

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
10/4/2016

SUBJECT:	SUBMITTED BY:
4824 Prince Street, 4825 Saratoga Avenue, 1130 Franklin Street Plat of Subdivision	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The applicants are requesting approval of a Plat of Subdivision to subdivide three existing lots into two lots.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services* and *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the October 11, 2016 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the Final Plat of Subdivision met the standards of approval for a Plat of Subdivision (Sections 20.504).

BACKGROUND

The petitioner is requesting approval of the Final Plat of Subdivision to create two lots where currently three lots exist. Two of the properties, 4825 Saratoga Avenue and 1130 Franklin Street, are improved with a single family home. The vacant parcel on Prince Street, commonly known as 4824 Prince Street abuts both of these properties along the west and south property lines. The petitioner's proposal is essentially for the consolidation of the existing lots rather than creation of a new lot. Half of the vacant lot would be consolidated with 4825 Saratoga Avenue and the other half would be consolidated with 1130 Franklin Street. However, the consolidation of these lots cannot be approved administratively by staff since Section 20.507.(d)(3) prohibits administrative consolidation of lots that have a common lot line that is shared for less than 100 feet.

Compliance with the Comprehensive Plan

The Residential Areas Plan section of the Comprehensive Plan identifies the subject property as being within the Traditional Grid area containing detached single family residences. The petitioner would have two buildable lots of record and the two existing single family residences would remain. The Comprehensive Plan vision statement encourages the continued reinvestment into residential neighborhoods "enhancing and maintaining their distinctive character". The proposed subdivision will maintain the existing neighborhood character.

Compliance with the Subdivision Ordinance

The two residential lots do not meet the minimum lot width dimension requirements outlined in Section 20.301 of the Village's Subdivision Ordinance, however, they are existing lots. The consolidation of these three lots into two lots will bring the parcels closer into compliance with the Subdivision Ordinance. Required public utility and drainage easements are being provided.

Compliance with Zoning Ordinance

The proposed subdivision complies with the lot area and lot width requirements of the Zoning Ordinance. Any improvements which are proposed by the petitioner or subsequent owners will be required to meet all bulk and setback requirements of the R-4 zoning district.

Engineering\Public Improvements

The Village engineer noted that these properties contain a Localized Poor Drainage Area (LPDA) and cannot be filled without providing compensatory storage. Any development on the vacant land will require a building permit and meet all village stormwater ordinance regulations.

Public Comment

There was no public comment at the meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated September 12, 2016

Draft Minutes of the Plan Commission Hearing dated September 12, 2016

4824 Prince Street
Final Plat of Subdivision
16-PLC-0037

RESOLUTION _____

**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION
FOR 4824 PRINCE STREET**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of a Final Plat of Subdivision to subdivide three lots into two lots for the property located on the west side of Prince Street, approximately 150 feet north of Franklin Street, commonly known as 4824 Prince Street, Downers Grove, Illinois, legally described as follows:

LOT 7 IN BLOCK 9 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, SAID ADDITION BEING SITUATED UPON AND A PART OF SECTIONS 5,6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 4824 Prince Street, Downers Grove, IL 60515
(PINs: 09-08-107-014; -006; -016)

WHEREAS, notice has been given and a public hearing held on September 12, 2016 regarding this final 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 the Crane's Prince St. Resubdivision, located at 4824 Prince 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 of Crane's Prince St. Resubdivision, located at 4824 Prince Street, Downers Grove, Illinois, is hereby approved subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Final Plat of Subdivision prepared by Professional Land Surveying, Inc. dated 08-11-2016, last revised on 9/2/16.
2. The fence on the vacant parcel at 4824 Prince Street must be removed/relocated prior to the approval of the Final Plat of Subdivision.

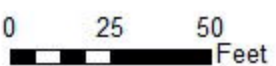
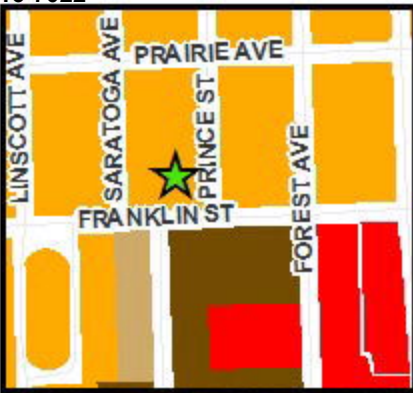
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



4824 Prince Street, 4825 Saratoga Avenue, 1130 Franklin Street - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 12, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0037 4824 Prince Street	Final Plat of Subdivision	Swati Pandey Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision to create two lots of record where three lots of record currently exist.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Jeffrey and Melanie Crane 4825 Saratoga Avenue Downers Grove, IL 60515	Fredric and Cynthia Zaeske 1130 Franklin Street Downers Grove, IL 60515
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PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: Vacant Lot, Two Single Family Homes
PROPERTY SIZE: 23,208 square feet (0.53 acre)
PINS: 09-08-107-014; -006; -016

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
EAST:	R-4, Residential Detached House 4	Single Family Residential
WEST:	R-4, Residential Detached House 4	Single Family Residential
NORTH:	R-4, Residential Detached House 4	Single Family Residential
SOUTH:	R-5, Residential Attached House 5 & DT, Downtown Transition	Single Family Residential Institutional/Public/Train

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. Plats of Survey
4. Final Plat of Subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of the Final Plat of Subdivision to create two lots of record where currently three lots of record exist. Two of the properties, 4825 Saratoga Avenue and 1130 Franklin Street, are improved with a single family home and are under separate ownership. The vacant parcel on Prince Street, commonly known as 4824 Prince Street (09-08-107-014) abuts both of these properties along the west and south property lines. The vacant parcel is owned by the property owner at 4825 Saratoga Avenue and is proposed to be subdivided and consolidated with the neighboring aforementioned properties. The petitioner's proposal is essentially for consolidation of the existing lots rather than creation of a new lot. However, the consolidation of these lots cannot be approved administratively by staff since Section 20.507.(d)(3) prohibits administrative consolidation of lots that have a common lot line that is shared for less than 100 feet.

The newly created Lot 1, located on Saratoga Avenue, would be 50 feet wide by 198 feet deep and Lot 2, located on Franklin Street, would be 66 feet wide by 200 feet deep. If the subdivision were approved, the petitioner intends to use the expanded part of Lot 1 as a rear yard and install a swimming pool in the future. The property owner on Lot 2 shall have a larger rear yard, although the street setback requirements would be applicable for any future structures. An existing fence on the vacant parcel will be removed.

COMPLIANCE WITH COMPREHENSIVE PLAN

The Residential Areas Plan section of the Comprehensive Plan identifies the subject property as being within the Traditional Grid area containing detached single family residences. This category is characterized by a uniform layout due to standard street and lot widths as well as pedestrian and vehicular connectivity. The lot widths in this area are typically around 50 feet with the some wider corner lots between 50 to 100 feet width. The Land Use Plan identifies this area as Single Family Residential.

The petitioner would have two buildable lots of record and the two existing single family residences would remain. This is a decrease from three buildable lots available today. The Comprehensive Plan vision statement encourages the continued reinvestment into residential neighborhoods "enhancing and maintaining their distinctive character". The vacant lot has been vacant for five years. The proposed subdivision will maintain the existing neighborhood character.

COMPLIANCE WITH ZONING ORDINANCE

The properties are zoned R-4 Single Family Detached House 4 and are improved with two single family homes on two lots and a vacant parcel. In its current configuration, the detached garage at 4825 Saratoga Avenue is non-conforming at 4.9 feet from the rear property line where a minimum of five feet is required. The proposed subdivision will eliminate the non-conformity.

The two residential lots will meet the minimum lot width and area dimension requirements outlined in Section 2.030 of the Village's Zoning Ordinance. The proposed lot dimensions are specified in the table below:

Lot 1 & 2	Lot Width (req. 50 ft.)	Lot Depth (n/a)	Lot Area (req. 7,500 sq. ft.)
4825 Saratoga Avenue	50 ft.	198 ft.	9,900 sq. ft.
1130 Franklin Street	66 ft.	200 ft.	13,200 sq. ft.

The proposed subdivision complies with the lot area and lot width requirements of the Zoning Ordinance. If the subdivision is approved, two new lots of record will be created and would be entitled to have one single family house on each lot of record. Any improvements which are proposed by the petitioner or subsequent owners will be required to meet all bulk and setback requirements of the R-4 zoning district.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The two residential lots will not meet the minimum lot width dimension requirements outlined in Section 20.301 of the Village's Subdivision Ordinance. However, the consolidation of these three lots into two lots will bring the parcels closer into compliance with the Subdivision Ordinance. In cases where an administrative consolidation is not allowed, the petitioner can request the consolidation via the Plan Commission and Village Council. The proposed lot dimensions are specified in the table below:

Lot 1 & 2	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
4825 Saratoga Avenue	50 ft.	198 ft.	9,900 sq. ft.
1130 Franklin Street	66 ft.	200 ft.	13,200 sq. ft.

The petitioner is providing the required five-foot wide public utility and drainage easements along the side lot lines and the ten-foot wide public utility and drainage easements along the rear lot lines. Park and school donations are not required as part of this subdivision application since a single family home exists on each lot prior to executing the Final Plat of Subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

The village engineers noted that these properties contain Localized Poor Drainage Area (LPDA) and cannot be filled without providing compensatory storage. Any development on the vacant land will require a building permit and meet all village stormwater ordinance regulations.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing notice sign onsite and publishing the notice in *Downers Grove Suburban Life*. Staff has received one general inquiry regarding the proposal at this time.

RECOMMENDATION

The proposed final plat of subdivision to subdivide the existing property from three existing lots into two new lots is compatible with surrounding zoning and land use classifications. Based on the findings above, staff recommends that the Plan Commission make a positive recommendation associated with 16-PLC-0037 to the Village Council subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Final Plat of Subdivision prepared by Professional Land Surveying, Inc. dated 08-11-2016, last revised on 9/2/16.
2. The fence on the vacant parcel at 4824 Prince Street must be removed/relocated prior to the approval of the Final Plat of Subdivision.

16-PLC-0037, Final Plat of Subdivision, 4824 Prince Street
September 12, 2016

Page 4

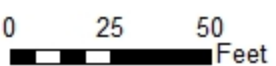
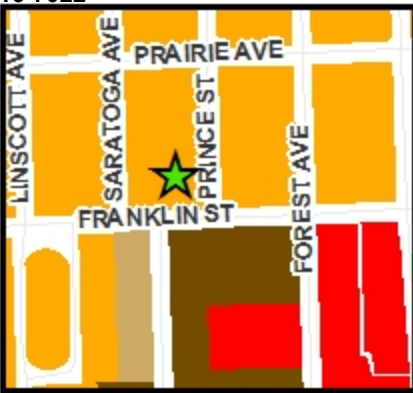
Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sp
-att

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4824 Prince Street, 4825 Saratoga Avenue, 1130 Franklin Street - Location Map



Crane

4825 Saratoga Ave.
Downers Grove, IL 60515
630-390-4066
jlcrane@yahoo.com

August 3, 2016

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

Dear Sir or Madam:

The purpose of this Plat of Subdivision is to divide the property at 4824 Prince St. into two parcels which then will be consolidated and joined with two existing properties as backyard space. The final configuration of the Prince St. portion will be consistent and complementary to the neighborhood and landscape. In addition, this proposal will sooth storm water drainage issues that has plagued the area by providing permanent permeable space.

If you have any questions or comments, please call me at (630) 390-4066

Sincerely,



Jeffrey L. Crane

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

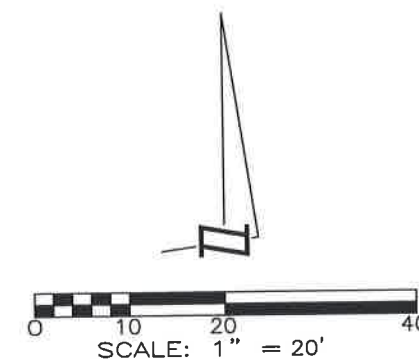
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



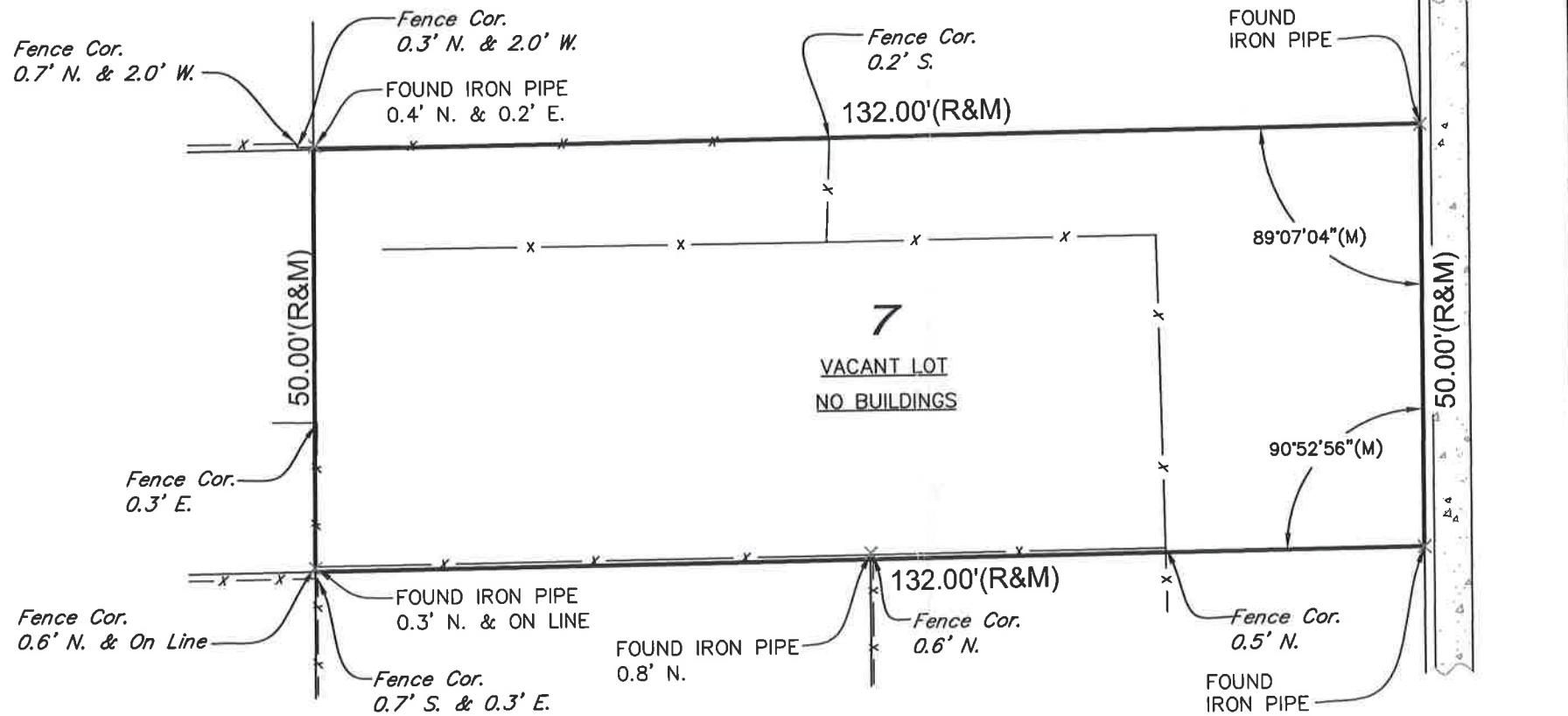
PARCEL INDEX NUMBER
09-08-107-014

15

6

14

13



PRINCE STREET
(66' R.O.W.)

SURVEYED AREA: 6,599± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY
AND LOCAL BUILDING AND ZONING ORDINANCE
FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LEGAL DESCRIPTION

LOT 7 IN BLOCK 9 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, SAID ADDITION BEING SITUATED UPON AND A PART OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SYMBOL LEGEND

- CONCRETE SURFACE
- x-x- - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OHW- - OVERHEAD WIRES

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 8TH DAY OF AUGUST, 2016.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED FOR: CRANE
 ADDRESS: 4824 PRINCE STREET, DOWNERS GROVE, ILLINOIS
 BOOK & PG: 167/14 DATE: 08/10/2016 JOB NO: 1613048
 DRAWN BY: AA CHECK BY: JRP
 REVISED:

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

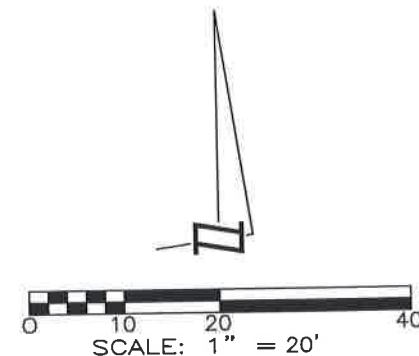
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

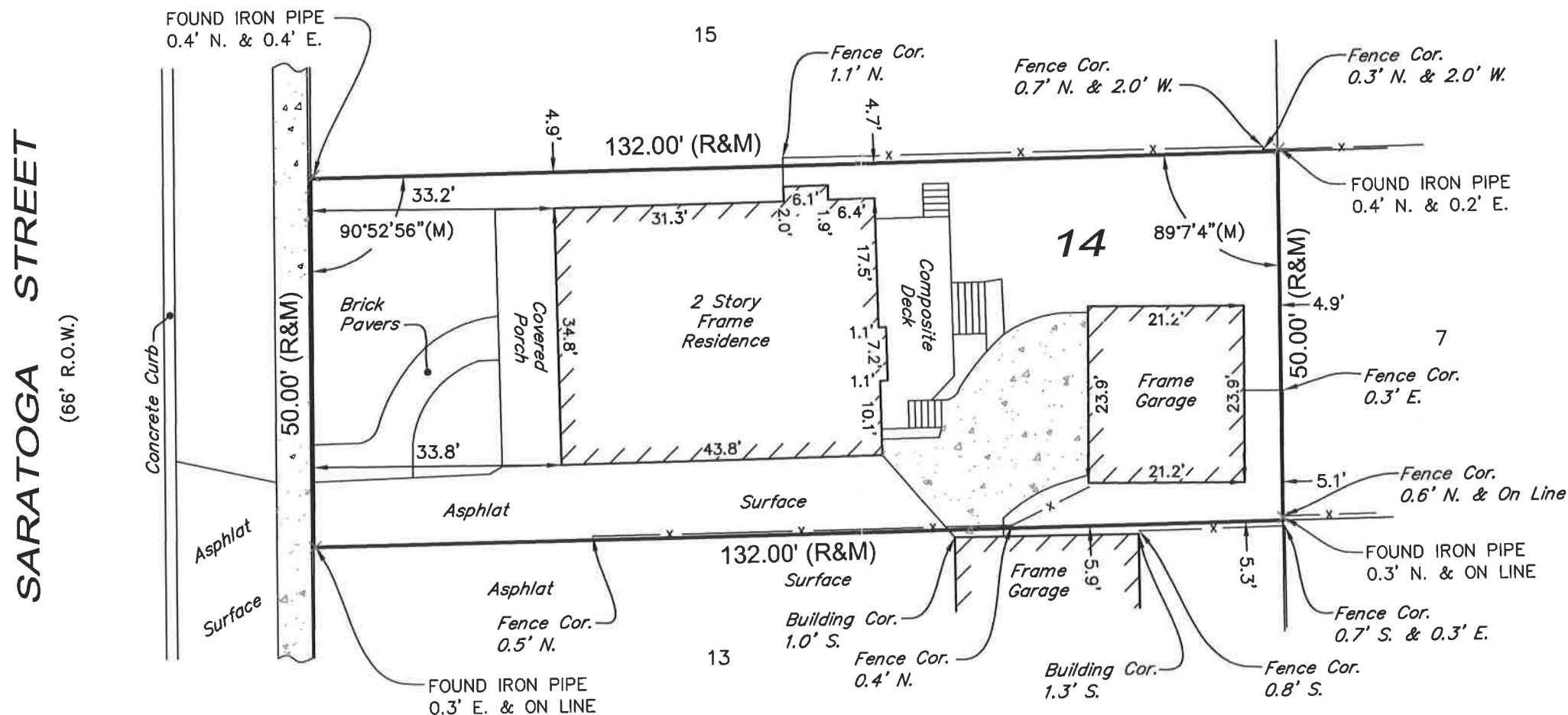
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plislisle.com



PARCEL INDEX NUMBER
09-08-107-006



SURVEYED AREA: 6,600± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY
AND LOCAL BUILDING AND ZONING ORDINANCE
FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LEGAL DESCRIPTION

LOT 14 IN BLOCK 9 IN E.H. PRINCE AND COMPANY'S
ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND
8 TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR: CRANE
 ADDRESS: 4825 SARATOGA AVENUE, DOWNERS GROVE, ILLINOIS.
 BOOK & PG: 167/15 DATE: 8/8/2016 JOB NO: 1613048
 DRAWN BY: JHH CHECK BY: JRP
 REVISED:

SYMBOL LEGEND

- CONCRETE SURFACE
- x-x- - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED
THIS 8TH DAY OF AUGUST, 2016.

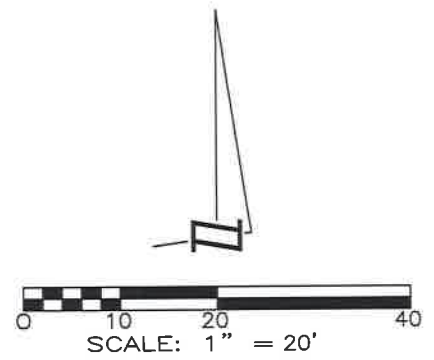
[Signature]
 IPLS No. 3483
 MY LICENSE EXPIRES 11/30/2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT OF SURVEY

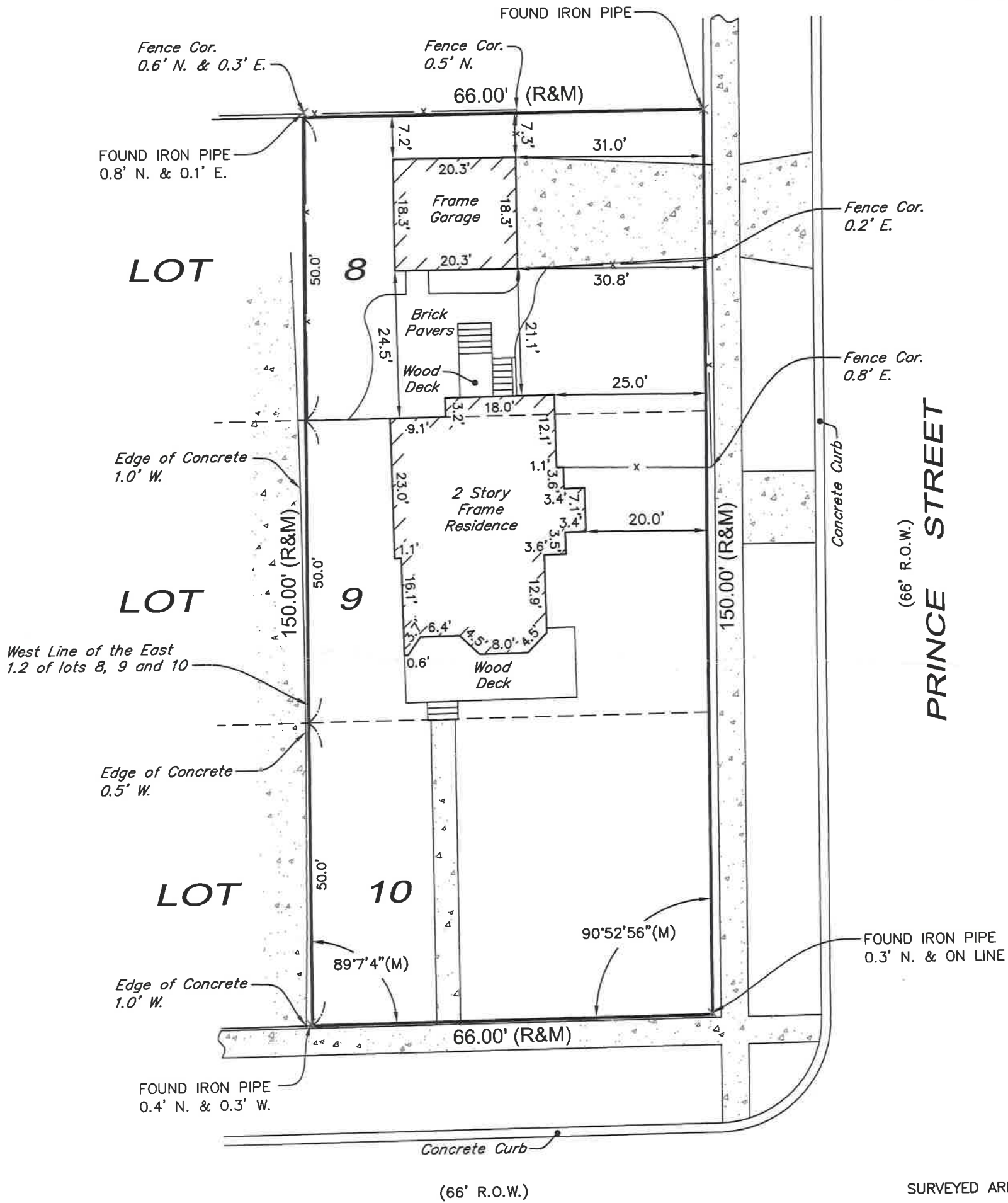
PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com



PARCEL INDEX NUMBER
09-08-107-016

7



SURVEYED AREA: 9,899± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LEGAL DESCRIPTION

THE EAST 1/2 OF LOTS 8, 9, AND 10 IN E.H. PRINCE AND CO'S ADDITION TO DOWNERS GROVE BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 46300 IN DUPAGE COUNTY, ILLINOIS.

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 8TH DAY OF AUGUST, 2016.

PREPARED FOR: CRANE
 ADDRESS: 1130 FRANKLIN STREET, DOWNERS GROVE, ILLINOIS
 BOOK & PG: 167/13 DATE: 8/10/2016 JOB NO: 1613048
 DRAWN BY: JHH CHECK BY: _____
 REVISED: _____



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FINAL PLAT OF SUBDIVISION
CRANE'S PRINCE ST. RESUBDIVISION

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-776-1757
PROF. DESIGN FIRM # 184-004198
E-MAIL: info@plisite.com

SHEET 1 OF 1

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

PLAN COMMISSION OF THE VILLAGE CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE
THIS ___ DAY OF ___, A.D. 20__

VILLAGE COLLECTORS CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
COLLECTOR OF 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 APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

OWNERS CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
INDIVIDUALS OR CORPORATION, HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS OR OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

NOTARY CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.
GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___, A.D. 20__

SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
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 APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

SCHOOL DISTRICT BOUNDARY STATEMENT
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
THE UNDERNOTED DO HEREBY CERTIFY THAT AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND KNOWN AS TO THE REST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE HIGH SCHOOL DISTRICT, AND ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

SURVEYORS CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
THIS IS TO CERTIFY THAT I, JEFFREY R. RANOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3463 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHOSE A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

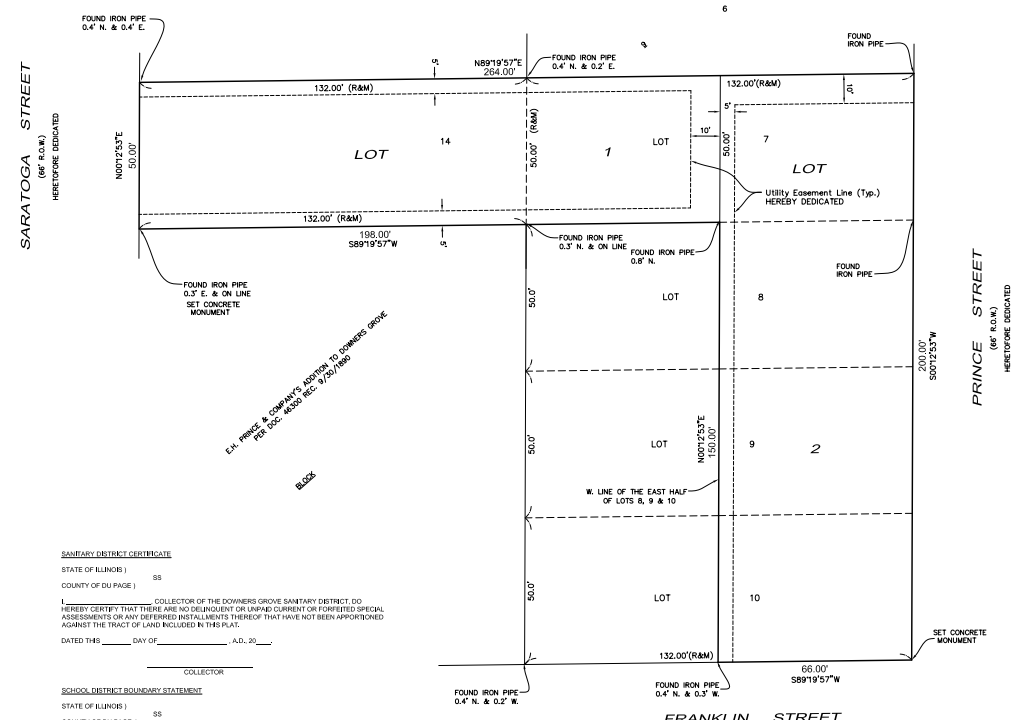
DUPAGE COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
APPROVED THIS ___ DAY OF ___, A.D. 20__ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

DRAINAGE CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DRAINAGE 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, 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 DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DUPAGE COUNTY RECORDEES CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ___ DAY OF ___, A.D. 20__

PREPARED FOR: CRANE
ADDRESS: 4929 SARA TOGA, DOWNERS GROVE, ILLINOIS
BOOK & PAGE: 182-13-150 DATE: 08-11-16 JOB NO.: 1613048
DRAWN BY: JR CHECK BY: JR
REVISION: 8-2-16, 2/16, 2/16 PER VILLAGE REVIEW COMMENTS

RECORDED BY: _____ RECORDER OF DEEDS
VILLAGE CLERK



EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH Edison COMPANY AND AT&T TELECOLOGIS INCORPORATED, ILLINOIS AKA, LINCOLN BELL TELEPHONE COMPANY, GRANTEEES. THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, IMPROVE, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, THE POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES, UTILITIES, MANHOLES AND UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AND ON PRIVATE, TOGETHER WITH THE RIGHTS TO BORROW, ERECTION, THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'UTILITY EASEMENT' AND 'COMMON AREA OR AREAS'. AND THE PROPERTY DESIGNATED ON THE PLAT AS 'COMMON AREA OR AREAS' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AND 'COMMON AREA OR AREAS', THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND LIMBS ON ADJACENT LOTS AND COMMON AREAS OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREAS OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND LIMBS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE DASHED OR DOTTED LINES OR SIMILAR DESIGNATION ON THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'UTILITY EASEMENT' AND 'COMMON AREA OR AREAS' 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 ON THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY EASEMENT', 'UTILITY EASEMENT' AND 'COMMON AREA OR AREAS' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DECLARATION OF RESTRICTIVE COVENANTS
THE UNDERNOTED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED AND SHOWN 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, MANHOLES 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 SEVERALLY, 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, TETHER, OR, ACROSS, BELOW OR THROUGH THE GROUND SURFACE WITHIN THE DOTTED LINES ON THE PLAT MARKED 'PUBLIC UTILITY AND OR DRAINAGE EASEMENT' OR SIMILAR LANGUAGE DESIGNATING A STORMWATER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT AS 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 HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVISION 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 WHOSE NAMES THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE FORESAID 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 LANDS 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 LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE FORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY HELD BY THEM UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMSOEVER OWNED:
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 GRASSES AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRINKINGS.
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 STORMWATER THROUGH THE DRAINAGE AND EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AND SHALL NOT DESTROY OR MODIFY GRASSES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE AND THE VILLAGE ENGINEER.
3. IN THE EVENT ANY OWNER OF PURCHASERS 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 DRAINAGE 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 LEVY NINETY 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 FORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THE INSTRUMENT, AND SHALL BE BINDING AND ENFORCEABLE ON PERPETUAL EJECTA AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTS HEREBY DESIGNATED, THEM 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 THIS ___ DAY OF ___, A.D. 20__

OWNER
BY: _____ OWNER OR ATTORNEY
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
DATE: _____

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)
DIRECTOR OF COMMUNITY DEVELOPMENT
VILLAGE CLERK

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FILE 16-PLC-0037: A petition seeking approval of a final plat of subdivision to subdivide three lots into two lots. The property is currently zoned R-4, Residential Detached House 4. The property is located on the west side of Prince Street, approximately 150 feet north of Franklin Street. The addresses are 4824 Prince Street, 4825 Saratoga Avenue, and 1130 Franklin Street, Downers Grove, IL (PINs 09-08-107-014; 09-08-107-006; 09- 08107-016). Jeffrey and Melanie Crane, Petitioners; Jeffrey and Melanie Crane, and Fredric and Cynthia Zaeske, Owners.

Ms. Pandey reviewed the request for final plat of subdivision for the creation of two lots of record from three current lots of record, pointing out that the two properties – on Prince and on Saratoga were under common ownership, while the Franklin Street property was under a separate ownership. The property in question was a vacant parcel -- 4824 Prince Street -- which was proposed to be subdivided for consolidation with the property to the west and the property to the south. Plats of survey for the three properties were referenced. Once the properties are subdivided and consolidated, Ms. Pandey stated the properties would meet the R-4 zoning district.

The proposed plat of subdivision for the two parcels was referenced. Staff was of the understanding that the petitioner had no proposed improvements or structures to be made to the two parcels. And, Ms. Pandey announced that she was informed today that the petitioner at 4825 Saratoga had no plans to install a swimming pool, as mentioned in staff's report. Views of the properties were reviewed on the overhead monitor.

Per staff, the plat of subdivision complied with the zoning ordinance; however it partially complied with the Subdivision Ordinance because it did not really meet the bulk standards for one of the properties, but it did not increase any non-conformities; instead it brought the properties closer into compliance.

Asked if there were any easements along the east property line of the Saratoga property that were going to be removed or relocated, Ms. Leitschuh stated there were no existing easements but when the new subdivision was to occur, there would be a new easement at the new rear property lot line. Details followed. Further discussion followed regarding easements being created and the fact that an easement would fall under the existing home (on Saratoga property). However, Ms. Leitschuh pointed out that the village would not require the petitioner to place an easement across the actual structure; staff would review and readjust that.

Minimum lot requirements under the Subdivision Ordinance were discussed in greater detail by Ms. Leitschuh. In closing, staff recommended approval subject to staff's conditions in its report.

Petitioner, Mr. Jeff Crane, 4825 Saratoga and owner of 4824 Prince Street, discussed that he originally purchased the property to extend his property and have a backyard. The vacant parcel at 4824 Prince Street did have a home on it, which was demolished about five years ago, and a fence was added for his dogs. Eventually, he said he put the property up for sale but was approached by a neighbor to purchase half of the property which he thought would add value to the area and also address drainage issues. Part of the property was located in an LPDA (flood plain) which he stated was a challenge for builders. He thought it was a good proposal and asked for the commission's approval.

Mr. Thoman asked if there was an electrical line running through the middle of his property, wherein Mr. Crane said everything was above ground, but nothing electrical; only immediately

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behind his residence. Mr. Quirk cautioned Mr. Crane to do an extensive title search to see if any easements did exist before he proposed any improvements on his property and also mentioned that once the subdivision was granted, it could not be reversed. Mr. Crane did not seem to see it as an issue as he wanted it for extra backyard space.

Further dialog followed regarding the LPDA and the fact that the subdivision will not change the character of the neighborhood at all, as pointed out by the chairman; Mr. Crane agreed with the positives the proposal brought to the neighborhood.

The public hearing was opened by the chairman.

Mr. Fred Zaeske, 1130 Franklin Street, pointed out that his home was the (Emerson) Foote House which former owner Emerson Foote and E.H. Prince designed and built the subdivision. He shared how the lot under discussion was part of that property which was later sold off. Historical details further followed with Mr. Zaeske believing that the lot was preserving the history of the area.

Hearing no further comments, the chairman closed the public hearing.

Reviewing the current survey and the distance of the house to the current property lines, Mr. Quirk pointed out that the entire north side of the current home would exist in a public utility easement and so he cautioned the owner of same. Ms. Gassen appreciated the petitioner coming forward with a very good proposal which was good for the neighborhood and brought the lots closer to compliance. Ms. Hogstrom said the subdivision was a positive for drainage and tree preservation.

WITH RESPECT TO FILE 16-PLC-0037, MS. HOGSTROM MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING TWO STAFF CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED 08-11-2016, LAST REVISED ON 9/2/16.**
- 2. THE FENCE ON THE VACANT PARCEL AT 4824 PRINCE STREET MUST BE REMOVED/RELOCATED PRIOR TO THE APPROVAL OF THE FINAL PLAT OF SUBDIVISION.**

SECONDED BY MR. THOMAN. ROLL CALL:

AYE: MS. HOGSTROM, MR. THOMAN, MS. GASSEN, MS. JOHNSON, MR. QUIRK, CHAIRMAN RICKARD.

NAY: NONE

MOTION PASSED. VOTE: 6-0

Per staff, there will be an October Plan Commission meeting.

THE MEETING WAS ADJOURNED AT 10:08 P.M. ON MOTION BY MS. GASSEN, SECONDED BY MR. QUIRK. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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

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