

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
12/6/2016

SUBJECT:	SUBMITTED BY:
Final Plat of Subdivision - 3830 Venard Road	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A resolution has been prepared to approve a plat of subdivision to subdivide a single residential lot into two lots with a lot width exception for Lot 1.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the December 13, 2016 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that it is compatible with the Comprehensive Plan and the exception standards of Section 20.602 of the Subdivision Ordinance.

BACKGROUND

Property Information & Zoning Request

The subject property, commonly known as 3830 Venard Road, is located on the west side of Venard Road, approximately 165 feet north of Parrish Court. The property is 150 feet wide at the street property line. The northern property line is not straight and changes direction twice which gives the parcel an irregular shape. The property is currently improved with a one-story single family house and a detached garage.

The applicant is petitioning to subdivide the property to allow for two detached single family homes. The proposed subdivision meets the subdivision requirements except for the northern lot width. Although the lot width at the street property line is 75 feet, the zoning ordinance states that lot width is measured along the street setback line. Because the Lot 1 northern property line angles towards the interior of the lot, the lot width is 73.78 feet along the setback line and is narrower than the 75-foot width at the street property line.

Compliance with the Comprehensive Plan

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the Suburban/Curvilinear type of residential development. Defining characteristics of this area include cul-de-sacs, meandering streets, and varying lot sizes. The proposed rezoning will not have a significant impact on the existing development patterns of this area as the land use will remain single family residential.

Compliance with the Zoning Ordinance

Lot 1 will not meet the minimum lot width requirements for the underlying zoning district by 1.22 feet as measured along the street setback. The lot width at the street property line will be 75 feet. As shown, the side setbacks will exceed the minimum of 7.3 feet and have the same setback as if the property was 75 feet wide along the street setback.

Compliance with the Subdivision Ordinance

The final plat of subdivision is in substantial compliance with Section 20.301 of the Subdivision Ordinance, except for the Lot 1 exception to have a reduced width by 1.22 feet. The petitioner will provide 5-foot wide public utility and drainage easements along both side lot lines and a 10-foot wide public utility and drainage easement along the rear property lines.

If the final plat of subdivision is approved, the petitioner will be required to pay park and school donations for the new lots. The petitioner will receive credit for the existing single family home on the property. A park and school donation of \$24,101.44 (\$8,724.24 District 58, \$4,094.61 District 99, \$11,282.59 Park District) will have to be paid prior to the Village executing the final plat of subdivision

Public Improvements

The petitioner is not proposing any public improvements as part of this application. A sidewalk is currently located in front of the house and all utilities are provided. The street is already curb-and-guttered. All other engineering and public improvements will take effect when an application is made to develop the parcels.

Public Comment

Two members of the public inquired about drainage/stormwater in addition to the two separate inquiries fielded by staff before the meeting. The two parcels will be developed per the village's stormwater ordinance as depicted in the submitted conceptual engineering plan. There is no LPDA or floodplain located on the subject property.

ATTACHMENTS

Resolution

Aerial Map

Plat of Subdivision

Staff Report with attachments dated November 7, 2016

Draft Minutes of the Plan Commission Hearing dated November 7, 2016

RESOLUTION _____**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION WITH AN EXCEPTION
FOR 3830 VENARD ROAD**

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 one lot into two lots for the Topic Subdivision, located on the west side of Venard Road, approximately 165 feet north of Parrish Court, commonly known as 3830 Venard Road, Downers Grove, Illinois, legally described as follows:

LOT 25 IN ORCHARD TERRACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 3830 Venard Road, Downers Grove, IL 60515
PIN: 06-31-407-016

WHEREAS, exceptions have been requested pursuant to Section 20.602 of the Downers Grove Municipal Code to permit the following:

1. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.301; *Lot Widths*, to reduce the required width of 75 feet to 73.78 feet for Lot 1.

WHEREAS, notice has been given and a public hearing held on November 7, 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 petition for Final Plat of Subdivision of Topic Subdivision with an Exception, located at 3830 Venard Road, 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 Topic Subdivision, located at 3830 Venard Road, Downers Grove, Illinois, is hereby approved subject to the following conditions:

1. The plat of subdivision shall substantially conform to the staff report and the final plat of subdivision prepared by Wolf Pack Consulting revised October 27, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. Post Construction and Volume Control Stormwater Best Management Practices (BMPs) shall be required for both lots in accordance with the Village Stormwater Ordinance.
3. The park and school donations, in the amount of \$24,101.44 (\$8,724.24 District 58, \$4,094.61 District 99, \$11,282.59 Park District), shall be paid prior to Village Council approval and signing the plat of subdivision.
4. A demolition permit shall be issued for the existing house prior to the Village signing the 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



0 20 40 Feet

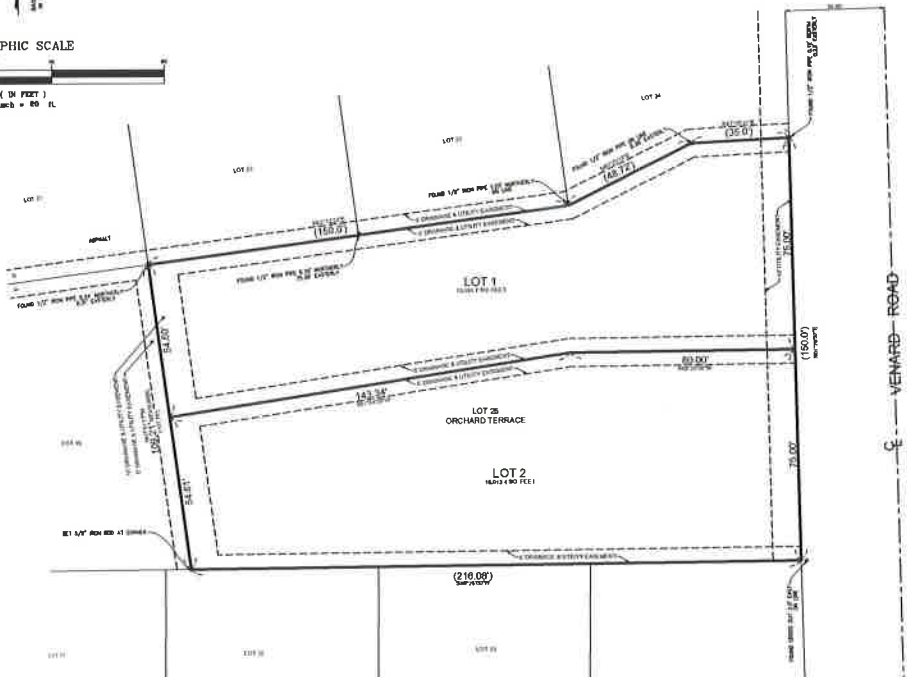
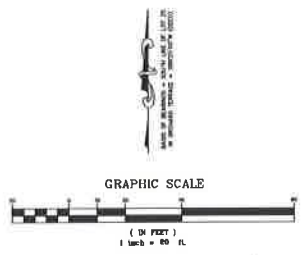
3830 Venard Road Location Map



FINAL PLAT OF SUBDIVISION
TOPIC SUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 30 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PREPARED FOR
TOPIC BUILDERS, INC.
400 BARRINGTON DRIVE
DOWERS GROVE, ILLINOIS 60120



STATE OF ILLINOIS
COUNTY OF DUPAGE
I, VINOD TOPIC, AS TRUSTEE OF THE TOPIC FAMILY DECLARATION OF TRUST DATED JANUARY 4, 2008 DO HEREBY CERTIFY THAT AS A MEMBER OF THE SECOND TRUST TO THE PRIVATE TRUST AGREEMENT...

AGREEMENTS OR BETWEEN THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES TO BE PROVIDED TO THE SUBDIVISION...
THE BOUNDARY LINES SHALL HAVE THE MEANING AS SET FORTH IN SUCH FORM AS THE COMMERCIAL PROPERTY ACT...

STATE OF ILLINOIS
COUNTY OF DUPAGE
I, [Name], A LICENSED PROFESSIONAL ENGINEER IN ILLINOIS AND AN ATTORNEY AT LAW, THE DESIGNER OF THE SUBDIVISION...
COUNTY CLERK





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0049 3830 Venard Road	Final Plat of Subdivision	Scott Williams Planner

REQUEST

The petitioner is requesting Final Plat of Subdivision approval to subdivide one residential lot into two lots with an exception for one of the lots to have a width of 73.78 feet where 75 feet is required.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Vinko Topic
436 Bunning Drive
Downers Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 0.65 acre (28,205 square feet)
PINS: 06-31-407-016

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential Detached House 3	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. Location Map
3. Proposal Narrative
4. Zoning Analysis
5. Plat of Survey

6. Plat of Subdivision
7. Grading Plan

PROJECT DESCRIPTION - OVERVIEW

The subject property, commonly known as 3830 Venard Road, is located on the west side of Venard Road, approximately 165 feet north of Parrish Court. The property is zoned R-3, Residential Detached House 3 and is 28,205 square feet in size, measuring 150 feet wide at the street property line. The northern property line is not straight and changes direction twice which gives the parcel an irregular shape. The total length is 233.72 feet whereas the southern property line is 216.08 feet. The property is improved with a one-story single family house and a detached garage.

The applicant is petitioning to subdivide the property to allow two detached single family homes. Section 20.301 of the Subdivision Ordinance requires all new lots to be at least 75 feet wide, 140 feet deep, and have a minimum lot area of 10,500 square feet. The proposed subdivision meets these requirements except for the northern lot width. Although the lot width at the street property line is 75 feet, the zoning ordinance states that lot width is measured along the street setback line. For the R-3 Zoning District, the street setback is 30 feet (also referred to as the “building line”). Because the Lot 1 northern side property line angles towards the interior of the lot, this width is 73.78 feet along the setback line and is narrower than the width at the street property line.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan’s Residential Areas Plan identifies the property as part of the Suburban/Curvilinear type of residential development. Defining characteristics of this area include cul-de-sacs, meandering streets, and varying lot sizes. The proposed rezoning will not have a significant impact on the existing development patterns of this area as the land use will remain single family residential.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-3, Residential Detached House 3 which allows for a single family structure. A comparative analysis of the lot and bulk requirements for both lots are found in the table below:

R-3 Zoning Ordinance Lot Regulations	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	10,500 sq. ft.	13,191.7 sq. ft.	15,013.4 sq. ft.
Minimum Lot Width (along street setback)	75 ft.	73.78 ft.	75 ft.
Minimum Lot Frontage	40 ft.	75 ft.	75 ft.
North side setback	10% of lot width	8.02 ft.	7.73 ft.
South side setback	10% of lot width	7.58 ft.	7.73 ft.
Street Setback	30 ft.	30.25 ft.	30.31 ft.
Rear setback	20 ft.	136 ft. (approx.)	146 ft. (approx.)

16-PLC-0049; 3830 Venard Road
November 7, 2016

Page 3

Lot 1 will not meet the minimum lot width requirements for the underlying zoning district by 1.22 feet as measured along the street setback. The lot width at the street property line will be 75 feet. As shown, the side setbacks will exceed the minimum of 7.3 feet and have the same setback as if the property was 75 feet wide along the street setback. Purchasing the additional 1.22 feet from the property to the north (3800 Venard Road) would increase the nonconforming setback for that structure and is not an option.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The final plat of subdivision is in substantial compliance with Section 20.301 of the Subdivision Ordinance, except for the Lot 1 exception to have a reduced width by 1.22 feet as measured at the street setback line.

3830 Venard Road	Lot Width (required 75 ft.)	Lot Depth (required 140 ft.)	Lot Area (required 10, 500 sq. ft.)
Lot 1	<i>73.78 ft. (exception requested)</i>	223 ft.	13,191.7 sq. ft.
Lot 2	75 ft.	216 ft.	15,013.4 sq. ft.

The reduction in the lot width would allow for the construction of two new single family homes. The petitioner will provide 5-foot wide public utility and drainage easements along both side lot lines and a 10-foot wide public utility and drainage easement along the rear property lines.

If the final subdivision is approved, the petitioner will be required to pay park and school donations for the new lots. The petitioner will receive credit for the existing single family home on the property. A park and school donation of \$24,101.44 (\$8,724.24 District 58, \$4,094.61 District 99, \$11,282.59 Park District) will have to be paid prior to the Village executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any public improvements as part of this application. A sidewalk is currently located at front of the house and all utilities are provided. The street is already curb-and-guttered. All other engineering and public improvements will take effect when an application is made to develop the parcels.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with three residents who had informational inquiries, but there were no remaining concerns. One resident wanted to make sure drainage was addressed.

FINDINGS OF FACT

Section 20.602.c Exceptions.

(c) An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Chapter. In its consideration of the standards of practical difficulties or particular hardships, the Commission may consider, but is not limited to, the following:

- (1) The extent to which the proposed exception impacts on the value or reasonable use of surrounding properties;*

This exception will not negatively impact nor diminish the reasonable use of the surrounding properties. The proposed development will meet all setback requirements. Side and rear public utility and drainage easements shall be added to both properties. Conceptual engineering was submitted and the proposed homes will have to comply with the Village Stormwater Ordinance. This standard has been met.

- (2) *Whether the exception is consistent with the trend of development in the area and the surrounding uses;*
Although parcel sizes in the area vary, the majority of the lot widths are closer to 75 feet than 150 feet. The subdivision is consistent with the trend in development. This standard has been met.
- (3) *The characteristics of the property which support or mitigate against the granting of the exception;*
The parcel is irregularly shaped and very large compared to the neighboring properties. The proposed lot is the required width at the street property line, but the alignment of the northern property line reduces the lot width to 73.28 at the street setback line. Furthermore, land cannot be purchased from the property to the north (3800 Venard Road) and added to Lot 1 because it would increase an existing setback nonconformity at 3800 Venard Road. This standard has been met.
- (4) *Whether the exception is in conformance with the general plan and spirit of this Chapter;*
While Lot 1 does not meet the width requirement at the street setback line, Lots 1 and 2 comply with all other bulk requirements. The proposed lot dimensions would be more compatible with the neighboring properties. The Comprehensive Plan notes residential areas should provide for a variety of housing types. The proposed subdivision is in conformance with the general plan and spirit of Comprehensive Plan and the Subdivision Ordinance. This standard has been met.
- (5) *Whether the exception will alter, or be consistent with, the essential character of the locality.*
The current parcel is not consistent with the character of the locality because the dimensions are more characteristic of R-1, Residential Detached House 1 zoning district. The proposal is more consistent with the character of the locality due to the smaller lot dimensions. This standard has been met.

RECOMMENDATIONS

The proposed Plat of Subdivision with an exception of the property is compatible with the Comprehensive Plan and 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 this petition subject to the following conditions:

1. The plat of subdivision shall substantially conform to the staff report and the final plat of subdivision prepared by Wolf Pack Consulting revised October 27, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. Post Construction and Volume Control Stormwater Best Management Practices (BMPs) shall be required for both lots in accordance with the Village Stormwater Ordinance.
3. The park and school donations, in the amount of \$24,101.44 (\$8,724.24 District 58, \$4,094.61 District 99, \$11,282.59 Park District), shall be paid prior to Village Council approval and signing the plat of subdivision.
4. A demolition permit shall be issued for the existing house prior to the Village signing the plat of subdivision.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att

- Civil Engineering
- Land Surveying
- Land Planning
- Stormwater Management



September 20, 2016

Mr. Scott Williams

Development Planner
Community Development
Village of Downers Grove

**RE: PROPOSED TOPIC RESUBDIVISION
3830 VENARD ROAD
DOWNERS GROVE, ILLINOIS**

Dear Mr. Williams,

On behalf Vinko Topic, in support of his desire to re-subdivide his property at 3830 Venard Road, please find attached Petition for Plan Commission and Plan Commission Petitioners Submittal Checklist with related attachments including:

1 copy of Surrounding Property Owner information for parcels with 250 feet, Prepared by DuPage County IT- GIS Department, dated September 7, 2016,

1 signed copy of the Village's Certification of Public Notice Information
1 Signed and Notarized copy of the Villages Land Trust Disclosure Form

6 copies of the proposed Plat of Subdivision, 24" x 36", dated _____
6 copies of the proposed Site Engineering and Grading Plan, 11" x 17", dated _____

The proposed re-subdivision includes one Exception for the front yard width. While the overall property width at the right-of-way for the underlying parcel is 150 feet, the width at the 30 foot building setback line is 1.22 feet narrower as the north and south lines are not parallel. The underlying parcel is irregular in shape but as can be seen on the Plat of Re-subdivision the subdivided lots are over 25% larger than required by the zoning and larger than all of the adjoining lots which are predominately 75' x 140', 10,500 square feet.

As proposed the subdivided lots could be considered slightly more desirable than the adjoining lots because of the additional lot area. While the width of Lot 1 at the building line is 1.22 feet narrower and the shape of the lot is irregular these limitations do not restrict the construction of a home similar to any of the surrounding properties. A sample foundation plan has been shown on the proposed grading and an elevation has been provided, titled "The Sabine", Plan 2223 AD. With the Villages approval, Topic Builders would like to construct the approximately 3200 square foot home on the subdivided lot 1.

**PROPOSED TOPIC RESUBDIVISION – 3830 VENARD ROAD**

The proposed re-subdivision is consistent with the trend of development in the area and the surrounding uses. It allows for the construction of homes similar to the all of the adjoining properties and the homes in the surrounding neighborhoods.

The Exception resulted from a small irregularity in the overall geometry when the adjoining property was subdivided. While an attempt was made to provide the required 75 foot frontage on the resulting parcel a slight inconsistency in the bearing of the of first 35 feet resulted in a 1.22 foot shortage at the building line on the Topic Parcel. As can be seen on the Topic plat of re-subdivision, the width at the right-of-way line is the required 75 feet. The only other way to potentially remedy this deficiency would be to acquire a small sliver of property form the adjoining neighbor. Unfortunately, when the home on the adjoining lot was constructed it inadvertently encroached on the line and selling off the necessary 1.22 feet sliver would only further exacerbate this condition.

The requested Exception is in conformance with the general plan and the spirit of the subdivision ordinance. All other requirements for setback and size in this zoning are easily met. By granting the requested Exception homes of similar size and value can be built on the resulting subdivided lots.

By granting the requested Exception to reduce the required width at the building setback line from 75 feet to 73.78 feet on Lot 1, the two resulting lots of the Topic Resubdivision will be more consistent with the adjoining parcels. Homes proposed to be constructed by Topic builders will be consistent with all of their neighbors in every aspect. Reduction of the requirement by 1.22 feet will not negatively affect the drainage, or essential character of the locality

On behalf of Vinko Topic I respectfully request that the Plan Commission recommend and the Village Council approve the Topic Re-subdivision. Should you have any questions, or need any additional information please do not hesitate to contact me directly at (630) 935-0847.

Respectfully Submitted:
Wolf Pack Consulting, LLC

Philip J. Wolf, P.E., LEED AP
Managing Partner



3830 Venard Road Location Map

0 20 40 Feet



3830 Venard Road – Surrounding properties





ZONING ANALYSIS

Project Name:	TOPIC RESUB - ZONING ANALYSIS				
Address:	3830 Venard Road				
PIN(s):	06-31-407-016				
Zoning District:	R-3				
Existing Use:	Single Family Residential				
Proposed Use:	Single Family Residential				
Petition Type:	Resubdivision				
Deviations:	Reduced front yard required width from 75' to 73.78'				
<i>Requirement</i>	<i>Factor</i>	<i>Required</i>	<i>Proposed/Existing</i>	<i>Meets Req.?</i>	<i>Difference</i>
Lot Area	Minimum	10,500	Lot 1 -13,191.7 sq ft	Yes	+ 2,691.7 sq ft
Lot Area	Minimum	10,500	Lot -15,013.4 sq ft	Yes	+ 4,513.4 sq ft
Lot Width *	Minimum	75'	Lot 1 -73.78	No	- 1.22'
Lot Width	Minimum	75'	Lot 2 - 75'	Yes	
Front Setback	Minimum	30'	30'	Yes	
Rear Yard	Minimum	20'	20'	Yes	
Side Yard	Minimum	10% or 6 Feet	10% +	Yes	1 Inch
Height	Maximum	35'	35'	Yes	
Building Coverage	Minimum	32%	To be determined	Yes	+ 141,994.7 sq ft
Remarks:					
* Width at Building Line (At right-of-way width = 75')					
Exception required on lot 1 only					

NELSON SURVEYORS, LLC
 418 S. CASS AVENUE
 WESTMONT, ILLINOIS 60559
 NELSONSURVEYORS.COM
 (815) 486-8628 OFFICE
 (815) 486-8628 FAX

BAISIS OF BEARINGS = SOUTH LINE OF LOT 25
 IN ORCHARD TERRACE = S89°25'00"W (CEED)

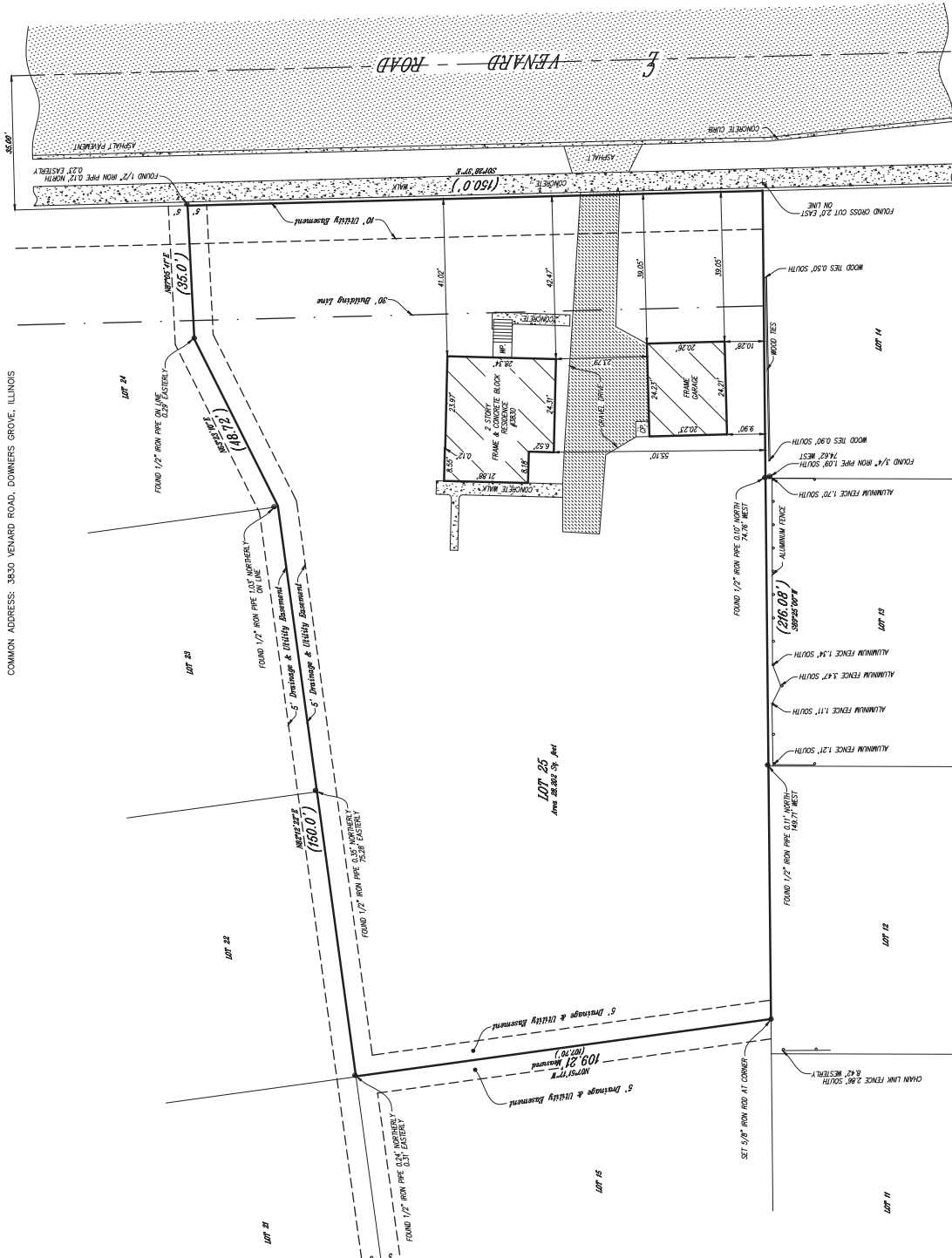
NELSON SURVEYORS, LLC.
PLAT OF SURVEY

LOT 25 IN ORCHARD TERRACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31,
 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 3830 VENARD ROAD, DOWNERS GROVE, ILLINOIS

LEGEND

- MONUMENT FOUND/SET
- (60.0') REFERENCE DIMENSION
- PUBLIC UTILITY ASSUMED
- CONCRETE FOUNDATION
- CONCRETE FENCE



MY LICENSE EXPIRES NOVEMBER 30, 2016



STATE OF ILLINOIS
 COURT OF APPEALS

I, MICHAEL J. NELSON, A LICENSED PROFESSIONAL LAND SURVEYOR
 IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I AM THE AUTHOR
 OF THIS SURVEY AND THAT THE PLAT HEREON MADE IS A CORRECT REPRESENTATION
 OF THE SURVEY AND THAT THE INFORMATION CONTAINED THEREON IS TRUE AND
 ACCURATE AND THAT I AM A MEMBER IN GOOD STANDING WITH THE ILLINOIS
 SURVEYING BOARD AND THAT I AM NOT UNDER ANY DISCIPLINARY ACTION
 WITHIN THE STATE OF ILLINOIS.
 MICHAEL J. NELSON, LICENSE NO. 035-3095
 SEPTEMBER 10, 2015

NOTES:

THIS LOT NOT YET FULLY DEVELOPED. UNDEVELOPED SHALL
 BE CONSIDERED AS OPEN SPACE. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
 ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE MONUMENT.
 ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE MONUMENT.
 ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE MONUMENT.
 ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE MONUMENT.

DATE:	SEPTEMBER 10, 2015
SCALE:	1"=50'
PREPARED FOR:	DAVID JUREK
DATE:	SEPTEMBER 10, 2015
SCALE:	1"=50'
PREPARED FOR:	DAVID JUREK

JOB: 00-000-1
 PLOT: 16 OF 23

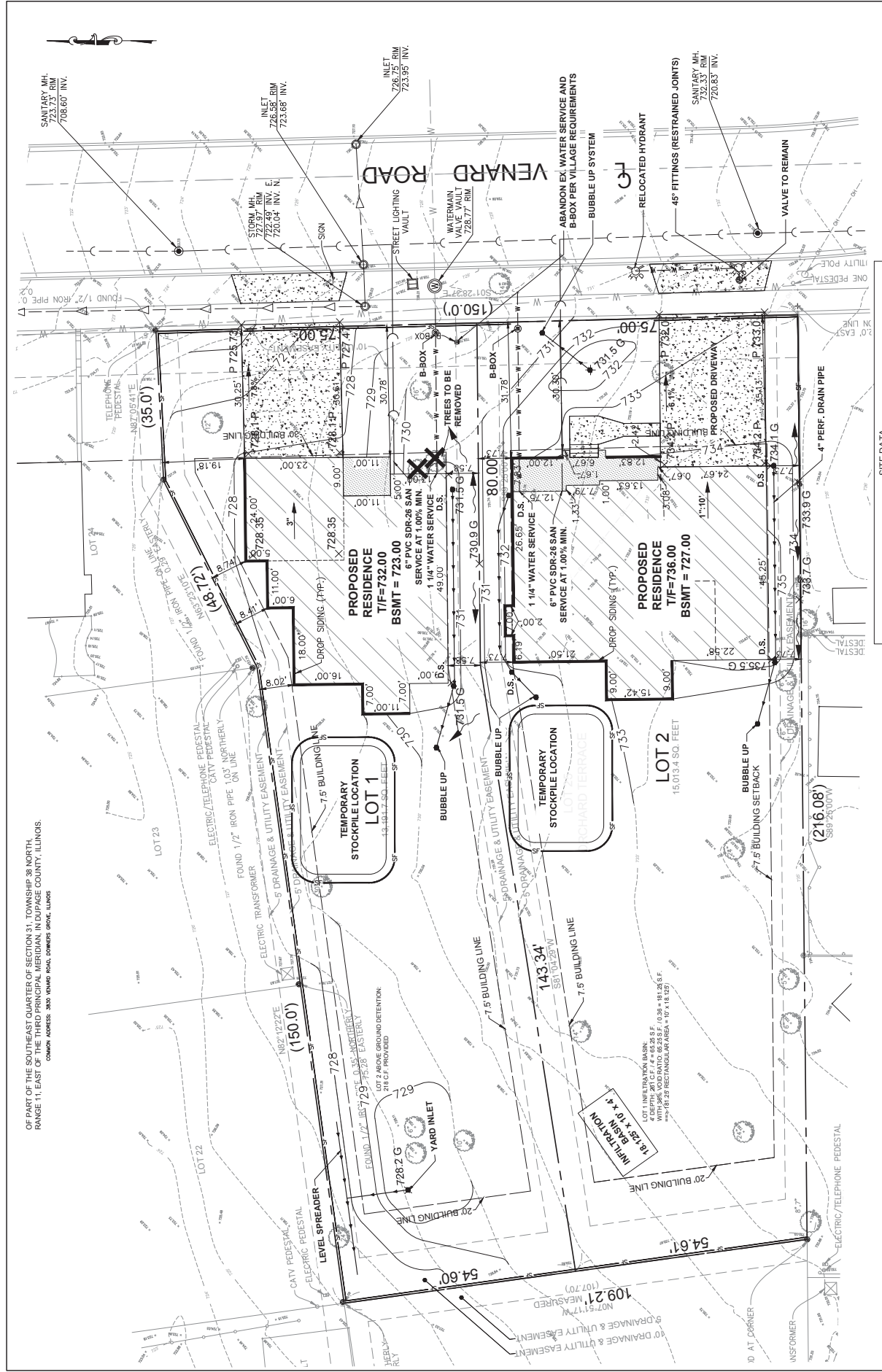
NO.	DATE	REVISIONS
10-27-16		REVISED PER VILLAGE COMMENTS
10-27-16		REVISED LOT 2 BUILDING

WolfPack CONSULTING, LLC
 Civil Engineering
 Planning & Design
 1612 Oakton Avenue, Suite 202, Lake, IL 60526
 (815) 964-1117 wolfpack.com



PROPOSED GRADING PLAN
 3830 VERNARD ROAD
 DOWNERS GROVE, ILLINOIS

SHEET NO. C1.0
 PROJ. NUMBER



NOTE:
 THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FOR THIS PROJECT WAS OBTAINED FROM THE RECORD SURVEY OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN WRITING OF ANY DIFFERENCES.

SITE DATA
 NEW IMPERVIOUS AREA ADDED FROM EXISTING = 708 S.F.
 THEREFORE, BMP'S ARE REQUIRED
 EX. IMPERVIOUS AREA / 2 LOTS = 2.89 / 2 = 1.448 S.F. PER LOT
 IMPERVIOUS AREA CHANGE FROM EX.
 LOT 1: 2,598 - 1,448 = 1,150 S.F.
 LOT 2: 2,985 - 1,448 = 1,537 S.F.
 BMP'S REQUIRED:
 PROPOSED IMPERVIOUS LOT COVERAGE
 LOT 1: 1,257 * 1,577 S.F. = 2614 CUBIC FEET FLOOD
 LOT 2 PROPOSED IMPERVIOUS AREA = 2,985 S.F.

EXISTING LOT COVERAGE
 EX. WALKWAY PRIVATE = 189 S.F.
 EX. DRIVEWAY PRIVATE = 1,163 S.F.
 EX. DRIVEWAY PUBLIC = 1,163 S.F.
 TOTAL EX. IMPERVIOUS AREA = 2,515 S.F.
 PROPOSED IMPERVIOUS LOT COVERAGE
 LOT 1: 1,257 * 1,577 S.F. = 2614 CUBIC FEET FLOOD
 LOT 2 PROPOSED IMPERVIOUS AREA = 2,985 S.F.

OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
 COMMON ADDRESS: 3830 VERNARD ROAD, DOWNERS GROVE, ILLINOIS

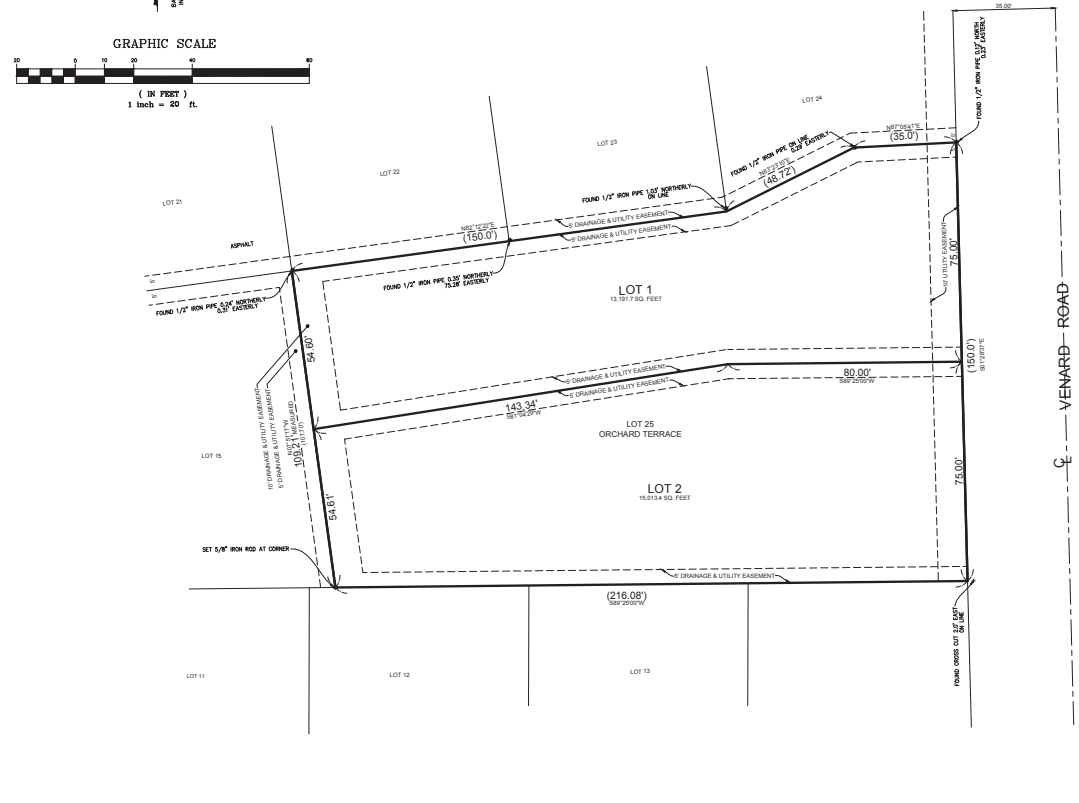
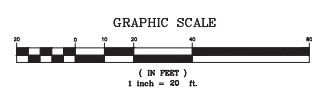
REVISIONS

NO.	DATE	REVISIONS
10-27-16		REVISED PER VILLAGE COMMENTS
10-27-16		REVISED LOT 2 BUILDING

FINAL PLAT OF SUBDIVISION
TOPIC SUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PN 06-31-407-016-0000
COMMON ADDRESS: 303 VENARD ROAD, DOWNERS GROVE, ILLINOIS
PREPARED FOR:
TOPIC BUILDERS, INC.
438 BURNING DRIVE,
DOWNERS GROVE, ILLINOIS 60515



OWNERS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, VINCO TOPIC, AS TRUSTEE OF THE TOPIC FAMILY DECLARATION OF TRUST DATED JANUARY 5, 2006...

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify...

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THE UNDERSIGNED, VINCO TOPIC, AS TRUSTEE FOR THE TOPIC FAMILY DECLARATION OF TRUST OF THE PROPERTY DESCRIBED HEREON...

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

DOWNERS GROVE SANITARY DISTRICT
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...

DOWNERS GROVE VILLAGE COLLECTOR
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, 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...

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

EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH ELECTRIC COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE.
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE...

DECLARATION OF RESTRICTIVE COVENANTS
DECLARATION OF RESTRICTIVE COVENANTS: THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEFINED 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 CONSIDERED WHEN DETERMINING THE LOCATION OF UNDERGROUND SERVICES...
(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICES AND OTHER PUBLIC UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT...

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...

- 1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION...
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS...
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT...
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...

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND JAY STOKOL, THE OWNER OF THE LAND DESCRIBED HEREON, DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF...

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NAME: _____
STATE REGISTRATION NUMBER: _____
REGISTRATION EXPIRATION DATE: _____
DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID SPECIAL TAXES AND NO DEFERRABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT...

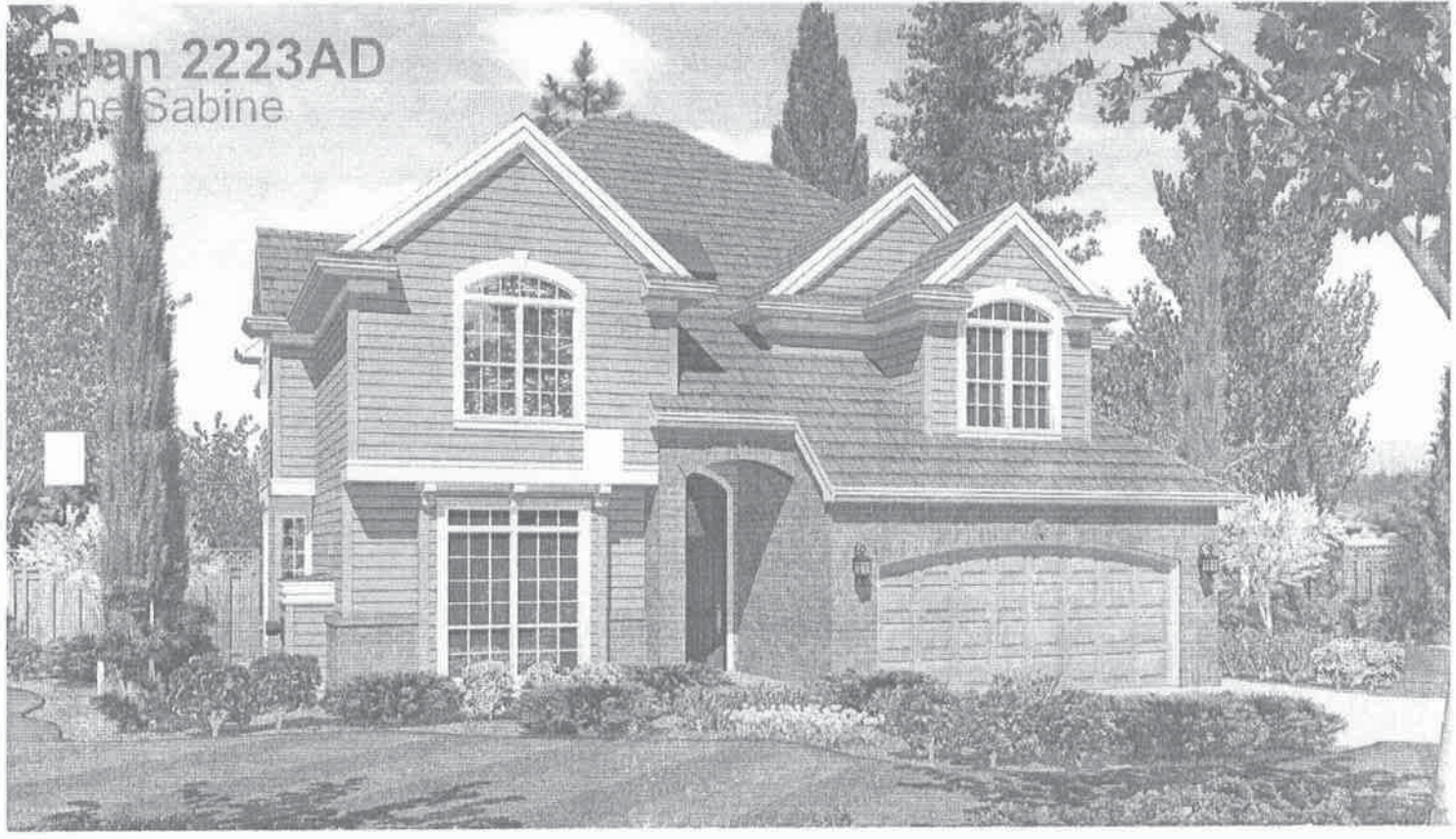
COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK, _____ M. AS DOCUMENT NUMBER _____

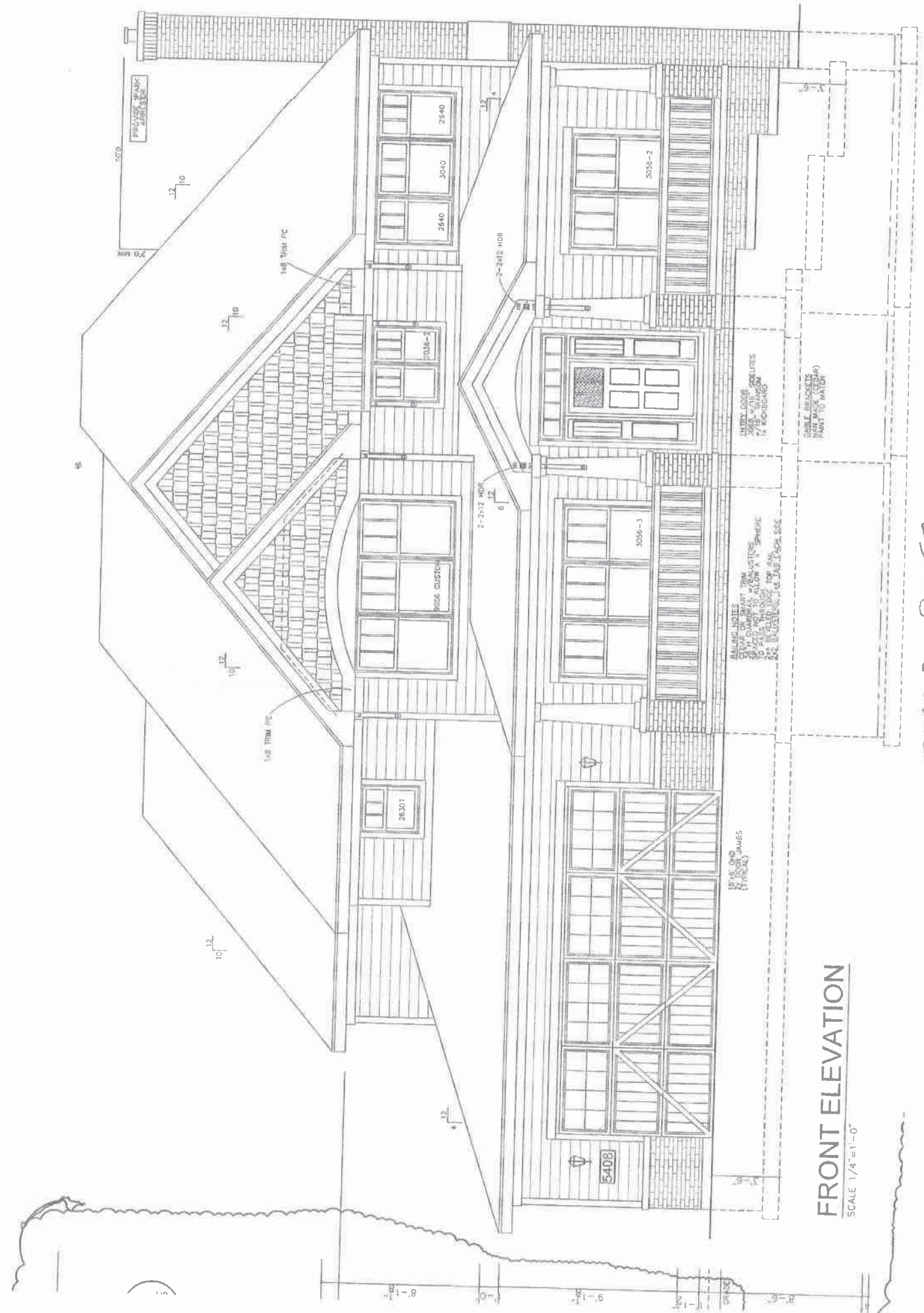


STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HAVE SURVEYED AND REBROWNEDED THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 25 IN ORCHARD TERRACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PROPERTY IS SITUATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP PER FEMA NO. 17060C001 WITH AN EFFECTIVE DATE OF DECEMBER 16, 2014.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS WITHIN THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY PARAGRAPH 11 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

3200 SQ FT





3700 SQFT.

FRONT ELEVATION

SCALE 1/4"=1'-0"

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

NOVEMBER 7, 2016, 7:00 P.M.

FILE 16-PLC-0049: A petition seeking approval of a Final Plat of Subdivision with 1 Exception. The property is currently zoned R-3, Residential Detached House 3. The property is located on the west side of Venard Road, approximately 165 feet north of Parrish Court, commonly known as 3830 Venard Road, Downers Grove, IL (PIN 06-31-407-016). Vinko Topic, Owner.

Planner Scott Williams reviewed the petition on the overhead. He reported that the surrounding properties and the large subject property were all zoned R-3. However, when the subject property was platted, the northern property line angles inwards reducing the lot width which was why there was an exception before the commission. The petitioner was seeking a subdivision of the lot. Dimensions and bulk requirements of the two separate lots were explained by Mr. Williams in greater detail. The lot would not be 75' wide as measured at the street setback line, but meets all other requirements and is eligible to seek an exception. The conceptual engineering was also presented.

The proposal was reviewed in accordance with the goals of the village's comprehensive plan and under the standards for approval. Staff recommended approval subject to the conditions in its staff report.

In response to drainage questions, Mr. Williams pointed out that the property was not previously developed under the current stormwater ordinance. Additional easements will be put on the proposed properties per the subdivision ordinance. Ms. Leitschuh added that whenever land is subdivided, there is an increase in properties' impervious surface, and an applicant must show how it will be treated, stored, and distributed. Planner Leitschuh stated it was a standard requirement for going through the new single family permitting process.

Petitioner, Mr. Philip Wolf with Wolf Pack Development, 2510 Maple Ave., Downers Grove, explained that the drainage on the property flowed to the back corner of the site. He said the builder had recommended that he review the stormwater management devices required for new buildings with 2500 sq. feet of impervious surface, which was an infiltration base and a rain garden.

He referenced the plans for the two lots for the commissioners.

No questions from the commissioners followed. The chairman invited the public to speak.

Mr. Sean Black, 1420 Parish Court, inquired if the footprint of the buildings would change. He pointed out that two neighbors west from the property had water issues over the years and they had flooded basements.

Ms. Karen Martin, 1411 Wood, was fine with splitting the lots but said she does receive a lot of water and wanted to know how it would be addressed in the future.

DRAFT

Mr. Wolf proceeded to respond to the above questions by explaining future water run-off directions from the two sites, water storage, the accuracy of the footprints on the plans, and the location of the proposed rain garden.

Mr. Vince Topic, 436 Bunning Drive, Downers Grove, a local builder, explained his plans for the two homes which included being constructed one at a time.

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

Per a question, Mr. Williams explained the approximately \$24,000 listed in staff's recommendation was the appropriate donations to the school district and park district based on the new home.

Commissioners discussed the narrow lots being created by the subdivision and the fact the commission usually stayed with the 75 foot widths but that council also approved the 73-foot widths for three lots recently. The chairman pointed out; however, that the difference with this proposal was the side property lines were not parallel but they had the required width when measured from the street. Additional confirmation followed by Mr. Williams that a prior request earlier in the year did have certain conditions placed on it when village council approved it after the commission had denied the request.

Responding to Ms. Gassen's question as to what the hardship was for this property, Mr. Williams believed it was how the parcel was platted. At its narrowest point it was approximately 54 feet. Ms. Leitschuh also explained there were two ways to evaluate hardships: one as a hardship and one as a practical difficulty. She believed this request had practical difficulty in meeting the reasonable use of the property because of its dimensional difficulty.

Mr. Maurer raised the fact that neighbor comments included that an unattractive house currently sat on the property and a newer home could replace it; however, it would still remain on a very large lot and not in keeping with the neighborhood. Whereas, he believed the proposal was acceptable, more fitting with the area, and most people would not notice if the setback was off one foot. From his own experience in development, he agreed the village would require the applicant to meet the stormwater requirements and take proper control measures to address the neighbors' concerns.

Chairman Rickard concurred and believed even with the subdivision, the lots were still somewhat larger but still made it more consistent with the neighborhood. Mr. Thoman reported there was already a precedent set for odd-shaped lots in the neighborhood. Mr. Boyle pointed out that the neighbors to the west of the lot had an RCP running between their lots and he hoped the builder would address any water issues before that point of collection.

Commissioners appeared to be fine with the five standards being met and staff's recommendation for approval with its four conditions.

WITH RESPECT TO FILE 16-PLC-0048, MR. MAUER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO STAFF'S FOUR (4) CONDITIONS IN ITS STAFF REPORT.

SECONDED BY MS. HOGSTROM. ROLL CALL:

DRAFT

**AYE: MR. MAURER, MS. HOGSTROM, MR. BOYLE, MS. GASSEN, MR. THOMAN,
CHAIRPERSON RICKARD.**

NAY: NONE

MOTION PASSED. VOTE: 6-0

DRAFT