SYNOPSIS
A resolution for a Final Plat of Subdivision has been prepared to subdivide a property into three new single family lots. The property is located at 4729 Woodward Avenue.

STRATEGIC PLAN ALIGNMENT

FISCAL IMPACT
N/A.

RECOMMENDATION
Approval on the March 19, 2013 consent agenda.

BACKGROUND
The petitioner is requesting approval of the Final Plat of Subdivision to subdivide the property at 4729 Woodward Avenue into three new single-family lots. The 180-foot wide property consists of two buildable lots: one is 120-foot wide lot and the other is 60-foot wide lot. The proposed resubdivision of the property would include two 75-foot wide lots, one facing Woodward Avenue and one facing Prairie Avenue, and one 105-foot wide lot at the corner facing both Woodward and Prairie Avenues where an existing home is located. The petitioner is proposing to modify the existing home and construct an addition in the future to meet current zoning requirements. The two new lots would have two new single family homes.

The three residential lots will meet or exceed the minimum lot dimension requirements for the R-3 zoning district and per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

<table>
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<tr>
<th>4729 Woodward Ave Resubdivision</th>
<th>Lot Width (req. 75 ft.)</th>
<th>Lot Depth (req. 140 ft.)</th>
<th>Lot Area (req. 10, 500 sq. ft.)</th>
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<td>75 ft.</td>
<td>180 ft.</td>
<td>13,498.8 sq. ft.</td>
</tr>
</tbody>
</table>

The petitioner is requesting two exceptions from the Subdivision Ordinance. The requested exceptions meet the standards of approval per Section 20.602 of the Subdivision Ordinance:
1. **Right-of-way width**

The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance.

Both Woodward Avenue and Prairie Avenue are established roadways with consistent 66-foot right-of-way width the entire length of the streets. Widening the rights-of-way only along the subject property to make them 70 feet wide would have no benefit to the neighborhood or the Village. A public sidewalk already exists on both sides of Prairie Avenue and on the east side of Woodward Avenue along the subject property. The Village has no plans to widen either roadway.

2. **Right-of-way improvements**

The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance.

Woodward Avenue does not have curb and gutter along the entire length of the street north and south of the subject property. The Village currently does not have any capital improvement plans for Woodward Avenue. Because the drainage and road profile analysis have not been completed by staff, installation of curb and gutter improvements at this time could lead to improvements that are inconsistent with the final Village plans, if any, for this street in the future. The petitioner’s is consistent with existing neighborhood character.

All other public improvements exist. The petitioner will make improvements to the existing stormwater infrastructure along Woodward Avenue by installing one new catch basin and a new 6-inch stormsewer line to accommodate one new home along Woodward Avenue. The proposed improvements meet the requirements of the Stormwater Ordinance.

The petitioner is required to pay a fee in-lieu of installation of two parkway trees ($500 for each tree). The Village will install the trees after the new homes are completed. The petitioner is also required to pay park and school donations for one new single family home. The property could accommodate two single family homes in its current configuration. As such, the proposed subdivision will result in only one additional single family lot. The total amount of $4,736.71 ($2,283.33 for the Park District, $1,668.59 for School District 58 and $874.80 for School District 99) will have to be paid prior to Village executing the plat.

The proposed three-lot subdivision is consistent with the Comprehensive Plan. The existing neighborhood is a single family traditional grid neighborhood. The proposed subdivision will allow for two new single family homes which meets the Plan’s goal to ensure quality housing stock remains a staple of the community. The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan.

The proposed subdivision meets the minimum lot dimension standards of Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The proposed subdivision is consistent with the trend of development in the area.
The Plan Commission considered the petition at their March 5, 2012 meeting. Several residents expressed concerns about increased stormwater runoff and traffic due to construction of two new homes. Both new homes and the addition to the existing home will meet all requirements of the stormwater ordinance. Additionally, the petitioner is making improvements to the existing stormwater infrastructure on the east side of Woodward Avenue which will improve drainage in the area. Per the Institute of Transportation Engineers trip generation studies, each single family home will on average add one additional trip during weekday evening peak hour. Both Woodward and Prairie Avenues have adequate capacity to accommodate expected trip generation from two additional homes in the area. The owner of the property commonly known as 2000 Prairie Avenue inquired about the proposed addresses for new lots. The resident has since submitted a request to change the address of 2000 Prairie Avenue which the Village approved.

The Plan Commission commented that the proposed subdivision is consistent with the existing neighborhood. The Commission found that the request meets the requirements of the Subdivision and Zoning Ordinances and the requested exceptions meet the standards of approval per Section 20.602 of the Subdivision Ordinance. Based on their findings, the Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs.

**ATTACHMENTS**
Aerial Map
Resolution
Staff Report with attachments dated February 4, 2013
Minutes of the Plan Commission Hearing dated February 4, 2013
RESOLUTION __________

A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION WITH EXCEPTIONS
FOR 4729 WOODWARD AVENUE

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to subdivide one lot into three lots for House on Prairie LLC Resubdivision, located on the northeast corner of Woodward and Prairie Avenues, commonly known as 4729 Woodward Avenue, Downers Grove, Illinois, legally described as follows:

The south half of Lot 352 and all of Lot 353 in Branigar Bros.' Wooded Homesites, a subdivision in Section 7, Township 38 North, Range 11 east of the Third Principal Meridian, and Section 12, Township 38 North, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded October 2, 1920, as Document No. 144598, in DuPage County, Illinois

Commonly known as 4729 Woodward Avenue, Downers Grove, IL 60515 (PIN 09-07-100-019)

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 20.303; Street Width, to omit the requirement of dedicating a portion of the property to make the adjacent rights of way seventy (70) feet wide.

2. An Exception from Chapter 20, Subdivision Ordinance, Section 20.401; Required Public Improvements, to omit the required public improvements for the east side of Woodward Avenue.

WHEREAS, notice has been given and a public hearing held on February 4, 2013 regarding this 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 House on Prairie, LLC Resubdivision with Exceptions, located at 4729 Woodward 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 Final Plat of Subdivision of House on Prairie, LLC Resubdivision, located at 4729 Woodward Avenue, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the House on Prairie, LLC Resubdivision plat prepared by Gentile & Associates, Inc. dated November 17, 2012 and House on Prairie, LLC Resubdivision plans prepared by RWG Engineering, LLC dated December 7, 2012, last revised January 8, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.

2. The petitioner shall pay a total of $4,736.71 in Park and School Donations ($2,283.33 for the Park District, $1,668.59 for School District 58 and $874.80 for School District 99) prior to Village executing the plat.

3. A fee in lieu payment for two new parkway trees ($500 per tree, total payment $1,000) must be submitted prior to Village executing the plat.
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

1wpilers.13FP-4729-Woodward-PC-01-13
REQUEST
The petitioner is requesting approval of a final plat of subdivision with exceptions to subdivide an existing property into three lots.

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

GENERAL INFORMATION

OWNER/APPLICANT: House on Prairie, LLC.
719 Rogers Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Single Family Residential
EXISTING LAND USE: Residential
PROPERTY SIZE: 40,920 square feet
PINS: 09-07-100-019

SURROUNDING ZONING AND LAND USES

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ANALYSIS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision  
5. Site Engineering Plans

**PROJECT DESCRIPTION**

The petitioner is requesting approval of the Final Plat of Subdivision to resubdivide an existing property into three lots. The 40,920-square foot property, commonly known as 4729 Woodward Avenue, is located at the northeast corner of Woodward and Prairie Avenues and is improved with a single family home.

The 180-foot wide property consists of one 120-foot wide lot and a 60-foot wide half of a second lot where a second home could be constructed. The proposed resubdivision of the property would include two 75-foot wide lots, one facing Woodward Avenue and one facing Prairie Avenue, and one 105-foot wide lot at the corner facing both Woodward and Prairie Avenues where the existing home is currently located. The existing home will be preserved. The petitioner is proposing to modify the home and construct and addition in the future. The other two lots would have two new single family homes.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

The proposed three-lot subdivision is consistent with the Comprehensive Plan. The area is identified as a traditional grid residential neighborhood. The proposed subdivision will allow for two new single family homes which meets the Plan’s goal to ensure quality housing stock remains a staple of the community. The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan.

Per the Comprehensive Plan, when redevelopment occurs, it should be sensitive to and consistent with existing neighborhood character with additional trees planted to complement adjacent neighborhoods. The proposed lot sizes are consistent in width and area with other lots in the R-3 district. The petitioner’s proposal will also include two new parkway trees along Woodward Avenue.

**COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned R-3 Single Family Residence and is improved with a single family home. The proposed subdivision complies with Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance. If the subdivision is approved, the petitioner will modify the existing home and construct and addition in the future. The two new lots would have two new single family homes. The renovation to the existing home and the new single family homes will meet all Zoning Ordinance bulk and setback requirements for the R-3 district.

**COMPLIANCE WITH THE SUBDIVISION ORDINANCE**

The three residential lots will meet and exceed the minimum lot dimension requirements for the R-3 zoning district and per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

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The petitioner will be platting the required five-foot wide public utility and drainage easements along side lot lines and ten-foot wide public utility and drainage easements along the rear lot lines of all lots.
The petitioner is requesting two exceptions from the Subdivision Ordinance:

1. **Right-of-way width**
   
The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance. Both Woodward Avenue and Prairie Avenue are currently 66-feet wide. Both streets are established roadways with consistent 66-foot right-of-way width the entire length of the streets. Widening the rights-of-way only along the subject property by four feet to make them 70 feet wide would have no benefit to the neighborhood or the Village. A public sidewalk already exists on both sides of Prairie Avenue and on the east side of Woodward Avenue along the subject property. The Village has no plans to widen either roadway. The petitioner’s request appears to be consistent with existing neighborhood character.

2. **Right-of-way improvements**
   
The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance. Woodward Avenue does not have curb and gutter along the entire length of the street north and south of the subject property. The Village currently does not have any capital improvement plans for Woodward Avenue. As such, Village engineers have not started the drainage and road profile analysis required to determine the appropriate street improvements. Therefore, installation of curb and gutter improvements at this time adjacent to the subject property and prior to Village completing the full street profile analysis for Woodward Avenue would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

   The east side of Woodward Avenue along the subject property contains a drainage ditch with stormwater infrastructure which adequately serves the surrounding area. The petitioner is proposing to improve the existing stormwater infrastructure by constructing one new catch basin and a new 6-inch stormsewer line to accommodate a new home along Woodward Avenue. The proposed improvements meet the requirements of the Village’s Stormwater Ordinance. The petitioner’s request appears to be consistent with existing neighborhood character.

The property could accommodate two single family homes in its current configuration. As such, the proposed subdivision will result in only one additional single family lot. Therefore, the petitioner is required to pay park and school donations for one new single family home. The total amount of $4,736.71 ($2,283.33 for the Park District, $1,668.59 for School District 58 and $874.80 for School District 99) will have to be paid prior to Village executing the plat.

**ENGINEERING/PUBLIC IMPROVEMENTS**

Other than the exceptions noted above, all required public improvements already exist. The petitioner is requesting an exception from the requirement to install improvements to Woodward Avenue (curb and gutter) along the subject property. Woodward Avenue does not have curb and gutter improvements along the entire length of the street north and south of the subject property. The Village has no plans to add curb and gutter to Woodward Avenue. Therefore, installation of curb and gutter improvements at this time only along the subject property and prior to Village completing the full street profile and drainage analysis would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Instead, the petitioner will make improvements to the existing stormwater infrastructure along Woodward Avenue by installing one new catch basin and a new 6-inch stormsewer line to accommodate one new home along Woodward Avenue. The proposed improvements meet the requirements of the Stormwater Ordinance.
Two new parkway trees are required along Woodward Avenue frontage. The petitioner will pay a fee in-lieu ($500 for each tree) of installation of two trees prior to Village executing the plat. The Village Forester collects the fee and will install the trees at the time of construction of the new single family home along Woodward Avenue.

**NEIGHBORHOOD COMMENT**
Notice was provided to all property owners within 250 feet of the property. In addition, the notice was posted on the property and published in the Downers Grove Reporter. Staff has not received any neighborhood comment regarding the proposal at this time.

**FINDINGS OF FACT**
Staff believes the proposed Final Plat of Subdivision to resubdivide the subject property into three new lots meets and exceeds the minimum lot dimension standards of Sections 28.1103(c) and 28.1104(c) of the Zoning Ordinance and Sections 20.101 and 20.301(b) 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 Zoning and Subdivision Ordinances of the Village.

The petitioner is requesting two exceptions from the Subdivision Ordinance:
1. The petitioner is requesting an exception from the requirement to dedicate a portion of the property to make the adjacent rights-of-way (Woodward and Prairie Avenues) 70 feet wide, as required by the Subdivision Ordinance
2. The petitioner is requesting an exception from the requirement to construct public improvements (curb and gutter) to the east side of Woodward Avenue as required by the Subdivision Ordinance.

Staff believes requested exceptions meet the standards of approval outlined below and supports the petitioner's request.

*Approvals of the exceptions to the Subdivision Ordinance require evaluation per Section 20.602 Exceptions:*
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 the 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;**
The requested exceptions will not have any negative effect on the value or reasonable use of surrounding properties. Both Woodward and Prairie Avenues are currently 66-foot wide rights-of-way. Additionally, Woodward Avenue currently does not have curb and gutter improvements on either side of the street. The Village has no plans to widen either roadway or to add public improvements to Woodward Avenue. If the exceptions are granted, the petitioner will be able to preserve the existing conditions and the character of the area. The petitioner will make improvements to the stormwater infrastructure along Woodward Avenue which will improve drainage in the area. This standard is met.

2. **Whether the exception is consistent with the trend of development in the area and the surrounding uses;**
The requested exceptions are consistent with the existing development in the area. Woodward Avenue does not have curb and gutter improvements the entire length of the street. The Village has no capital improvement plans for Woodward Avenue. Therefore, installation of curb and
gutter improvements at this time along the subject property prior to Village completing the full street profile and drainage analysis would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Woodward and Prairie Avenue rights-of-way are currently 66 feet wide. Widening the rights-of-way by four feet would not be consistent with the remainder of the streets. The Village has no plans to widen either roadway. This standard is met.

3. The characteristics of the property which support or mitigate against the granting of the exception;

The requested exceptions will maintain existing characteristics of both streets. The petitioner’s proposal not to construct curb and gutter on the east side of Woodward Avenue adjacent to the subject property is consistent with the existing improvements on Woodward Avenue. The Village has no capital improvement plans for Woodward Avenue at this time. Installation of curb and gutter only along the subject property prior to Village completing the full street profile and drainage analysis of the area would have little benefit and may be in contradiction to the final improvements ultimately planned for this roadway.

Also, widening the rights-of-way only along the subject property would be inconsistent with existing street widths without any plans by the Village to widen either roadway. This standard is met.

4. Whether the exception is in conformance with the general plan and spirit of this Chapter;

If the exceptions are granted, the petitioner will be able to maintain the existing character of both Woodward and Prairie Avenues. Additionally, the petitioner will make improvements to the existing stormwater infrastructure. The proposed subdivision is in conformance with the surrounding area and the therefore the general plan and spirit of the Subdivision Ordinance. This standard is met.

5. Whether the exception will alter, or be consistent with, the essential character of the locality.

If the exceptions are granted, they would not alter the character of the locality. Four additional feet of rights-of-way for both Woodward and Prairie Avenues would have no effect to the area as the Village does not have any plans to widen either roadway. Additionally, granting the exception for street improvements would preserve a consistent look of Woodward Avenue which currently does not have curb and gutter on either side the entire length of the street. This standard is met.

Recommendations

The proposed final plat of subdivision to resubdivide the existing property into three new lots is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation associated with PC-01-13 to the Village Council subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the House on Prairie, LLC Resubdivision plat prepared by Gentile & Associates, Inc. dated November 17, 2012 and House on Prairie, LLC Resubdivision plans prepared by RWG Engineering, LLC. dated December 07, 2012, last revised January 8, 2013, except as such plans may be modified to conform to the Village Codes and Ordinances.

2. The petitioner shall pay a total of $4,736.71 ($2,283.33 for the Park District, $1,668.59 for School District 58 and $ 874.80 for School District 99) prior to Village executing the plat.
3. A fee in lieu payment for two new parkway trees ($500 per tree, total payment $1,000) must be submitted prior to Village executing the plat.

Staff Report Approved By:

___________________________
Tom Dabareiner, AICP
Director of Community Development
January 2, 2013

Gregory Hose  
Chairman  
Downers Grove Plan Commission

Dear Mr. Hose

I am submitting the required plans, with the intention of receiving approval from the village of Downers Grove to create a three lot subdivision at the property currently known as 4729 Woodward, Downers Grove, IL 60515.

The three lot subdivision will then be developed for the construction of two new four bedroom room dwellings on lots 1 and 3, while preserving as much of the existing house on lot 2 as possible. Any portion of the existing structure on lot 2 that falls within the required set back areas will be removed.

The existing ranch home on lot 2 is a four bedroom, 2 bath dwelling. Therefore, it is understood that the developer will make donations to the Downers Grove Park Schools and Park district in the amount $4,736.71 for each of the two new dwellings. We are requesting a full credit for the house that already exists.

The developer acknowledges that the fee in-lieu of parkway tree installation in the amount of $1,000 (for two new trees) shall be paid for the addition of two trees on Woodward Avenue. All
School and Park District donations and fees in-lieu of parkway tree installation will be paid upon Village council approval and prior to Village signing the plat of subdivision.

We are requesting an exception regarding the 70’ right of way property. We are requesting that the right of way property width be reduced to 66’ to conform with the right of way property width of the surrounding properties. We are also requesting approval to omit curb and gutter along the Woodward street property line. There are no curbs and gutters along this street currently and we would like to maintain the character of the neighborhood by keeping our property consistent with the adjacent homes.

Thank you for your consideration of the proposed subdivision.

Sincerely,

Patrick M. Sullivan, Manager:  House on Prairie, LLC
PROPOSED IMPROVEMENTS
FOR
HOUSE ON PRAIRIE, LLC RESUBDIVISION
DOWNERS GROVE, ILLINOIS

LOCATION MAP

PROJECT LOCATION

INDEX OF SHEETS
1. Title Sheet
2. Hydrologic/Ecological Evaluation
3. SITE Improvements Plan
4. Construction Standards

GENERAL CONDITIONS

ABBREVIATIONS

BENCHMARKS
Chairman Hose called the February 4, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Ms. Urban, Mr. Waechtler, Mr. Webster

STAFF PRESENT: Community Development Planning Manager Jeff O’Brien; Planner Damir Latinovic

VISITORS: Mr. Patrick Sullivan, Petitioner, 4740 Saratoga Ave., Downers Grove; Mr. Kevin and Ms. Brenda Bruno, 4725 Woodward Ave., Downers Grove; Ms. Cynthia Kenney, 4728 Woodward Ave., Downers Grove, Ms. Ramona Lowy, 2002 Prairie Ave, Downers Grove; Mr. Tom Valus, 2000 Prairie Ave., Downers Grove; Mr. Scott Kraftheffer, 4525 Middaugh Ave., Downers Grove

Chairman Hose reviewed the meeting’s procedures and protocol.

PC 01-13 A petition seeking approval of a Final Plat of Subdivision to subdivide one lot into three new lots. The property is located at the northeast corner of Woodward and Prairie Avenues and is commonly known as 4729 Woodward Avenue, Downers Grove, IL (PIN 09-07-100-019); House on Prairie LLC, Petitioner and Owner.

The Chairman swore in those individuals who would be speaking on the above petition.

Village Planner, Damir Latinovic, reviewed the petition, explaining that the 41,000-sq. foot property was located at the northeast corner of Woodward and Prairie Avenues and zoned R-3 Single-Family Residential with one existing single-family home on the property. Photographs of the house were noted on the overhead projector. Reviewing the plat, it was noted the property comprised of two parcels -- one lot being 120 feet wide (Lot 353) and the other parcel being the southern portion of another lot (Lot 352). Per Mr. Latinovic, the petitioner was seeking to subdivide the property into three lots: Lot 1 being 75 feet by 152 feet; Lot 2 being 105 feet by 150 feet; and Lot 3 being 75 feet by 180 feet.

Mr. Latinovic stated the proposal met the goals of the Comprehensive Plan and was sensitive to the surrounding character of the area, with the proposed lots actually exceeding the minimum requirements. The proposal met the Village’s Zoning Ordinance. Per staff, the existing home would be modified so that it meets the setbacks on the corner lot, as required by the Village, in the R-3 zoning district. The new homes on Lots 1 and 3 would also meet all requirements of the Zoning
Ordinance. The proposal also met lot dimension requirements of the Subdivision Ordinance and the petitioner would be providing all required public utility easements.

Because there was only one additional lot being added, the petitioner would be required to pay park and school donations of $4,736.71 and it would have to be paid prior to the Village signing the plat. Two new parkway trees are required in Woodward Avenue parkway, and the petitioner would have to pay a fee-in-lieu in order for the Village’s forester to install those two trees at the time of construction of homes.

Mr. Latinovic called attention to the fact that the petitioner was requesting two exceptions from the Subdivision Ordinance. The first exception was from the right-of-way width dedication. He explained that right-of-ways next to new subdivisions had to be 70 feet wide and, in this case, both Woodward and Prairie Avenues were currently 66-feet wide, so up to four feet of the property would have to be rededicated to meet the 70-foot width. Details followed, noting that the addition of the four feet would have no benefit to the Village.

The second exception was for right-of-way improvements (curb and gutter) along the east side of Woodward Avenue. At this time, the entire length of Woodward Avenue on both sides does not have curb and gutters and the Village has no plans for road reconstruction along Woodward Avenue. Installing such improvements could contradict future Village improvements. However, the petitioner, as Mr. Latinovic stated, would be installing improvements to the stormwater infrastructure, specifically on the east side of Woodward Avenue a new catch basin would be created.

Per staff, an appropriate public notice was published and a sign was posted on the property. Neighbors within 250 feet of the property were also notified. To date, staff received one email which was placed on the dais prior to the meeting.

Staff found that the proposal was consistent with the Village’s Zoning Ordinance, Subdivision Ordinance and the Comprehensive Plan and, all five standards for granting the exceptions were met. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council, subject to the three (3) conditions listed in staff’s report.

Mr. Matejczyk confirmed with Mr. Latinovic that the existing house on Lot 2 would meet all setback requirements, especially on the north side, wherein, Mr. Latinovic explained that the attached garage would be razed to meet the 10.5 foot setback from the north property line.

Ms. Urban asked if the subdivision were not to occur and another home was constructed on the existing second parcel, would it need Plan Commission and Village Council approval to construct the second home, Mr. Latinovic stated it would not.

Mr. Beggs asked what would occur if a new administration came in and wanted curbs and gutters on Woodward Avenue, Mr. Latinovic explained that if there was a capital improvement plan to improve Woodward Avenue, it typically requires Village staff and engineers to do a comprehensive study of the area to accommodate the new roadway design and profile. When asked if the curb and gutter is not installed right now and whether that would be a hindrance to the future design of the road, Mr. Latinovic indicated it would not because staff and the engineers currently do not know what the proper street profile and composition of the roadway would be. For example, he explained
that if curb/gutters were installed at a certain elevation, they could be in contradiction to the final
design elevation of the curb and gutter for entire Woodward Avenue so they would have to be
removed later.

Chairman Hose asked how the Village would acquire additional right of way if it was needed in the
future. Mr. Latinovic explained the process in which the Village engineers would have to determine
the required width for final roadway design if Prairie Avenue was ever going to be widened. If the
Village did not get the four feet, then the Village would have to begin acquiring portions of each of
the properties on both sides of Prairie to accommodate the roadway design, parking, sidewalk, etc.

Chairman Hose asked if the Village would have to improve the right-of-way immediately after it is
dedicated, Mr. Latinovic stated it would not.

Mr. Patrick Sullivan, 4740 Saratoga, Downers Grove, confirmed he was the petitioner and inquired
of staff about the ROW dedication -- whether the four feet meant four feet on one side of the street
or two feet on both sides of the street. Wherein, Planning Manager, Mr. O’Brien, confirmed it was
two feet from both sides of a street. Mr. Sullivan stated his goal was to keep everything in the area
“pretty much in line with everything that is already existing there.” He stated he planned to follow
what is required to make the project successful.

Mr. Sullivan talked about maintaining the existing house as best possible with plans to upgrade it,
keeping the existing foundation of the home and building from there. If the economics did not work
out and if it was not feasible to keep the house, Mr. Sullivan stated it would become a new home.

Chairman Hose opened up the meeting to public comment.

Mr. Kevin Bruno, 4725 Woodward Avenue, Downers Grove, voiced concerns about the current
drainage on proposed Lot 1, stating it overflowed to his property. In response, Mr. Latinovic
responded that there will be a drainage ditch heading towards Woodward Avenue along the north
property line of Lot 1 and a new catch basin will collect the water. Details followed, noting the
design will have to meet the requirements of the Stormwater Ordinance. Lot 3 drainage was briefly
discussed.

Ms. Cynthia Kenney, 4728 Woodward Avenue, Downers Grove, (kitty-corner from the house),
voiced concern that the new owner said “potentially” he would like to keep the structure of the
home, and she was concerned the structure would get demolished. Ms. Kenney stated the home was
constructed with stone that was indigenous to the State of Illinois which she thought was important.
Lot size was another concern of hers, noting that the existing lots in the area were a depth of 200 to
300 feet while the proposed lots were depths of 150 feet. In her view, the homes would be very
large on small lots, which was not in character with the neighborhood.

Ms. Ramona Lowy, 2002 Prairie, Downers Grove, voiced concern that Woodward Avenue was a
cut-through street for Belmont and it was difficult for her to back out of her driveway onto
Woodward Ave. She believed with the new proposal it was going to be a hazardous corner and it
should be taken into consideration.

Mr. Tom Valus, 2000 Prairie Avenue, Downers Grove, inquired as to the address for Lot 3, wherein
Mr. O’Brien and Mr. Latinovic both indicated it would have to be reviewed at building-permit time.
Mr. Scott Kraftheffer, 4525 Middaugh, Downers Grove, stated that he was familiar with Mr. Sullivan’s projects and that Mr. Sullivan resided in the neighborhood. He noted that Lot 1 was increased by 15 feet from what currently the 60-foot parcel is, which should improve the drainage. Reviewing the engineering plan, he also noted that a new swale was being constructed between Lots 1 and 2 and was being directed out to two new catch basins in Woodward Avenue right of way. Mr. Kraftheffer stated he walked through the existing home when it was on the market, stating it was not architecturally significant. Any improvements to the home would be an improvement to the neighborhood.

Mr. Beggs then referenced an intersection on the overhead projector map where three new homes existed and asked Mr. Kraftheffer if he noticed any change in the amount of traffic around it, wherein Mr. Kraftheffer stated he did not notice a change as a result of those three homes being constructed.

Ms. Brenda Bruno, 4725 Woodward, Downers Grove, asked how much space would exist between her home and the home on Lot 1. Mr. O’Brien proceeded to confirm that the feet between the two buildings would be approximately 16.5 feet while minimum setbacks for structures on lots closer to downtown were five feet, or, approximately 10 feet between buildings.

Hearing no further comments, public comment was closed by the Chairman. The petitioner was invited to respond to the public’s comments.

Petitioner, Mr. Sullivan, responded to the last comment by explaining that the existing parcel where a 2nd home could be constructed was 60 feet wide prior to the changes he was proposing and now 75 feet wide. He also added that the new home would not be up to the last foot of buildable space because it was not his intention. He was not looking to overbuild the lot. He reassured the Commission that he planned to do quality projects.

Turning the topic over to the commissioners, Mr. Matejczyk stated that he has lived in the neighborhood for over 40 years and has walked past the area many times. He has noticed a change in the neighborhood in that the homes have become larger on existing lots. He believed the value of the homes in the area increased because of the new homes. He supported the petition. Regarding the traffic on Woodward, he ask staff whether Woodward Ave was included in a traffic study being done, wherein Mr. O’Brien noted he did not know for sure, but it may be included as the study is focusing on impacts from the new Belmont Road underpass. Mr. Matejczyk also believed that the same study included input from the neighbors and believed it would be beneficial if the attending neighbors could participate in that presentation. Mr. Beggs added some additional information regarding the underpass study and the notices that were mailed out to residents in the area.

With regard to the Section 20.602 exceptions, as cited in Staff’s report (pgs. 4 and 5) and after listening to testimony, Mr. Cozzo indicated that it appeared to him that the five standards were met and he was satisfied.

Mrs. Rabatah inquired about the property to the south (SE corner of Woodward Ave and Prairie Ave) of the proposed lots and asked how many catch basins existed on those three lots, wherein Mr. Latinovic said he did not know for sure but surmised the lots were draining towards the street and toward the tracks further down. Mrs. Rabatah also felt staff’s comments were very appropriate.
and she supported the proposal.

Mr. Waechtler voiced concern about the right-of-way improvements and the fact that the Village may be locking itself in for many future improvements, citing that “things change.” Examples in Staff’s report followed. In response, Mr. O’Brien agreed that the Village’s plans can change depending upon other factors. However, he stated that, at this point in time, the neighborhood was very stable and he did not foresee any factors that would require a roadway improvement like curb and gutters. Regarding the Village acquiring the two feet on the north side of the street, as discussed earlier, Mr. O’Brien stated that acquiring it would not affect the property adversely. A detailed explanation followed. Mr. Waechtler also appreciated the petitioner installing two new parkway trees.

Per Mr. Quirk’s question, Mr. O’Brien reported that only a handful of the Village’s residential streets have a 70-foot wide ROW. He noted that the standard changed in the 1990s from 66 feet. He noted 66 feet is enough room for roadways, curbs, gutters, parkways, sidewalks and utilities. He indicated the exception was common for new subdivision on existing streets. He stated that dedication does not apply to lot consolidations, but in this case, new lots are being created and the ROW standards applied. He envisioned the width requirement would be changed back to 66 feet in the near future as the Village reviews its subdivision and zoning regulations.

However, Mr. Beggs recalled that Prairie Avenue was recently repaved from Main Street to Belmont Rd and he assumed that the engineering on Prairie Avenue was properly evaluated not long ago.

Chairman Hose agreed the lot sizes were in compliance with the Subdivision Ordinance, the standards for exceptions listed in staff’s report were being met, and the character of the neighborhood appeared to be moving towards larger homes. He hoped the neighbors would attend the earlier-mentioned traffic study presentation.

WITH RESPECT TO 01-13, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION AND FORWARD IT TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE HOUSE ON PRAIRIE, LLC RESUBDIVISION PLAT PREPARED BY GENTILE & ASSOCIATES, INC. DATED NOVEMBER 17, 2012 AND HOUSE ON PRAIRIE, LLC RESUBDIVISION PLANS PREPARED BY RWG ENGINEERING, LLC. DATED DECEMBER 07, 2012, LAST REVISED JANUARY 8, 2013, ATTACHED TO STAFF REPORT DATED FEBRUARY 4, 2013 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

2. THE PETITIONER SHALL PAY A TOTAL OF $4,736.71 ($2,283.33 FOR THE PARK DISTRICT, $1,668.59 FOR SCHOOL DISTRICT 58 AND $ 874.80 FOR SCHOOL DISTRICT 99) PRIOR TO VILLAGE EXECUTING THE PLAT.
3. A FEE IN LIEU PAYMENT FOR TWO NEW PARKWAY TREES ($500 PER TREE, TOTAL PAYMENT $1,000) MUST BE SUBMITTED PRIOR TO VILLAGE EXECUTING THE PLAT.

SECONDED BY MR. WAECHTLER.

ROLL CALL:

AYE: MR. MATEJczyk, MR. WAechtler, MR. BEggs, MR. COZZO, MR. QUIRIK, MRS. RABATAH, MS. URBAN, MR. WEBSTER, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 9-0

Mr. O’Brien reminded the commissioners that they were meeting on February 25, 2013 with one agenda item.

THE MEETING WAS ADJOURNED AT 8:00 P.M. ON MOTION BY MR. WAECHTLER, SECONDED BY MR. BEGGS. MOTION CARRIED BY VOICE VOTE OF 9-0.

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