

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
OCTOBER 2, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Plat of Subdivision - 4620 Seeley Avenue	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing parcels into one lot for the property located at 4620 Seeley Avenue.

**STRATEGIC PLAN ALIGNMENT**

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

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the October 2, 2012 consent agenda.

**BACKGROUND**

The petitioner is proposing consolidate two parcels into a single 100-foot wide by 300-foot deep lot to demolish the existing structure and construct a new single family house on the property. The 30,000 square foot property, commonly known as 4620 Seeley Avenue is zoned R-1 Single Family Residential and consists of two 50-foot wide by 300-foot deep parcels. A single family residence with an attached garage is located on the property.

All required infrastructure, including sidewalks, currently exists and no new public improvements are required. The proposed lot will include new five-foot wide utility easements along the side property lines and a ten-foot wide utility easement along the rear property line which meet the requirements for public utility easements. The proposed lot will meet all minimum lot dimension requirements for the R-1 Single Family Residence district contained in Sections 28.1103(a) and 28.1104(a) of the Zoning Ordinance. The petitioner is not requesting any exceptions from Sections 20.101 and 20.301 of the Subdivision Control Ordinance. The dimensions for the new lot are outlined in the table below:

<b>4620 Seeley Avenue</b>	<b>Lot Width</b>		<b>Lot Depth</b>		<b>Lot Area</b>	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	100 feet	100 feet (no change)	140 feet	300 feet (no change)	20,000 sq. ft.	30,000 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 lot consolidation would allow construction of a home that is consistent with the existing homes in the neighborhood. The proposed 100-foot wide lot is consistent in width and area with other lots on Seeley Avenue majority of which are 100 feet wide.

The Plan Commission considered the petition at their September 10, 2012 meeting. Two residents spoke at the hearing inquiring about the building permit approval process. 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 with the Plan Commission recommendation.

**ATTACHMENTS**

Aerial Map

Resolution

Staff Report with attachments dated September 10, 2012

Minutes of the Plan Commission Hearing dated September 10, 2012

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

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION  
FOR 4620 SEELEY 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 Seeley Avenue Resubdivision, located on the west side of Seeley Avenue approximately 250 feet north of Chicago Avenue, commonly known as 4620 Seeley Avenue, Downers Grove, Illinois, legally described as follows:

The South 50 feet of Lot 4 and the North 50 feet of Lot 5 in Block 1 in Arthur T. McIntosh and Company's Second Addition to Downers Grove, being a subdivision in the Southeast quarter of Section 6 and in the Northeast quarter of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded January 15, 1925 as Document 187222, in DuPage County, Illinois.

Commonly known as: 4620 Seeley Avenue, Downers Grove, IL 60515 (PIN 09-06-411-029)

WHEREAS, notice has been given and a public hearing held on September 10, 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 Seeley Avenue Resubdivision, located at 4620 Seeley 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 Seeley Avenue Resubdivision, located at 4620 Seeley Avenue, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat shall substantially conform to the Seeley Avenue Resubdivision plat prepared by Steinbrecher Land Surveyors, Inc. dated August 15, 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

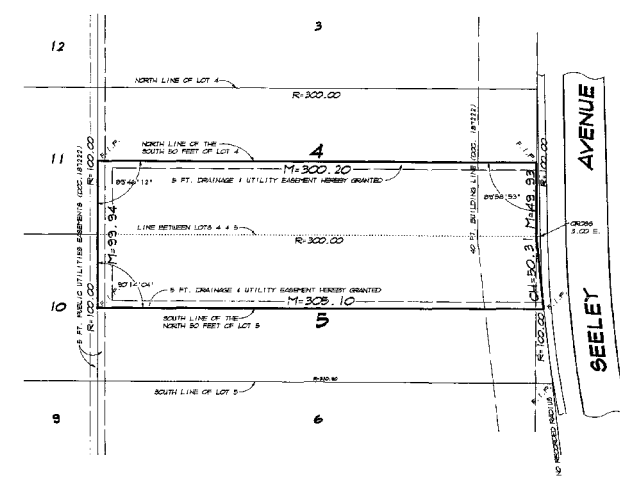
Passed:

Attest: \_\_\_\_\_  
Village Clerk

# SEELEY AVENUE RESUBDIVISION

IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN.  
IN DU PAGE COUNTY, ILLINOIS.  
P.I.N. 09-06-411-029

SCALE: 1" = 40 FEET



STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SCOTT GUTH AND ERIN GUTH, ARE THE HOLDERS OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN SHOWN.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

SCOTT GUTH \_\_\_\_\_ ERIN GUTH \_\_\_\_\_  
PLANNED DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 4520 SEELEY AVENUE, OWNERS DRIVE, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT \_\_\_\_\_ AND ELEMENTARY SCHOOL DISTRICT \_\_\_\_\_ IN DU PAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

SCOTT GUTH \_\_\_\_\_ ERIN GUTH \_\_\_\_\_  
NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT SCOTT GUTH AND ERIN GUTH, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

My commission expires \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### COUNTY RECORDER'S CERTIFICATE

THIS INSTRUMENT, NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### COUNTY CLERK'S CERTIFICATE

I, GARY A. KING, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID FORFEITED TAXES AND NO RECEIVABLE 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 DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNS GROVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### VILLAGE COLLECTOR'S CERTIFICATE

I, \_\_\_\_\_, COLLECTOR FOR THE VILLAGE OF DOWNS 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### VILLAGE COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 BY THE COUNCIL OF THE VILLAGE OF DOWNS GROVE.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### DOWNS GROVE SANITARY DISTRICT CERTIFICATE

I, \_\_\_\_\_, COLLECTOR OF THE DOWNS 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### DRAINAGE CERTIFICATE

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND \_\_\_\_\_, THE OWNER OF THE LAND DEPICTED HEREIN OR HIS FULLY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISIONS HAVE 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 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. 2012.

OWNER OR AUTHORIZED ATTORNEY \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_  
LICENSE EXPIRES NOVEMBER 30, 2013

SCOTT GUTH \_\_\_\_\_ ERIN GUTH \_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., PROFESSIONAL LAND SURVEYING DESIGN FIRM NO. 184-00328, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 50 FEET OF LOT 4 AND THE NORTH 50 FEET OF LOT 5 IN BLOCK 1, McINTOSH AND COMPANY'S SECOND ADDITION TO DOWNS GROVE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 1928 AS DOCUMENT 187222, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. SCALE OF MAP IS 60 FEET TO THE INCH.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNS GROVE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE I1 OF THE ILLINOIS MUNICIPAL CODE, IN ACCORDANCE WITH S.B. 908-P.04.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP AND PANEL NUMBER 17043C0091 A, DATED DECEMBER 16, 2004, WEST CHICAGO, ILLINOIS, AUGUST 15, 2012.

**Steinbrecher Land Surveyors, Inc.**  
Professional Land Surveying  
Design Firm Corporation No. 084-003226  
141 S. THURNER AVENUE West Chicago, IL 60185-2844  
(630) 293-8900 Fax (630) 293-8902

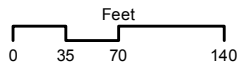
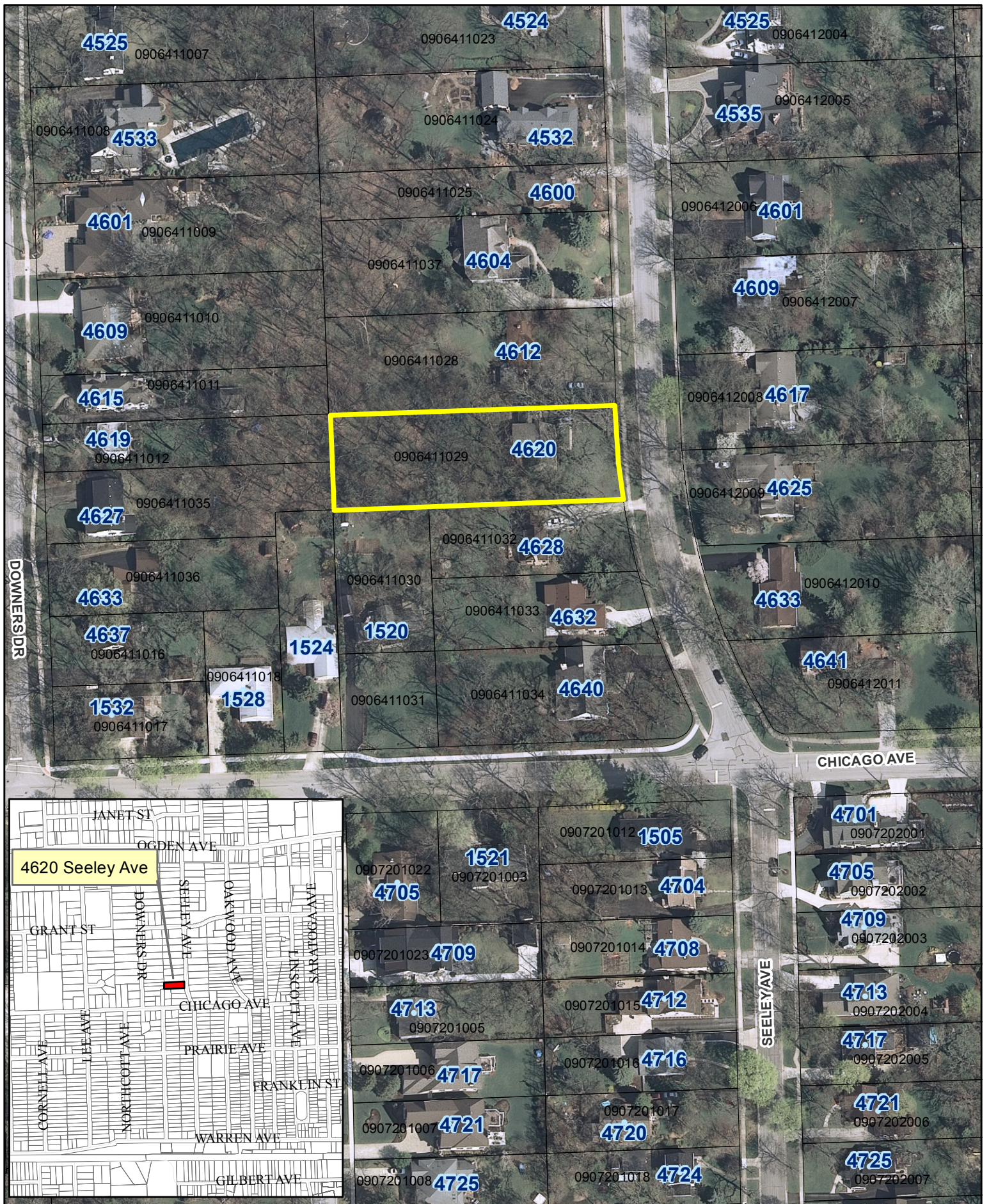
PREPARED FOR:  
SCOTT AND ERIN GUTH  
4620 SEELEY AVENUE  
DOWNS GROVE, IL 60515

SUBMITTED BY AND RETURN TO:  
VILLAGE OF DOWNS GROVE  
CIVIC CENTER  
601 BURLINGTON AVE.  
DOWNS GROVE, IL 60515



*Richard J. Steinbrecher*  
RICHARD J. STEINBRECHER  
PROFESSIONAL ILLINOIS LAND SURVEYOR 3582  
MY LICENSE EXPIRES NOVEMBER 30, 2013





**4620 Seeley Ave**





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
SEPTEMBER 10, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-30-12 4620 Seeley Ave	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**

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**APPLICANT:** Christopher Thulin  
T-6 Construction  
900 Ogden Avenue # 333  
Downers Grove, IL 60515

**OWNER:** Scott and Erin Guth  
4620 Seeley Avenue  
Downer Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-1 Single Family Residential District  
**EXISTING LAND USE:** Residential  
**PROPERTY SIZE:** 30,000 square feet  
**PINS:** 09-06-411-029

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-1 Single Family Residence District	Single Family Residential
<b>SOUTH:</b>	R-1 Single Family Residence District	Single Family Residential
<b>EAST:</b>	R-1 Single Family Residence District	Single Family Residential
<b>WEST:</b>	R-1 Single Family Residence District	Single Family Residential

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing

2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision

**PROJECT DESCRIPTION**

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing parcels into one lot. The property, commonly known as 4620 Seeley Avenue is zoned R-1 Single Family Residential. The property is made up of two 50-foot wide by 300-foot deep parcels. A single family house with an attached garage is currently located on the property.

The petitioner is proposing to demolish the existing home 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 modified grid. The lot consolidation would allow construction of a home that is consistent with the existing homes in this modified grid neighborhood. The proposed 100-foot wide lot is consistent in width and area with other lots on Seeley Avenue. The majority of lots in the area are 100 feet wide. 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-1 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(a) and 28.1104(a) 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-1 district. The lot dimensions are specified in the table below:

4620 Seeley Avenue	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	100 feet	100 feet (no change)	140 feet	300 feet (no change)	20,000 sq. ft.	30,000 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 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(a) and 28.1104(a) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. Staff believes the request is consistent with the Comprehensive Plan and Zoning and Subdivision Ordinances of the Village.

### **RECOMMENDATIONS**

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The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC-30-12 subject to the condition below:

1. The final plat shall substantially conform to the Seeley Avenue Resubdivision plat prepared by Steinbrecher Land Surveyors, Inc. dated August 15, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

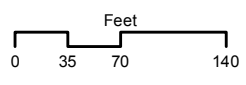
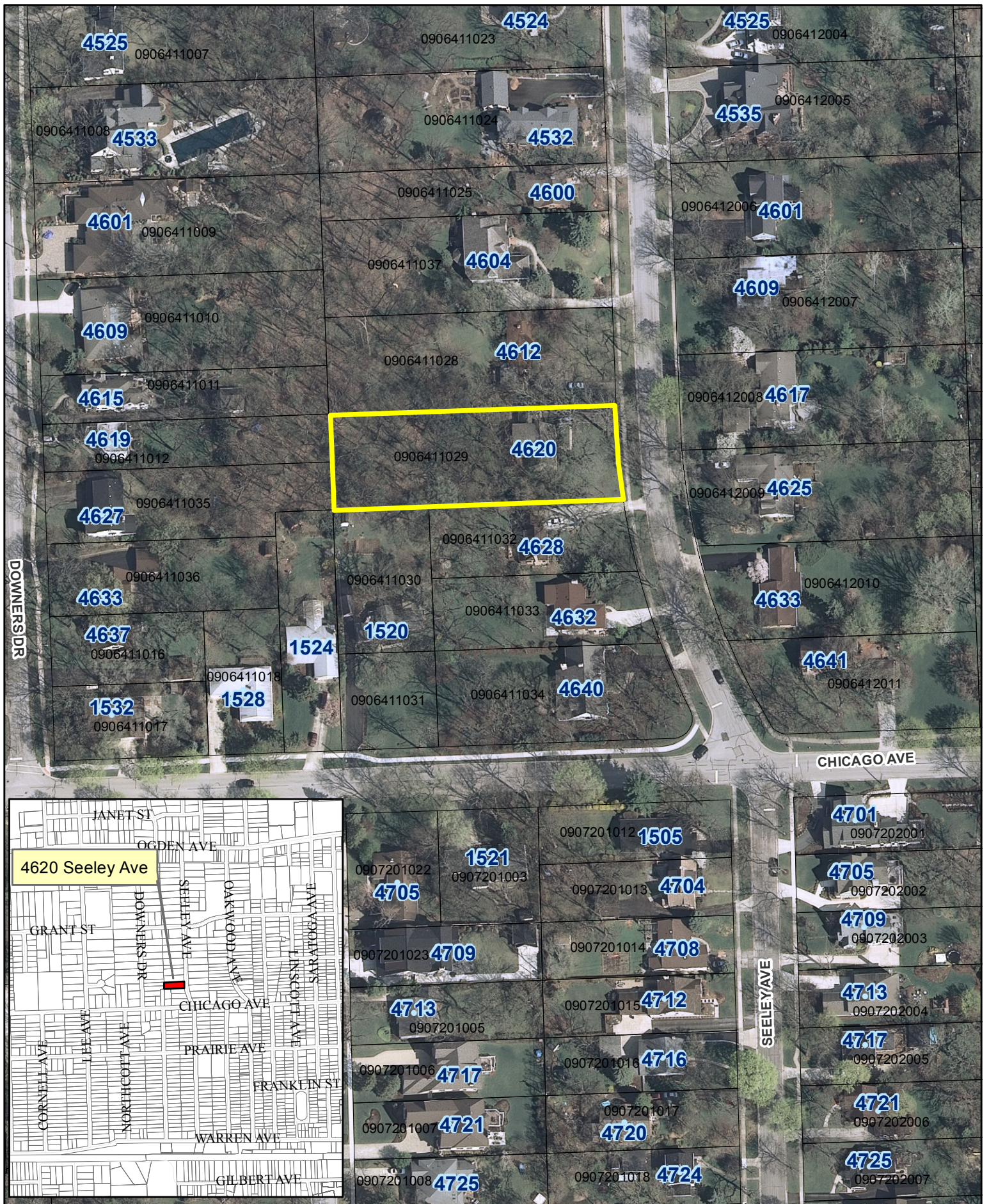
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Tom Dabareiner, AICP  
Director of Community Development

TD:dl  
-att

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**4620 Seeley Ave**



To Whom It May Concern:

We, Erin and Scott Guth, are looking to re-subdivide our property at 4620 Seeley from two parcels to one in order to build a house on the lot in place of the house that is currently on the property.

Sincerely,

A handwritten signature in black ink, appearing to be 'EG' with a stylized flourish at the end.

Erin Guth

A handwritten signature in black ink, appearing to be 'SG' with a stylized flourish at the end.

Scott Guth

4620 Seeley Ave

Downers Grove, IL 60515

PIN 09-06-411-029

To Whom It May Concern:

We hereby give our builder, Chris Thulin of T6 Construction, the right to speak on our behalf at the Village of Downers Grove hearings on September 10, 2012 and October 2, 2012.

Sincerely,

A handwritten signature in black ink, appearing to be 'Erin Guth', with a stylized, cursive script.

Erin Guth

A handwritten signature in black ink, appearing to be 'Scott Guth', with a stylized, cursive script.

Scott Guth

REVISIONS BY:	

PREPARED FOR:  
 T6 CONSTRUCTION  
 & DEVELOPMENT  
 630.493.1460

# PLAT OF SURVEY & TOPOGRAPHIC MAP

PROJECT LOCATION:  
 4620 SEELEY AVENUE  
 DOWNERS GROVE, IL.

SHEET  
 1 OF 1



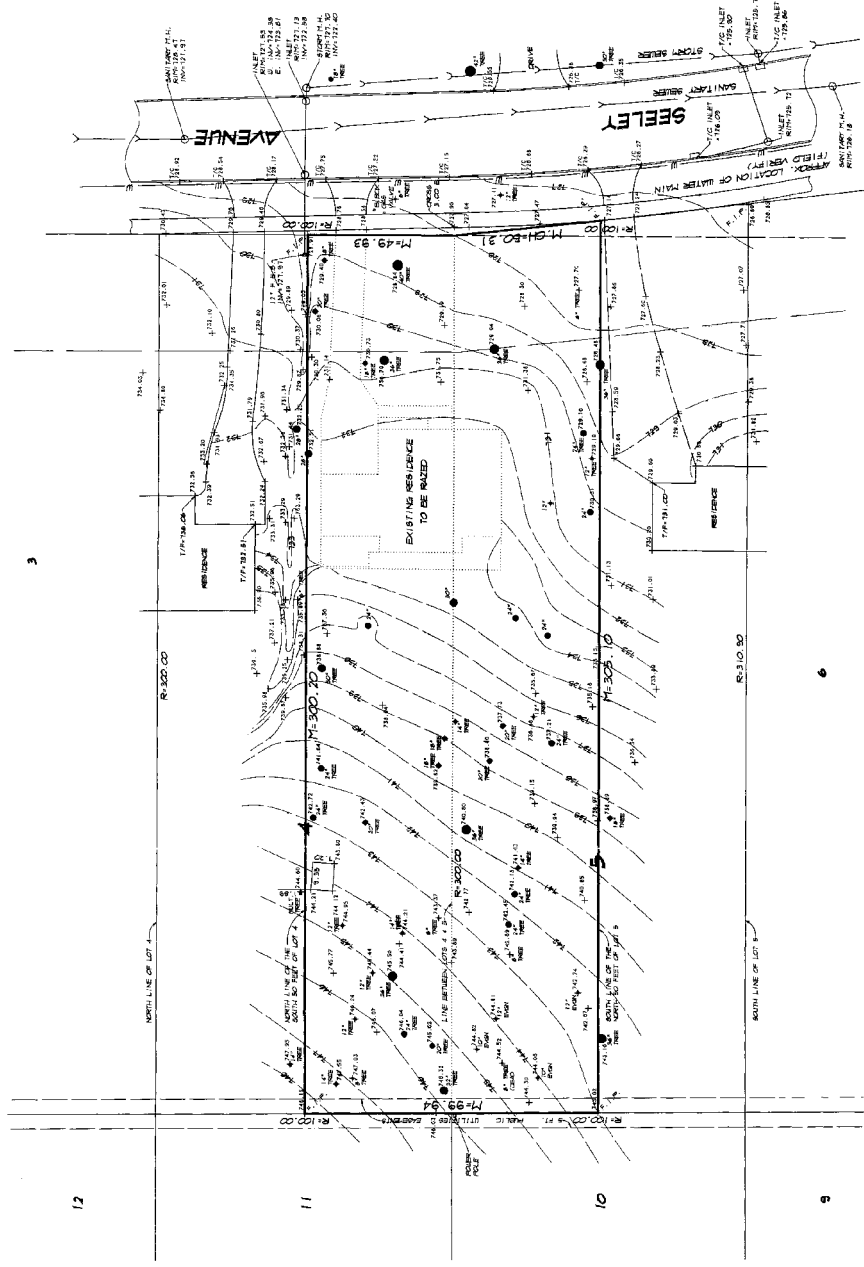
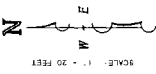
STATE OF ILLINOIS ) S.S.  
 COUNTY OF DUPAGE )

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveyors, Inc., License No. 051-00026, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief in accordance with the standards and conditions hereof. The professional service conforms to the current Illinois minimum standards for a boundary survey.

Richard J. Steinbrecher  
 Professional Land Surveyor, License No. 051, State of Illinois  
 West Chicago, Illinois, March 15, 2011

**LEGAL DESCRIPTION**

THE SOUTH 80 FEET OF LOT 4 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 1 IN VILLAGE T. MCINTOSH AND COMPANY'S SECOND ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN HEREBY REFERRED TO AS DOCUMENT 187527, IN SAID COUNTY, ILLINOIS.



**LEGEND**

- 1/4" = 1" TOPOGRAPHIC CONTOUR
- - - 1/4" = 1" PROPERTY BOUNDARY
- - - 1/4" = 1" ADJACENT BOUNDARY
- - - 1/4" = 1" CENTERLINE OF HWY
- - - 1/4" = 1" CENTERLINE OF ALLIANCE DRIVE
- - - 1/4" = 1" CENTERLINE OF SEELEY AVE
- - - 1/4" = 1" CENTERLINE OF WALK
- - - 1/4" = 1" CENTERLINE OF DRIVE
- - - 1/4" = 1" CENTERLINE OF ALLEY

**REFERENCE BENCHMARK:**  
 ALLIANCE DRIVE IN CONCRETE BASE AT THE  
 DOWNERS GROVE OFFICE OF STEINBRECHER  
 ELEVATION: 408.99

**Steinbrecher Land Surveyors, Inc.**  
 Design Engineering & Surveying  
 111 S. North Blvd., West Chicago, IL 60185-2844  
 (630) 243-9800 Fax 243-9807



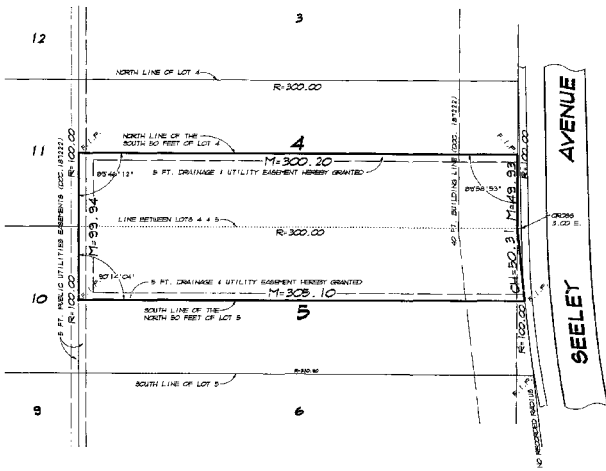
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# SEELEY AVENUE RESUBDIVISION

IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DU PAGE COUNTY, ILLINOIS.  
P. I. N. 09-06-411-029

9



OWNER'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
THIS IS TO CERTIFY THAT SCOTT GUTH AND ERIN GUTH, THE HOLDERS OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN SHOWN.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

SCHEMED DISTRICT CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 4200 SEELEY AVENUE, OWNERS DRIVE, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT \_\_\_\_\_ AND ELEMENTARY SCHOOL DISTRICT \_\_\_\_\_ IN DU PAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

NOTARY'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT SCOTT GUTH AND ERIN GUTH, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

My commission expires \_\_\_\_\_ NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
THIS INSTRUMENT, NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
I, GARY A. KING, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID FORFEITED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAN. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

PLAN COMMISSION CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNS GROVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

VILLAGE COLLECTOR'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
I, \_\_\_\_\_ COLLECTOR FOR THE VILLAGE OF DOWNS 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 PLAN.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

VILLAGE COUNCIL CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 BY THE COUNCIL OF THE VILLAGE OF DOWNS GROVE.

DOWNS GROVE SANITARY DISTRICT CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
I, \_\_\_\_\_ COLLECTOR OF THE DOWNS 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 PLAN.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

DRAINAGE CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
I, \_\_\_\_\_ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND \_\_\_\_\_ THE OWNER OF THE LAND DEPICTED HEREIN OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS, WHICH THE SUBDIVISOR 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 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. 2012.

OWNER OR AUTHORIZED ATTORNEY \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_  
LICENSE EXPIRES NOVEMBER 30, 2013

**Steinbrecher Land Surveyors, Inc.**  
Professional Land Surveying  
Design Fee Corporation No. 024-03126  
141 S. MICHIGAN AVENUE, SUITE 2000, CHICAGO, IL 60605-2844  
(630) 292-8900 Fax (630) 292-8902

PREPARED FOR:  
SCOTT AND ERIN GUTH  
4620 SEELEY AVENUE  
DOWNS GROVE, IL 60515

SUBMITTED BY AND RETURN TO:  
VILLAGE OF DOWNS GROVE  
CIVIC CENTER  
601 BURLINGTON AVE.  
DOWNS GROVE, IL 60515

SURVEYOR'S CERTIFICATE  
STATE OF ILLINOIS )  
( SS. )  
COUNTY OF DU PAGE )  
  
THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., PROFESSIONAL LAND SURVEYING DESIGN FIRM NO. 184-003126, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 50 FEET OF LOT 4 AND THE NORTH 50 FEET OF LOT 5 IN BLOCK 1, MCINTOSH AND COMPANY'S SECOND ADDITION TO DOWNS GROVE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 6 AND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 1928 AS DOCUMENT 18722Z, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSIDERATION OF ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. SCALE OF MAP IS 60 FEET TO THE INCH.  
I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNS 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, IN ACCORDANCE WITH S.B. 908-P.01.  
I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAN IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP AND PANEL NUMBER 17043C0301 A, DATED DECEMBER 16, 2004. WEST CHICAGO, ILLINOIS, AUGUST 15, 2012.

Richard J. Steinbrecher  
Richard J. Steinbrecher  
PROFESSIONAL ILLINOIS LAND SURVEYOR 2583  
MY LICENSE EXPIRES NOVEMBER 30, 2013

DRAFT

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

SEPTEMBER 10, 2012, 7:00 P.M.

Chairman Jirik called the September 10, 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, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

**ABSENT:** Mr. Quirk

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

**VISITORS:** Ms. Marge Earl, 4720 Florence, Downers Grove; Mr. Chris Thulin, T6 Construction, 900 Ogden Ave., Downers Grove; Mr. Keith Neumann, Greenscape Homes, 4355 Weaver Parkway, Warrenville; Mr. Jim Parthun, 4601 Seeley, Downers Grove; Mr. Bob Spondoria, 4612 Seeley, Downers Grove

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

**APPROVAL OF THE AUGUST 6, 2012 MINUTES**

A question of clarification was raised by Mr. Waechtler on the type of barrier that was being discussed on page 5, i.e., a "moveable, physical barrier" versus "fixed bollards"/permanent posts, wherein Manager Jeff O'Brien stated permanent posts would be added since the condition existed in the Planned Development Ordinance and the change was made by Mr. Cozzo at the prior meeting.

**THE MINUTES OF THE AUGUST 6, 2012 MEETING, WITH CORRECTION, WERE APPROVED ON MOTION BY MR. MATEJCZYK, SECONDED BY MR. HOSE. MOTION CARRIED BY VOICE VOTE OF 8-0.**

Chairman Jirik reviewed the protocol for the public hearing.

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**PC-30-12** A petition seeking approval of a Final Plat of Subdivision to consolidate two existing parcels into one lot. The property is located on the west side of Seeley Avenue approximately 250 feet north of Chicago Avenue, commonly known as 4620 Seeley Avenue, Downers Grove, IL (PIN 09-06-411-029); Christopher Thulin, T6 Construction, Petitioner; Scott and Erin Guth, Owners.

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

## DRAFT

Village Planner, Damir Latinovic, discussed that the 4620 Seeley Ave property was zoned R-1 Single-Family Residence with a single-family home and an attached garage on it. The property was comprised of two 50-foot x 300-foot deep parcels and the petitioner wanted to consolidate the two parcels in order to construct a new single-family home after the current home was razed. The new lot would be 100 feet wide x 300 feet deep with a total of 30,000 square feet in lot area. All required easements would be provided and no public improvements were required. Per Mr. Latinovic, the new home will have to meet all requirements of the Zoning Ordinance.

Per staff, the proposal met the requirements of the Comprehensive Plan. Notification was provided to owners within 250 feet of the property and proper signage was posted on the lot along with proper publication in the local newspaper. Several phone calls were received regarding general inquiries about the consolidation.

Staff believed the proposal was consistent with the Village's Comprehensive Plan and met all requirements of the Zoning and Subdivision Ordinances. Staff recommended a positive recommendation by the Plan Commission, subject to the one condition in its report.

Mr. Beggs confirmed that the consolidation would not change the use classification in any way in the area, wherein Mr. Latinovic confirmed it would not, stating it would remain R-1 Single Family with a single family residential use. Per Mrs. Rabatah's question, Mr. Latinovic explained that many of the existing properties appear to be 100 feet wide and many were on existing 100-foot wide lots of record. He surmised that the previous property owner purchased two half lots and had two 50-foot parcels, which was why the petitioner had to consolidate them into one lot.

Petitioner, Mr. Chris Thulin, owner of T6 Construction, confirmed that he was requesting to consolidate the two parcels into one lot to construct a new single-family home but he was not the owner of the lot. After a question from Mr. Waechtler, he clarified there was a "sold" sign on the lot in order for people to know the parcel was not for sale.

Chairman Jirik opened up the meeting to public comment.

Mr. Jim Parthun, 4601 Seeley, Downers Grove, asked if there was going to be housing variations or topography changes, wherein Chairman Jirik responded that the request in front of the board was to remove a boundary line on the property but variation changes, if any, would require the petitioner to return back to the Plan Commission or Zoning Board of Appeals. An explanation of the permitting process followed. Mr. Latinovic filled in some of the details of that process and confirmed that residents could view building plans through a FOIA request if there were concerns.

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Mr. Bob Splendoria, 4612 Seeley, Downers Grove, was sworn in by the chairman. Mr. Splendoria stated he was contiguous to the north of the subject property and was the former president of the Denburn Woods Homeowners Association. Mr. Splendoria stated he did meet with Mr. Thulin regarding the development of the proposed property and, after looking at the plans, believed it would be a great improvement to the street and to the Village. However, he was concerned about the condition of the property as it exists and he asked that the council consider expediting the review of the plans, permits, etc. to raze the home in order to avoid future safety hazards.

There being no further public comment, Chairman Jirik closed public comment.

Mr. Waechtler, noting Mr. Splendoria's concern about the current building on the property, asked about the demolition process, wherein Mr. Latinovic explained that two permits were involved: 1) a demolition permit; and 2) a new construction permit. Details followed.

Mr. Matejczyk also agreed about the condition of the building and hoped that the review process can be expedited quickly and to get some fencing installed around the building.

Mr. Thulin waived his right to a closing statement.

Mr. Waechtler commented that the proposal was another example of an improvement "and pleasant addition" for the Village. Mr. Beggs, again, confirmed with staff, that the proposal would not change the use and zoning classification of the area, to which staff agreed.

**WITH RESPECT TO PC-30-12, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THIS PROPSAL, SUBJECT TO THE CONDITION BELOW:**

- 1. THE FINAL PLAT SHALL SUBSTANTIALLY CONFORM TO THE SEELEY AVENUE RESUBDIVISION PLAT PREPARED BY STEINBRECHER LAND SURVEYORS, INC. DATED AUGUST 15, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**SECONDED BY MRS. RABATAH:**

**ROLL CALL:**

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

**NAY: NONE**

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

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**THE MEETING WAS ADJOURNED AT 8:00 P.M. ON MOTION BY CHAIRMAN JIRIK,  
SECONDED BY MR. WAECHTLER. MOTION CARRIED BY VOICE VOTE OF 8-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)

(And thank you Chairman Jirik, for always clarifying those difficult motions. You will be missed - Celeste.)