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

SUBJECT:	Түре:	SUBMITTED BY:
	✓ Resolution	
	Ordinance	
Final Plat of Subdivision -	Motion	Tom Dabareiner, AICP
629 Gierz Street	Discussion Only	Community Development Director

#### **S**YNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots into one lot for the property located at 629 Gierz Street.

#### 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 owner of the 6,250 square foot property at 629 Gierz Street is proposing to consolidate the two lots into a single lot to construct a new single family residence. The property, zoned R-4 Single Family Residential, consists of two 25-foot wide lots and is improved with a single family home and a detached garage.

All required infrastructure currently exists and no new public improvements are required. The proposed lot will include new five-foot wide public utility easements along the side property lines and a new ten-foot wide public utility easement along the rear property line which will satisfy the requirements for public utility easements.

The proposed lot will meet all minimum lot dimension requirements for the R-4 Single Family Residence district per Sections 28.1103(d) and 28.1104(d) 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:

629 Gierz St	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet	140 feet	125 feet	7,500 sq. ft.	6,250 sq. ft.
		(no change)		(no change)		(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 property is located in a single family residential neighborhood classified as traditional grid. The lot consolidation would allow construction of a home that is consistent with the existing homes in this traditional grid neighborhood. The proposed 50-foot wide lot is consistent in width and area with other lots on Gierz Street. The majority of lots in the area are between 50 and 60 feet wide.

The Plan Commission considered the petition at their June 4, 2012 meeting. No members of the public spoke for or against the proposal. The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. Based on their findings, the Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs.

#### **A**TTACHMENTS

Aerial Map Resolution Staff Report with attachments dated June 4, 2012 Minutes of the Plan Commission Hearing dated June 4, 2012

#### RESOLUTION \_\_\_\_\_

#### A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR 629 GIERZ STREET

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 two parcels into one lot for the G&Ms Subdivision, located on the south side of Gierz Street approximately 840 feet west of Douglas Road, commonly known as 629 Gierz Street, Downers Grove, Illinois, legally described as follows:

Lots 39 and 40 in Block 3 in Gostyn, being a subdivision of part of the northeast quarter of Section 8, Township 38 North, Range 11 east of the Third Principal Meridian, according to the plat thereof recorded June 8, 1889, as Document 41158, in DuPage County, Illinois.

Commonly known as 629 Gierz Street, Downers Grove, IL (PIN 09-08-213-002)

WHEREAS, notice has been given and a public hearing held on June 4, 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 G&Ms Subdivision, located at 629 Gierz Street, 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 G&Ms Subdivision, located at 629 Gierz Street, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat shall substantially conform to the Final Plat of Subdivision of G&Ms Subdivision plat prepared by Intech Consultants, Inc., dated May 4, 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.

Passed: Attest: Mayor

Village Clerk

l\wp\res.12\FP-629-GierzStreet-PC-19-12

SS	
COUNTY OF DU PAGE)	
THE ABOVE DESCRIBED PROPERTY AND	EBY CERTIFY THAT THEY ARE THE OWNERS OF THEY HAVE CAUSED THE SAME TO BE SURVEYED
AND SUBDIVIDED AS SHOWN ON THE PLA DATED THIS DAY OF	
BY:	
NOTARY CERTIFICATE	
STATE OF ILLINOIS ) SS	
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SAID COUNTY IN THE STATE AFORESAID	
SUBSCRIBED TO THE FOREGOING INSTR PERSON AND ACKNOWLEDGE THAT THE	THE SAME PERSONS WHOSE NAMES ARE UMENT, APPEARED BEFORE ME THIS DAY IN Y SIGNED AND DELIVERED THIS INSTRUMENT AS AS GIVEN UNDER MY HAND AND NOTARIAL SEAL,
DATED THISDAY OF	, A.D., 20
NOTARY PUBLIC MY COMMISS	
STATE OF ILLINOIS ) SS COUNTY OF DU PAGE)	
APPROVED BY THE PLAN COMMISSION C	
THIS DAY OF	
BY: CHAIRMAN	
DOWNERS GROVE SANITARY DISTRICT C	DERTIFICATE
STATE OF ILLINOIS )	
SS COUNTY OF DU PAGE)	
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VILLAGE COLLECTOR'S CERTIFICATE	
STATE OF ILLINOIS ) SS	
COUNTY OF DU PAGE)	
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DECLARATION OF RESTRICTIVE COVENANTS

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

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS. BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", OR SIMILAR LANGUAGE, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT: 1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION. EXCEPT FOR LANDSCAPE INSTALLATION OF TREES. SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS AND ONGRADE PATIOS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

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

NTY	BY:
. *	SCHOOL DISTRICT CERTIFICATION
	STATE OF ILLINOIS)
	COUNTY OF DU PAGE )
	THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUN HIGH SCHOOL DISTRICT, AND ELEMENTA
	SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.
	DATED AT, ILLINOIS THIS DAY OF
	BY:

# FINAL PLAT OF SUBDIVISION

## G & M'S SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OF THE PROPERTY AS ,TO THE NDARIES OF THE

\_, A.D., 20\_\_\_\_

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN. UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P. U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

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

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

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DU PAGE)

, A REGISTERED PROFESSIONAL

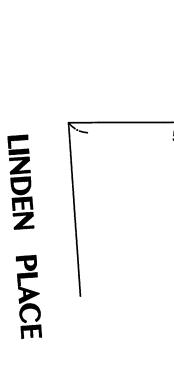
ENGINEER IN ILLINOIS AND, THE OWNER OF THE LAND DEPICTED HEREON OR THEIR DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATER AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. SPECIFICALLY EXCLUDED FROM THIS STATEMENT ARE IMPROVEMENTS CONSTRUCTED PRIOR TO THIS DATE. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_ , A.D., 20\_\_\_\_.

REGISTRATION EXPIRATION DATE

ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER

PROPERTY OWNER:



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DU PAGE)

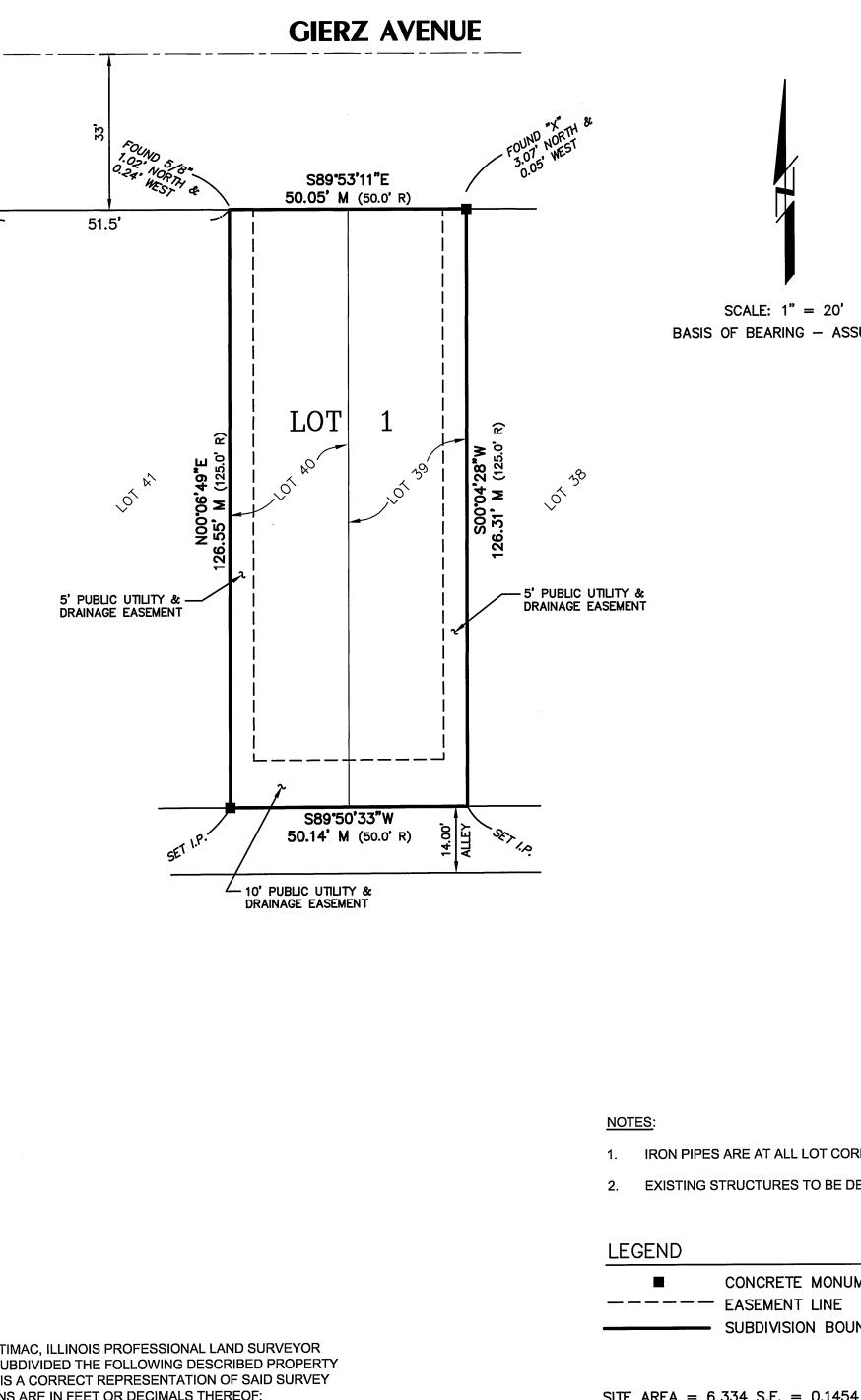
THIS IS TO STATE THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

LOTS 39 AND 40 IN BLOCK 3 IN GOTSYN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889, AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT ALL THE LAND INCLUDED IN THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

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, ILLINOIS, PANEL NUMBER 17043C0904H, DATED DECEMBER 16, 2004. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATED THIS 4th DAY OF MAY Mark S. Stimoe ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587





BASIS OF BEARING - ASSUMED

- 1. IRON PIPES ARE AT ALL LOT CORNERS.
- 2. EXISTING STRUCTURES TO BE DEMOLISHED.

CONCRETE MONUMENT SET - SUBDIVISION BOUNDARY LINE

SITE AREA = 6,334 S.F. = 0.1454 AC.



SUBDIVISIO

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NAI

, A.D., 20**\_/Z\_\_\_** 

LICENSE EXPIRATION/RENEWAL DATE 11-30-2012

PREPARED: 5-4-12

(S. S)

2537

PROFESSIONAL

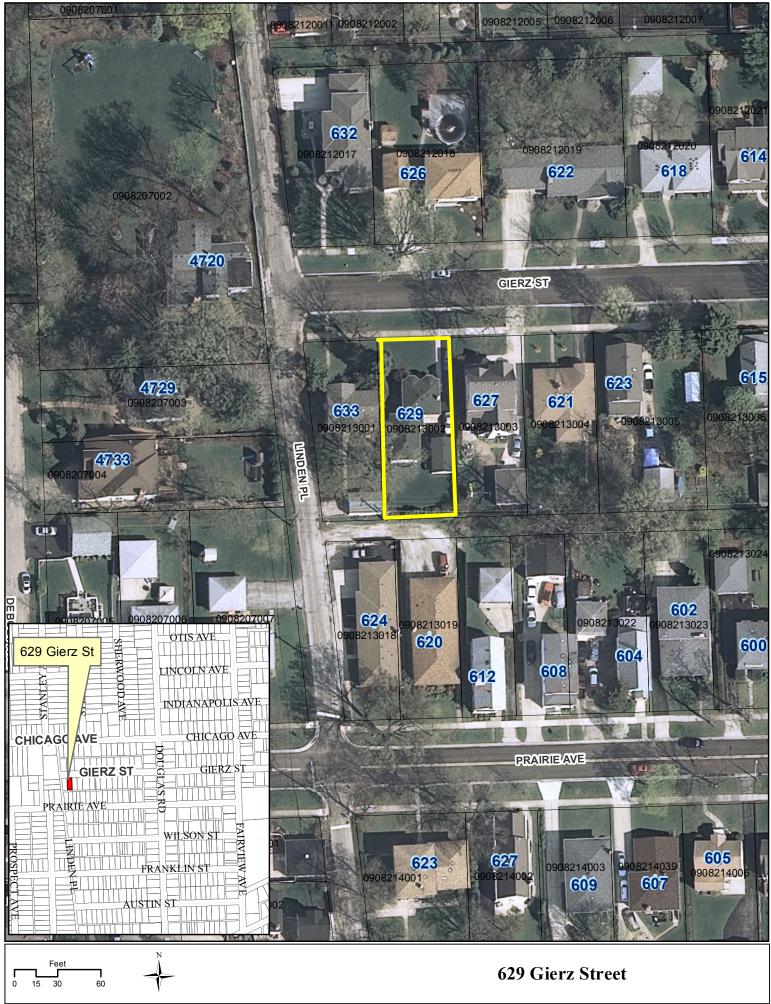
LAND

SUSWEYOR

STATE OF

**ILLINOKS** 

GROV



P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 19-12 629 Gierz St - Lot Consolidation\Maps



### VILLAGE OF DOWNERS GROVE REPORT FOR THE PLAN COMMISSION JUNE 4, 2012 AGENDA

SUBJECT:	Түре:	SUBMITTED BY:
PC-19-12		Damir Latinovic, AICP
629 Gierz Street	Final Plat of Subdivision	Planner

#### REQUEST

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

#### NOTICE

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

#### **GENERAL INFORMATION**

APPLICANT:	Gregory Ginex 400 N. LaSalle #1411 Chicago, IL 60654
OWNER:	Estate of James and Elaine Bryar c/o Donna Dixon, Executor of the Estate 629 Gierz Street Downer Grove, IL 60515

#### **PROPERTY INFORMATION**

EXISTING ZONING:	R-4 Single Family Residential District
EXISTING LAND USE:	Residential
PROPERTY SIZE:	6,250 square feet
PINS:	09-08-213-002

#### SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	<b>TH:</b> R-4 Single Family Residence District	Single Family Residential
SOUTH:	<b>H:</b> R-4 Single Family Residence District	Single Family Residential
EAST:	<b>R</b> -4 Single Family Residence District	Single Family Residential
WEST:	<b>R</b> -4 Single Family Residence District	Single Family Residential
SOUTH: EAST:	<b>H:</b> R-4 Single Family Residence District <b>:</b> R-4 Single Family Residence District	Single Family Residential 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 two existing lots into one lot. The property, commonly known as 629 Gierz Street, is zoned R-4 Single Family Residential. The property is made up of two 25-foot wide by 125-foot deep lots. A single family house and a detached garage are currently located on the property.

The petitioner is proposing to demolish the existing home and garage and 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 property is located in a single family residential neighborhood classified as traditional grid. The lot consolidation would allow construction of a home that is consistent with the existing homes in this traditional grid neighborhood. The proposed 50-foot wide lot is consistent in width and area with other lots on Gierz Street. The majority of lots in the area are between 50 and 60 feet wide. Staff believes the proposed consolidation of two lots into one lot is consistent with the Comprehensive Plan.

#### COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(d) and 28.1104(d) 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-4 district. The lot dimensions are specified in the table below:

629 Gierz St	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet	140 feet	125 feet	7,500 sq. ft.	6,250 sq. ft.
		(no change)		(no change)		(no change)

The petitioner is not requesting any exceptions from Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposed lot will include new five-foot wide public utility easements along the side property lines and a new ten-foot wide public utility easement along the rear property line which will satisfy the requirements for public utility easements. A public sidewalk already exists along the front property line.

#### 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 two existing lots into a single lot meets the standards of Sections 28.1103(d) and 28.1104(d) 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-19-12 subject to the condition below:

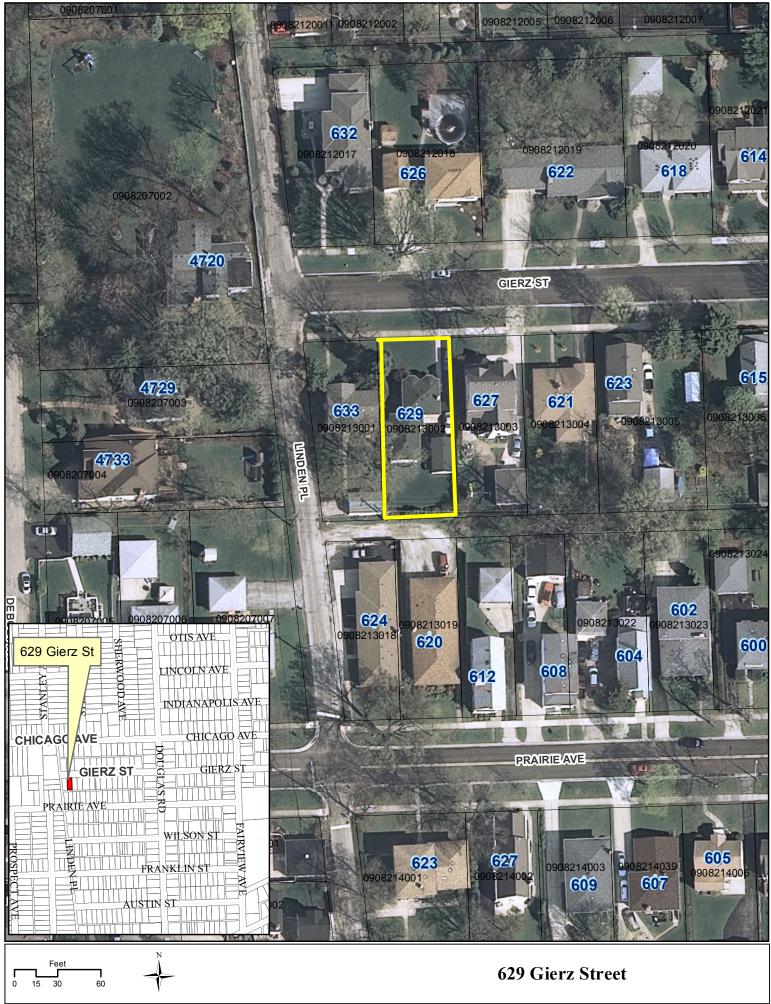
1. The final plat shall substantially conform to the Final Plat of Subdivision of G &Ms Subdivision plat prepared by Intech Consultants, Inc., dated May 4, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP Director of Community Development

TD:dl -att

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April 26, 2012

Village of Downers Grove Department of Community Development Plan Commission 801 Burlington Avenue Downers Grove, IL 60515

#### Rei 629 Glorz Avenue, Downers Grove, IL 60815 PIN: 0908213002 Patition for lot consolidation

Dear Sir or Madame:

I am the Executor of the Estate of James and Elaine Bryar, the oursat owners of second of the above referenced property.

Please allow this concepondence to serve as a Letter of Authorization parmitting Gregory Gines to submit a petition to the Village for purposes of consolidating the land parcels that comprise the property located at 529 Olerz Avenue in Downers Grove, Illinois. Mr. Ginex and his wife have signed a contract to purchase the subject property. The anticipates closing date is May 30, 2012.

I have no objection to this petition being filed with and granted by the Village.

Very truly yours.

Donna Dixon. Executor of the Estate of James and Elaine Bryar P.2

BOLLINGER CONNOLLY KRAUSE

April 29, 2012

Village of Downers Grove Department of Community Development Plan Commission 801 Burlington Avenue Downers Grove, IL 60515

#### Re: 629 Gierz Avenue, Downers Grove, IL 60515 PIN: 0908213002 Petition for Lot Consolidation

Dear Sir or Madame:

This petition for lot consolidation is being submitted for purposes of consolidating the parcels that currently make up the property commonly known as 629 Gierz Avenue in Downers Grove, Illinois. The above-referenced property currently consists of two parcels and contains a one-story home situated across both parcels. It is the desire of petitioner that the parcels be consolidated into one lot in accordance with the applicable sections of the Village Code.

For review by the Plan Commission the following materials are submitted:

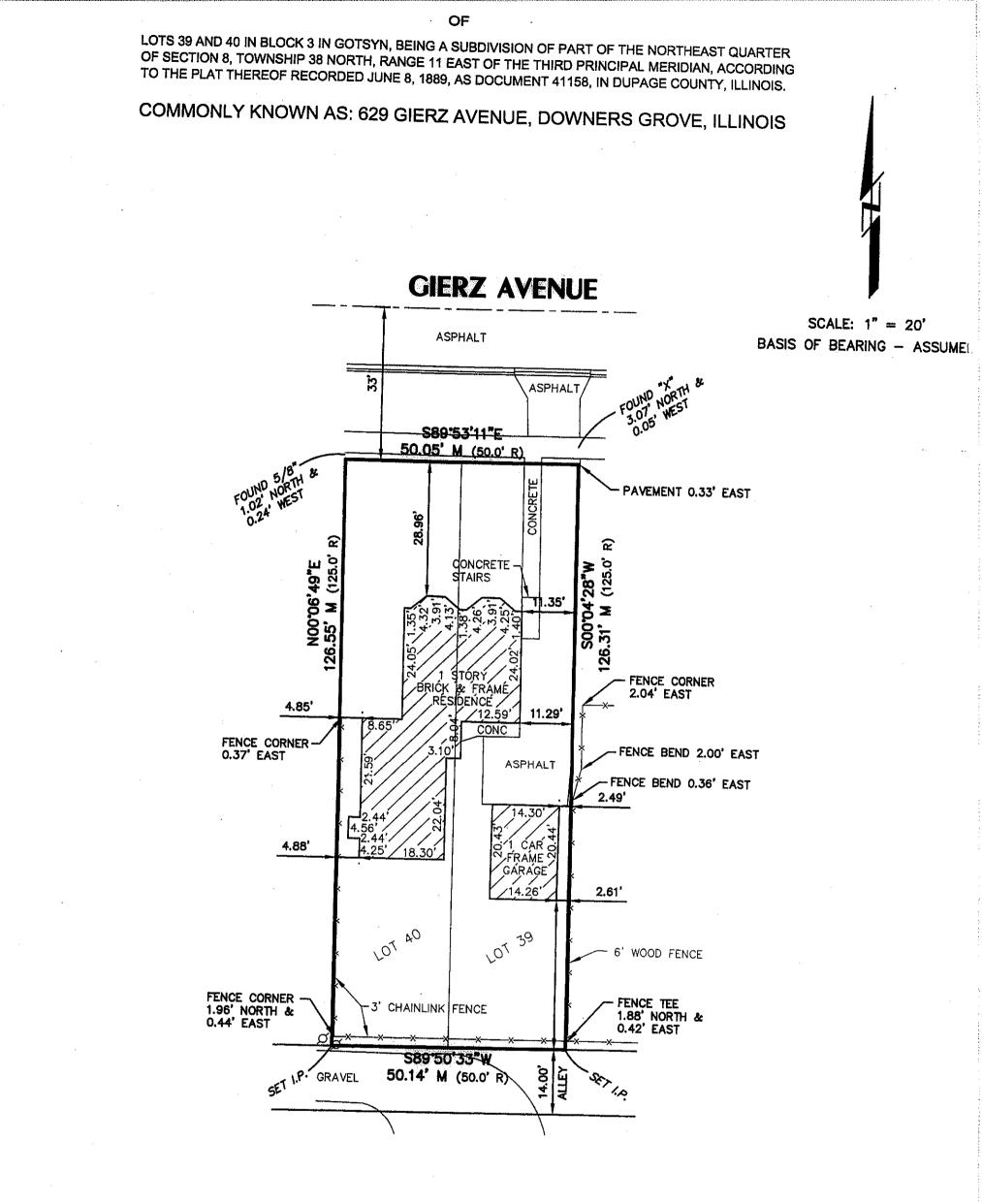
- Petition for Plan Commission;
- Proof of Ownership submitted by way of letter of authorization from the executor of the estate of the owners of record;
- Application Fee of \$200;
- Current legal description of the subject property
- Legal Registered Surveyor's Plat of Survey is to be provided within seven days;
- Certification of Public Notice Information and List of Surrounding Property
- owners along with mailing labels;
- Final Subdivision Plat to be provided within seven days;

Please advise if additional information is required. Thank you for your consideration of this petition.

Very truly yours: Gregory V. Ginex, Petitioner

BOLLINGER CONNOLLY KRAUSE LLC CitiGroup Center • 500 West Madison Street • Suite 2430 • Chicago, Illinois 60661-2593 (312) 253-6200 • Facsimile (312) 253-6201

www.bollingertrials.com



### <u>LEGEND</u>

M = MEASURED DIMENSION R = RECORD DIMENSION

S PROFESSIONAL SERVICE CONFORMS THE CURRENT ILLINOIS MINIMUM NDARD FOR A BOUNDARY SURVEY

ERED BY GREG GINEX

ECH CONSULTANTS, INC. FESSIONAL ENGINEERS - SURVEYORS 9 UNIVERSITY LANE, SUITE D .E, ILLINOIS 60532-4500 NE (630) 964-5656



PREPARED: 5-1-12

STATE OF ILLINOIS COUNTY OF DUPAGES SS 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. MAY LISE A.D. 20 /2 BY Ô. ILLINOIS PROFESSIONAL LAND SURVEYOR No. 33 MY LICENSE EXPIRES/RENEWS ON 30 2012 11 6573 FILE

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE, EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT, FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED ALTERED DE DUBDIVISION PLAT, FOR

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BY: CHAIRMAN	
DOWNERS GROVE SANITARY DISTRICT C	DERTIFICATE
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SS COUNTY OF DU PAGE)	
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DECLARATION OF RESTRICTIVE COVENANTS

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

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS. BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", OR SIMILAR LANGUAGE, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT: 1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION. EXCEPT FOR LANDSCAPE INSTALLATION OF TREES. SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS AND ONGRADE PATIOS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

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

NTY	BY:
. *	SCHOOL DISTRICT CERTIFICATION
	STATE OF ILLINOIS)
	COUNTY OF DU PAGE )
	THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUN HIGH SCHOOL DISTRICT, AND ELEMENTA
	SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.
	DATED AT, ILLINOIS THIS DAY OF
	BY:

# FINAL PLAT OF SUBDIVISION

## G & M'S SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OF THE PROPERTY AS ,TO THE NDARIES OF THE

\_, A.D., 20\_\_\_\_

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN. UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P. U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

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

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

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DU PAGE)

, A REGISTERED PROFESSIONAL

ENGINEER IN ILLINOIS AND, THE OWNER 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 SUCH SURFACE WATER AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. SPECIFICALLY EXCLUDED FROM THIS STATEMENT ARE IMPROVEMENTS CONSTRUCTED PRIOR TO THIS DATE. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_ , A.D., 20\_\_\_\_.

REGISTRATION EXPIRATION DATE

ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER

PROPERTY OWNER:

P  $\mathbf{O}$ m

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF DU PAGE)

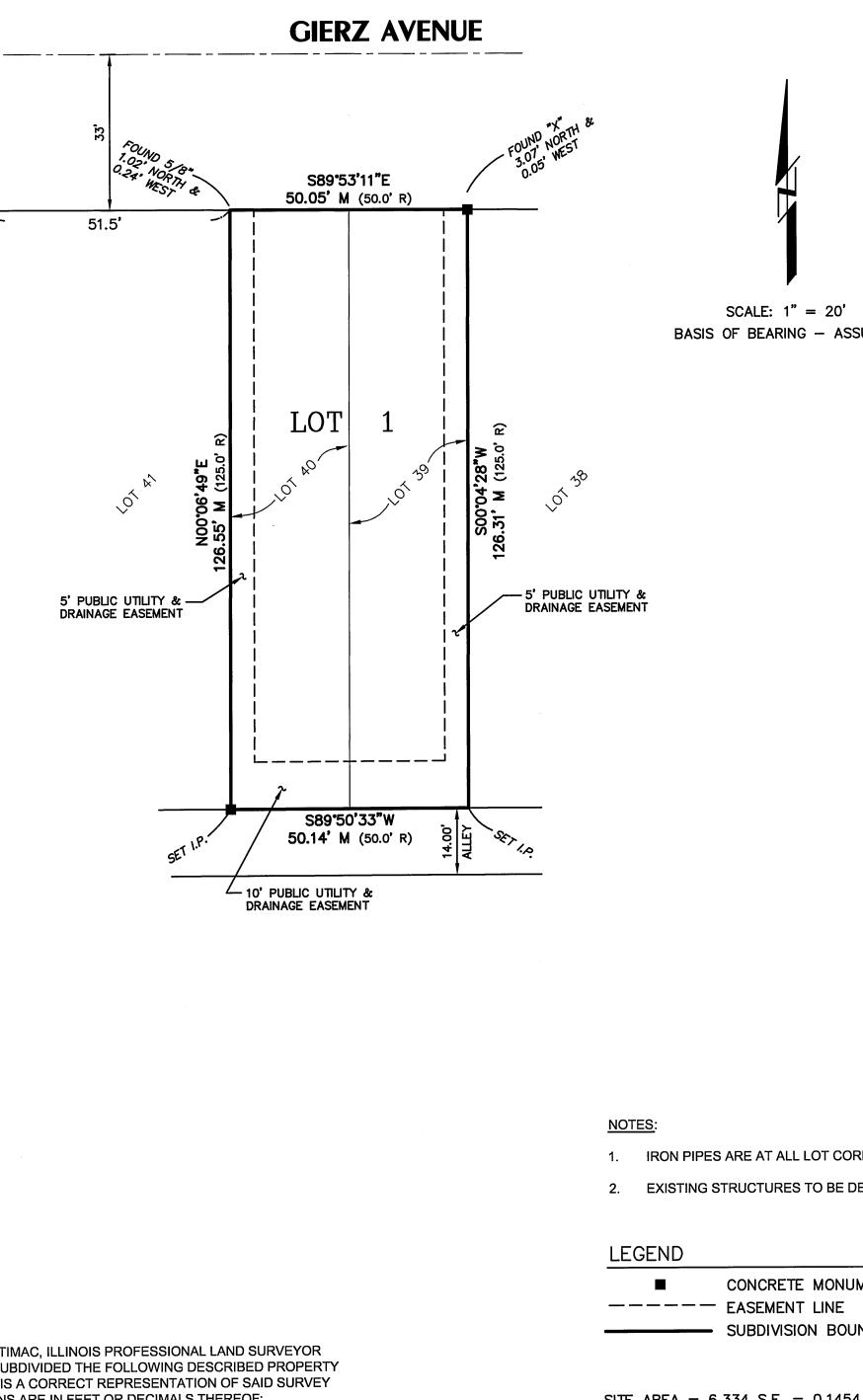
THIS IS TO STATE THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

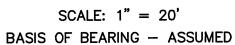
LOTS 39 AND 40 IN BLOCK 3 IN GOTSYN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889, AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT ALL THE LAND INCLUDED IN THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

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, ILLINOIS, PANEL NUMBER 17043C0904H, DATED DECEMBER 16, 2004. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATED THIS 4th DAY OF MAY Mark S. Stimoe ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587





- 1. IRON PIPES ARE AT ALL LOT CORNERS.
- 2. EXISTING STRUCTURES TO BE DEMOLISHED.

CONCRETE MONUMENT SET - SUBDIVISION BOUNDARY LINE

SITE AREA = 6,334 S.F. = 0.1454 AC.



SUBDIVISIO

, A.D., 20**\_/Z\_\_\_** 

LICENSE EXPIRATION/RENEWAL DATE 11-30-2012



(S. S)

PREPARED: 5-4-12

#### VILLAGE OF DOWNERS GROVE PLAN COMMISSION MEETING PUBLIC HEARING

JUNE 4, 2012, 7:00 P.M.

Chairman Jirik called the June 4, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

- **PRESENT:** Chairman Jirik, Mr. Cozzo, Mr. Hose, Mr. Quirk, Mrs. Rabatah, Mr. Waechtler, Mr. Webster
- **ABSENT:** Mr. Beggs, Mr. Matejczyk
- **STAFF PRESENT:** Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic
- VISITORS: Mr. Ray Rahn, 4911 Washington; Mr. Gil Schroeder, 7020 Webster St.; Mr. Kevin Comer, 824 Franklin St.; Mr. Ricardo Ginex, 5424 Carpenter St.; Mr. Mark Ginex, 4100 N. LaSalle St., #1411, Chicago, IL; Mr. Greg Mast, CBRE, 20 N. Martingale, Schaumburg, IL; Mr. Justin Bretzke, Hertz Corp., 1728 Ogden Ave.; Mr. Dan Russell, 4112 Elm Street; Mr. Greg Ginex, 629 Gierz Street

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

APPROVAL OF THE MAY 7, 2012 MINUTES

### MINUTES OF THE MAY 7, 2012 MEETING WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE of 7-0.

Chairman Jirik reviewed the protocol for the public hearing.

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**PC-19-12** A petition seeking approval of a Final Plat of Subdivision to consolidate two existing lots into one lot. The property is located on the south side of Gierz Street approximately 840 feet east of Fairview Avenue, commonly known as 629 Gierz Street, Downers Grove, IL (PIN 09-08-213-002); Gregory Ginex, Petitioner; James and Elaine Bryar, Owners

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

Mr. Latinovic stated the petitioner was seeking a lot consolidation at 629 Gierz Street, which was zoned R-4 Single family Residential District. The survey was placed on the overhead, noting an existing home was on the site with detached garage. The property was made up of two 25 ft. wide by 125 ft. deep lots. The petitioner planned to raze the home and construct new but was seeking to consolidate the two lots prior to construction. The petitioner would provide village-required

easements along the sides and rear lot lines. Staff had not received the plans for the new home but stated the new home would be required to meet all requirements of the zoning ordinance.

The proposal met all the requirements of the Comprehensive Plan and was consistent with the "Traditional Grid Neighborhood." Proper public notification was provided and to date, only one phone call was received by staff concerning a general inquiry about the property. Due to the above requirements and ordinances being met, staff recommended the Plan Commission forward a positive recommendation to the Village Council subject to the one condition in its staff report.

No questions followed. The petitioner was invited to speak.

Petitioner, Mr. Greg Ginex, 629 Gierz, Downers Grove, stated he and his wife plan to raze the existing home and construct new. He asked that the Plan Commission support the proposal.

No questions followed from the commissioners. The public was invited to speak. No comments received. Public comment was closed. Mr. Ginex had no closing statement.

Mrs. Rabatah commented that the proposal was not presenting any unique conditions.

#### WITH RESPECT TO PC-19-12, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION MAKE 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 G &MS SUBDIVISION PLAT PREPARED BY INTECH CONSULTANTS, INC., DATED MAY 4, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

#### SECONDED BY MR. HOSE. ROLL CALL:

### AYE: MRS. RABATAH, MR. HOSE, MR. COZZO, MR. QUIRK, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

#### NAY: NONE

#### **MOTION CARRIED. VOTE: 7-0**

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