

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council**  
**12/18/2018**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
3970 Douglas Road – Final Plat of Subdivision	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The applicant is requesting final plat of subdivision approval to subdivide the subject properties into two lots of record.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION****UPDATE & RECOMMENDATION**

This item was discussed at the December 11, 2018 Village Council meeting. Staff recommends approval on the December 18, 2018 Active Agenda per the Plan Commission's unanimous 7:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and the lot dimension standards of Section 20.301 of the Subdivision Ordinance.

**BACKGROUND**Property Information & Zoning Request

The subject property, consisting of two parcels, is located at the northwest corner of the intersection of Douglas Road and 40<sup>th</sup> Street and are zoned R-2, Residential Detached House 2. The first parcel, Lot 9 (with frontage along Douglas Road and 40<sup>th</sup> Street) is improved with a one-story single family house and a detached garage. The second parcel, the west 124 feet of Lot 8, is located immediately west of the single family residence at 3964 Douglas Road and currently has no frontage along 40<sup>th</sup> Street.

The applicant is petitioning to subdivide the property into two lots of record to allow two detached single family homes. The proposed Lot 1 will have frontage along 40<sup>th</sup> Street and will be developed with a new single family residence. The existing home at 3970 Douglas Road will remain on the proposed Lot 2.

Compliance with the Comprehensive Plan

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the Traditional Grid type of residential development. Defining characteristics of this area include a uniform layout, sidewalks on both sides of the street, and vehicular connectivity. The proposed subdivision will maintain the existing neighborhood character.

#### Compliance with the Zoning Ordinance

The subject property is zoned R-2, Residential Detached House 2. Both proposed Lots 1 and 2 will meet the underlying zoning district, which requires lots to be 85 feet wide, 140 feet deep and 15,000 square feet in area.

#### Compliance with the Subdivision Ordinance

The final plat of subdivision is in substantial compliance with Section 20.301 of the Subdivision Ordinance. Both lots meet the lot width, lot depth, and area requirements of the Subdivision Ordinance. Utility and drainage easements are provided on both lots.

If the final plat of subdivision is approved, the applicant will be required to pay park and school donations of \$24,101.44 prior to the Village executing the final plat of subdivision.

#### Public Improvements

The applicant is not proposing any public improvements as part of this application. A sidewalk is currently located in front of both proposed lots and all utilities are provided. All other engineering and public improvements will take effect when Lot 1 is developed with a new single family residence.

#### Public Comment

One member of the public inquired about stormwater management and utility disruption at the public hearing. At the public hearing it was stated by the applicant and staff that Lot 1 will be developed in accordance with the Village's stormwater ordinance as depicted in the submitted conceptual engineering plan. The applicant's developer will also work with JULIE to locate all utilities prior to construction start.

### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated November 5, 2018

Approved Minutes of the Plan Commission Hearing dated November 5, 2018

3970 Douglas  
Final Plat of Subdivision  
18-PLC-0031

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

**A RESOLUTION APPROVING THE  
FINAL PLAT OF SUBDIVISION  
FOR 3970 DOUGLAS ROAD**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for a Final Plat of Subdivision to subdivide one lot into two developable lots for the property located at the northwest corner of Douglas Road and 40<sup>th</sup> Street, commonly known as 3970 Douglas Road, Downers Grove, Illinois, legally described as follows:

LOT 9 AND THE WEST 124 FEET OF LOT 8 IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169326, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 3970 Douglas Road, Downers Grove, IL 60515  
PINs: 09-05-203-026 and -023

WHEREAS, notice has been given and a public hearing held on November 5, 2018 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 Napski Resubdivision, located at 3970 Douglas 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 Napski Resubdivision, located at 3970 Douglas Road, Downers Grove, Illinois, is hereby approved subject to the following conditions:

1. The plat of subdivision shall substantially conform to the staff report dated November 5, 2018 and the final plat of subdivision prepared by Alecs Hur revised October 30, 2018, 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 (PCBMPs) shall be required for both lots per the Stormwater and Floodplain Ordinance. If more than 350 square feet of new impervious area is proposed on either Lot 1 or 2, PCBMPs shall be required on said lot.
3. The park and school donations, in the amount of \$24,101.44, shall be paid prior to Village Council approval and signing of the plat of subdivision.

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

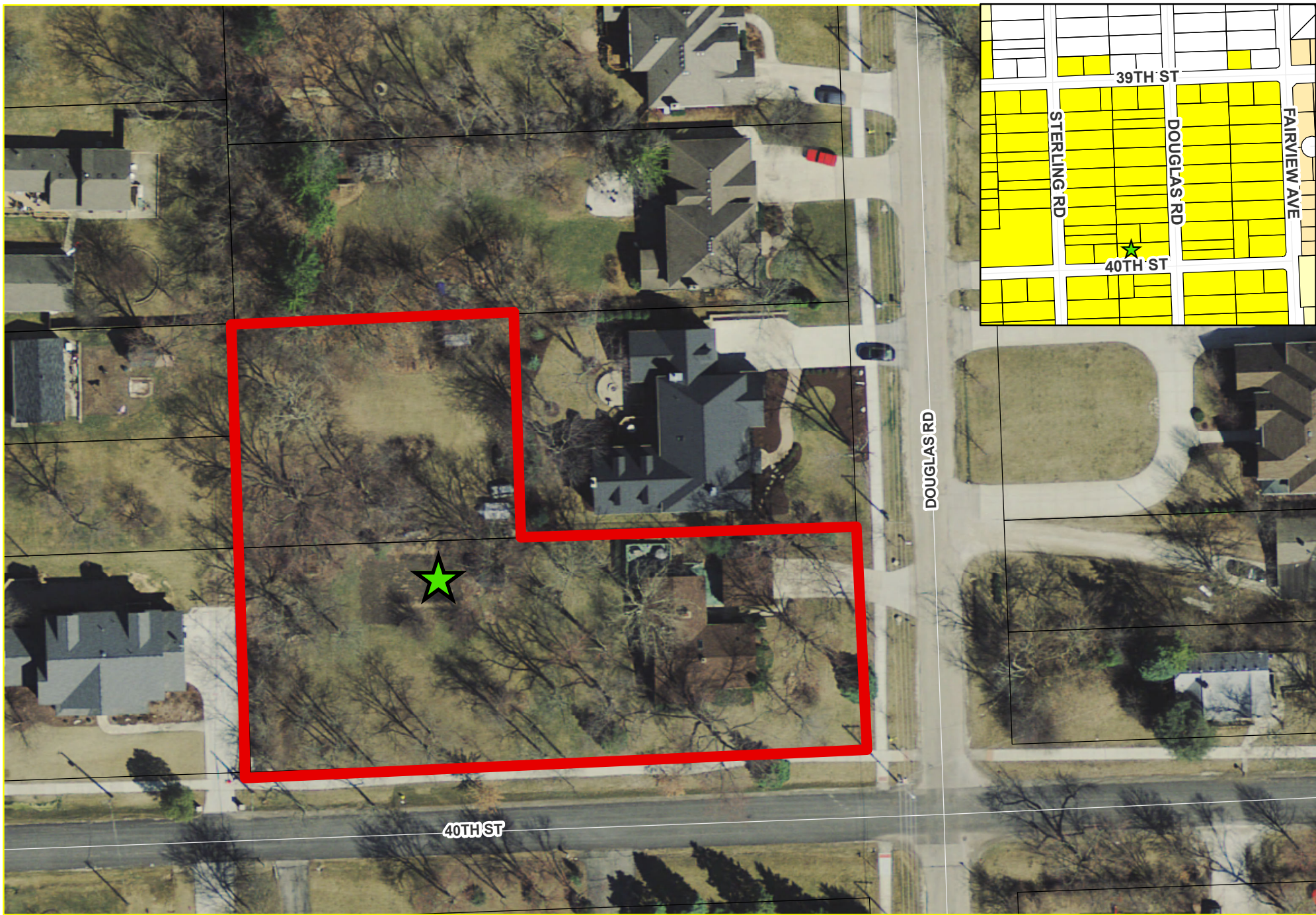
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Passed:



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

\_\_\_\_\_  
Mayor

I:\mw\res.18\FP-3970-Douglas-18-PLC-0313



**3970 Douglas Road - Location Map**

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
NOVEMBER 5, 2018 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
18-PLC-0031 3970 Douglas Road	Final Plat of Subdivision	Flora Ramirez Planner

**REQUEST**

The petitioner is requesting Final Plat of Subdivision approval to subdivide the existing property into two developable lots.

**NOTICE**

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

**GENERAL INFORMATION**

**OWNER:** Bernard T. Napolski  
3970 Douglas Road  
Downers Grove, IL 60515

**APPLICANT:** Michael Ricklefs.  
Greenscape Homes, LLC  
4355 Weaver Parkway  
Warrenville, IL 60555

**PROPERTY INFORMATION**

**EXISTING ZONING:** R-2, Residential Detached House 2  
**EXISTING LAND USE:** Single Family Residential  
**PROPERTY SIZE:** 0.91 acres (39,800 square feet)  
**PINS:** 09-05-203-026 and 09-05-203-023

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>SOUTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>EAST:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>WEST:</b>	R-2, Residential Detached House 2	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. Plat of Survey
5. Plat of Subdivision
6. Engineering Plans
7. Architectural Plans

### **PROJECT DESCRIPTION - OVERVIEW**

The subject property, commonly known as 3970 Douglas Road, is located at the northwest corner of the intersection of Douglas Road and 40th Street. The property includes two parcels (Lot 9 and the west 124 feet of Lot 8), both zoned R-2, Residential Detached House 2. The combined L-shaped parcels have a total area of 39,800 square feet. Lot 9 (with frontage along Douglas Road and 40<sup>th</sup> Street) measures 100 feet by 274 feet. This parcel is improved with a one-story single family house and a detached garage. The landlocked parcel (the west 124 feet of Lot 8), is located immediately west of the single family residence at 3964 Douglas Road and measures 100 feet by 124 feet. This lot is unimproved.

The applicant is petitioning to subdivide the property into two lots of record to allow two detached single family homes. The existing home at 3970 Douglas Road will not be demolished. Section 20.301 of the Subdivision Ordinance requires all new lots to be at least 75 feet wide (or shall meet the lot width and area requirements of the underlying zoning district, whichever is greater), 140 feet deep, and have a minimum lot area of 10,500 square feet. Because the R-2 zoning district requires lots to be 85 feet wide and 15,000 square feet in area, the proposed subdivision must meet these requirement per Section 2.030 of the Zoning Ordinance.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Residential Areas Plan in the Comprehensive Plan identifies the property as part of the Traditional Grid type of residential development. Defining characteristics of this area include a uniform layout, sidewalks on both sides of the street, and vehicular connectivity. The proposed subdivision will maintain the exiting neighborhood character.

### **COMPLIANCE WITH THE ZONING ORDINANCE**

The property is currently zoned R-2, Residential Detached House 2 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:

<b>R-2 Zoning Ordinance Lot Regulations</b>	<b>Required</b>	<b>Proposed Lot 1</b>	<b>Proposed Lot 2</b>
Minimum Lot Area	15,000 sq. ft.	17,000 sq. ft.	22,800 sq. ft.
Minimum Lot Width (along street setback)	85 ft.	85 ft.	100 ft.
Minimum Lot Frontage	40 ft.	85 ft.	Douglas Rd.: 100 ft. 40 <sup>th</sup> St.: 189 ft.

### **COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The final plat of subdivision is required to comply with Section 20.301 of the Subdivision Ordinance as shown below.

<b>3970 Douglas Road</b>	<b>Lot Width (required 85 ft. per zoning district)</b>	<b>Lot Depth (required 140 ft.)</b>	<b>Lot Area (required 10, 500 sq. ft.)</b>
Lot 1	85 ft.	200 ft.	17,000 sq. ft.
Lot 2	100 ft.	189 ft.	22,800 sq. ft.

The petitioner will provide a 4-foot wide public utility and drainage easement along the 150 northern feet of Lot 2 to accommodate the existing detached garage, a 5-foot wide public utility and drainage easements along the remaining 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 Lot 1. A park and school donation of \$24,101.44 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. The existing roadways will remain in the existing condition. There is a sidewalk adjacent to the subject property. Currently under review, the Village is in receipt of engineering plans showing the footprint of the proposed home on Lot 1, overland flow routes and best management practice stormwater facilities that shall be provided. The submitted engineering plans will need to meet the village stormwater ordinance regulations before a building permit will be approved for the home.

#### **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 *Enterprise Newspapers, Inc. (The Bugle)*. Staff did not receive any inquiries regarding this petition.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Final Plat of Subdivision approval to subdivide the existing property into two developable lots. The review and approval criteria for this request is listed below. The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### ***Section 20.301 Lot Dimensions***

*The proposed Final Plat of Subdivision to resubdivide the subject property into two developable lots meets and exceeds the minimum lot dimension standards of Section and 20.301 of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The request is consistent with the Comprehensive Plan and meets the requirements of the Subdivision Ordinance of the Village.*

- 1. Except as provided herein, lot dimensions shall conform to the requirements of the underlying zoning district.*
- 2. New lots located in an area serviced by sanitary sewers shall have a minimum lot width of seventy-five (75) feet and a minimum area of ten thousand, five hundred (10,500) square feet, or shall meet the lot width and area requirements of the underlying zoning district, whichever is greater.*
- 3. Minimum depth shall be one hundred forty (140) feet, except as herein otherwise provided.*



18-PLC-0031; 3970 Douglas  
November 5, 2018

Page 4

## DRAFT MOTION

---

Staff will provide a recommendation at the November 5, 2018 meeting.

Should the Plan Commission find that the request meets the standards of approval for a Plat of Subdivision, staff has prepared a draft motion that the Plan Commission may make for the approval of 18-PLC-0031:

Based on the petitioner's submittal, the staff report and the testimony presented, I find that the petitioner has met the standards of approval for a Plat of Subdivision as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0031, 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 Alec Hur revised October 2, 2018, 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 (PCBMPs) shall be required for both lots per the Stormwater and Floodplain Ordinance. If more than 350 square feet of new impervious are is proposed on either Lot 1 or 2, PCBMPs shall be required on said lot.
3. The park and school donations, in the amount of \$24,101.44, shall be paid prior to Village Council approval and signing of the plat of subdivision.

Staff Report Approved By:



---

Stanley J. Popovich, AICP  
Director of Community Development  
SP:fr  
-att

Approved 12-3-2018

**18-PLC-0031:** A petition seeking approval of a Final Plat of Subdivision to subdivide the existing property into two developable lots. The property is currently zoned R-2, Residential Detached House 2. The property is located directly northwest of the intersection of Douglas Road and 40<sup>th</sup> Street, commonly known as 3970 Douglas Road, Downers Grove, IL (PINs 09-05-203-026 and 09-05-203-023). Bernard T. Napski, Owner; Michael Ricklefs—Greenscape Homes, LLC, Petitioner.

Mr. Michael Ricklefs of Greenscape Homes and Petitioner for this case, is requesting a subdivision of the property located at 3970 Douglas Road in Downers Grove. The property is zoned R-2 and is proposed to remain R-2. The intent is to subdivide the existing parcel into two buildable lots with one lot facing south towards 40<sup>th</sup> Street. The existing home will remain facing Douglas to the east. The new lot (Lot 1) to the west of the parcel will meet all zoning and subdivision requirements, with a total of 17,000 square feet. Lot 2 holds the existing residence and will have a lot area of 22,800 square feet. Both lots meet the R-2 zoning requirements and subdivision requirements. Greenscape will construct one single-family residence on Lot 1 with 4 bedrooms, 3-1/2 baths for a total of 3500 square feet.

Ms. Majauskas asked why they left it into an “L” lot shape. The Petitioner said the existing owners wanted the two small sheds to remain in place.

There being no other questions from the Commission, Ch. Rickard called upon input from the public.

Therese Corbett of 3964 Douglas Road, which backs up to Lot 2 expressed concerns regarding construction on the property. There is quite a bit of water that gathers in that area, and they want to be sure what their responsibilities are or recourse is should they have drainage issues onto their property. Ch. Rickard explained that the petitioner will have an opportunity to respond to her question later in the meeting. He noted that most conditions require compliance with stormwater regulations by the Petitioner. Ms. Corbett said there are also utility lines that service her home, which are underground in the property. She wants to be sure their utility service is not disrupted during construction. If there are changes, she hopes that the Petitioner will contact the Corbett family and inform them of those changes.

Mr. Quirk mentioned that the Motion addresses stormwater. He said that if there is a drainage problem currently, that will probably not exist after construction.

There being no additional comments from the Public, Ch. Rickard called for Staff's report.

Flora Ramirez, Planner for the Village, stated that the request is for a Final Plat of Subdivision to subdivide the existing property into two developable lots. The property is located just north of the intersection of Douglas Road and 40<sup>th</sup> Street. She displayed photographs of the site for the Commission's review.

Approved 12-3-2018

Staff reviewed the Subdivision Ordinance requirements for this R-2 zoning district. She then reviewed the dimension requirements for each lot as shown in Staff's report dated November 5, 2018, pages 2-3. She noted that the petitioner will provide a 4-foot wide public utility and drainage easement along the 150 northern feet of Lot 2 to accommodate the existing detached garage, a 5-foot wide public utility and drainage easements along the remaining side lot lines, and a 10-foot wide public utility and drainage easement along the rear property lines.

Ms. Ramirez said that Staff recommends that the Plan Commission forward a positive recommendation to the Village Council with the conditions as indicated in Staff's report dated November 5, 2018, page 4.

A question was raised about the northernmost shed on Lot 2 and whether there is a utility easement. Mr. Zawila said staff would take a closer look at the proposed utility easement and the existing location of the shed on Lot 2.

With regard to the utilities of the neighboring property, Ms. Ramirez replied that she doesn't know the exact location of the utility lines; however, they make sure that the contractors are aware of the lines. Mr. Zawila said that the JULIE Locator Informational Line would be contacted by the developer to establish the location of the lines. If there will be a utility disruption, the policy is to contact the neighboring properties that might be affected.

Ch. Rickard asked the Petitioner if they wished to make any additional comments before the public portion of the hearing was closed.

Mr. Ricklefs replied regarding the utility lines that he has already contacted an AT&T rep as to the location of those lines. AT&T will come out and develop a plan to reroute those lines within the easements. As to the stormwater concerns, he said that they will work closely with the Village for approvals, and will comply with the requirements. They received a follow-up report today that looks positive, and they will continue to work with the Village Engineer.

There being no further comments, Ch. Rickard closed the public hearing.

### **Commission's Deliberations:**

Ms. Gassen said she thinks the application meets the Standards of Approval and she would support the application.

A question was raised whether the donation to the parks and school district is consistent with the new lot. Mr. Zawila said when a new lot is created new calculations are made.

Ms. Ramirez said based on the conversations they had internally, it was determined to be a resubdivision request and there is only one school and park donation fee for the newly created and developable lot.

Approved 12-3-2018

There being no further comments, Ch. Rickard called for a Motion.

**Ms. Gassen said based on the petitioner's submittal, the Staff Report and the testimony presented, she finds that the petitioner has met the standards of approval for a Plat of Subdivision as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, she moves that the Plan recommend to the Village Council approval of 18-PLC-0031, 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 Alecs Hur revised October 2, 2018, 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 (PCBMPs) shall be required for both lots per the Stormwater and Floodplain Ordinance. If more than 350 square feet of new impervious area is proposed on either Lot 1 or 2, PCBMPs shall be required on said lot.**
- 3. The park and school donations, in the amount of \$24,101.44, shall be paid prior to Village Council approval and signing of the plat of subdivision.**

**Mr. Boyle seconded the Motion.**

**AYES: Ch. Rickard, Mr. Boyle, Ms. Gassen, Ms. Johnson, Mr. Kulovany, Ms. Majauskas, Mr. Quirk.**

**NAYS: None**

**Motion passed unanimously.**

Mr. Zawila said that this case would be before the Village Council the second Tuesday in December.