

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 7, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 4711 Northcott Avenue	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing parcels into one lot for the property located at 4711 Northcott Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 7, 2012 consent agenda.

BACKGROUND

The 15,175-square foot property, commonly known as 4711 Northcott Avenue is zoned R-3 Single Family Residential. The property consists of one 60-foot wide parcel and one 15-foot wide parcel owned by the petitioner. The property is currently vacant. The petitioner is proposing to consolidate the two parcels into a single lot to construct a new single family residence.

The property is located within a Localized Poor Drainage Area (LPDA). Village’s stormwater ordinance allows construction within LPDA’s. The petitioner is aware of the LPDA and is currently developing a design that will meet Village’s requirements for construction within LPDAs.

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-3 Single Family Residence district per Sections 28.1103(c) and 28.1104(c) 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:

4711 Northcott Ave	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	75 feet (no change)	140 feet	202 feet (No change)	10,500 sq. ft.	15,175 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 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. Additionally, the proposed lot is similar in lot size and width to adjacent residential lots.

The Plan Commission considered the petition at their July 2, 2012 meeting. Two members of the public spoke at the hearing expressing concern about construction within the LPDA. Staff explained construction within the LPDA is allowed provided the applicant can satisfy the more stringent engineering requirements. Staff will verify the new home will meet all requirements of the Village's stormwater ordinance during building permit review.

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 July 2, 2012
- Minutes of the Plan Commission Hearing dated July 2, 2012

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 4711 NORTHCOTT AVENUE**

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 4711 Northcott Subdivision, located on the east side of Northcott Avenue approximately 165 feet south of Chicago Avenue, commonly known as 4711 Northcott Avenue, Downers Grove, Illinois, legally described as follows:

Lot 181 and the south 15 feet of Lot 180 in Branigar Brothers Wooded Homesites, a subdivision in the north half of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and the north half of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 2, 1920, as Document Number 144598, in DuPage County, Illinois

Commonly known as 4711 Northcott Avenue, Downers Grove, IL 60515 (PIN: 09-07-104-011)

WHEREAS, notice has been given and a public hearing held on July 2, 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 of 4711 Northcott Subdivision, located at 4711 Northcott Avenue, 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 of 4711 Northcott Subdivision, located at 4711 Northcott Avenue, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to 4711 Northcott Subdivision plat prepared by Haeger Engineering LLC., dated May 23, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

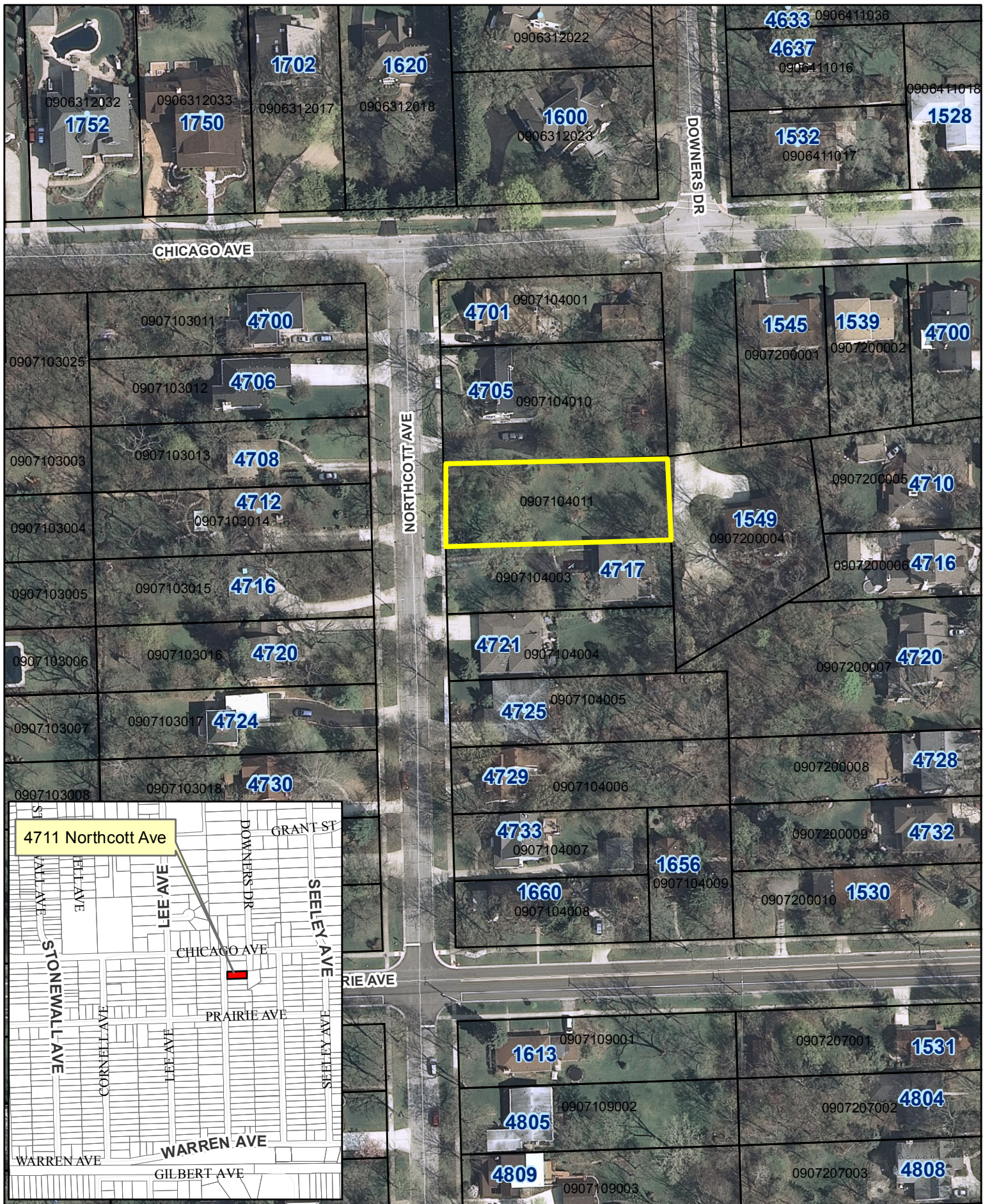
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



4711 Northcott Ave



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JULY 2, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-22-12 4711 Northcott Avenue	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

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

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: David and Megan Altholz
4711 Northcott Avenue
Downer Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 15,175 square feet
PINS: 09-07-104-011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3 Single Family Residence District	Single Family Residential
SOUTH:	R-3 Single Family Residence District	Single Family Residential
EAST:	R-3 Single Family Residence District	Single Family Residential
WEST:	R-3 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 two existing parcels into one lot. The property, commonly known as 4711 Northcott Avenue is zoned R-3 Single Family Residential. The property is made up of one 60-foot wide by 202-foot deep parcel, and one 15-foot wide by 202-foot deep parcel. The property is currently vacant.

The petitioner is proposing to construct a new single family home in the future. The property is located within a Localized Poor Drainage Area (LPDA). The petitioner has the ability to construct the home on only the existing 60-foot lot, however a 75-foot lot will provide additional setbacks and allow better management of stormwater. The petitioner is aware of the LPDA and is currently developing a design that will meet Village’s requirements for construction within LPDAs. Staff will verify the new home will meet all requirements of the Village’s stormwater ordinance during building permit review. 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. Additionally, the proposed lot is similar in lot size and width to adjacent residential lots. Staff believes the proposed consolidation of two parcels into one lot is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-3 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(c) and 28.1104(c) 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-3 district. The lot dimensions are specified in the table below:

4711 Northcott Ave	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	75 feet (no change)	140 feet	202 feet (No change)	10,500 sq. ft.	15,175 sq. ft. (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 parcels into a single lot meets the standards of Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The consolidation of the property into a 75-foot lot will enable the petitioner to adequately manage the stormwater impact on the property. 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-22-12 subject to the condition below:

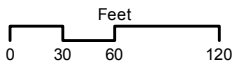
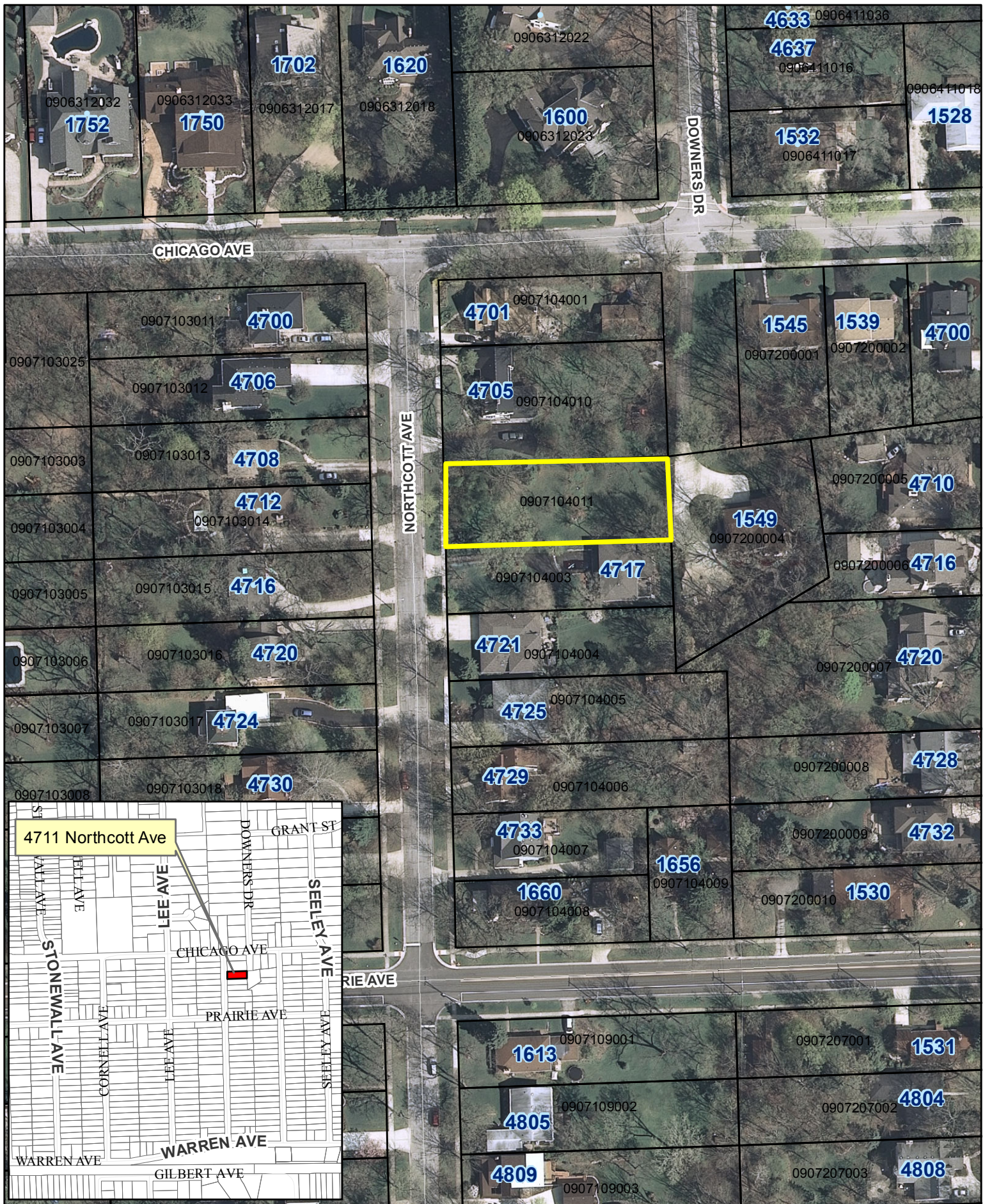
1. The final plat of subdivision shall substantially conform to 4711 Northcott Subdivision plat prepared by Haeger Engineering LLC., dated May 23, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

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4711 Northcott Ave

To the Village of Downers Grove Plan Commission,

We were fortunate to purchase a lot of land in Downers Grove in late 2011, and we are looking to build our new home on it this fall. In the process of working with the Village and our builder we found that our property actually consists of two lots instead of one (one that is 60 feet wide and the other that is 15 feet wide). Our vision was to build our home to take advantage of the full 75 foot wide property that we purchased, so we are submitting this petition to the Plan Commission in order to consolidate the two lots into one.

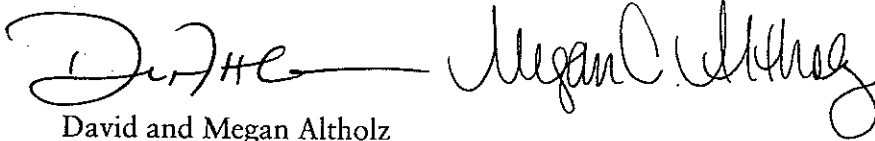
Our petition to have these two lots converted into one includes: the petition itself, proof of ownership, the application fee, six (6) copies of the legal registered surveyors plat of survey, a list of property owners within 250 feet of our property (with mailing labels for all 30 addresses), and six (6) copies of the final subdivision plat.

We believe that the consolidation of the lot fits harmoniously within all Village Codes as they are outlined in the Downers Grove Municipal Code. Furthermore, the two lots are already viewed as one parcel of land by the county as it has one pin number as well as only one postal address. As you will see in the final subdivision plat, the new survey has the proper easements allotted on all sides for drainage and public utilities.

From a building perspective, we understand that the land is in an LPDA area and will require some special processes for building a proper home. This includes: no underground living area (basement), using caissons to place the home on solid footing, and dealing with the stormwater drainage appropriately. Our goal is to build a home that utilizes this land in the best possible way, that is sustainable and very environmentally conscious.

Thank you for taking the time to review our request. We look forward to presenting this information to you at the Plan Commission meeting on July 2, 2012.

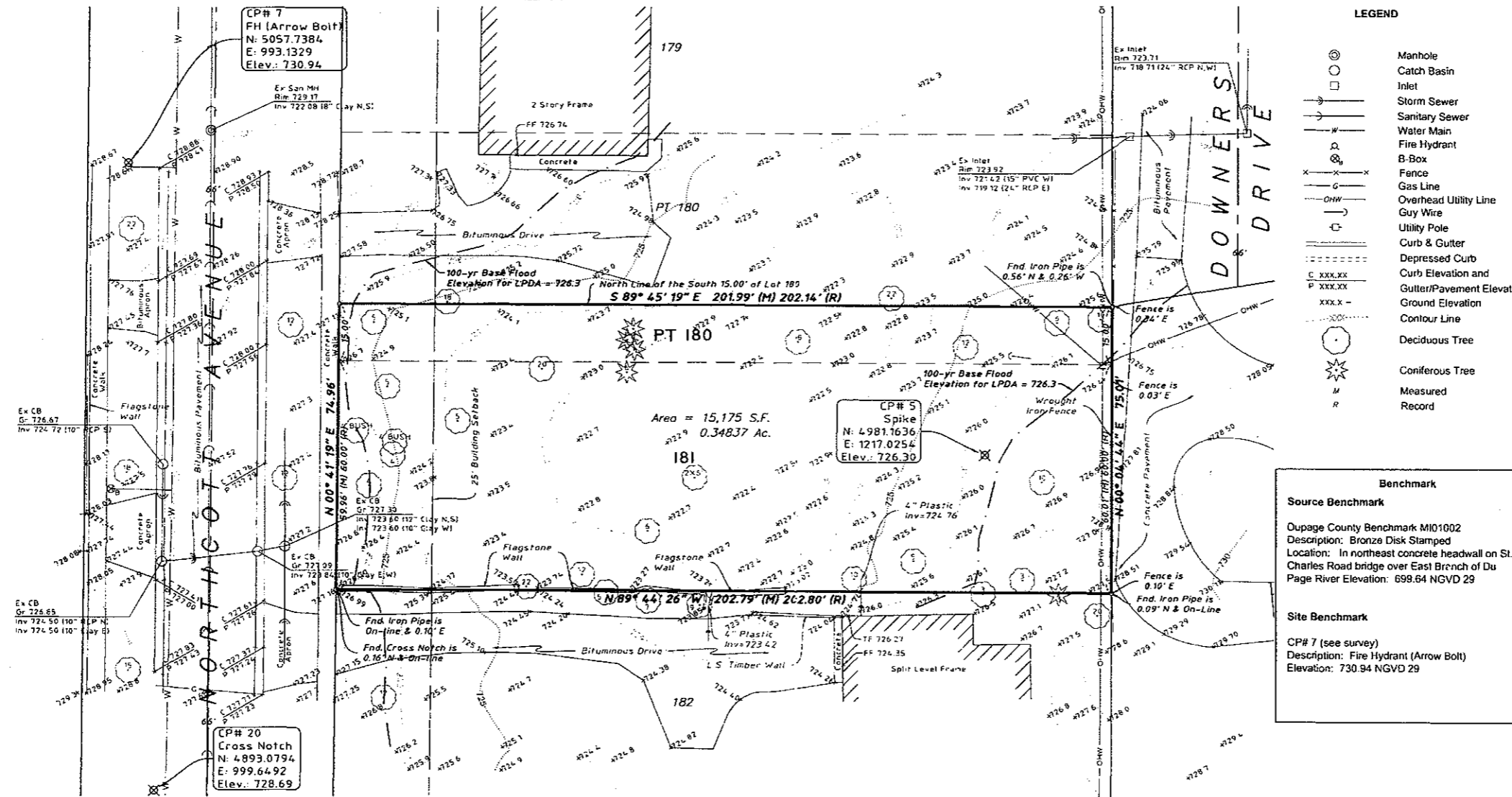
Regards,

The image shows two handwritten signatures in black ink. The first signature on the left is 'David Altholz' and the second signature on the right is 'Megan Altholz'. Both signatures are written in a cursive, flowing style.

David and Megan Altholz

LEGAL DESCRIPTION

LOT 181 AND THE SOUTH 15 FEET OF LOT 180 IN BRANIGAR BROTHERS WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NUMBER 144598, IN DuPAGE COUNTY, ILLINOIS.



Surveyor's Notes:

- Field work was completed on February 27, 2012.
- The Horizontal coordinates and basis of bearing shown hereon are assumed.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123).

State of Illinois }
 County of Cook } SS:

This professional service conforms to the current Illinois minimum standards for topographic surveys and boundary surveys.

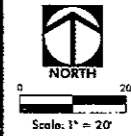
Schaumburg, Illinois February 29, 2012

By: *[Signature]*
 Illinois Professional Land Surveyor No. 3695



HAEBER ENGINEERING LLC
 Illinois Professional Design Firm No. 184-003152
 Consulting Engineers and Land Surveyors
 1300 N. Plum Grove Road
 Schaumburg, Illinois 60173
 Tel: 847/394-6600 Fax: 847/394-6608

EXPIRES 11-30-12



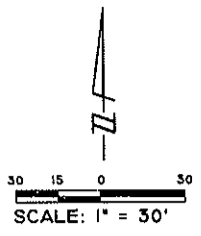
HAEBER ENGINEERING
 consulting engineers and land surveyors
 1300 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847/394-6600 • Fax: 847/394-6608
 Illinois Professional Design Firm License No. 184-003152
 www.haebereengineering.com

Boundary & Topographic Survey
 4711 Northcutt Avenue
 Downers Grove, IL

Project Manager: JWG
 Engineer: APC
 Date: 2012/07/29
 Project No: 12016
 Sheet: 1

4711 NORTHCOTT SUBDIVISION

BEING A SUBDIVISION OF LOT 181 AND THE SOUTH 15 FEET OF LOT 180 IN BRANIGAR BROTHERS WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NUMBER 144960, IN DUPAGE COUNTY, ILLINOIS.



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.

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 SAID 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 STORMWATER 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.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER 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 STORMWATER 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 STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER 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 STORMWATER 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 THEREON.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____, A.D. 20____

BY _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS HOLDER OF RECORD TITLE AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELECOMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY

AT&T A.K.A. SBC, AMERITECH, ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

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, THE POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FEEDLINES, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS 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 GRANTEEES' 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 GRANTEEES. 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 185 ILLCS 605/2(C), 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 APPORTIONMENT 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" INCLUDES REAL PROPERTY SURFACED 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.

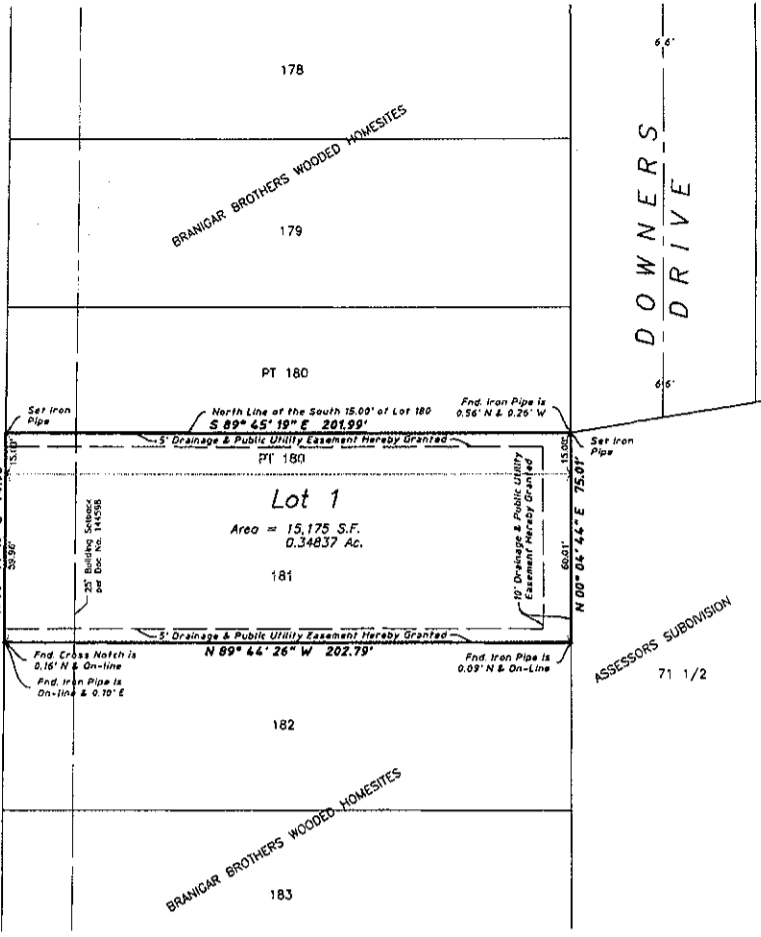
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

MAIL PLAT TO:

HAEGER ENGINEERING, LLC
1301 N. PLUM GROVE ROAD
SCHALMURG, IL 60173

Surveyor's Notes:

- 1. Field work was completed on February 28, 2012.
2. The horizontal coordinates and basis of bearing shown herein are based on NAD 83 (Corps56) Illinois East Zone 1201 State Plane Coordinates as referenced from Kava Company's RTK Network.
3. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
4. Utility information shown herein is based upon field measurements, available records, information from field data limited to that which may be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.E. (1-800-892-0123).



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____, A.D. 20____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS HOLDER OF RECORD TITLE AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

PREPARED BY:

HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
1301 N. PLUM GROVE ROAD
SCHALMURG, IL 60173
TEL: (847) 394-6600
FAX: (847) 394-6608
PROJECT NO. 12-016F

PREPARED FOR:

DAVID ALTHOLTZ
4711 NORTHCOTT AVENUE
DOWNERS GROVE, IL 60515

SEND NEW TAX BILLS TO:

DAVID ALTHOLTZ
4711 NORTHCOTT AVENUE
DOWNERS GROVE, IL 60515

THIS PLAT SUBMITTED FOR RECORDING BY: _____

VILLAGE COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE
BY _____ MAYOR
ATTEST _____ VILLAGE CLERK

DUPAGE COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND 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 WATERS 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 THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. 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.

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 181 AND THE SOUTH 15 FEET OF LOT 180 IN BRANIGAR BROTHERS WOODED HOMESITES, A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN, AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920, AS DOCUMENT NUMBER 144960, IN DUPAGE COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET AS REQUIRED BY THE PLAT ACT (765 ILLCS 2050.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN DOCUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEKED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILLCS 511-12.6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THAT HAS A COMPREHENSIVE PLAN AND THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043020001H DATED DECEMBER 16, 2004 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X WHICH IS DEFINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHALMURG, ILLINOIS _____ MAY 23, 2012

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

HAEGER ENGINEERING LLC
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003152
CONSULTING ENGINEERS AND LAND SURVEYORS
1301 N. PLUM GROVE ROAD, SCHALMURG, ILLINOIS 60173
TEL: (847) 394-6600 FAX: (847) 394-6608



EXPIRES 11-30-12

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JULY 2, 2012, 7:00 P.M.

Chairman Jirik called the July 2, 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. Hose, Mr. Matejczyk, Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Cozzo, Mr. Quirk, Mr. Waechtler

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic; Public Works Asst. Dir. Stan Balicki

VISITORS: David and Megan Altholz, 4711 Northcott, Downers Grove, Jenna Niebauer, 4705 Northcott, Downers Grove; Brad Kreifels-Morerson, 4717 Northcott, Downers Grove; Matthew Horner, Greenscape Homes, LLC, 4355 Weaver Parkway, Warrenville, IL 60555

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

APPROVAL OF THE JUNE 4, 2012 MINUTES

MINUTES OF THE JUNE 4, 2012 MEETING WERE APPROVED, AS PRESENTED, ON MOTION BY MR. HOSE. SECONDED BY MRS. RABATAH. MOTION CARRIED BY VOICE VOTE OF 4-0-2. (MR. BEGGS AND MR. MATEJCZYK ABSTAIN)

Chairman Jirik reviewed the protocol for the public hearing.

....

File PC-22-12 A petition seeking approval of a Final Plat of Subdivision to consolidate two existing parcels into one lot. The property is located on the east side of Northcott Avenue approximately 165 feet south of Chicago Avenue, commonly known as 4711 Northcott Avenue, Downers Grove, IL (PIN 09-07-104-011); David and Megan Altholz, Petitioners/Owners.

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

Village Planner, Mr. Damir Latinovic, reviewed the petition before the commissioners, again reminding them, the petition was for a lot consolidation similar to others in months prior. An aerial photo of the property was presented on the overhead. Currently the R-3 zoned property consisted of two parcels which sat vacant. One parcel was 60 feet wide while the adjacent one was 15 feet wide to the north of the first parcel. Total square footage equaled 15,175 sq. feet. The petitioner was seeking a final plat of subdivision to combine the two parcels into one lot.

DRAFT

The lot, as summarized by Mr. Latinovic, was affected by the Locally Poor Drainage Area (the “LPDA”) and the petitioners were working with the Village staff and engineer to design a home that meets all of the requirements of the Village’s Stormwater Ordinance. It would be during the building permit review process that the requirements of the Stormwater Ordinance for construction within the LPDA would be reviewed closely. The new home will meet all requirements of Village’s Stormwater Ordinance prior to issuance of the building permit.

No changes to the property were noted on the proposed final plat. The proposed lot will be 75 feet wide by 202 feet deep. The proposal will meet all requirements of the Comprehensive Plan and the Zoning and Subdivision Ordinances. No exceptions were being requested at this time. New easements will be platted, five feet along the side lot lines and a 10-foot easement along the rear lot line.

Per Mr. Latinovic, proper notification was sent to the surrounding neighbors and published accordingly in the newspaper as well as on-site. A couple of phone calls were received from neighbors concerning new construction within the LPDA. Staff believed the proposal met the above requirements of the Zoning and Subdivision Ordinances and was consistent with the Village’s Comprehensive Plan. Staff recommended approval of the petition, subject to the one condition listed in its staff report.

Mr. Matejczyk, who lives in the area, discussed the history of the area, noting a survey was done some years ago by a neighbor. At that time, the surveyor discovered that the outflow for the low area existed between the 1539 Chicago Ave and 4700 Northcott Ave addresses. Additionally, some filling was done in the area, which resulted in, as he understood it, flooding. He asked staff to explain the restrictions for the LPDA as his concern was about flooding too.

Mr. Latinovic reported that the Stormwater Ordinance is updated periodically. He asked that more specific questions from the public are directed to the Village’s engineer who will review the project when they apply for the building permit. He explained that the petitioner’s home would be constructed on caseons with no basement to reduce the amount of fill placed on the property. The home will have to meet the maximum height restriction. Per the Ordinance, the petitioner will have to provide on-site compensatory storage 110% of the fill placed on site and the home will be elevated above the flood level elevation.

Chairman Jirik invited the petitioner to speak.

Mr. David Altholz, 4711 Northcott, introduced himself and his wife, Megan. He reported that when he and his wife purchased the property they found out the property consisted of two separate lots and they wanted to construct a home that took advantage of the full 75 feet width. He confirmed he and his wife were aware that it was an LPDA area and were working with their engineer and Village staff on construction of a home that would not impact the surrounding homes with stormwater as is required by the Stormwater Ordinance.

No commissioner questions followed. Chairman Jirik opened up the meeting to public comment.

Mr. Brad Kreifels-Morerson, 4717 Northcott, stated his home was the home that flooded. He voiced concern on where the water would go and how it would dissipate. He did not see how the home was similar to the homes in the area since he knew of no other homes placed on caseons.

DRAFT

Ms. Jenna Niebauer, 4705 Northcott, supported the consolidation if it was workable, but expressed concern about flooding and the movement of water. She currently used a pump in her yard in order to keep her neighbor from flooding. A few years prior she considered purchasing the petitioner's lot but was told by engineers that it was not possible to build on it.

Per Chairman Jirik's request, Mr. O'Brien walked through the steps an owner takes when constructing a single lot development in a LPDA prior to building permit and noted that two engineering requirements would be considered: 1) how much fill is being placed in the LPDA; and 2) is there compensatory storage being provided in the LPDA. Details followed.

Hearing no other public comment, Chairman Jirik closed public participation. Commissioners had no further questions. The petitioner waived his closing statement.

Mr. Matejczyk stated he looked forward to having a nice home constructed on the property but stated it would be a challenge from an engineering perspective.

WITH RESPECT TO FILE PC-22-12, MR. HOSE RECOMMENDED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITION:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO 4711 NORTHCOTT SUBDIVISION PLAT PREPARED BY HAEGER ENGINEERING LLC., DATED MAY 23, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

SECONDED BY MR. MATEJCZYK. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0

...

THE MEETING WAS ADJOURNED AT 8:27 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MRS. RABATAH. MOTION CARRIED BY VOICE VOTE OF 6-0.

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