

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/2/2017

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| SUBJECT: | SUBMITTED BY: |
| 5527, 5529 and 5531 Fairmount Avenue - Final Plat of Subdivision | Stan Popovich, AICP Director of Community Development |

SYNOPSIS

A resolution has been prepared to approve a final plat of subdivision to subdivide two residential properties into three lots with a lot width exception for Lot 3.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the April 18, 2017 Village Council meeting. Staff recommends approval at the May 2, 2017 Village Council meeting.

BACKGROUND

Property Information & Zoning Request

The subject properties are located on the east side of Fairmount Street, approximately 300 feet south of 55th street and are zoned R-3, Residential Detached House 3. The properties are improved with three single family residential homes on two lots of record. A detached garage is located on the northern property. The petitioner is requesting approval of a Final Plat of Subdivision with one lot width exception to consolidate and subdivide the two existing parcels at 5527-5531 Fairmount Avenue (215 feet in width) into three residential lots. Lots 1 and 2 would meet the 75-foot minimum requirement, and the exception would allow Lot 3 to be 65 feet wide.

Compliance with the Comprehensive Plan

The Residential Areas Plan section of the Comprehensive Plan identifies the subject properties as being within the Estate Residential Area containing detached single family residences. Estate Residential is characterized by large lots. This particular block contains a variety of lot widths with some narrower than the granted exception for 65 feet. Although the proposed width of Lot 3 is less than the required minimum, the areas of all three proposed lots surpass the minimum requirement (the smallest being 14,625 square feet vs 10,500 square feet) and result in a perpetuation of Estate Residential Characteristics.

Compliance with the Zoning Ordinance

The properties are zoned R-3, Residential Detached House 3. The subdivision of the subject properties into three lots with the existing zoning classification would allow for the construction of three single family homes provided all other zoning regulations are met. The new lots will comply with the minimum lot area (10,500 square feet) per Section 2.030 of the Zoning Ordinance, but an exception is being requested to permit a lot width of 65 feet where 75 feet is required per Section 2.030 of the Zoning Ordinance. As a condition of approval placed by Village Council, the side-yards setback for the home constructed on Lot 3 would be 7.5 feet, the same requirement that applies to the 75-foot wide lots.

Compliance with the Subdivision Ordinance

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. The school and park donation fees do not apply because three homes currently exist on the properties, and three are proposed as part of this proposal.

Engineering\Public Improvements

The applicant has submitted conceptual engineering showing footprints of the proposed homes, overland flow route, best management practice stormwater facilities, the 100 year floodplain line and a stormwater easement over the entire flood plain. The easement satisfies Village Council's condition of approval from the preliminary approval.

ATTACHMENTS

Resolution

Aerial Map

Final Plat of Subdivision Exhibits

[Manager Memo dated June 21, 2016](#)

Resolution 2016-35

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: May 2, 2017
(Name)

RECOMMENDATION FROM: _____ FILE REF: 17-PLC-0007
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION WITH AN EXCEPTION FOR 5527-5531 FAIRMOUNT AVENUE", as presented.

SUMMARY OF ITEM:

Adoption of the attached resolution shall approve the final plat of subdivision with an exception for the property located at 5527-5531 Fairmount Avenue.

RECORD OF ACTION TAKEN:

5527-5531 Fairmount
 Final Plat of Subdivision
 17-PLC-0007
 PP 16-PLC-0020

RESOLUTION _____

**A RESOLUTION APPROVING THE
 FINAL PLAT OF SUBDIVISION WITH AN EXCEPTION
FOR 5527-5531 FAIRMOUNT AVENUE**

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 two lots into three lots for the Park View Resubdivision, located on the east side of Fairmount Avenue, approximately 500 feet south of 55th Street, commonly known as 5527-5531 Fairmount Avenue, Downers Grove, Illinois, legally described as follows:

Parcel 1

THE WEST 225 FEET OF THE NORTH 115 FEET OF LOT 2 IN HIGHLAND'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1912 AS DOCUMENT 109123, IN DuPAGE COUNTY, ILLINOIS.

Parcel 2

THE SOUTH 100 FEET OF THE NORTH 215 FEET OF LOT 2, EXCEPT THE EAST 403 FEET THEREOF, IN THE HIGHLANDS ADDITION TO DOWNERS GROVE, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIPS 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF HIGHLANDS ADDITION RECORDED ON AUGUST 21, 1912 AS DOCUMENT 109123, IN DuPAGE COUNTY, ILLINIOS.

Commonly known as: 5527-5531 Fairmount Avenue, Downers Grove, IL 60516
 PINs: 09-17-201-011; -012

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 lot width of seventy-five (75) feet to sixty-five (65) feet for Lot 3.

WHEREAS, notice had been given and a public hearing before the Plan Commission on May 2, 2016 regarding the preliminary plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Village Council approved the preliminary plat for the Park View Resubdivision by Resolution No. 2016-35, on June 21, 2016; and,

WHEREAS, Village staff has reviewed and recommends approval of the petition for Final Plat of Subdivision of Park View Resubdivision with an Exception, located at 5527-5531 Fairmount Avenue, Downers Grove, Illinois, as requested, subject to certain conditions; and,

WHEREAS, pursuant to Section 20-505 of the Subdivision Control Ordinance, a final plat of

subdivision may be presented to the Village Council for approval if a preliminary plat of subdivision has previously been approved.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision of Park View Resubdivision, located at 5527-5531 Fairmount Avenue, Downers Grove, Illinois, is hereby approved subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Preliminary Plat of Subdivision prepared by Professional Land Surveying, Inc. dated 10-21-2015, last revised on April 11, 2017.

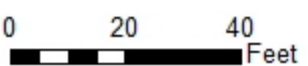
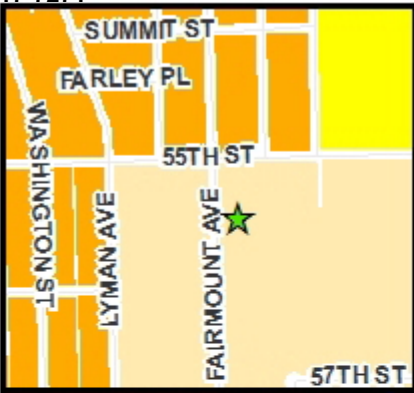
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



5527-5531 Fairmount Ave-Location Map





Custom Home Builders

www.cypresshilldevelopment.com

**1121 Warren Ave, Suite 220
Downers Grove, IL 60515**

**Office: (630) 241-9330
Fax: (630) 241-9335**

**Petition for Final Plat of Subdivision
5527, 5529 and 5531 Fairmount Avenue
Summary Narrative
February 8, 2017**

The purpose of this petition is to obtain village approval for a Final Plat of Subdivision, wherein two existing residential lots located at 5527-31 Fairmount Avenue will be subdivided into three new lots. The petitioner is subdividing the lots for the purpose of improving and re-developing the properties with three newly constructed single family residences.

On June 21, 2016 the Village Council issued Resolution 2016-35 which approved the Preliminary Plat of Subdivision subject to certain conditions. Those conditions have now been met and the petitioner is hereby requesting final approval from the Village Council.

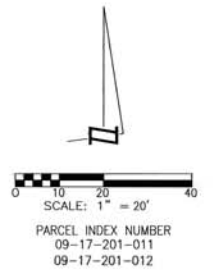
Respectfully Submitted by:

Daniel C. Buie, President
Cypress Hill Development LLC

BOUNDARY AND TOPOGRAPHIC SURVEY

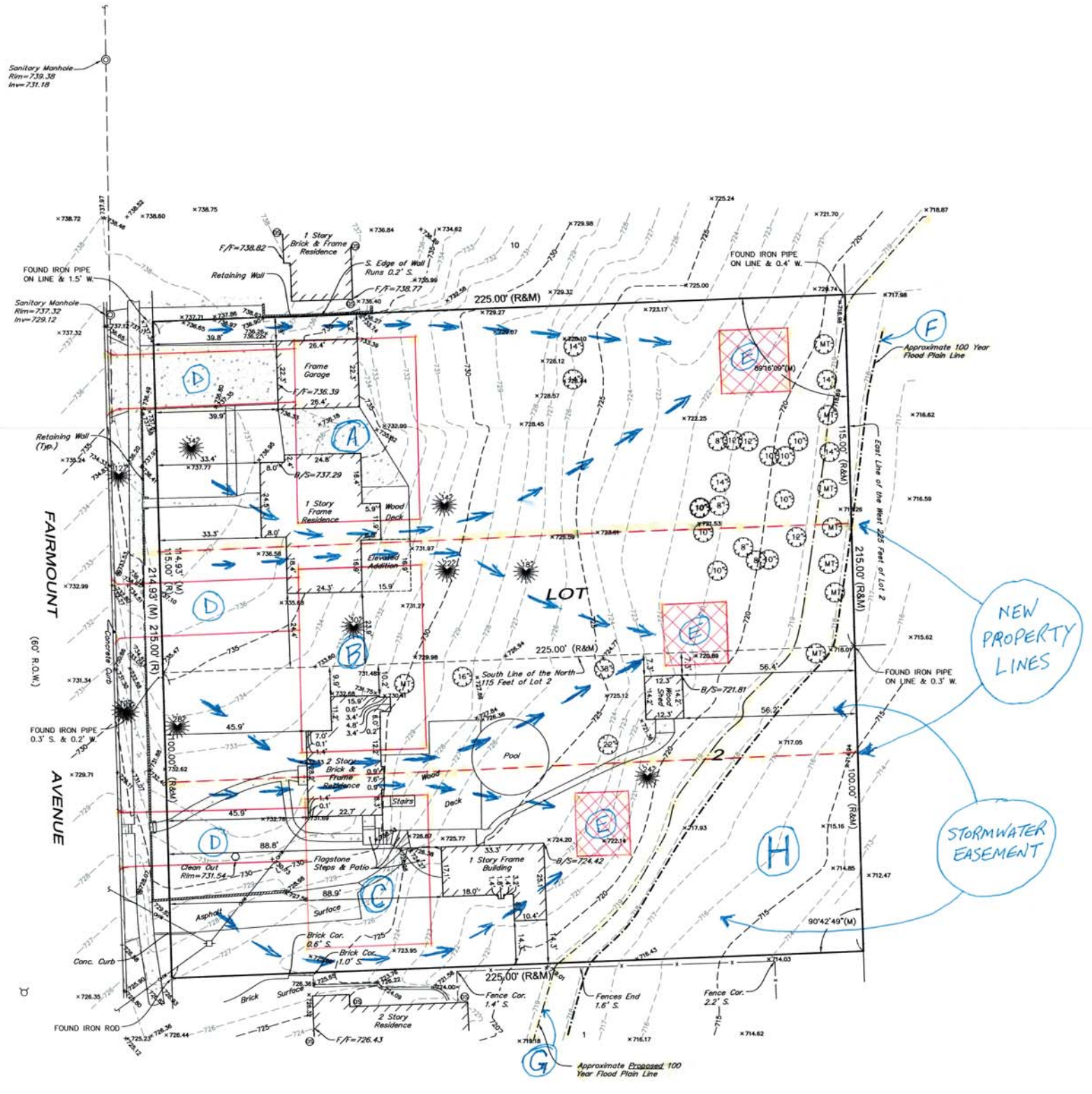
PROFESSIONAL LAND SURVEYING, INC.

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



PARCEL INDEX NUMBER
09-17-201-011
09-17-201-012

PARK VIEW RESUBDIVISION



BENCHMARK
DUPAGE COUNTY BM DK3126 - BRONZE DISK IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF RTE 34 AND CASS AVENUE.
(VERIFIED SEPTEMBER 25, 2014)
ELEVATION = 746.26 (NAVD 88)
PLS1 01 - NGS OPUS PID BDDM17: CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS.
ELEVATION = 733.51 (NAVD 88)
SITE BENCHMARK:
CROSS CUT IN CONCRETE WALK ALONG WEST SIDE OF FAIRMOUNT AVENUE, AT SOUTH PROPERTY LINE OF LOT 2 EXTENDED WEST, AS SHOWN HEREON.
ELEVATION = 726.49

LEGAL DESCRIPTION
THE WEST 225 FEET OF THE NORTH 115 FEET OF LOT 2 IN HIGHLAND'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1912 AS DOCUMENT 109123, IN DUPAGE COUNTY, ILLINOIS.
AND
THE SOUTH 100 FEET OF THE NORTH 215 FEET OF LOT 2, EXCEPT THE EAST 403 FEET THEREOF, IN THE HIGHLANDS ADDITION TO DOWNERS GROVE, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF HIGHLANDS ADDITION RECORDED ON AUGUST 21, 1912 AS DOCUMENT 109123, IN DUPAGE COUNTY, ILLINOIS.

NOTES
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
PREPARED FOR: CYPRESS HILL
ADDRESS: 5527/5529 FAIRMOUNT AVENUE, DOWNERS GROVE, IL
BOOK & PG: 165/01 DATE: 7/14/2016 JOB NO: 1511123
DRAWN BY: JHH CHECK BY: _____
REVISED: 07/18/16 - JJK FLOOD PLAIN LINE
REVISED: 10/21/16 - KJA PROPOSED FLOOD PLAIN

LEGEND:

- (A) = PROPOSED NEW 3200 SF HOME; 4 BEDROOMS AND 3 1/2 BATHROOMS.
- (B) = PROPOSED NEW 3200 SF HOME; 4 BEDROOMS AND 2 1/2 BATHROOMS.
- (C) = PROPOSED NEW 2600 SF HOME; 3 BEDROOMS AND 2 1/2 BATHROOMS.
- (D) = PROPOSED NEW CONCRETE DRIVEWAYS.
- (E) = PROPOSED NEW BMP STORMWATER FACILITIES (IF AND AS REQUIRED BASED UPON AMOUNT OF IMPERVIOUS AREA).
- (F) = EXISTING 100 YEAR FLOOD PLAIN LINE.
- (G) = PROPOSED 100 YEAR FLOOD PLAIN LINE.
- (H) = STORMWATER EASEMENT (WITHIN ENTIRE 100 YEAR FLOOD PLAIN).
- ➔ = OVERLAND STORMWATER DRAINAGE FLOW PATHS (SUBJECT TO FINAL APPROVED GRADING PLANS).

SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCHBASIN
- ⊕ - HYDRANT
- ⊕ - VALVE & VAULT
- ⊠ - POWER POLE
- - FENCE LINE
- ⊠ - BUFFALO BOX
- ⊠ - CONCRETE SURFACE
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- (R) - RECORD DATA
- (M) - MEASURED DATA
- T/F - TOP OF FOUNDATION
- F/F - FINISHED FLOOR
- B/S - BOTTOM OF SIDING
- - EXIST. CONTOURS
- XXX.XX - EXISTING ELEVATION
- OH- - OVERHEAD WIRES
- S- - SANITARY SEWER
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

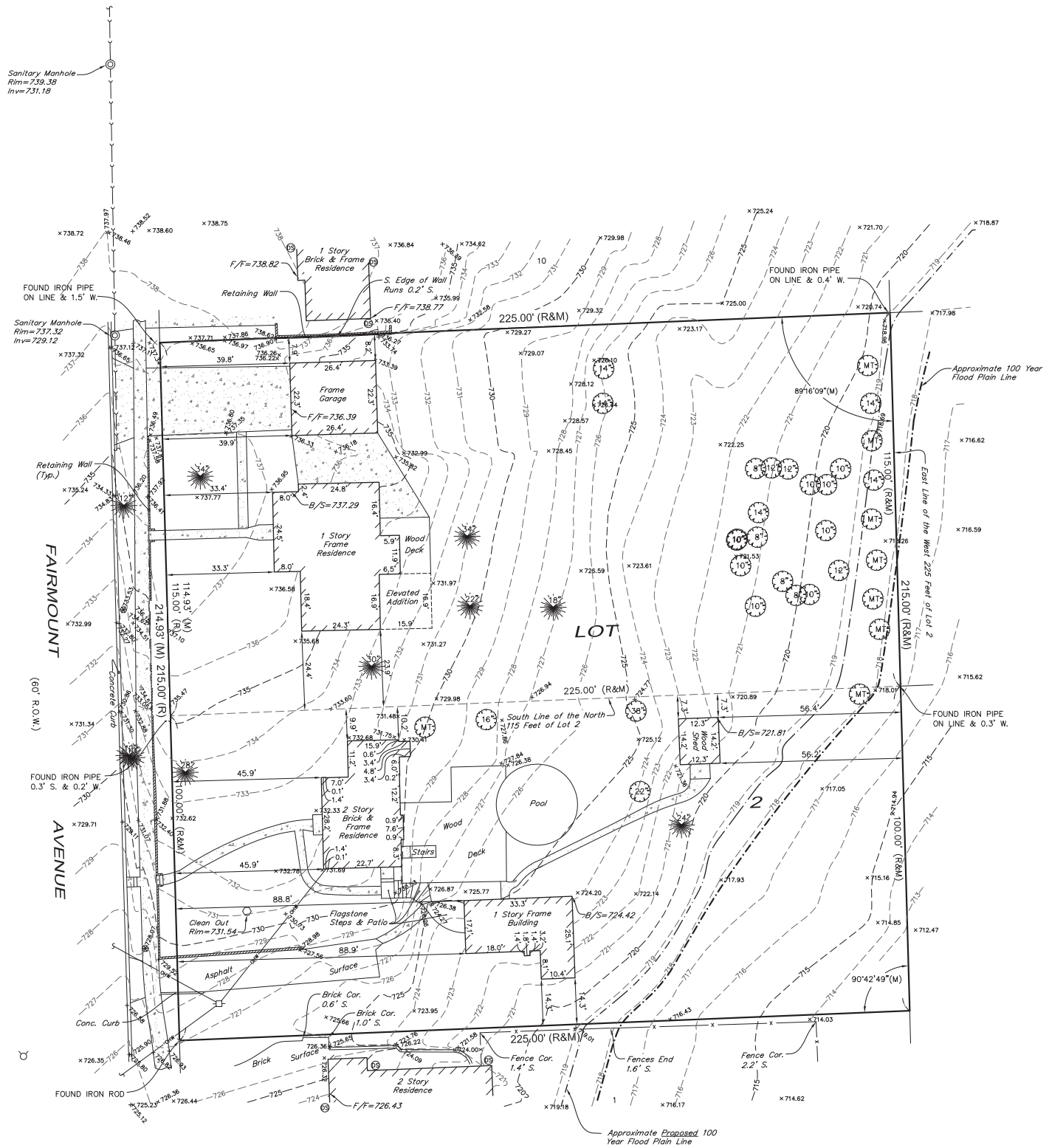
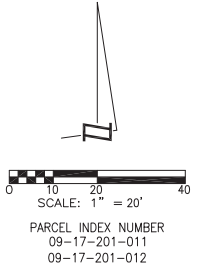


SURVEYED AREA: 48,367± SQ. FT.
REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.
NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.
FIELD WORK COMPLETED AND DATED THIS 13TH DAY OF JULY, 2016.
IPLS No. 3483
MY LICENSE EXPIRES 11/30/2016
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

BOUNDARY AND TOPOGRAPHIC SURVEY

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COUNTY OF DUPAGE }

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FIELD WORK COMPLETED AND DATED THIS 13TH DAY OF JULY, 2016.



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

RESOLUTION 2016-35**A RESOLUTION APPROVING THE
PRELIMINARY PLAT OF SUBDIVISION WITH AN EXCEPTION
FOR 5527-5531 FAIRMOUNT AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of a Preliminary Plat of Subdivision to subdivide two lots into three lots for the Park View Resubdivision, located on the east side of Fairmount Avenue, approximately 500 feet south of 55th Street, commonly known as 5527-5531 Fairmount Avenue, Downers Grove, Illinois, legally described as follows:

Parcel 1

THE WEST 225 FEET OF THE NORTH 115 FEET OF LOT 2 IN HIGHLAND'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1912 AS DOCUMENT 109123, IN DuPAGE COUNTY, ILLINOIS.

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Commonly known as: 5527-5531 Fairmount Avenue, Downers Grove, IL 60516
PINs: 09-17-201-011; -012

WHEREAS, at the Plan Commission hearing of May 2, 2016, the Petitioner requested exceptions 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 right of way width of 75 feet to 71.65 feet for Lot 1.
2. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.301; *Lot Widths*, to reduce the required right of way width of 75 feet to 71.64 feet for Lot 2.
3. An Exception from Chapter 20, *Subdivision Ordinance*, Section 20.301; *Lot Widths*, to reduce the required right of way width of 75 feet to 71.64 feet for Lot 3.

WHEREAS, notice has been given and a public hearing held on May 2, 2016 regarding this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended denial of the petition for Preliminary Plat of Subdivision of Park View Resubdivision with Exceptions, located at 5527-5531 Fairmount 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 Preliminary Plat of Subdivision of Park View Resubdivision, located at 5527-5531 Fairmount Avenue,

