-07-404-015
STATE OF ILLINOIS) SS COUNTY OF DU PAGE)		OF			09-07-404-024
	DATE	RICK'S PLAYGROUND S	IDDIVICION		
HERBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYE AND SURRIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.	D DECLARATION OF RESTRICTIVE COVENANTS PAIR	CICK S PLAIGROUND S	OBDIVISION	_	
DATED THIS DAY OF A.D., 20	THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLATO ES UBDIVISION SHALL BE HELD, TRANSPERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING	PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.			
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8Y:	(A) ALL PUBLIC UTLITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OF PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES,	EASEMENT PROVISIONS	\$CHOOL DISTRICT CERTIFICATION	b/	TIRVEY DEDICATED
		AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND	STATE OF ILLINDIS)	· · /	
NOTARY CERTIFICATE	VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVINC THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SAMIL ANY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTIL TY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO	AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND CRANTED TO COMMONWEALTH EDISON COMPANY AND SEC . AMERITECH, ILLUNISIA K.A. ILLUNIS BELL TELEPHONE COMPANY, GRANTEES	SS CDUNTY OF DU PAGE)	1	(5/63/00TER 25' RAD.
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SS COUNTY OF DU PAGE)	THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JORIZY AND SEPARATELY, TO INSTALL, OPERATE AND ANIATIAL AND REMOVE, FROM TIME TO TIME. FACILITIES AND	CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM THAE TO THIS, FOLES GUYS A NCHORS, WIRES, CABLES, CONDUITS, MANHOLES. TRANS-CONNERS, PEDESTAIS, EQUIPMENT CABINETS OR OTHER FAGILITIES JSED IN	THE UNDERSTRUCTED OF THE REST CERTIFY THAT, AS DWINES OF THE PROCEETY DESCRIBED IN "THE SUPPLY PROCEETY OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT, MOY DESCRIBED OF THE SUPPLY OF THE SUPPL	THE	
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, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT	LINES, SANTARY SEWERS, STORM DIVANAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTLLIY SEWERS, ETGEN DIVERS APPURTENANCES, ETTHER ON, OVER ACROSS, BLOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON	CONSECTION WITH OWNERS AND UNDERSTORDED TO AND UNDERSTORDED TO AND UNDERSTORDED AND UNDERST	DATED AT, ILLINOIS THIS DAY OF, A.D., 20		SIN ZL=69.51', R=295.73'
ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCINED IN THE FOREGOING INSTRUMENT APPEARED REFORE ME THIS DAY IN	OR OTHER PUBLIC DITETTY SERVICE, AND THEM APPOINT ENANCES, ETHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT". OR SIMILAR	JILLITY EASEMENT", "P.U.E." (OR S.MILAR DESIGNATION), "HE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE			CH=69.35', N85*29'00"E
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NOTARY PUBLIC MY COMMISSION EXPIRES				ar.	% / <i>k</i>
	ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED	PROPERTY WITHIN THE DASHED OVER GRANTEES: FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED		<i>\$</i> /	
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STATE OF ILLINOIS) 88	SHALL INDRE TO THE BENETH OF EAUH AND ALL OF THE POWERSERS OF SUCH LOTS WHETHER THEY SHALL HAVE BEGOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID	FROM THE WHITE IN THE SASE HERY. "PUBLIC UTLIFF ENSEMBNE", "YOU IS CONSISTENT WHITE IN THE PROPERTY OF USE OF THE SUBDIVISION O		<i>§</i> /	Too hard you
COUNTY OF DU PAGE)		THE TERM "COMMON FLEW ENTS" 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		<i>§</i>	350 / 0002
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS DAY OF , A D., 20	CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENNYTS, AGREEMENTS, AND CHARGES BERBIN CONT, AIRBOS SHALL HON WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INVIRE TO THE BENEFIT OF, AND BE ENFORCEABLE	THE 1-THE MARKEN PROPERTY AND THE PROPERTY PROPERTY OF THE THE PROPERTY OF THE THE OWN ON THE PROPERTY TO THICE THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE EMPHRICAL BAND ENCYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPAIL HANANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN		2 \ PARC	THE X COMMENT
BY:	SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCED.	THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AS "OUT_OTS".		a	
CHAIRMAN	BY THE Y LLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HERS, EXCUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW,	THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT_OTS," COMMON ELEWENTS, "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA", THE TERM "COMMON AREA OR AREAS, AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY		25 man 3/	
DOWNERS GROVE SANITARY DISTRICT CERTIFICATE				£ 5,70 × 1	/* ** : /
STATE OF ILLINOIS) SS	AFORESAID PROPERTY DO COYENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OF OPPORTATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED HIAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING	PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, HE LEN ION POND OR MECHANICAL EDURMENT. HELDER AND FACILITIES WILL BE DONE BY GRANTES AT COST OF THE GRANTORLOT OWNER, LYDON WRITTEN REQUEST.		<i>[</i>	d 6.
SS COUNTY OF DU PAGE)		STORY ELECTRONIC OF THE STORY OF STORY		3. / 1	
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CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS	IN THE PLAT OF SUBDIVISION, EXCEPT FOR CANDSCAPE INSTALLATION OF TREES, STIRUBS, BUSITES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY	STATE OF ILLINOIS) SS	SOUTHEAST CORNER LOT I BLOOK 6 OUGAT ESTATES DOC. NO. 204286		7.3.
THERFOR THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.	LINES AND DRIVEWAYS AND ONGRADE PATIOS. 2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE.	COUNTY OF DU PAGE)	DOC. NO. 204266	. \$	
DATED THIS DAY OF, A.D., 20	SINGES AUGI SENSO AND SAME ITE NOTATION OF ONLESSOON DIELY SINGES AUGI SENSO	THIS IS TO STATE THAT I, MARK STIMAC, ILLINDIS PROFESSIONAL LAND SURVEYOR #55-2567. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT.	N30'05'28"E M (N31'20'32"E R)	20.70	Re Tour
	UNINTERRUPTED FLOW OF STORM WATER THROUGH THE D-RAINAGE SYSTEM OF THE SUBDIMISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT	SURVEYED AND SUBDIVIDED THE POLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION: ALL DIMENSIONS ARE	N5273'48'E M - 25	1	
COLLECTOR	HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS. 3. IN THE EVENT ANY OWNER OR PURCHASER FAILS "O PROPERLY MAINTAIN "HE	PARCEL 1: ALL OF LOT 1 IN CATHERINE M. CARPENTER'S (MRS. ROBERT W. CARPENTER)	52.82' M (62.71' R)	73.5° R 4.57° R	<u> </u>
VILLAGE COLLECTOR'S CERTIFICATE	 IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION 	SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD	52.62 M (62.71' R) S82'D6'14'E M (580'43'5'E R) (60.34' M (60.30' R)	R=227.64 - \(\begin{align*} \text{S} & \tex	Ş / W
STATE OF FILLINOIS) SS	PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, LINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS	SUBDIVISION OF PART OF SECTION 7. TOWNSHIP 28 MORTH, RANGE 11.EAST OF THE THRO PRINCIPAL REGIONAL RECORDED AS DOCUMENT 613995 (XCDET THAT PART OS SAID LOT 1 LYNG NORTHWESTERLY OF A LINE BEGINNING AT THE SOUTHEASTERLY COMMEN OF LOT 12 OF SAID SUBDIVISION WHICH IS 7.7.1 FEET FROM THE MOST SOUTHEREY, COMMEN OF BUILD 17.2, THEMCE	EXCEPTION (60,30° R)	INCRESS & EGRESS 7	
SS COUNTY OF DU PAGE)	WINT TO WHO THE SERVEY THE MONTH OF BEYOND AND WATER PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FASE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR	SUBDIVISION WHICH IS 77.1 FEET FROM THE MOST SOO, HERLY CONNER OF SAID LOTZ; THENCE NORTHEASTERLY 165 FEET, MORE OR LESS, (170.25 FEET MEASURED) TO A POINT ON THE SOUTH	EXCEPTION TO PARCEL 1	S PER COC. 813654	, J
LCOLLECTOR FOR THE VILLAGE OF DOWNERS GROVE	TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR	NORTHEASTERLY 165 FEET, MORE OR LESS, (170 25 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF THE EASTERLY EXTENSION OF SAID LDT, 2, 60.30 FEET FROM THE EASTERLY END OF SAID LINE) AND (EXCEPT THAT PART OF SAID LOT'S LYING WITHIN THE MEADOWS, A SIRBIVISION		125.00	SCALE: 1" = 30'
L COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE NO BELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS ON ANY DEPERRED INSTALLMENTS THEREOF THAT	RETENTION AREAS. 4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR 1/4/VE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR	SITUATED IN THE SOUTH-AST QUARTER OF SECTION 7. TOWNSHIP 38 ADMITH. RANGE 11 EAST OF THE PHIGH PRINCIPAL METIONAR RECORDED AS DOCUMENT, REM-1466, IN QUARD COUNTY, LANDS AND ALSO (EXCEPT THAT PORTION OF ALL THE ABOVE DESCRIBED IMPOPENTY YING WEST OF A NEW DESCRIBED AS SECONAMIS AT A FOUND FOR HE PROVIDENCY TO THE YOUNG OF MEADOW LANE 1858 A FEET SOUTH-ASTREY, YO F THE SOUTH-AST COMER OF LOT 1 IN THE MEADOW SUBDIVISION, THESE ONEYTH-MESTER YOU SHE YOU SOUTH OF YOUNG THE REMOVE HE WAS AND THE SOUTH-ASTREY OF THE SOUTH-ASTREY OF THE PROPERTY OF THE PROPERTY OF THE SOUTH-ASTREY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SOUTH-ASTREY OF THE PROPERTY O	INJRESS & EGRESS EASEMENT PER DOC. R84-22443		BASIS OF BEARING IS ASSUMED
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DATED THIS DAY OF, A.D., 20	GROWN HE FORDED WITH THAT DOWNINGE ENSIGNED, INCCOUNTED EN IN YOUR MEDITAL WAY. THE ADDITIONAL SUM OF HEN 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	SUBDIVISION; THENCE NORTHWESTERLY 250.81 FEET TO THE POINT OF TERMINUS, WHICH IS 82.71	MODIFIEST CONNER (OT 3) SEVERS SEVERS SERVISON N36'41'22"W M EXCEPTION DOC: NO.	ASEMENT PO	NOTES:
BY:	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	DOCUMENT R62-23264, IN DUPAGE COUNTY, ILLINOIS).	N36'41'22"W M EXCEPTION SOUTH LINE OF	82.3°	1 IRON PIPES ARE AT ALL LOT CORNERS.
VILLAGE COUNCIL CERTIFICATE	DOWNERS GROVE, ILL INCIS. 5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HERCEY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT.	PARCEL 2: PRIVATE PARK "B" LYING EAST OF LOT 1 IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN	(N3539 29 W R) DOC. NO. 899-22443	~ [<i>[</i> 8	EXISTING STRUCTURES TO BE DEMOLISHED.
STATE OF ILLINOIS)		PARCEL 2. PRIVATE PARK "B" LYNGE BAST OF LOT " IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION. TOWNSHIP 28 NORTH RANGE IT 1625TO OF THE THIRD FRINDPAL MERIDIAN, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT OF SUBDIVISION RECOACHD DECEMBER 8, 1924 AS DOCUMENT JOZGES, IN DURAGE COUNTY, LUISON.	1- To 300	2 2	
SS COUNTY OF DU PACE)	TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.		The same of the sa	18 5 25 44	LEGEND
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A.D., 20 AT O'CLOCK M., AND WAS RECORDED IN BOOK OF PLATS ON PAGE	REGISTRATION EXPIRATION DATE_ ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER	DATED THIS DAY OF , A.D., 20	SOUTHEAST OF	RNER	1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS TEL.: (630) 964-5656 FAX: (630) 964-5052
RECORDER OF DEEDS		ILLINDIS PROFESSIONAL LAND SURVEYOR #35-2987 LICENSE EXPIRATIONIENEWAL. DATE 11-39-2012	SOUTHEAST OO LUTT 3 SEEWIS SUBDIVISION		E-MAIL: CADMINECHCONSULTANTS.COM ILLINOIS REGISTRATION No. 184-001040 SHEET No. 1 of 1 JOB No.: 4771
	PROPERTY OWNER:	LICENSE EXPIRATION/RENEWAL DATE 11-30-2012		PREPÁRED: 3-7-12	SHEET No. 1 of 1 JOB No.: 4771





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

SUBJECT:	TYPE:	SUBMITTED BY:		
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

OWNER/APPLICANT: Michael and Sara Schimmel

2060 N. Oakley Avenue Chicago, IL 60647

PROPERTY INFORMATION

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

ZONING

SURROUNDING ZONING AND LAND USES

NORTH: R-2 Single Family Residence District Single Family Residential South: R-2 Single Family Residence District Single Family Residential EAST: R-2 Single Family Residence District Single Family Residential

FUTURE LAND USE

WEST: R-2 Single Family Residence District Single Family Residential

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

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:

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 3rd, 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 1TOA 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.

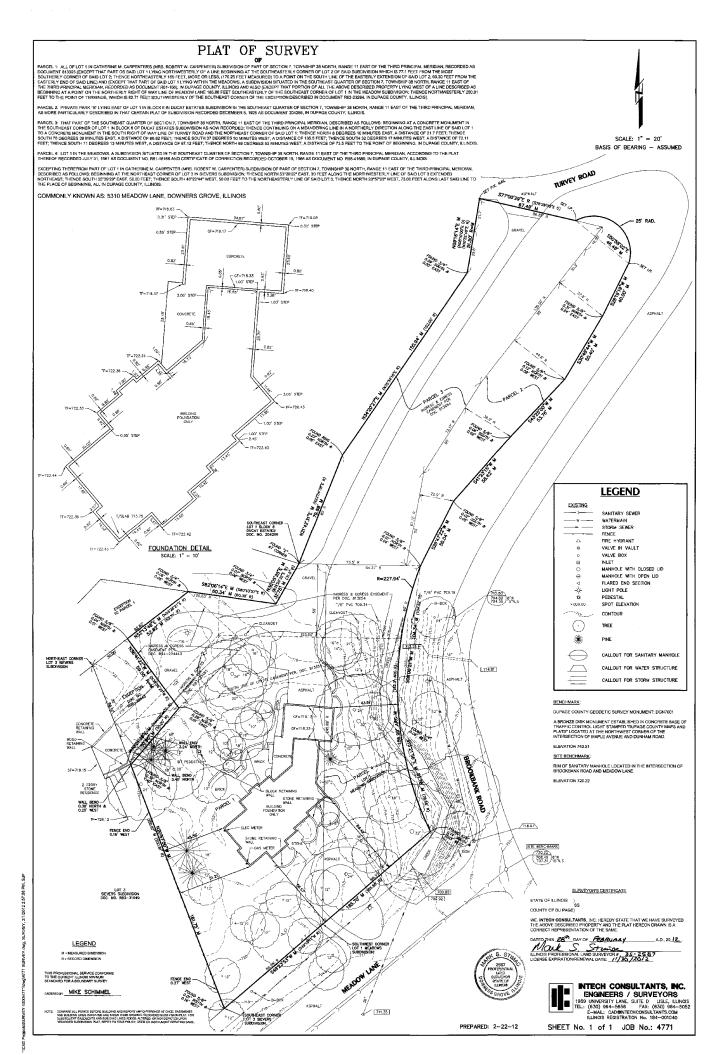
They thank you for your consideration in this matter

The Law Office of Vasili Economopoulos P.C

Vasili Economopoulos

VE/la

Sincertel



OWNER'S CERTIFICATE	•	FINAL PLAT OF SUBDI	VISION		P.I.N. No.: 09-07-404-009 09-07-404-015
STATE OF ILLINOIS) SS COUNTY OF DU PAGE)		OF			09-07-404-024
	DATE	RICK'S PLAYGROUND S	IDDIVICION		
HERBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYE AND SURRIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.	D DECLARATION OF RESTRICTIVE COVENANTS PAIR	CICK S PLAIGROUND S	OBDIVISION	_	
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		AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND	STATE OF ILLINDIS)	· · /	
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SS COUNTY OF DU PAGE)	THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JORIZY AND SEPARATELY, TO INSTALL, OPERATE AND AINTAIN AND REMOVE, FROM TIME TO TIME. FACILITIES AND	CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM THAE TO THIS, FOLES GUYS A NCHORS, WIRES, CABLES, CONDUITS, MANHOLES. TRANS-CONNERS, PEDESTAIS, EQUIPMENT CABINETS OR OTHER FAGILITIES JSED IN	THE UNDERSTRUCTED OF THE REST CERTIFY THAT, AS DWINES OF THE PROCEETY DESCRIBED IN "THE SUPPLY PROCEETY OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT, MOY DESCRIBED OF THE SUPPLY OF THE SUPPL	THE	
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ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCINED IN THE FOREGOING INSTRUMENT APPEARED REFORE ME THIS DAY IN	OR OTHER PUBLIC DITETTY SERVICE, AND THEM APPOINT ENANCES, ETHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT". OR SIMILAR	JILLITY EASEMENT", "P.U.E." (OR S.MILAR DESIGNATION), "HE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE			CH=69.35', N85*29'00"E
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE METHIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT. AS GIVEN UNDER MY HAND AND NOTARIAL SPA.	THE PLATIMATED PUBLIC DIT AND DYNAMING ENSEMBLY OR SIMILAR VANDAGE, AND THE PROPERTY DESIGNATED ON THE PLATFOR STREETS AND ALEYS, "DGETHER WITH THE RIGHT TO GUIT, ITSM OR REMOVE TREES, BUSHES AND ROOTES AN MAY BE REASONABLY REQUIRED INCODENT TO THE RIGHTS HERDIN GIVEN.	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, "OGETHER	BY:		
DATED THIS DAY OF	ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HERCIN GIVEN. AND THE RIGHT TO ENTER JPON THE SUBDIVIDED PROPERTY FOR ALL SUCH.	WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOLAND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON			
	PURPOSES OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WITTER CONSIDER OF SEWER STALLATION OF	UP EACH LOT AND COMMON AVEA OR AREAS TO SERVE MEHODEMEN'S THEHEON, OR DO NOT ADJUSTED TO SERVE MEHODEMEN'S THEHEON, OR DO NOT ADJUSTED AND COMMON AREA OR REASS. THE RIGHT TO CUT. TRIN OR REMOVE TREES, SUBJES, ROOTS AND SARIINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RICHTS REPRE INDIVEN, AND			
NOTARY PUBLIC MY COMMISSION EXPIRES				ar.	% / <i>k</i>
	ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED	PROPERTY WITHIN THE DASHED OVER GRANTEES: FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED		<i>\$</i> /	
PLAN COMMISSION APPROVAL	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	"EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P. J. E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF		<i>₃</i> /	/ 53m . A 68
STATE OF ILLINOIS) 88	SHALL INDRE TO THE BENETH OF EAUH AND ALL OF THE POWERSERS OF SUCH LOTS WHETHER THEY SHALL HAVE BEGOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID	FROM THE WHITE IN THE SASE HERY. "PUBLIC UTLIFF ENSEMBNE", "YOU IS CONSISTENT WHITE IN THE PROPERTY OF USE OF THE SUBDIVISION O		<i>§</i> /	Too hard you
COUNTY OF DU PAGE)		THE TERM "COMMON FLEW ENTS" 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		<i>§</i>	350 / 0002
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS DAY OF , A D., 20	CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENNYTS, AGREEMENTS, AND CHARGES BERBIN CONT, AIRBOS SHALL HON WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INVIRE TO THE BENEFIT OF, AND BE ENFORCEABLE	THE 1-THE MARKEN PROPERTY AND THE PROPERTY PROPERTY OF THE THE PROPERTY OF THE THE OWN ON THE PROPERTY TO THICE THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE EMPHRICAL BAND ENCYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPAIL HANANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN		2 \ PARC	THE X COMMENT
BY:	SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCED.	THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AS "OUT_OTS".		a	
CHAIRMAN	BY THE Y LLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HERS, EXCUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW,	THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT_OTS," COMMON ELEWENTS, "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA", THE TERM "COMMON AREA OR AREAS, AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY		25 man 3/	
DOWNERS GROVE SANITARY DISTRICT CERTIFICATE				£ 5,70 × 1	/* ** : /
STATE OF ILLINOIS) SS	AFORESAID PROPERTY DO COYENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OF OPPORTATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED HIAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING	PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, HE LEN ION POND OR MECHANICAL EDURMENT. HELDER TON OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTORICTO OWNER, LUDON WRITTEN REQUEST.		<i>[</i>	d 6.
SS COUNTY OF DU PAGE)		STATE LESS TO THE STATE OF STREET, OF STATE OF S		3. / 1	
I,COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINGUENT OR UNPAID	AS TRUCHUS A WHITE AND THE PROPERTY OF THE PUBLIC UTILITY AND CREEK AND THE PUBLIC OF SURDING ON EXCEPT FOR AND CAMBOOAPE INSTALLATION OF TREES, SIRUBS, BUSIES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY	SURVEYOR'S CERTIFICATE		The first	22.9' R
CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS	IN THE PLAT OF SUBDIVISION, EXCEPT FOR CANDSCAPE INSTALLATION OF TREES, STIRUBS, BUSITES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY	STATE OF ILLINOIS) SS	SOUTHEAST CORNER LOT I BLOOK 6 OUGAT ESTATES DOC. NO. 204286		7.3.
THERFOR THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.	LINES AND DRIVEWAYS AND ONGRADE PATIOS. 2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE.	COUNTY OF DU PAGE)	DOC. NO. 204266	. \$	
DATED THIS DAY OF, A.D., 20	SINGES AUGI SENSO AND SAME ITE NOTATION OF ONLESSOON DIELY SINGES AUGI SENSO	THIS IS TO STATE THAT I, MARK STIMAC, ILLINDIS PROFESSIONAL LAND SURVEYOR #55-2567. HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT.	N30'05'28"E M (N31'20'32"E R)	20.70	Re Tour
	UNINTERRUPTED FLOW OF STORM WATER THROUGH THE D-RAINAGE SYSTEM OF THE SUBDIMISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT	SURVEYED AND SUBDIVIDED THE PULLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION: ALL DIMENSIONS ARE	N5273'48'E M - 25	1	
COLLECTOR	HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS. 3. IN THE EVENT ANY OWNER OR PURCHASER FAILS "O PROPERLY MAINTAIN "HE	PARCEL 1: ALL OF LOT 1 IN CATHERINE M. CARPENTER'S (MRS. ROBERT W. CARPENTER)	52.82' M (62.71' R)	73.5° R 4.57° R	<u> </u>
VILLAGE COLLECTOR'S CERTIFICATE	 IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION 	SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD	52.62 M (62.71' R) S82'D6'14'E M (580'43'5'E R) (60.34' M (60.30' R)	R=227.64 - \(\begin{align*} \text{S} & \tex	Ş / W
STATE OF FILLINOIS) SS	PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, LINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS	SUBDIVISION OF PART OF SECTION 7. TOWNSHIP 28 MORTH, RANGE 11.EAST OF THE THRO PRINCIPAL REGIONAL RECORDED AS DOCUMENT 613995 (XCDET THAT PART OS SAID LOT 1 LYNG NORTHWESTERLY OF A LINE BEGINNING AT THE SOUTHEASTERLY COMMEN OF LOT 12 OF SAID SUBDIVISION WHICH IS 7.7.1 FEET FROM THE MOST SOUTHEREY, COMMEN OF BUILD OT 2; THEMCE	EXCEPTION (60,30° R)	INCRESS & EGRESS 7	
SS COUNTY OF DU PAGE)	WINT TO WHO THE SERVEY THE MONTH OF BEYOND AND WATER PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FASE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR	SUBDIVISION WHICH IS 77.1 FEET FROM THE MOST SOO, HERLY CONNER OF SAID LOTZ; THENCE NORTHEASTERLY 165 FEET, MORE OR LESS, (170.25 FEET MEASURED) TO A POINT ON THE SOUTH	EXCEPTION TO PARCEL 1	S PER COC. 813654	, J
LCOLLECTOR FOR THE VILLAGE OF DOWNERS GROVE	TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR	NORTHEASTERLY 165 FEET, MORE OR LESS, (170 25 FEET MEASURED) TO A POINT ON THE SOUTH LINE OF THE EASTERLY EXTENSION OF SAID LDT, 2, 60.30 FEET FROM THE EASTERLY END OF SAID LINE) AND (EXCEPT THAT PART OF SAID LOT'S LYING WITHIN THE MEADOWS, A SIRBIVISION		125.00	SCALE: 1" = 30'
L COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE NO BELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS ON ANY DEPERRED INSTALLMENTS THEREOF THAT	RETENTION AREAS. 4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR 1/4/VE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR	SITUATED IN THE SOUTH-AST QUARTER OF SECTION 7. TOWNSHIP 38 ADMITH. RANGE 11 EAST OF THE PHIGH PRINCIPAL METIONAR RECORDED AS DOCUMENT, REM-1466, IN QUARD COUNTY, LANDS AND ALSO (EXCEPT THAT PORTION OF ALL THE ABOVE DESCRIBED IMPOPENTY YING WEST OF A NEW DESCRIBED AS SECONAMIS AT A FOUND FOR HE PROVIDENCY TO THE YOUNG OF MEADOW LANE 1858 A FEET SOUTH-ASTREY, YO F THE SOUTH-AST COMER OF LOT 1 IN THE MEADOW SUBDIVISION, THESE ONEYTH-MESTER YOU SHE YOU SOUTH OF YOUNG THE REMOVE HE WAS AND THE SOUTH-ASTREY OF THE SOUTH-ASTREY OF THE PROPERTY OF THE PROPERTY OF THE SOUTH-ASTREY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SOUTH-ASTREY OF THE PROPERTY O	INJRESS & EGRESS EASEMENT PER DOC. R84-22443		BASIS OF BEARING IS ASSUMED
HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.	PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR	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	NORTHEAST STORY	DER DOC. 813654	
DATED THIS DAY OF, A.D., 20	GROWN HE FORDED WITH THAT DOWNINGE ENSIGNED, INCCOUNTED EN IN YOUR MEDITAL WAY. THE ADDITIONAL SUM OF HEN 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	SUBDIVISION; THENCE NORTHWESTERLY 250.81 FEET TO THE POINT OF TERMINUS, WHICH IS 82.71	MODIFIEST CONNER (OT 3) SEVERS SEVERS SERVISON N36'41'22"W M EXCEPTION DOC: NO.	ASEMENT PO	NOTES:
BY:	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	DOCUMENT R62-23264, IN DUPAGE COUNTY, ILLINOIS).	N36'41'22"W M EXCEPTION SOUTH LINE OF	82.3°	1 IRON PIPES ARE AT ALL LOT CORNERS.
VILLAGE COUNCIL CERTIFICATE	DOWNERS GROVE, ILL INCIS. 5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HERCEY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT.	PARCEL 2: PRIVATE PARK "B" LYING EAST OF LOT 1 IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN	(N3539 29 W R) DOC. NO. 899-22443	~ [<i>[</i> 8	EXISTING STRUCTURES TO BE DEMOLISHED.
STATE OF ILLINOIS)		PARCEL 2. PRIVATE PARK "B" LYNGE BAST OF LOT " IN BLOCK 6 IN DUCAT ESTATES SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION. TOWNSHIP 28 NORTH RANGE IT 1625TO OF THE THIRD FRINDPAL MERIDIAN, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT OF SUBDIVISION RECOACHD DECEMBER 8, 1924 AS DOCUMENT JOAGES, IN DURAGE COUNTY, LUISON.	1- To 300	2 2	
SS COUNTY OF DU PACE)	TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.		The same of the sa	18 5 25 44	LEGEND
ADDDOVED THE DAY OF A D 20	AND SHALL BE AND REMAIN OF PERPETURE PRICE PRICED THE WAY THE REACH OF THE SUCCESSORS, HEIRS AND ASSIGNS. IN WITHESS WHEERED, THE COMMERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE PIRST WRITTEN HEREON.	PARCEL 3: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANCE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHEAST CORNER TO LOT IT IN BLOCK 8 OF DUCA" ESTATES SUBJOINSION AS	X /	, 89 8	CONCRETE MONUMENT SET
BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.	av.	NOW RECORDED; THENCE CONTINUING ON A MEANDERING LINE IN A NORTHERLY DIRECTION	N40"21"38"E M (N40"22"44"E R) 100 N40"21"38"E M (N40"22"44"E R) 100 N40"21"38"E M (N40"22"44"E R) 100 N40"21"38"E M (N40"22"44"E R)	# 1/4	SITE AREA = 65.285 S.F. = 1.4887 AC.
VILLAGE CLERK MAYOR	DT:	NOW RECORDED, "THENCE CONTINUING ON A MEANDERING LINE IN A MORTHERY DIRECTION ALL MORE THE EAST LINE OF SAID LOT "TO A CONCRETE MONUMENT IN "THE SOUTH RIGHT OF WAY LINE OF TURIVEY ROAD AND "THE MORTHEAST CORNER OF SAID LOT"! THENCE MORTH 8 DEGREES OF MINISTER SEAST A DISTANCE OF 21.7 SEPT. THENCE SOUTH AS DECRETED AS MINISTER SEAST A.	EASEMENT PER 50.96 M (50.00 R) DOC. RB3-33492		Sign Suburvaion Boundary TINF
	•	16 MINUTES EAST, A DISTANCE OF 21.7 EET; THENDE SOUTH 76 DEGREES 99 MINUTES LAST. A DISTANCE OF 88.87 EET; THENDE SOUTH 37 DEGREES 90 MINUTES WEST. A DISTANCE OF 135.5 FEET; THENCE SOUTH 32 DEGREES 17 MINUTES WEST. A DISTANCE OF 7.21 FEET; THENDE SOUTH 11 DEGREES 13 MINUTES WEST, A DISTANCE OF 67 12 FEET; THENDE NORTH 88 DEGREES 95.	\"**********		SITE AREA = 65.285 S.F. = 1.4987 AC.
DU PAGE COUNTY CLERK'S CERTIFICATE	CHARLEST OF STREET	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,	PARTEL '	PARCE I SUBOWSKON !!	g \$5. %
STATE OF ILLINOIS) SS	ENGINEER'S CERTIFICATE STATE OF ILL NOIS)	ILLINOIS.		S MENDON'S 3	<u> </u> §
COUNTY OF DU PAGE)	STATE OF ILL NOIS) SS COUNTY OF DU PAGE)	PARCEL 4: LOT 1 IN THE MEADOWS, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 HORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31; 1984 AS DOCUMEN 10, MSI-19198 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 19, 1986 AS DOCUMENT NO. R86-41680, IN DUPAGE COUNTY,			χ · \
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMBLE TAX SALES AGAINST ANY OF THE LAND	COUNTY OF DU PAGE) A REGISTERED PROCESSIONAL	TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NO. R61-16166 AND ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NO. R61-16166 AND ACCORDING TO COMPANY OF THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT NO. R61-16166 AND ACCORDING TO COMPANY OF THE PLAT	146		Dane.
		OF CORRECTION RECORDED OCTOBER 19, 1966 AS DIOCOMENTINO, R66-41680, IN DIOPAGE COUNTY, ILLINOIS.	*		
FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF "HE COUNT CLERK OF DU PAGE COUNTY, ILLINOIS.	THE GWINEER IN ILLINOIS AND, THE GWINER OF THE LAND DEPICTED HEREON OR THEIR DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF	EXCEPTING THEREFROM PART OF LOT 1 IN CATHERINE M. CARPENTER (MRS. ROBERT W. CARPENTER) SHEDDINGED A CAPPENTER SHEDDINGED A CAPPENTER SHEDDINGED A CAPPENTER SHEDDINGED AS THE DANCE OF THE	\	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	**** <u> </u> 6
DATED THIS DAY OF, A.D., 20	REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF	CARPENTER) SUBDIVISION OF PART OF SECTION 7, TOWNS IIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 31 NI SEVENS SUBDIVISION. THENCE NORTH STAZZZ LEAST, 30 FEET ALONG THE	LOT 3 SECUTES SERVINSON DOC. NO. R83-31049	A Cape	<i>[©]</i>
	SUCH SURFACE WATER AND PUBLIC APLAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENDINEERING PHACHCES SO AS TO	LOT 3 IN SIEVERS SUBMINISION, THROSE WORTH OF 2522" EAST, 30 FEET ALLOWS THE MORTHWESTERLY LINE OF SAID LOT 3 EXTENDED NORTHEAST, THENCE SOUTH 35°39'29" EAST, 59,00 FEET, THENCE SOUTH 40°2224" WEST, 30.00 FEET "O THE NORTHEASTERLY LINE OF SAID LOT 3; "HENCE NORTH 20°57'23" WEST, 73.00 FEET ALLONG LAST SAID IN FIT OTHEY PLACE OF REGIONING.	DOC. NO. RB3-31049	16 TO	*** ** ** ** ** ** ** ** ** *
COUNTY CLERK		THENCE SOUTH 40"2244" WEST, 30.00 FEET ALONG LAST SAID LINE TO THE PLACE OF BEGINNING. ALL IN DUPAGE COUNTY, ILLINOIS.	E.	*	\ <u>\</u> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
DU PAGE COUNTY RECORDER'S CERTIFICATE	REDGE HE LEADED OF THE SUBDIVISION. SPECIFICALLY EXCLUDED FROM THIS STATEMENT ARE IMPROVEMENTS CONSTRUCTED PRIOR TO THIS DATE. FURTHER, AS ENGINEER, I HEREBY CRETY THAT THE PROPERTY WHICH IS THE SUBDIVISION OR ANY PART THEREO'S IS NOT LOCATED WITHIN A SPECIAL FLOOD.		Į.	SOUTHWEST CORNER LOT 1 MEADOWS	
STATE OF ILLINOIS)	ENGINEER, I DENEMY CERT IFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD	I FURTHER STATE THAT ALL THE LAND INCLUDED IN THIS PLAT IS WITHIN THE COMPORATE LIMITS OF THAT ALL OF DOWNERS GROVE, WHICH HAS ADOPI LOD A CITY PLAN AND 'S EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.	\	LIFTS SUBDIVISION LIFE	/
SS COUNTY OF DU PAGE	HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.		\	THE LOCATION OF THE PARTY OF TH	[5
THIS INSTRUMENT WAS FILED FOR RECORD IN THE	DATED THIS DAY OF, A.D., 20	I FURTHER STATE THAT NONE OF THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SITUATED IN ZONE "X AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DUPAGE COUNTY. LILINDIS, PAGE NUMBER 17745C980"H. DATED DTCEMBER 16, 2014. ZONE "X'I SI DEFINIDE AS AREAS	A. \ 185	Me de la companya de	INTECH CONSULTANTS, INC.
RECORDER'S OFFICE OF DUPAGE COUNTY ILLINOIS ON THE DAY OF	DEGISTRATION EVENDATION DATE	DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.		M. Sp. Sp.	ENGINEERS / SURVEYORS
A.D., 20 AT O'CLOCK M., AND WAS RECORDED IN BOOK OF PLATS ON PAGE	REGISTRATION EXPIRATION DATE_ ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER	DATED THIS DAY OF , A.D., 20	SOUTHEAST OF	RNER	1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS TEL.: (630) 964-5656 FAX: (630) 964-5052
RECORDER OF DEEDS		ILLINDIS PROFESSIONAL LAND SURVEYOR #35-2987 LICENSE EXPIRATIONIENEWAL. DATE 11-39-2012	SOUTHEAST OO LUTT 3 SEEWIS SUBDIVISION		E-MAIL: CADMINECHCONSULTANTS.COM ILLINOIS REGISTRATION No. 184-001040 SHEET No. 1 of 1 JOB No.: 4771
	PROPERTY OWNER:	LICENSE EXPIRATION/RENEWAL DATE 11-30-2012		PREPÁRED: 3-7-12	SHEET No. 1 of 1 JOB No.: 4771

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 Gezrlinkl, 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.

DRAFT

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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.

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

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 4th 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 26th 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)