

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**4/12/2022**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Special Use - 5240 Lyman Avenue	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

**STRATEGIC PLAN ALIGNMENT**

The goals for the 2021-2023 include acting as a *Steward of Financial, Environmental, and Neighborhood Sustainability*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

**UPDATE & RECOMMENDATION**

This item was discussed at the April 5, 2022 Village Council meeting. Staff recommends approval on the April 12, 2022 active agenda per the Plan Commission's 8:0 positive recommendation.

**BACKGROUND**

Property Information & Zoning Request

The petitioners own two (2) adjacent lots of record on Lyman Avenue. There is a single family home on the northern lot (5234 Lyman Avenue) and the southern lot (5240 Lyman Avenue) is vacant. The petitioner is proposing to build a new sports court on the vacant lot. Per the Zoning Ordinance, residential accessory structures may only be established in conjunction with or after a principal building. An accessory structure may not be established before the principal building is in place unless a Special Use is granted by the Village Council.

Compliance with the Comprehensive Plan

According to the Future Land Use Plan the subject property is designated as Residential. The proposed accessory structure is located in the rear yard and would complement the existing residential uses in the vicinity. The proposal is consistent with the intent of the Comprehensive Plan and will not diminish the value of surrounding properties.

Compliance with the Zoning Ordinance

The property is zoned R-4, Single Family Residential. An accessory structure on a lot prior to a principal structure is an allowable special use in the R-4 district. The property meets the requirements and is eligible for consideration of this special use. The proposed sports court will meet the bulk requirements of the Zoning Ordinance.

Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal

**ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated March 7, 2022

Draft Minutes of the Plan Commission Hearing dated March 7, 2022

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: April 12, 2022  
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: 22-PLC-00054  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE TO CONSTRUCT AN ACCESSORY STRUCTURE BEFORE THE PRINCIPAL STRUCTURE IS CONSTRUCTED AT 5240 LYMAN AVENUE", as presented.



**SUMMARY OF ITEM:**

Adoption of this ordinance shall authorize a special use for 5240 Lyman authorizing construction of an accessory use before the principal structure is constructed.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING A SPECIAL USE TO CONSTRUCT  
AN ACCESSORY STRUCTURE BEFORE THE  
PRINCIPAL STRUCTURE IS CONSTRUCTED AT 5240 LYMAN AVENUE**

WHEREAS, the following described property, to wit:

LOT 17 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S THIRD OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1924 AS DOCUMENT NO. 186703, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 5240 Lyman Avenue, Downers Grove, IL 60515  
PINs: 09-08-315-010; -011

(hereinafter referred to as the "Property") is presently zoned in the "R-4, Residential Detached House 4 District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use be granted to construct an accessory structure before the principal structure constructed; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on March 7, 2022 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage

County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to construct an accessory structure before the principal structure is constructed.

SECTION 2. This approval is subject to the following conditions:

1. The proposed sport court shall substantially conform to the plans and specifications attached to the staff report dated March 7, 2022 except as such plans may be changed to conform to Village codes, ordinances, and policies.
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the sports court prior to the sale of the properties if they are not transferred simultaneously to a single entity.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Uses are granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

\_\_\_\_\_  
Mayor

Passed:

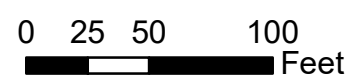
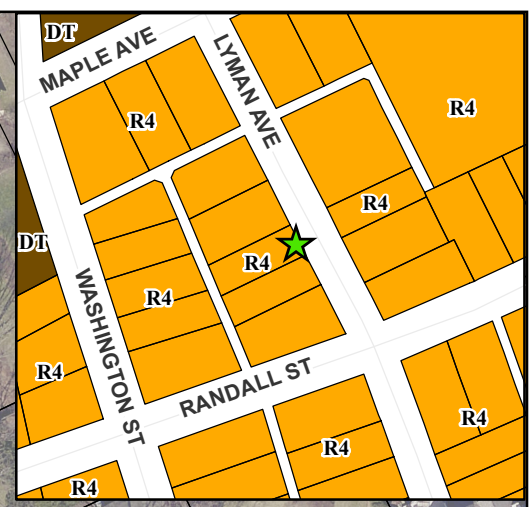
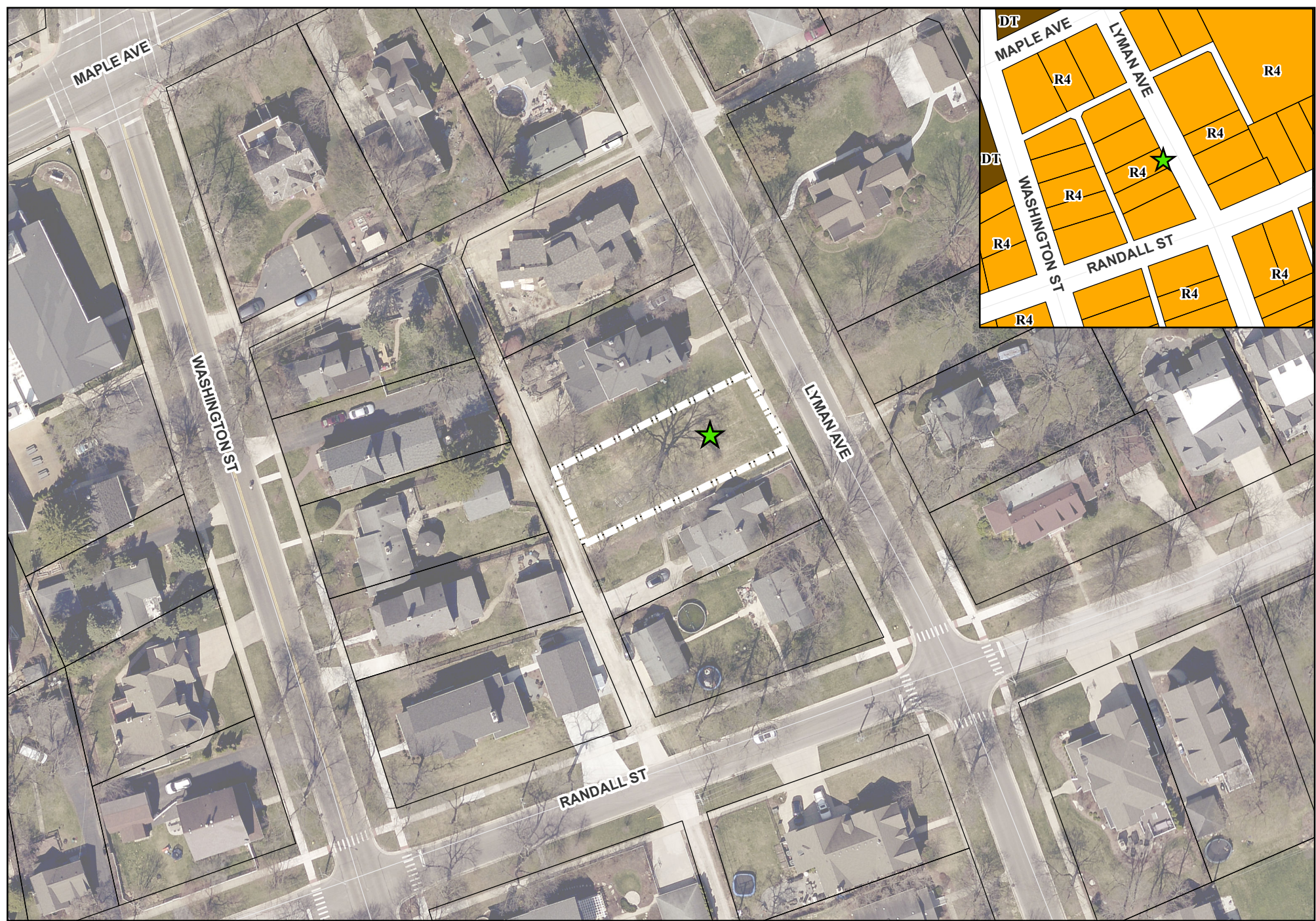
Published:

Attest: \_\_\_\_\_



Village Clerk

I:\mw\ord.22\SU-5240-Lyman-22-PLC-0005





### 5240 Lyman Avenue - Location Map

-  Subject Property
-  Project Location



## DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING****March 7, 2022, 7:00 P.M.**

**FILE 22-PLC-0005: A PETITION SEEKING APPROVAL FOR A SPECIAL USE APPROVAL TO CONSTRUCT AN ACCESSORY STRUCTURE ON A LOT OF RECORD PRIOR TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE. THE PROPERTY IS CURRENTLY ZONED R-4, RESIDENTIAL DETACHED HOUSE 4, AND IS LOCATED AT 5240 LYMAN AVENUE (PIN 09-08-315-011). MICHAEL AND STACEY LANE, OWNER AND PETITIONER.**

Petitioners, Stacey and Mike Lane, 5234 Lyman Avenue, introduced themselves. Mrs. Lane noted that they owned both 5234 and 5240 Lyman Avenue. She explained that they wanted to request a special use permit to build a sports court on the southwest side of the vacant lot at 5240 Lyman Avenue. Mrs. Lane shared that while they had a rear garage and driveway at their residence an existing shade tree next to their driveway eliminated this space as an option for a sports court. Mrs. Lane explained that Lyman Avenue was a busy street and their children and their friends would benefit from a safe place to play after school. She then noted that placing the sports court in the rear yard would complement the feel of the neighborhood and that it would be professionally landscaped to blend both lots together. Mrs. Lane also shared that they had lived in the Randall Park neighborhood since 2016 and keeping the existing feel of the area is important to them. Finally, she noted that they understood that prior to the sale of the properties the sport court would need to be removed.

Chairman Rickard noted for the record that the request was for a special use permit not a variance. Ms. Flora Leon, Senior Planner, confirmed that was correct.

Commissioner Patel asked if there were any plans to add lighting to the court for evening use. Mr. Lane said there were no plans for lighting.

Chairman Rickard invited public comment. No public comment was received. Staff was invited to speak.

Ms. Flora Leon, Senior Planner, showed the location of the site on a map and noted that the property was zoned R-4. The request was to establish an accessory structure on a lot without first establishing a principal building. She summarized the request before the commissioners and presented the existing conditions of the area. She then provided existing photos of the site noting that the public hearing noticing requirements. The proposed site plan was presented. Next, the special use requirements were provided and Ms. Leon indicated that these were met by the petitioner. Staff found that the petition met the goals of the Zoning Ordinance and recommended the commission formulate a motion to approve the petition based on the draft motion provided on page three of the staff report.

Commissioner Maurer asked if the sports court was considered an accessory structure if it is hardscape and not a building. Ms. Flora Leon confirmed that flatwork is included under accessory structures.

## DRAFT MINUTES

Commissioner Rector asked if the demolition of the sports court at sale requirement was consistent with other similar petitions. Ms. Flora Leon noted that in past petitions for the same request staff consistently included this demolition as a condition of approval in the staff reports.

Commissioner Patel asked if the sports court were placed on the lot where the residential home sits then this request would not come before the plan commission. Chairman Rickard confirmed that was correct. He then explained this request was for a lot that was a standalone lot and you typically have to have a principal structure on a lot before you have an accessory structure. So this special use would allow for the sports court because they own the adjacent parcel, which has a principal structure. Ms. Flora Leon confirmed that was correct.

Commissioners provided positive comments and support for the petition. Chairman Rickard entertained a motion.

**WITH RESPECT TO FILE 22-PLC-0005 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, COMMISSIONER PATEL MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 22-PLC-0005, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE PROPOSED SPORT COURT SHALL SUBSTANTIALLY CONFORM TO THE PLANS AND SPECIFICATIONS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE CHANGED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
- 2. A RESTRICTION SHALL BE RECORDED AGAINST THE PROPERTIES WITH THE DUPAGE COUNTY RECORDER OF DEEDS THAT REQUIRES DEMOLITION OF THE SPORTS COURT PRIOR TO THE SALE OF THE PROPERTIES IF THEY ARE NOT TRANSFERRED SIMULTANEOUSLY TO A SINGLE ENTITY.**

**SECOND BY COMMISSIONER RECTOR. ROLL CALL:**

**AYE: COMMISSIONERS RECTOR, DMYTRYSZYN, JOHNSON, PATEL, BOYLE, MAURER, TOTH, CHAIRMAN RICKARD**

**NAY: NONE**

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

/s/ Village Staff  
Recording Secretary  
(As transcribed by MP-3 audio)





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MARCH 7, 2022 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
22-PLC-0005 5240 Lyman Avenue	Special Use for an Accessory Structure on a Vacant Lot	Flora Ramirez, AICP Senior Planner

### REQUEST

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

### NOTICE

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

### GENERAL INFORMATION

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**OWNER/PETITIONER:** Michael and Stacey Lane  
5234 Lyman Avenue  
Downers Grove, IL 60515

### PROPERTY INFORMATION

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Vacant Residential Lot  
**PROPERTY SIZE:** 114,931.54 square feet (2.64 acres)  
**PINS:** 09-08-315-011 and 09-08-315-010

### SURROUNDING ZONING AND LAND USES

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>SOUTH:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>EAST:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>WEST:</b>	R-4, Residential Detached House 4	Single Family Detached

### ANALYSIS

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#### SUBMITTALS

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

1. Project Summary/Narrative
2. Special Use Criteria
3. Plats of Survey

5240 Lyman Avenue, 22-PLC-0005  
March 7, 2022

Page 2

#### 4. Proposed Site Plan

##### **PROJECT DESCRIPTION**

The petitioner owns two (2) adjacent lots of record on Lyman Avenue. There is a single family home on the northern lot, and the southern lot is vacant. The petitioner is proposing to build a new sports court on the vacant lot. Per the Zoning Ordinance, residential accessory structures may only be built on a lot with a principal structure (e.g. a house), unless there are two adjacent lots held in common ownership. In the latter situation, accessory structures may be constructed prior to a principal structure provided a Special Use is granted by the Village Council.

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

According to the Future Land Use Plan the subject property is designates as Residential. The proposed accessory structure would complement the residential uses in the vicinity. The proposal is consistent with the intent of the Comprehensive Plan and will not diminish the value of surrounding properties.

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

The property is zoned R-4, Single Family Residential. An accessory structure on a lot prior to a principal structure is an allowable special use in the R-4 district. The properties meet the requirements and are eligible for consideration of this special use. The proposed sports court will meet the bulk requirements of the Zoning Ordinance as outline in the table below:

<b>5240 Lyman Avenue</b>	<b>Required</b>	<b>Proposed</b>
Front Setback	25 ft.	98 ft.
Side Setback	5 ft.	5 ft.
Rear Setback	5 ft.	5 ft.
Size	1,000 sq. ft. maximum	850 sq. ft.

##### **ENGINEERING/PUBLIC IMPROVEMENTS**

All engineering provisions including stormwater regulations have been reviewed for compliance with the Stormwater and Floodplain Ordinance. The proposed development will meet the ordinance. Any requisite building permits will be reviewed for continued compliance.

##### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division of the Fire Department has reviewed the application and has no concerns.

##### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff has not received any neighborhood comment regarding the proposal at this time.

##### **STANDARDS OF APPROVAL**

###### Special Use

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure, as required by Section 28.6.010(a)(3).

###### **Section 28.12.050.H Approval Criteria – Special Uses**

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village*

5240 Lyman Avenue, 22-PLC-0005  
March 7, 2022

Page 3

*Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:*

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

## **DRAFT MOTION**

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Staff will provide a recommendation at the March 7, 2022 meeting. Should the Plan Commission find that the request meets the standards of approval for the Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 22-PLC-0005:

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 the Special Uses 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 22-PLC-0005, subject to the following conditions:

1. The proposed sport court shall substantially conform to the plans and specifications attached to this report except as such plans may be changed to conform to Village codes, ordinances, and policies.
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the sports court prior to the sale of the properties if they are not transferred simultaneously to a single entity.

Staff Report Approved By:

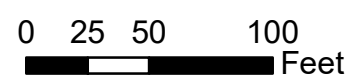
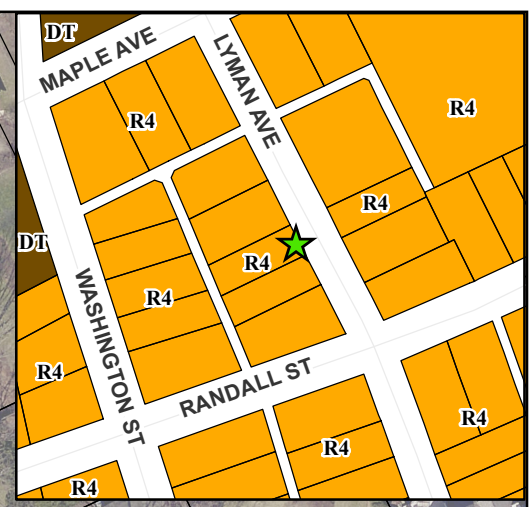
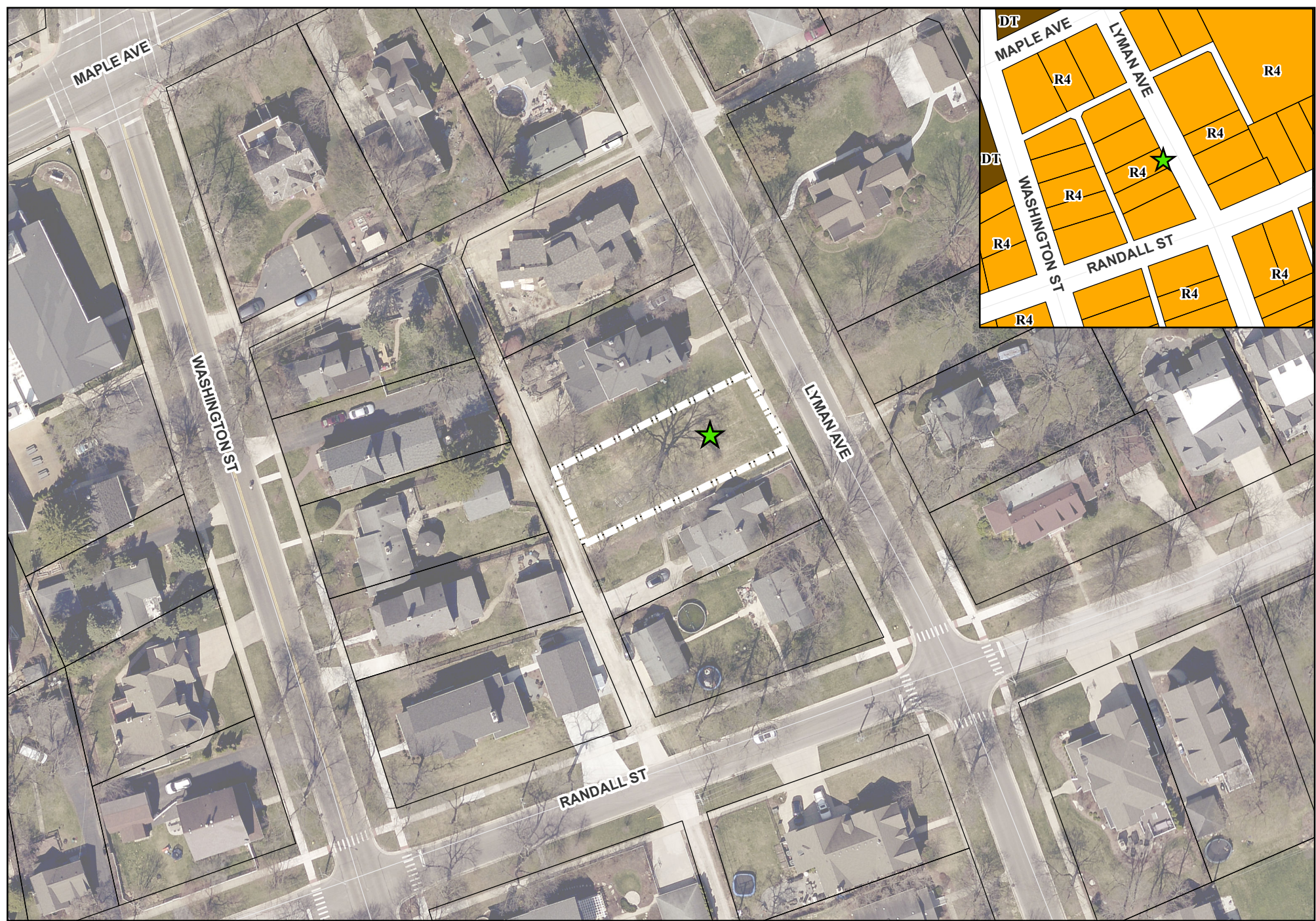


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Stanley J. Popovich, AICP  
Community Development Director

SP:fr  
-att





### 5240 Lyman Avenue - Location Map

-  Subject Property
-  Project Location



Michael and Stacey Lane  
5234 Lyman Ave  
Downers Grove, IL 60515  
C: 630.212.6219

RE: 5234-40 Sport Court

Dear Plan Commission,

We own two adjacent properties located at 5234 and 5240 Lyman Ave in Downers Grove.

We would like to obtain a Special Use Permit to construct a sport court on the southwest side of the vacant lot at 5240 Lyman. We have a rear garage/driveway at our personal residence off the alley to 5234 Lyman, but there is a beautiful shade tree next to our driveway eliminating this location as an option. We had sincerely hoped to keep this tree, which this current variance request does.

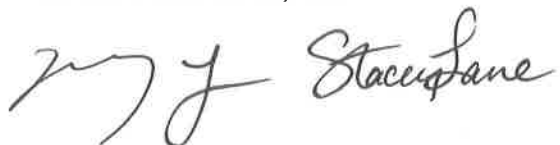
Also, Lyman Ave can be a busy street at times, especially during the morning and evening commute, and since we have 3 children who currently attend Whittier elementary, a safe place for them and their friends to play after school is of top concern. They range in ages from 6 to 12, which would give them many years to enjoy.

Putting the sport court at the rear of the vacant lot would complement the feel of the neighborhood and would be professionally landscaped to blend both lots together. We have lived in the Randall Park neighborhood since 2016 and keeping the feel of this area is of great concern.

We understand that prior to any sale of the properties, the sport court is to be removed.

Sincerely,

Michael and Stacey Lane

A handwritten signature in black ink, appearing to read "Stacey Lane". The signature is written in a cursive, flowing style. The first part of the signature is somewhat abstract, possibly representing the initials "MJ" or "MS".





Review and Approval Criteria  
**SPECIAL USES**

Plan Commission Number & Title: \_\_\_\_\_

**A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.**

*Section 28.12.050.H Approval Criteria (Special Uses)*

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.*

YES, PER V.ORDS 28.6.010-

2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

Safe place for children and neighborhood kids to gather and play. Lyman Ave can be quite busy at times.

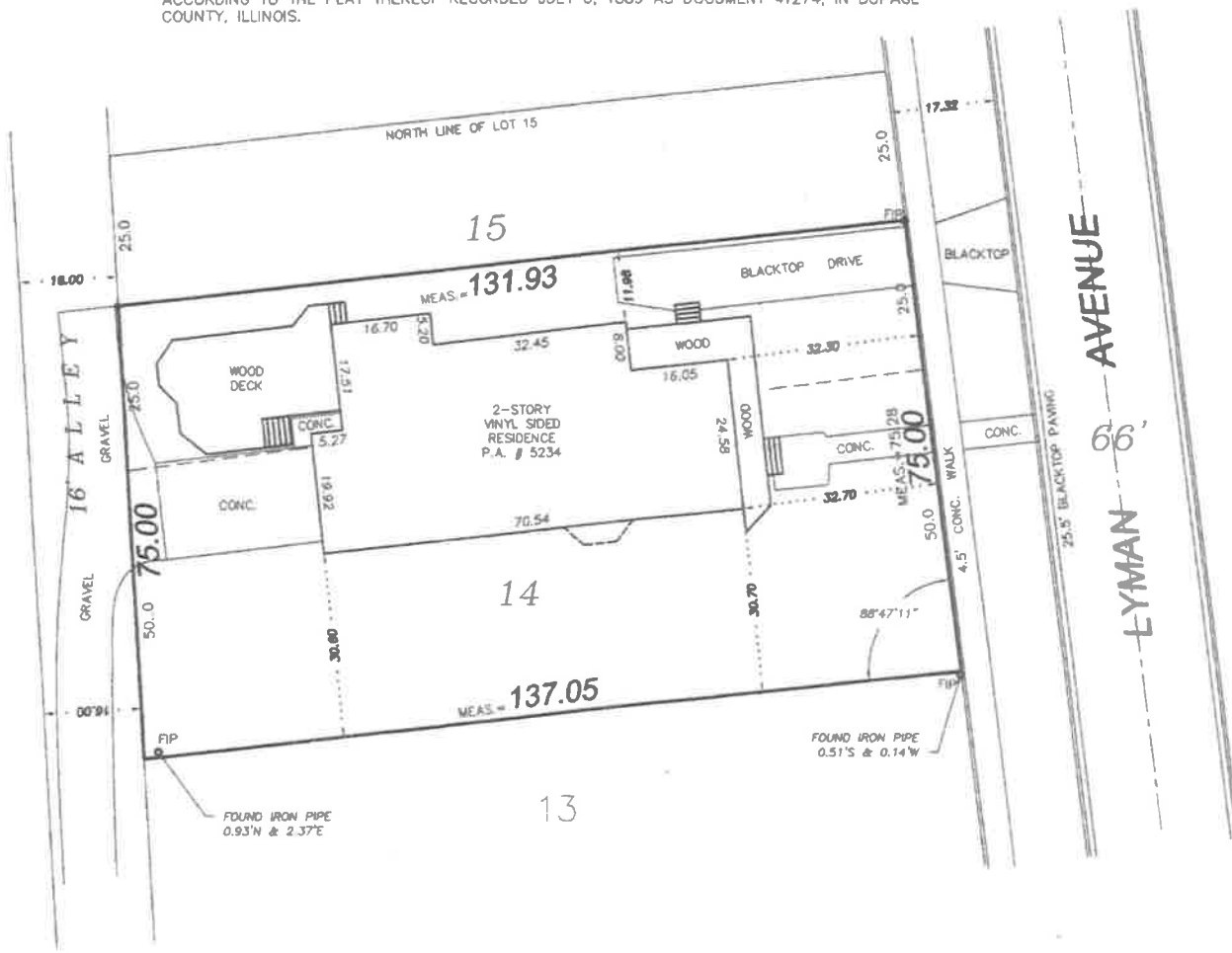
3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

It will not.

# PLAT OF SURVEY

LOT 14 AND THE SOUTH 1/2 OF LOT 15 IN BLOCK 2 IN LYMAN'S ADDITION TO THE VILLAGE OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1889 AS DOCUMENT 41274, IN DUPAGE COUNTY, ILLINOIS.

5234 Lyman



STATE OF ILLINOIS } S.S.  
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 28TH DAY OF JULY, A.D., 2016.

*Norbert V. Lambert, Jr.*

ILLINOIS LAND SURVEYOR NO. 1863, LICENSE EXPIRES 11/30/18  
ILLINOIS DESIGN FIRM NO. 184-008511

● = found iron stake  
○ = set iron stake

**LAMBERT & ASSOCIATES**  
LAND SURVEYORS  
955 WEST LIBERTY DR., WHEATON, IL. 60187  
PHONE: (630) 653-6331 FAX: (630) 653-6396

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: BOLEWICK & GUTZKE ORDER NO. 16 F 067 FILE NO. 160462

# PLAT OF SURVEY

## Studnicka and Associates, Ltd.

studnicka2000@gmail.com



Residential  
Commercial  
ALTA

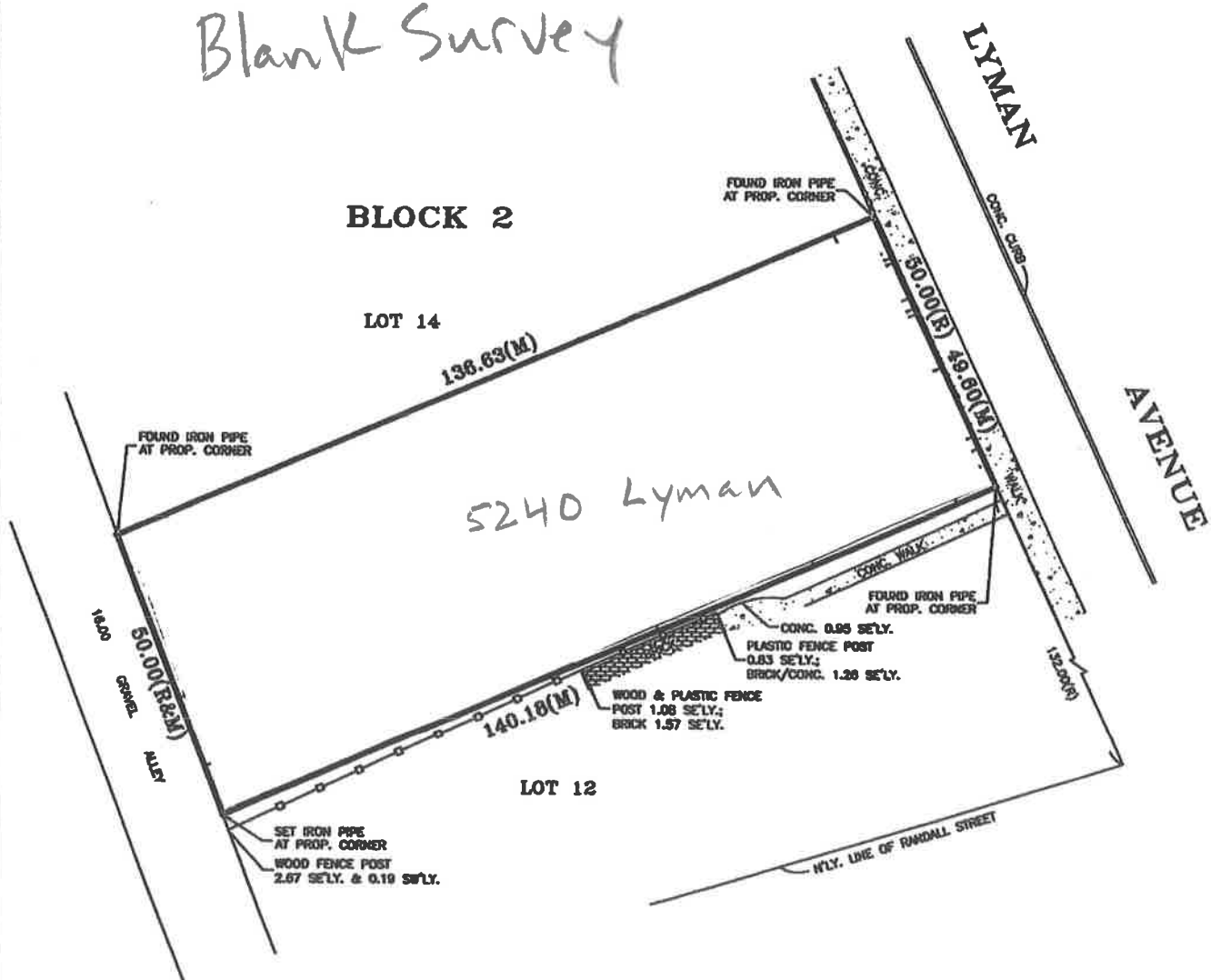
Topographical  
Condominium  
Site Plans

Tel. 815 485-0445  
Fax 815 485-0528

17901 Haas Road  
Mokena, Illinois 60448

LOT 13 IN BLOCK 2 IN LYMAN'S ADDITION TO THE VILLAGE OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1889 AS DOCUMENT 41274, IN DUPAGE COUNTY, ILLINOIS.

Blank Survey



**LEGEND:**

- R- RECORD
- M- MEASURE
- WOOD FENCE
- PLASTIC FENCE

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Law Offices of David G. Sell

Order No.: 19-7-100

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/23/19

Drawn by: S.K.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }  
COUNTY OF WILL }



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, July 23, A.D. 2019,

by *[Signature]*

License No. 3304 Expires 11/30/20

# PLAT OF SURVEY

## Studnicka and Associates, Ltd.

studnicka2000@gmail.com



Residential  
Commercial  
ALTA

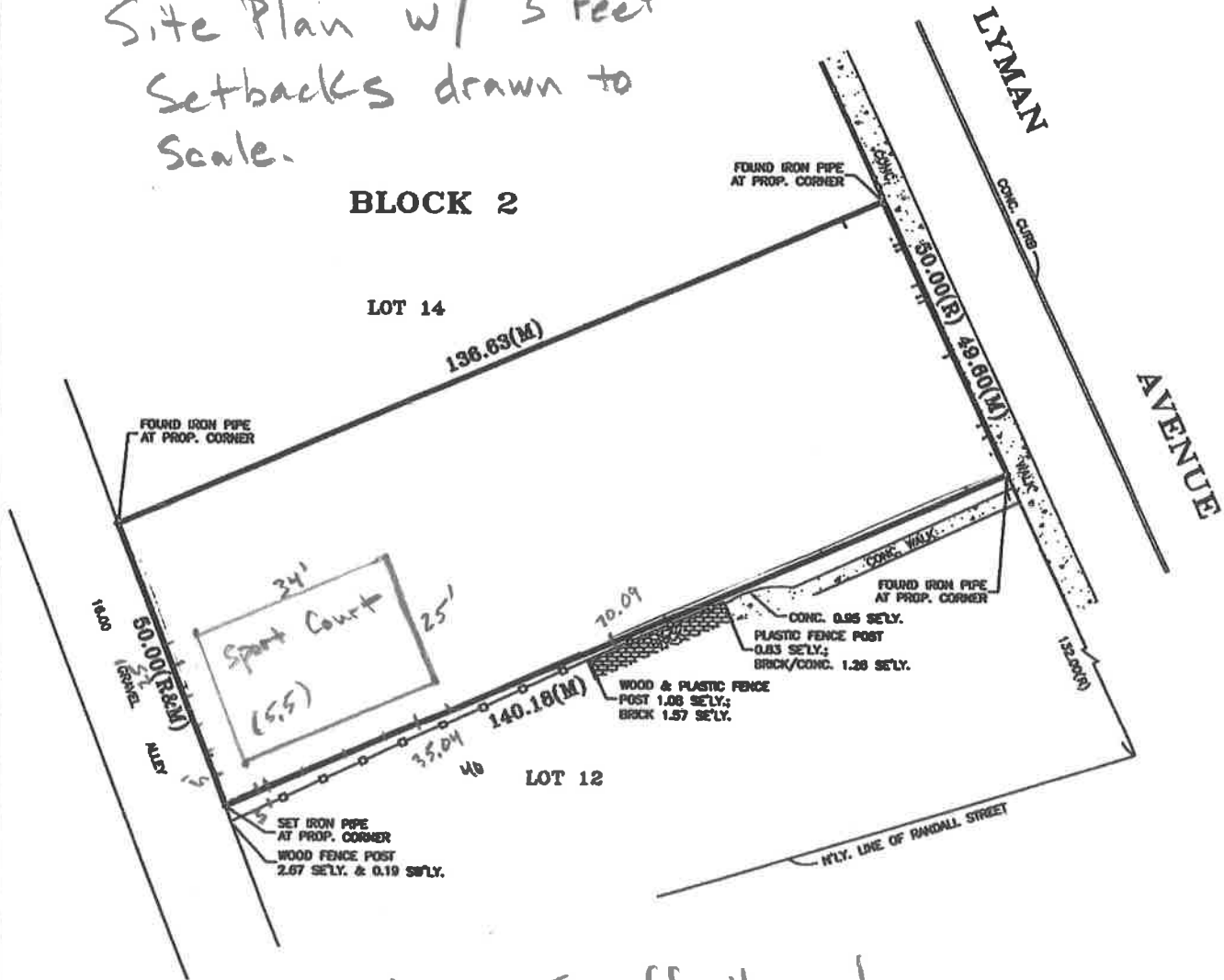
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Site Plan w/ 5 Feet  
Setbacks drawn to  
Scale.



(5.5) Five Feet off alley and  
Five feet off lot line

**LEGEND:**  
 R- RECORD  
 M- MEASURE  
 —○— WOOD FENCE  
 —○— PLASTIC FENCE

Scale: 1" = 20 feet  
Distances are marked in feet and decimals.

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Drawn by: S.E.

Proofed by: T.S.  
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STATE OF ILLINOIS }  
COUNTY OF WILL }



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Mokena, IL July 23, A.D. 2019

by   
License No. 3304 Expires 11/30/20