

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

March 07, 2016  
7:00 p.m.

**AGENDA**

**1. Call to Order**

**a. Pledge of Allegiance**

**2. Roll Call**

**3. Approval of Minutes –February 01, 2016**

**4. Public Hearings**

**a. 16-PLC-0005** A petition seeking approval for the Right-of-way Vacation of an alley. The adjacent properties are zoned R-2, Residential Detached House 2. The subject property runs east-west between the properties at 4147 & 4205 Venard Road, north of Ogden Avenue and south of Drove Avenue, Downers Grove, IL (09-06-214-001, -008). Paul Fyle, Superintendent of Planning, Downers Grove Park District, Petitioner and Owner.

**b. 16-PLC-0012:** A petition seeking approval of a Special Use to permit extended family accessory housing. The property is zoned R-4, Residential Detached House 4. The property is located on the east side of Roslyn Road, approximately 500 feet north of Chicago Avenue, commonly known as 4617 Roslyn Road, Downers Grove, IL (09-04-313-012, -013). Ben Tull, Attorney, and Angelica and Mark Speyer, Owners.

**5. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

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VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

FEBRUARY 1, 2016, 7:00 P.M.

Chairman Rickard called the February 1, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairman Rickard, Mr. Cozzo, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Mr. Quirk, Mrs. Rabatah, Mr. Thoman (ex-officio Mr. Livorsi)

**ABSENT:** ex-officios Ms. Lupesco, Mr. Menninga

**STAFF:** Community Development Senior Planner Rebecca Leitschuh and new planners, Mr. Scott Williams and Ms. Swati Paney

**VISITORS:** Shirley Wahn, 4854 Francisco; Jean and Phil Albert, 4835 Cross St.; Michael Hendron, 4823 Cross St.; Keith Neumann, Greenscape Homes, 435 Weaver Parkway, Warrenville; Scott Mond, 4605 Cross St.; Margaret Warte, Cameo 5300 Board, 5300 Walnut Ave.; Paul Bartosek, Cameo 5300, 5300 Walnut Ave.; Pete Nania, 4931 Francisco; William Kuttduert, 4617 Cross St.; Nancy Kaserowski, 4939 Francisco; Mr. Dave VanVorn, 4918 Cross St.; Nancy Johnson, 4852 Francisco

New Plan Commissioner Amy Gassen was introduced and welcomed by the commissioners.

**APPROVAL OF DECEMBER 7, 2015 MINUTES**

**MINUTES OF THE DECEMBER 7, 2015 MEETING WERE APPROVED ON MOTION BY MR. THOMAN. SECONDED BY MS. HOGSTROM. MOTION CARRIED BY VOICE VOTE OF 6-0-2. (MS. GASSEN AND MRS. RABATAH ABSTAIN)**

Planner Leitschuh introduced new commissioners Scott Williams and Swati Paney who both shared their professional and educational backgrounds.

**PUBLIC HEARINGS:**

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petitions listed below.

A change in the agenda followed:

**FILE 16-PLC-0002** - A petition seeking approval for a Zoning Ordinance Map Amendment to rezone the property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4.

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The property is currently zoned R-1, Residential Detached House 1. The property is located on a vacant parcel on the east side of Francisco Avenue between Haddow and Burlington Avenue, Downers Grove, IL. The property is located approximately 240 feet south of Haddow and 265 feet north of Burlington, commonly known as **4935 Francisco Avenue**, Downers Grove, IL (08-12-110-008). Greenscapes Homes LLC, Petitioner and Paul Gerald, Owner.

Planner Pandey drew commissioners' attention to the overhead and reviewed the request to rezone the subject property from R-1 Residential Detached House-1 to R-4 Residential Detached House-4. Size and location of the two-lot (25 ft. width each), vacant parcel on Francisco was noted. The petitioner was seeking to consolidate the two parcels and bring the parcel into compliance. This property was part of an earlier annexation. Setbacks were also noted. Ms. Pandey reported that staff believed the proposal was in compliance with the village's Comprehensive Plan, complied with the existing development patterns of the area and would remain as a single-family residential use. Based on the above findings, staff recommended the commission forward a positive recommendation to the village council.

Planner Leitschuh added that staff was in support of the amended rezoning because the lots were already platted years ago, they were not part of a subdivision, and the zoning district that was being proposed was compatible with the existing setbacks of the existing area. Details followed.

Comments/questions from the commissioners followed, specifically with staff confirming that when land is annexed into the village it typically comes in as R-1 zoning, following state statute, unless an alternative/specific zoning classification is provided at the time of annexation. Mrs. Rabatah inquired about the lot widths of those parcels that had already been rezoned R-4, wherein Planner Leitschuh responded that many of the lots in the area were 50-feet wide and many of the homes that were constructed years ago were built across the lot line of two 25-ft. lots.

Petitioner, Mr. Keith Neumann, Greenscape Homes, LLC, 4355 Parkway, Warrenville, IL, stated that he has rezoned some of the lots in the area under discussion, noting many of the lots were already 50 feet or a combination of 25-ft. lots that needed to be consolidated. The parcels were also part of a 2012 village annexation.

No further questions followed. The chairman opened up the meeting to public comment.

Marsha Nania (phonetic), 4931 Francisco, Downers Grove, was sworn in. She asked for clarification of the lot's address.

Nancy Kaserowski, 4939 Francisco, was sworn in and voiced concern that the storm sewer underneath the street would not be compromised. (The chairman reminded her that the commission was only reviewing the rezoning at this time.)

Ms. Leitschuh indicated that engineers within the Community Development department would be charged with reviewing permits to comply with the stormwater ordinance and would provide comment to the applicant/petitioner.

Hearing no further comment, public comment was closed. Mr. Neumann had no closing statement.

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Mr. Thoman confirmed with staff whether a survey was done as to the location the neighbor's garage at 4939 Francisco and whether it was straddling the property line, wherein Ms. Leitschuh cautioned the commissioners and explained that the aerial views on the overhead were just "approximates" and legal plats of survey were required before any permits are issued. However, the garage was not on the neighbor's property. Regarding the physical look of the utility easement running down the middle of block and whether it was designed to catch water, Ms. Leitschuh said she was not sure, and that the request was for the rezoning only at this time and topography/stormwater would be reviewed later.

Mr. Cozzo then asked staff to provide an explanation about the village's stormwater best practices for commissioners and the public, wherein Ms. Leitschuh explained the village's practice in more detail pointing out the village's requirements were higher than that of the state and Du Page County.

Ms. Hogstrom asked staff to explain why the commission was allowing 6,250 square feet to be approved, wherein Ms. Leitschuh explained the difference between already legally platted lot versus subdividing a lot into smaller lots and the minimum square footage needed to do so.

For the record, Mr. Cozzo stated he believed the standards for approval of the rezoning were met; other commissioners concurred.

**WITH RESPECT TO FILE 16-PLC-0002 MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS PRESENTED.**

**SECONDED BY MR. THOMAN. ROLL CALL:**

**AYE: MRS. RABATAH, MR. THOMAN, MR. COZZO, MR. CRONIN, MS. GASSEN, MS. HOGSTROM, MR. QUIRK, CHAIRMAN RICKARD.**

**NAY: NONE**

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

**FILE 16-PLC-0003** - A petition seeking approval for a Zoning Ordinance Map Amendment to rezone the property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4. The property is currently zoned R-1, Residential Detached House 1. The property is located on the east side of Cross Street between Prairie and Haddow Avenue, commonly known as **4825 Cross Street**, Downers Grove, IL (08-12-105-043 & -035). Greenscapes Homes LLC, Petitioner and Owner.

Planner Williams walked through the proposal, explaining it was similar in nature as the one above but different in that a one-story detached home and detached garage existed on two legally platted lots. The petitioner was seeking to rezone the two legally platted properties to R-4 Residential Detached House-4, bringing them closer into compliance in order to construct new single-family homes. Current photographs and plat of survey were referenced, as were the setbacks to be followed. Mr. Williams pointed out other R-4 lots in the neighborhood. He confirmed public and legal notice was provided and he spoke to one resident, explaining the difference in the two zoning classifications.

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Per Mr. Quirk's question as to why the petitioner was seeking the rezoning when he could just construct a home on the R-1 parcel just as he could on the R-4 parcel, commissioners and staff pointed out it was due to the different setback requirements, even though the petitioner could, technically, construct on the R-1 lot. Ms. Leitschuh reminded him that the rezoning allowed the lots to become more compatible with the developed properties in the immediate area. The chairman reminded the commissioners it allowed the property owner more buildable area and made the frontage look more uniform. Lot widths for the surrounding properties were pointed out on the overhead.

Ms. Gassen confirmed with staff that the petitioner was seeking to construct one home on each lot.

Petitioner, Mr. Keith Neumann, Greenscape Homes, LLC, 4355 Parkway, Warrenville, IL, confirmed he pursued the lots with the intention of constructing a single-family homes on each lot since they were similar in size as the rest of the area and which was why he did not seek to consolidate the two lots. Additionally, he pointed out that a dedicated, unimproved 14-ft. alley existed behind the property and would could eventually be vacated and added to either one of the properties.

No commissioner questions followed. Chairman Rickard opened the meeting to public comment.

Mr. Dave VanVorn, 4918 Cross Street, Downers Grove, was sworn in and described the difference between R-1 and R-4 zoning and inquired what the petitioner's hardship was for the change in zoning.

In response, Mr. Neumann explained in general it was not a matter of hardship but, rather, it was the intention of the rezoning to bring the lots closer to conformance. Mr. Neumann explained how decreasing the side yards and allowing the 40 ft. buildable width helped "the livability of the lots."

The chairman also clarified/confirmed with staff that no hardship needed to be proven with a rezoning map amendment; rather, it was something an owner could request.

Mr. Cronin inquired of the petitioner whether the proposed lot would, if divided into two lots, double the taxable value of each of them versus just having the single lot, wherein Mr. Neumann confirmed that the value would come close to doubling with homes built on the lots.

No further comments followed; public comment was closed. No further discussion. A motion was entertained.

**WITH RESPECT TO FILE 16-PLC-0003, MR. CRONIN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS PRESENTED.**

**SECONDED BY MS. GASSEN. ROLL CALL:**

**AYE: MR. CRONIN, MS. GASSEN, MR. COZZO, MS. HOGSTROM, MR. QUIRK,  
MRS. RABATAH, MR. THOMAN, CHAIRMAN RICKARD**

**NAY: NONE**

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

**16-PLC-0004** - A petition seeking approval for a Zoning Ordinance Map Amendment to rezone the property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4. The property is currently zoned R-1, Residential Detached House 1. The property is located on two vacant parcels on the east side of Drendel Road north of Burlington Avenue by approximately 186 feet, commonly known as **4915 Drendel Road**, Downers Grove, IL (08-12-108-013 & -014). Greenscapes Homes LLC, Petitioner and Paul Gerald, Owner.

Senior Planner Leitschuh walked through the petitioner's proposal, noting the property was in the general area as the previously discussed agenda except it was located on Drendel Road. The difference with this proposal was that the lot was irregularly shaped. An explanation followed on how the lot was measured. The parcel contained two lots under one ownership and would be consolidated into one lot. An unimproved alley existed to the south of the lot as well as to the rear. Photographs were depicted on the overhead and setbacks were pointed out. Ms. Leitschuh described how the parcel fit into the village's comprehensive plan, i.e., by encouraging housing variety. Staff recommended approval of this petition.

Mr. Thoman queried staff whether other unusually-shaped lots existed within the area's five blocks and whether those lots were 5,000 square feet to which Ms. Leitschuh stated there were and it was common. She pointed out some of those lots. Mr. Quirk stated that the property to the east appeared to be used by nearby property owners as a driveway and asked whether there was interest from them to improve the alley for their own use. Ms. Leitschuh indicated such a proposal would have to be reviewed by Public Works and other departments, but instances, such as that described, existed. Contrarily, she said other cases existed where owners would request to vacate an alley to keep it as part of their own property. Mr. Quirk asked why the Plan Commission was not vacating the alley between Drendel and Cross Streets, wherein Ms. Leitschuh indicated that the future owners or neighbors could come to the city and request the vacation. Further discussion on this topic followed.

Mr. Neumann returned and stated he was considering the vacation of the alley but had not started the process. He figured he would most likely return seeking that request.

Hearing no further questions, Chairman Rickard opened up the meeting to public comment.

Mr. Dave VanVorn, 4918 Cross Street, Downers Grove, stated he resides to the east of the property and owns two lots – 4918 Cross Street and his garage on a separate lot. The only access he had to the garage was by way of the public alley that he maintained/improved. Mr. VanVorn indicated that if the petitioner wished to vacate the unimproved alley, he could vacate the unimproved portion of the alley that was adjacent to Lot 20 and not have to deal with any vacation of the alley that provided access to his separate lot in the rear of his property. Mr. Quirk indicated that all owners touching the alley would have to agree and come before the village to vacate the alley.

Ms. Nancy Johnson, 4852 Francisco, Downers Grove, was sworn in and stated she had an alley on the back of her property but that utility poles existed on it. She voiced concern about the land being vacated and asked if the property owners would be notified, wherein the chairman explained that

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various scenarios existed and nothing would be done until all the neighbors were heard. Mr. Quirk also provided additional information to ease Ms. Johnson's mind.

No further comments from the commissioners. Mr. Neumann explained that the alley he would possibly consider for vacating was immediately south of the parcels. As to vacating an alley with utility poles, Mr. Neumann briefly explained the process to Ms. Johnson.

Public comment was closed.

Mr. Quirk briefly shared what he knew of the village's vacating process. Mr. Cozzo stated he believed the standards for the proposal were met. A motion was entertained by the chairman.

**WITH RESPECT TO FILE 16-PLC-0004, MR. QUIRK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS PRESENTED.**

**SECONDED BY MS. HOGSTROM. ROLL CALL:**

**AYE: MR. QUIRK, MS. HOGSTROM, MR. COZZO, MR. CRONIN, MS. GASSEN,  
MRS. RABATAH, MR. THOMAN, CHAIRMAN RICKARD**

**NAY: NONE**

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

**FILE 16-PLC-0001** - A petition seeking approval of a Special Use to permit sports and personal training. The property is currently zoned M-1, Light Manufacturing. The subject property is located on Thatcher Road, south of Hitchcock Avenue and west of Walnut Avenue, commonly known as 5221 Thatcher Road, Downers Grove, IL (08-11-408-019). Jim Wnek and Jeff Jourdan, Core 1 Inc., Petitioners, and Michael Androwich of Midwest Industrial Funds, Agent of the Owner.

Planner Scott Williams summarized that Core 1 Inc. was seeking a special use for a sports and physical training business at the above-referenced address which was classified as a personal improvement service. The site was located on the overhead map noting the area is mainly zoned M-1 Light Manufacturing with some R-6 zoning to the south. Mr. Williams reminded the commissioners that Core 1 Inc. did go through this same process in the village two years ago but was now expanding its business to this location. A site plan and floor plan were reviewed. He noted many improvements were already made to the property and shared the variety of businesses found at the site. On-site parking, with improvements noted, was also reviewed.

Mr. Williams reported the proposal was consistent with the village's comprehensive plan as well as the village's zoning code.

Comments/questions from the commissioners followed. Mr. Cronin inquired as to how much of the building was leased currently, wherein Mr. Williams stated the owner said there were two more vacant spaces left.

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Mr. Jeff Jourdan, 291 S. Illinois, Glen Ellyn, IL, was sworn in and stated his growing business was moving from the north side of the village to the south side of the village and he was happy to be in the village. Most of his clientele came from the two high schools, Benet, Glenbard West and students from Lockport.

The chairman opened up the meeting to public comment.

Mr. Paul Bartosek, 5300 Walnut Ave., Downers Grove said he lives across the street from the property. He voiced concern about noise generated by the business, the traffic that will be generated, and parking overflow.

Mr. Jourdan responded that noise would be minimal with possible music, and any noise would not be any more than what existed currently. As for traffic, Mr. Jourdan stated that vehicles would most likely be dropping off/picking up students at the site. He did not regularly bring in teams for training and, if he did, it would be later in the evening. He hoped to continue to stay in the village.

Public comment was closed and discussion was entertained.

Mr. Thoman pointed out the subject's address was toward the middle of the entire building and not near Cameo Towers. He stated he was pleased to see the business stay in the village. Mr. Cozzo also added that these types of businesses were appearing more often and being located within the light industrial parks because of the adequate space and available parking. Ms. Hogstrom agreed, stating the vacant space was being re-used. Mrs. Rabatah also concurred, and believed the nearby residents should find some comfort knowing that the business owner was currently in the village and did not want to jeopardize the safety of his young athletic clients.

**WITH RESPECT TO FILE 16-PLC-0001, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITION:**

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**SECONDED BY MR. COZZO. ROLL CALL:**

**AYE: MRS. RABATAH, MR. COZZO, MR. CRONIN, MS. GASSEN, MS. HOGSTROM,  
MR. QUIRK, MR. THOMAN, CHAIRMAN RICKARD**

**NAY: NONE**

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

New member, Amy Gassen, shared her professional background with the commissioners.

**THE MEETING WAS ADJOURNED AT 8:45 P.M. ON MOTION BY MR. COZZO, SECONDED BY MR. QUIRK. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 8-0.**

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

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

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-PLC-0005 4147 & 4205 Venard Road	Alley Vacation	Scott Williams Planner

**REQUEST**

The petitioners are requesting a vacation of a 20-foot wide by 300-foot deep alley immediately adjacent to and between their properties at 4147 & 4205 Venard Road.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER:** Village of Downers Grove  
801 Burlington Road  
Downers Grove, IL 60515

**APPLICANT:** Downers Grove Park District  
2455 Warrenville Road  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-2, Residential Detached House 2 (adjacent properties)  
**EXISTING LAND USE:** Unimproved Right-of-Way  
**PROPERTY SIZE:** 6,000 square feet  
**PINS:** 09-06-214-001; 008 (adjacent properties)

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2, Residential Detached House 2	Parks & Open Space
<b>SOUTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>EAST:</b>	B-3, General Services/Highway Business	Multi-Family Residential
<b>WEST:</b>	R-2, Residential Detached House 2	Single Family Residential

**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. Application/Petition for Public Hearing
2. Location Map
3. Public Hearing
4. Project Narrative
5. Plats of Survey
6. Plat of Easement/Vacation
7. Village alley vacation policy (Resolution #2003-58)

### **PROJECT DESCRIPTION**

The Downers Grove Park District, at 4147 & 4205 Venard Road, is requesting that the Village vacate the 20-foot wide by 300-foot long unimproved alley between the two properties. The alley includes overhead wires and mostly turf with trees and shrubs concentrated on the eastern portion.

The properties at 4147 and 4205 Venard Road are the only properties which abut the alley proposed to be vacated. The property to the north is part of Doerhoefer Park and has a parking lot, and the property to the south is now vacant land. The alley dead-ends to the east and was is not used for through traffic.

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the utility companies, outside public agencies and other village departments to determine if any rights to the public right-of-way should be retained. Currently, AT&T and Comcast have aerial copper and/or fiber cable on utility poles within the alley. AT&T also has buried cable within the alley right-of-way. The Downers Grove Sanitary District has an 18 inch public sewer main line within the alley right-of-way. The utility providers and the Village do not have an objection to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the alley. The easement will provide adequate space for any future utility needs.

As such, the easement will restrict any construction within the vacated right-of-way except for a driveway or fence. The petitioner has been informed of this requirement and submitted a plat of easement as part of their application.

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

The Parks, Open Space & Environmental Features section of the comprehensive plan recommends that the Village cooperates with the Park District to provide parks, open space and recreation in the community. The proposed alley vacation meets this recommendation by providing additional park space and connecting together Park District parcels. Furthermore, the vacation of this alley would not alter the future uses of the surrounding properties as the village will retain a permanent easement. Staff believes the proposed vacation is consistent with the Comprehensive Plan.

### **COMPLIANCE WITH ZONING ORDINANCE**

The majority of surrounding properties are zoned R-2, Residential Detached House 2. The property to the east is zoned B-3, General Services and Highway Business and is home to an apartment complex. The portion of the alley being vacated will be consolidated with the adjacent property and zoned R-2, Residential Detached House 2.

At this time, the petitioner is not proposing any construction on their property. Because an easement is being placed on the entire alley, no new buildings or structures, other than a driveway or fence, could be constructed on the vacated alley. The proposed vacation is consistent with the Zoning Ordinance.

**PUBLIC SAFETY REQUIREMENTS**

The Fire Department has reviewed the plans for the vacation and noted no objections to the vacation of the right-of-way. The alley vacation will have no impact on emergency services.

**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 the legal notice in the *Downers Grove Suburban Life*. Staff received one phone call from a neighbor concerned about the future use of the alley.

**FINDINGS OF FACT**

***Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)***

The Village’s alley vacation policy asks the following questions when it comes to determining if an alley can be vacated. These questions and staff’s findings are listed below:

1. Is there written consent of at least two property owners who abut the proposed parcel to be vacated?
  - The Downers Grove Park District owns both parcels abutting the proposed parcel to be vacated.
2. Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.
  - As noted above, staff contacted the utility companies and outside public agencies to determine the extent of public interest. Based on their replies, staff has determined the public interests are addressed by placing a public drainage, utility and access easement over the entire vacated alley.
3. Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.
  - A public drainage, utility and utility access easement will be retained over the entire alley length and width. As such, the petitioners will not be able to construct any permanent structure, other than a driveway or fence, within this easement.
4. The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.
  - Staff recommends that the petitioners provide the Village with compensation for the alley to be vacated. The fair market value is based on the latest assessment of land adjacent to the right-of-way. When land will be encumbered with an easement, land is generally valued at one-third (1/3) of the value of the same property that does not have an easement. As such, the fair market value of the entire alley to be vacated will be discounted to reflect the blanket easement.

The table below summarizes the estimated value:

Property Address	Land Value	Lot Size (Square Feet)	Square Foot Land Value	SF of Alley to be vacated	Estimated Value	Encumbered Value
4205 Venard Rd	\$ 54,210	21,900	\$ 2.48	6,000	\$ 14,852.05	\$ 4,901.18

Based on the land value assessment model, the petitioner would be required to pay the Village a total of \$4,901.18.

## **RECOMMENDATIONS**

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Staff finds the proposed alley vacation is consistent with the Village's alley vacation policy (Resolution #2003-58) and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of the alley right-of-way vacation associated with 16-PLC-0005 to the Village Council subject to the conditions below:

1. The vacation shall substantially conform to the staff report dated March 7, 2016.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 20-foot public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.
3. Prior to execution of the plat, the petitioner shall pay the Village a total of \$4,901.18.

Staff Report Approved By:

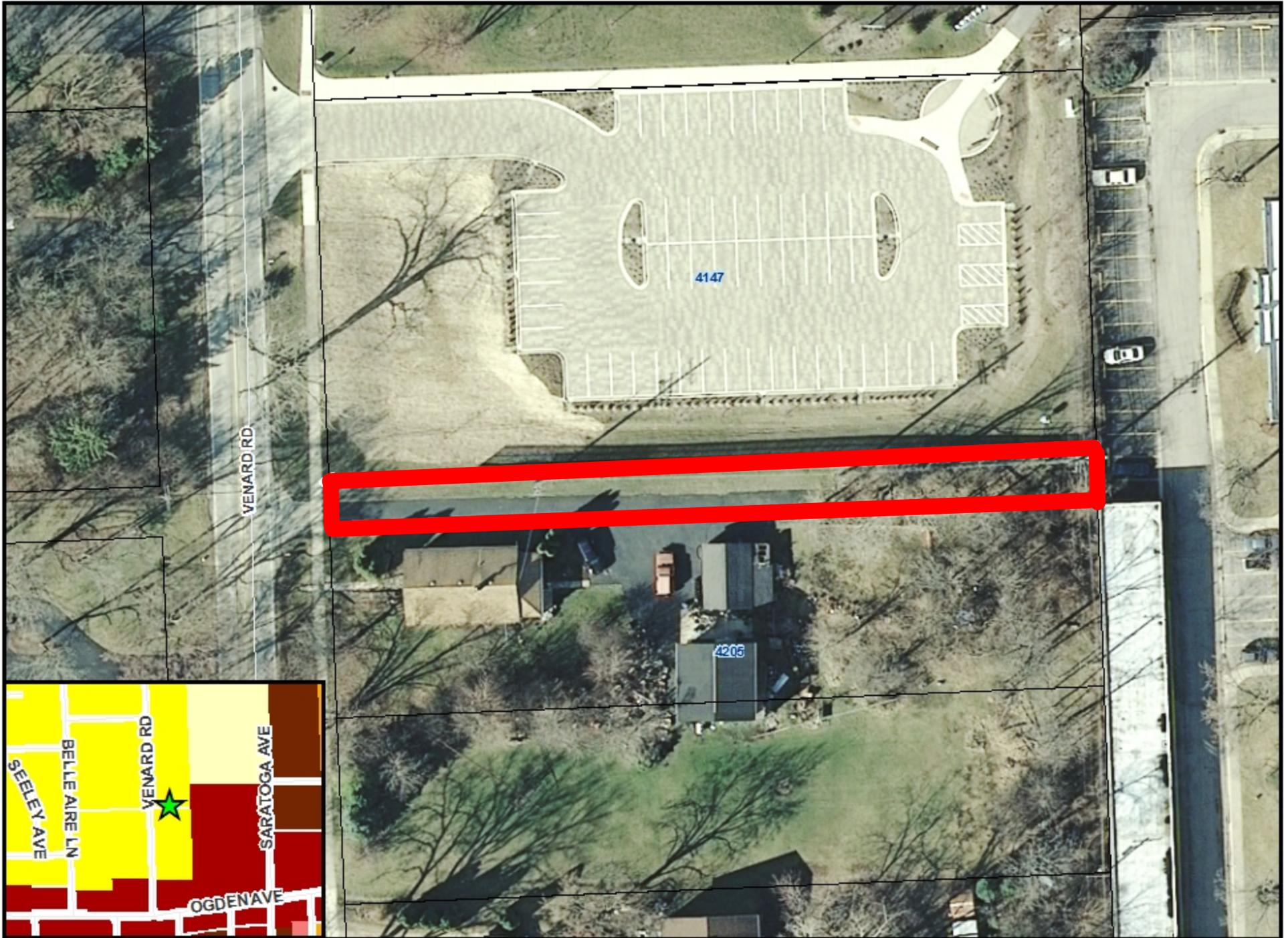


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Stanley J. Popovich, AICP  
Director of Community Development

TD:sw  
-att

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0 25 50 75 100 Feet

4147 & 4205 Venard Road- Alley Vacation Location Map





**Administration Office**  
2455 Warrenville Road  
Downers Grove, IL 60515  
Phone: 630.960.7500  
Fax: 630.963.1543

**Recreation and Fitness Center**  
4500 Belmont Road  
Downers Grove, IL 60515  
Phone: 630.960.7250  
Fax: 630.960.7251

**Lincoln Center**  
935 Maple Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1300  
Fax: 630.963.5884

**Golf Course**  
2420 Haddow Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1306  
Fax: 630.963.9435

**Museum**  
831 Maple Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1309  
Fax: 630.963.0496

**William F. Sherman, Jr.  
Interpretive Center**  
901 31st Street  
Downers Grove, IL 60515  
Phone: 630.963.9388  
Fax: 630.963.9389

January 13, 2016

Stan Popovich, AICP  
Director of Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Re: Right-of-Way Vacation Request – Project Summary Letter

Dear Stan,

The Downers Grove Park District is seeking vacation of a 20-foot wide Right-of-Way between the parcels located at 4147 & 4205 Venard Road. During the last several years, the Park District has purchased these two properties adjacent to Doerhoefer Park, and now owns the parcels on both sides of the alley Right-of-Way. The Park District would like to make the southernmost parcel (4205 Venard Road) a part of Doerhoefer Park, but the parcel is currently separated from the park by a 20-foot wide Alley Right-of-Way.

The Park District is seeking vacation of this Right-of-Way in order to allow the 4205 Venard Road parcel to be functionally linked to Doerhoefer Park, and allow the Park District to add pathways or other improvements to the alley that would connect this parcel to Doerhoefer Park.

Please feel free to contact me with any questions.

Sincerely,

Paul Fyle, ASLA  
Superintendent of Planning

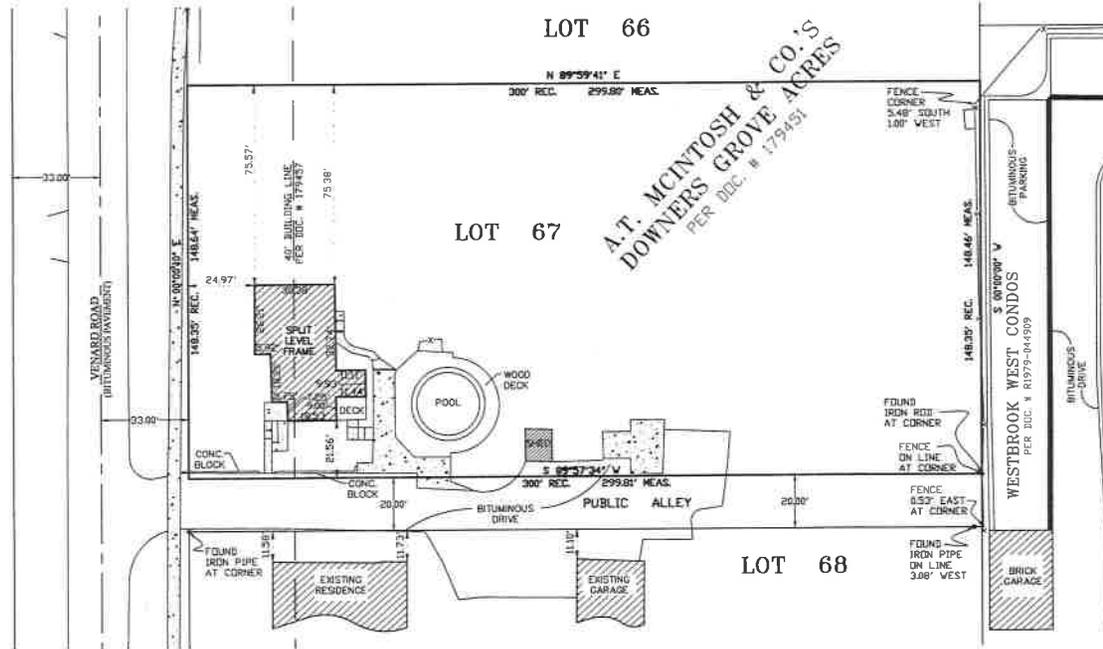
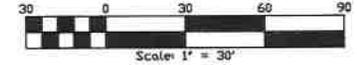
cc: Geoff Penman, Director of Operations & Development



# PLAT OF SURVEY

LOT 67, AND THE 20' PUBLIC ALLEY ABUTTING THE SOUTH LINE OF SAID LOT 67, IN ARTHUR T. MCINTOSH AND COMPANY'S DOWNERS GROVE ACRES, A SUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, AND THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT AREA: LOT 67 44,536 SF, 1.02 ACRES  
PUBLIC ALLEY 5,996 SF, 0.14 ACRES



A. T. MCINTOSH & CO.'S  
DOWNERS GROVE ACRES  
PER DOC. # 179451

STATE OF ILLINOIS )  
(S.S.)  
COUNTY OF DUPAGE )

I, DONALD E. RERICKA, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT WARRENVILLE, IL, THIS 3RD DAY OF AUGUST A.D. 2009

*(Signature)*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3465  
EXPIRES: NOVEMBER 30, 2010



Y:DOWNERS GROVE PARK DISTRICT/290701/SURVEY/290701 POS.DWG



**ENGINEERING  
RESOURCE  
ASSOCIATES, INC.**  
CONSULTING ENGINEERS, SCIENTISTS AND SURVEYORS

35701 WEST AVENUE  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060

301 WEST STATE ST., SUITE 203  
GENEVA, ILLINOIS 60134  
PHONE (630) 262-8689

10 S. RIVERSIDE PLAZA, SUITE 1800  
CHICAGO, ILLINOIS 60606  
PHONE (312) 683-0110





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

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-PLC-00012 Extended Family Accessory Housing at 4617 Roslyn Road	Special Use	Scott Williams Planner

**REQUEST**

The petitioner is requesting Special Use approval for Extended Family Accessory Housing at 4617 Roslyn Road.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/  
APPLICANT:** Angelica and Mark Speyer  
3931 Longmeadow Drive  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Single Family Residential  
**PROPERTY SIZE:** 62,886 sq ft (1.44 acres)  
**PIN:** 09-04-313-012

**SURROUNDING ZONING AND LAND USES**

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

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Application/Petition for Public Hearing
2. Location Map
3. Project Narrative
4. Plat of Survey
5. Site Plan

## 6. Architectural Plans

### PROJECT DESCRIPTION

The petitioner is proposing to construct a new single family house with an attached in-law suite to create an Extended Family Accessory Housing unit at 4617 Roslyn Road. The subject property is zoned R-4, Residential Detached House 4, and is located on the east side of Roslyn Road, approximately 500 feet north of Chicago Avenue. Extended Family Accessory Housing is an allowable Special Use in the R-4 zoning district per Section 6.010.F of the Zoning Ordinance.

The proposed accessory unit will have its own separate entrance on the north side of the house, which will not face the street. The unit consists of a living room, dining room, kitchen, bedroom, and one-car garage. The unit will also be connected to the primary unit via the garage. The proposed structure will have the overall appearance of a detached house. Conversion plans have also been submitted should the approval conditions of special use permit lapse.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan, the subject property is designated as Single Family Residential and has a corresponding zoning designation. The Comprehensive Plan calls for a variety of housing and dwelling unit types and recommends providing housing that meets the needs of senior citizens to allow residents to age in place. The proposal will create an Extended Family Accessory Housing unit that provides a mutualistic living arrangement for the petitioner's mother and allows the petitioner to care for his mother as she ages. Because this property will retain the look of a detached house, there will be no impact on the existing single family neighborhood character. The proposal is consistent with the intent of the Future Land Use Plan and will not diminish the use of the surrounding properties.

### COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4, Residential Detached House 4. An Extended Family Accessory Housing unit is an allowable Special Use in the R-4 district. The proposed plans meet the zoning requirements and the requirements for an Extended Family Accessory Housing unit. The table below summarizes compliance with Section 6.010.F of the Zoning Ordinance:

Zoning Requirements	Proposed
1. Extended Family Accessory Housing is allowed in R-1, R-2, R-3 and R-4 zoning districts, per the Special Use provisions.	The subject property is zoned R-4.
2. The accessory unit is entirely within the dwelling.	The accessory unit is within the primary dwelling's structure.
3a. Only one accessory unit in any detached house.	Only one accessory unit is proposed.
3b. A separate exterior entrance, if provided, cannot face the street.	The separate entrance is on the north (side) façade and does not face the street.
3c. One dwelling unit has to be occupied by an owner of the property.	The primary dwelling unit is occupied by owner of the property.
3d. The occupant(s) of either dwelling unit is 62 years of age or older and related.	The accessory unit is to be occupied by the mother of one of the property owners, who meets the age requirement.
3e. No additional roomers or boarders are allowed.	The petitioners will occupy the primary residence and no additional roomers or boarders will be housed at this location.

Zoning Requirements	Proposed
3f. The appearance of a detached house must be retained. Occupancy of the accessory unit is subject to an approved floor plan.	The petitioner is proposing a new home that will retain the look of a detached single family structure. The floor plan accompanying this petition shall be the accepted floor plan except as such plans may be modified to conform to Village Codes and Ordinances.
3g. The property owners shall permit an annual inspection and provide certification of continued compliance with the regulations.	The petitioner has agreed to these provisions.
3h. The Special Use approval lapses if the owner occupying one of the units transfers ownership or ceases to occupy one of the units.	The petitioner has provided a conversion plan at such time the Special Use approval lapses.
3i. The accessory unit shall be converted within 120 days of the expiration of the Special Use.	The petitioner has provided conversion drawings.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners within 250 feet of the subject property in addition to posting the public hearing notice sign and publishing legal notice in the *Downers Grove Suburban Life*. Staff spoke to three neighbors inquiring about the petition. Upon hearing the content of the request, no concerns were expressed.

**FINDINGS OF FACT**

The petitioner is requesting a Special Use to construct an Extended Family Accessory Housing unit. Staff finds the proposal meets the criteria for granting a Special Use as outlined below:

***Section 28.12.050.H Approval Criteria***

*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;*  
 The property is located in the R-4, Residential Detached House 4, zoning district. Per Section 6.010.F of the Zoning Ordinance, Extended Family Accessory Housing is listed as an allowable Special Use in the R-4 zoning district.
  
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.*  
 The proposed Extended Family Accessory Housing is desirable within single family residential neighborhoods and will contribute to the general welfare of the community. It provides flexibility in housing options to care for seniors as they age and allows long-time residents to stay in Downers Grove. Additionally, the structure will retain the appearance of a detached single family home, ensuring the continued character of the existing single family neighborhood.

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.*

The proposed Extended Family Accessory Housing unit will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. Property values will not be negatively impacted as the Special Use approval requires the conversion of the accessory housing unit back to a single family dwelling unit within 120 days of the lapse of approval.

## **RECOMMENDATION**

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The proposed special use for an Extended Family Accessory Housing unit at 4617 Roslyn Road is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission forward a positive recommendation to the Village Council regarding the requested special use subject to the following conditions:

1. The proposed extended family accessory housing unit shall substantially conform to the staff report dated March 7, 2016 and architectural plans prepared by Lucchese & Associates, Ltd, dated January 18, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall permit the Village to complete an annual inspection of the premises to assure continuing compliance with Extended Family Accessory Housing regulations.
3. The petitioner shall annually submit to the Village a sworn affidavit that certifies continued compliance with Extended Family Accessory Housing regulations.
4. The accessory unit shall be converted to be a part of the existing single family dwelling unit within 120 days of the lapse of the Special Use approval.

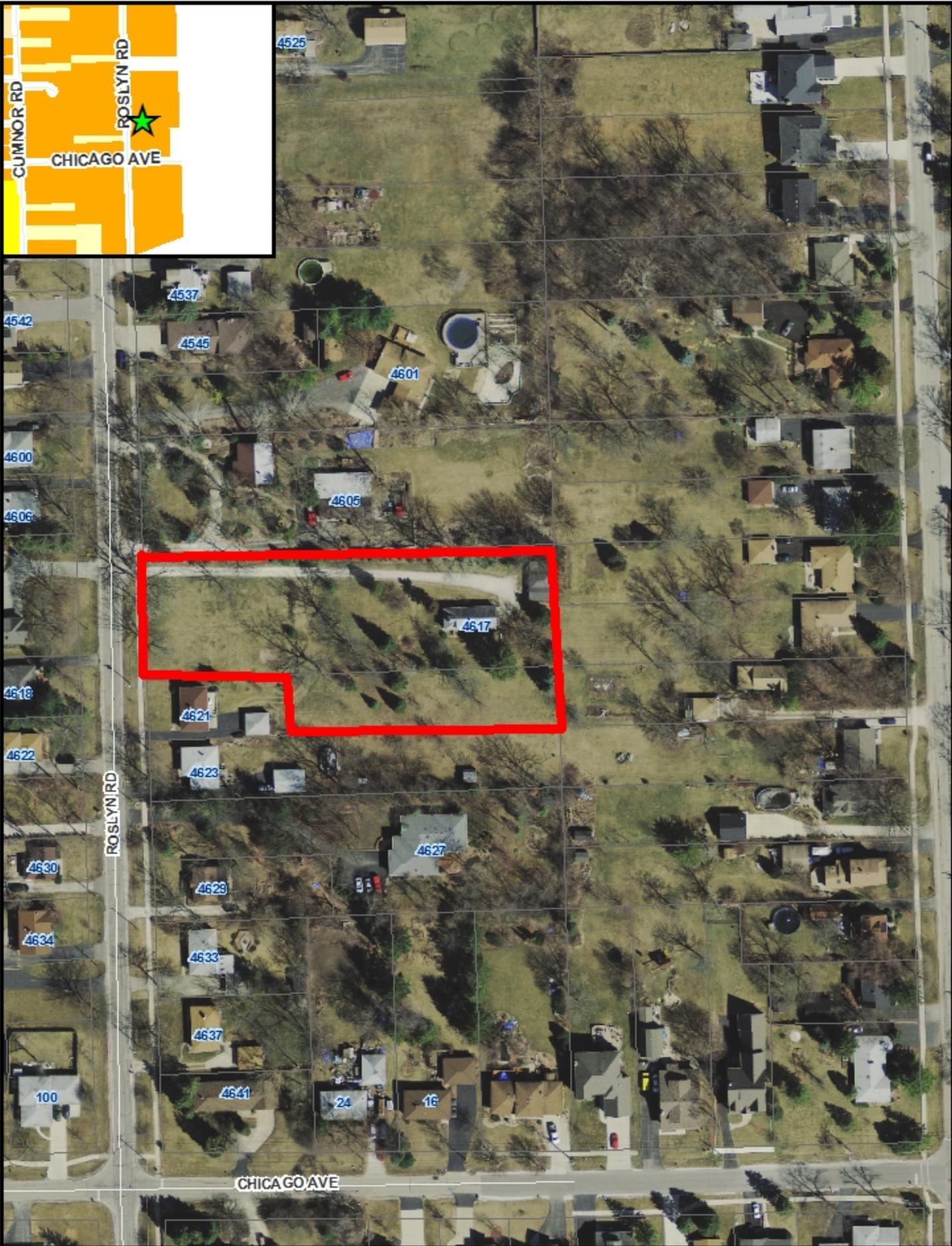
Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development

SP:sw  
-att



0 62.5 125 250 Feet

4617 Roslyn Rd. - Location Map



Benjamin W. Tull  
214 North Lincoln St.  
Westmont, Illinois 60559

January 29, 2016

**Via Hand Delivery**

Village of Downers Grove  
Department of Community Development  
801 Burlington Avenue  
Downers Grove, Illinois 60515

**Re: Petition for Lot Consolidation/Reconfiguration and for Special Use Permit  
In Relation to Properties Located at 4617 and 4621 Roslyn Road**

Dear Sirs,

The Petitioners, Angelica and Mark Speyer (the "Speyers"), respectfully request that the Village of Downers Grove (the "Village") grant their application for a special use permit in relation to, and for the reconfiguration and consolidation of, two adjoining lots located at 4617 and 4621 Roslyn Road, Downers Grove (the "Roslyn Properties"). The Speyers are the owners of record for both of the Roslyn Properties.

The purpose of this application is to allow the Speyers to construct a family home for their family and for Mark Speyer's mother, Ana Speyer ("Ana"). Ana is 71 years of age and is a longtime resident of the Village. Ana Speyer, her son Mark Speyer, and her daughter-in-law Angelica Speyer, and their two children currently reside in a home located at 3931 Longmeadow Road, Downers Grove. This home is insufficient for the Speyer family's needs, and the Speyers wish to construct a new, larger home on the Roslyn Properties. This home will provide an extended family accessory housing unit (i.e. an in-law suite) for Ana which will allow her to continue living with, and receiving support from, her son's family as she ages, while also providing both Ana and the Speyers with additional privacy that --is lacking in their current home.

The proposed extended family accessory housing unit meets all requirements for a special use under Section 12.050 of the Downers Grove Zoning Ordinance. Specifically, the proposed unit will meet all the criteria listed in Section 6.010(F). As to the first criterion, the Roslyn Properties are located in an area zoned R-4, and thus an extended family accessory unit is permissible. Furthermore, as can be seen in the submitted plans, the proposed unit will be attached to the main house, and, while it will have a separate entrance from the main house, this entrance will not be visible from the street. As to the third requirement under Section 6.010(F), the main house will be inhabited by the Speyers -- the legal owners of the Roslyn Properties -- and thus this requirement will be satisfied. In addition, the Speyers are related by blood and/or marriage to Ana Speyer, and Ana's age is greater than the minimum age of 62 years required under the regulations. Fourth, the proposed structure retains the appearance of a detached home, as can be seen from the architectural renderings submitted herewith. Finally, the petitioners have submitted plans showing the manner in which the in-law suite could be de-converted in the event that the special use permit lapses, and they will agree to permit such inspections of the Properties as may be required by the Village (upon reasonable notice) in order to ensure compliance with all special use regulations.

It is important to note that, in addition to the special use permit, the proposed structure requires the reconfiguration of the two lots that comprise the Roslyn Properties. Both of the Roslyn lots are comparatively deep lots, and the existing home located at 4621 Roslyn Road is closer to the road than the home built on 4617 Roslyn. Thus, it appears that the existing 4617 Roslyn home is behind the 4621 Roslyn house. The Speyers plan to demolish the structure located on the 4617 Roslyn parcel, while leaving the home located at 4621 Roslyn intact, and ask that the Village permit them to reconfigure the lots so that part of the back yard for the 4621 Roslyn property is sliced off and added to the 4617 Roslyn parcel – in effect creating an “L” shaped property. This additional land will allow the Speyers to build a wider structure than could otherwise be constructed on the property, and is necessary to accommodate the additional square footage required to include the extended family accessory housing unit.

Thank you for your time and consideration. Should you have any questions, please give me a call at (847) 220-2605.

Best Regards,



Benjamin W. Tull  
Attorney for Petitioners

# SPEYER'S GROVE RESUBDIVISION

OF  
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11  
EAST OF THE THIRD PRINCIPAL MERIDIAN.

TO CONSOLIDATE LOTS

COMMONLY KNOWN AS:  
4617 & 4621 ROSLYN ROAD  
DOWNERS GROVE, ILLINOIS

### EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY  
AND  
AT&T TELEHOLDINGS INCORPORATED GRANTEES,

THEIR RESPECTIVE LICENSEE, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, SPOLES, ANDHOLDS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND SIGNALS IN OVER UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF RESTRICTIVE COVENANTS ON THE PLAT AS "COMMON ELEMENTS"; AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS"; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONDUITS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER OR UNDER THE FACILITIES OR UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 0/602, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH ARE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUSINESS, SERVICE BUSINESS, STRUCTURE OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

### DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICED ON THE PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER BAYS, LIGHT POLES, REGULATORS, VALVES, MANNERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, PORTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APURTENANCES, EITHER ON OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY" AND OR DRAINAGE EASEMENT, OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL BURD TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF; AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL RUN TO THE BENEFIT OF AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, TO THE OWNERS OR OWNER OF ANY OF THE LOTS AND LANDS COMPREHENDED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMEVER OWNED, TO-WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DEVIATE OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF WORK WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFECT AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

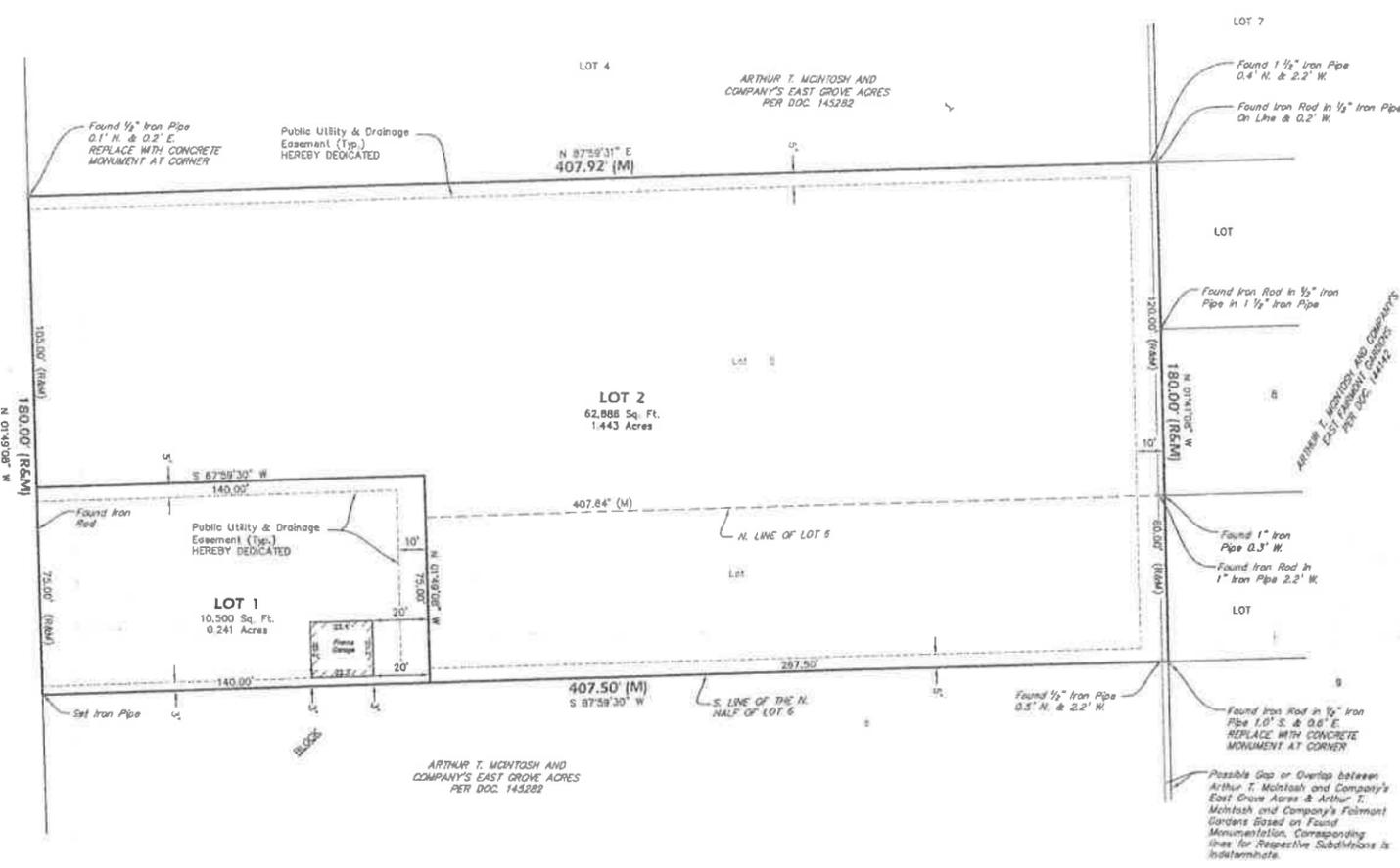
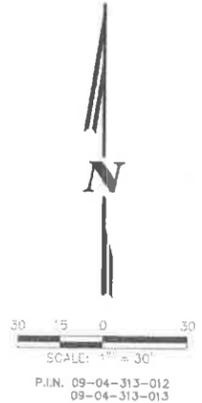
IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN HEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



ROSLYN ROAD  
(66' ROW, HEREINAFTER DEDICATED)

**SANITARY DISTRICT CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I, \_\_\_\_\_ COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**VILLAGE COLLECTOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I, \_\_\_\_\_ COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I, \_\_\_\_\_ INDIVIDUALS, HEREBY CERTIFY THAT THEY ARE THE OWNERS (OR OWNERS) OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #2483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.  
LOT 5 AND THE NORTH HALF OF LOT 6 IN BLOCK 1, IN ARTHUR T. MCINTOSH AND COMPANY'S EAST GROVE ACRES, BEING A SUBDIVISION OF THE EAST 1317.36 FEET OF THE SOUTH 1017.72 FEET OF THE SOUTHWEST QUARTER OF SECTION 4, ALSO THE EAST 131.78 FEET OF THAT PART OF SECTION 9, LYING NORTH OF THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS WAPPELLE ROAD, ALL IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.  
DATED THIS 17TH DAY OF JULY, A.D. 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2483  
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2019

**SURVEYOR'S NOTES:**  
IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.  
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.  
BEREASIS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

**AREA OF SURVEY:**  
CONTAINING 73,388 SQ. FT. = 1.688 ACRES

PROFESSIONAL LAND SURVEYOR, INC.  
PROFESSIONAL DESIGNER NO. 184-004706

**SCHOOL DISTRICT BOUNDARY STATEMENT**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWING AS KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE \_\_\_\_\_ HIGH SCHOOL DISTRICT, AND \_\_\_\_\_ ELEMENTARY SCHOOL DISTRICT IN DU PAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**DUPAGE COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I, \_\_\_\_\_ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.  
I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**DUPAGE COUNTY RECORDERS CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_

**VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**DRAINAGE CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
SS  
I, \_\_\_\_\_ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND ATTORNEY DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINAGE WHICH THE SUBDIVISIONS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLACED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**ILLINOIS REGISTERED PROFESSIONAL ENGINEER**  
STATE REGISTRATION NUMBER \_\_\_\_\_  
REGISTRATION EXPIRATION DATE \_\_\_\_\_  
PROPERTY OWNERS SIGNATURES  
BY: \_\_\_\_\_ OWNER OR ATTORNEY BY: \_\_\_\_\_ OWNER OR ATTORNEY  
PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

PREPARED FOR: SPEYER  
JOB ADDRESS: 4617 ROSLYN ROAD  
DOWNERS GROVE, IL  
**Professional Land Surveying, Inc.**  
3080 Ogden Avenue Suite 107  
Lisle, Illinois 60532  
Phone 630.778.1757 Fax 630.778.7757  
www.PLSusa.com info@plsa.com  
DRAWN BY: SWR FLD BK./PG. NO.: 141/224  
COMPLETION DATE: 7-16-15 JOB NO.: 1311224  
REVISED: 2-5-15/EMR LOT CONFIGURATION  
REVISED: 2-6-15/DNR GARAGE & LOT 2 EASEMENTS  
REVISED: 1-23-2016/3RD VILLAGE REVISIONS  
REVISED: 2-8-2016/3RD VILLAGE REVISIONS  
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*East Elevation* Scale: 1/4" = 1'-0"



*North Elevation* Scale: 1/4" = 1'-0"

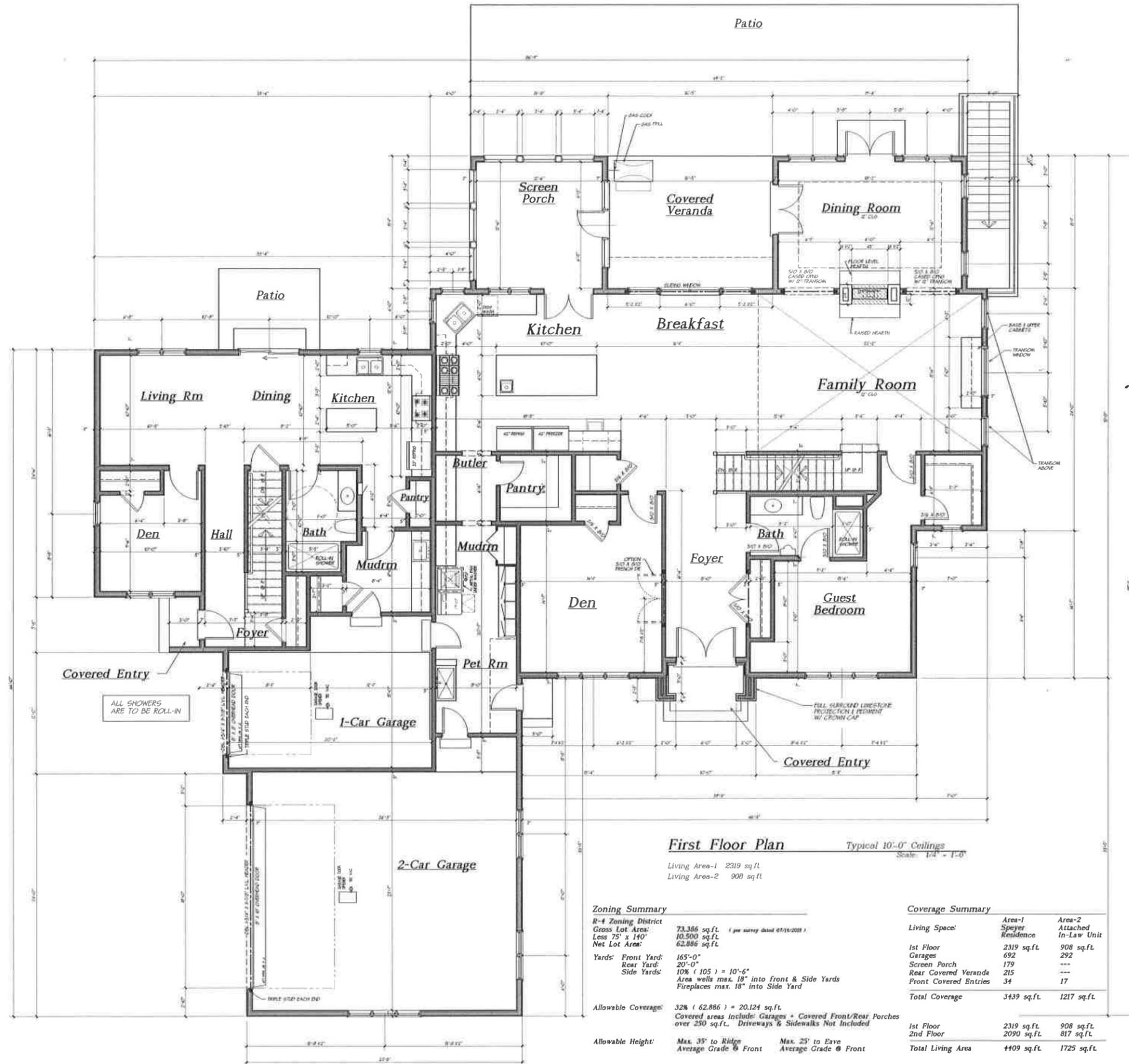
Araris File: FL-431-15

**Speyer Residence**  
 4617 Roslyn Road  
 Downers Grove, Illinois

NO.	DATE	BY	REVISION
1			INITIAL DESIGN & DEVELOPMENT
2			
3			
4			

**Lucchese & Associates, Ltd.**  
 ARCHITECTS & INTERIORS DESIGNERS  
 5112 N. PARK SQUARE  
 DOWNERS GROVE, ILLINOIS 60130-2321-0445





**First Floor Plan** Typical 10'-0" Ceilings  
Scale: 1/4" = 1'-0"

Living Area-1 2319 sq.ft.  
Living Area-2 908 sq.ft.

**Zoning Summary**

R-4 Zoning District  
 Gross Lot Area: 73,386 sq.ft. (per survey dated 07/16/2008)  
 Less 75' x 140'  
 Net Lot Area: 62,886 sq.ft.

Yards: Front Yard: 165'-0"  
 Rear Yard: 20'-0"  
 Side Yards: 10% (105') = 10'-6"  
 Area wells max. 18" into front & side yards  
 Fireplaces max. 18" into side yard

Allowable Coverage: 32% (62,886) = 20,124 sq.ft.  
 Covered areas include: Garages + Covered Front/Rear Porches over 250 sq.ft. Driveways & Sidewalks Not Included

Allowable Height: Max. 35' to Ridge  
 Average Grade @ Front Max. 25' to Eave  
 Average Grade @ Front

**Coverage Summary**

Living Space:	Area-1 Speyer Residence	Area-2 Attached In-Law Unit
1st Floor	2319 sq.ft.	908 sq.ft.
Garages	692	292
Screened Porch	179	---
Rear Covered Veranda	215	---
Front Covered Entries	34	17
<b>Total Coverage</b>	<b>3439 sq.ft.</b>	<b>1217 sq.ft.</b>

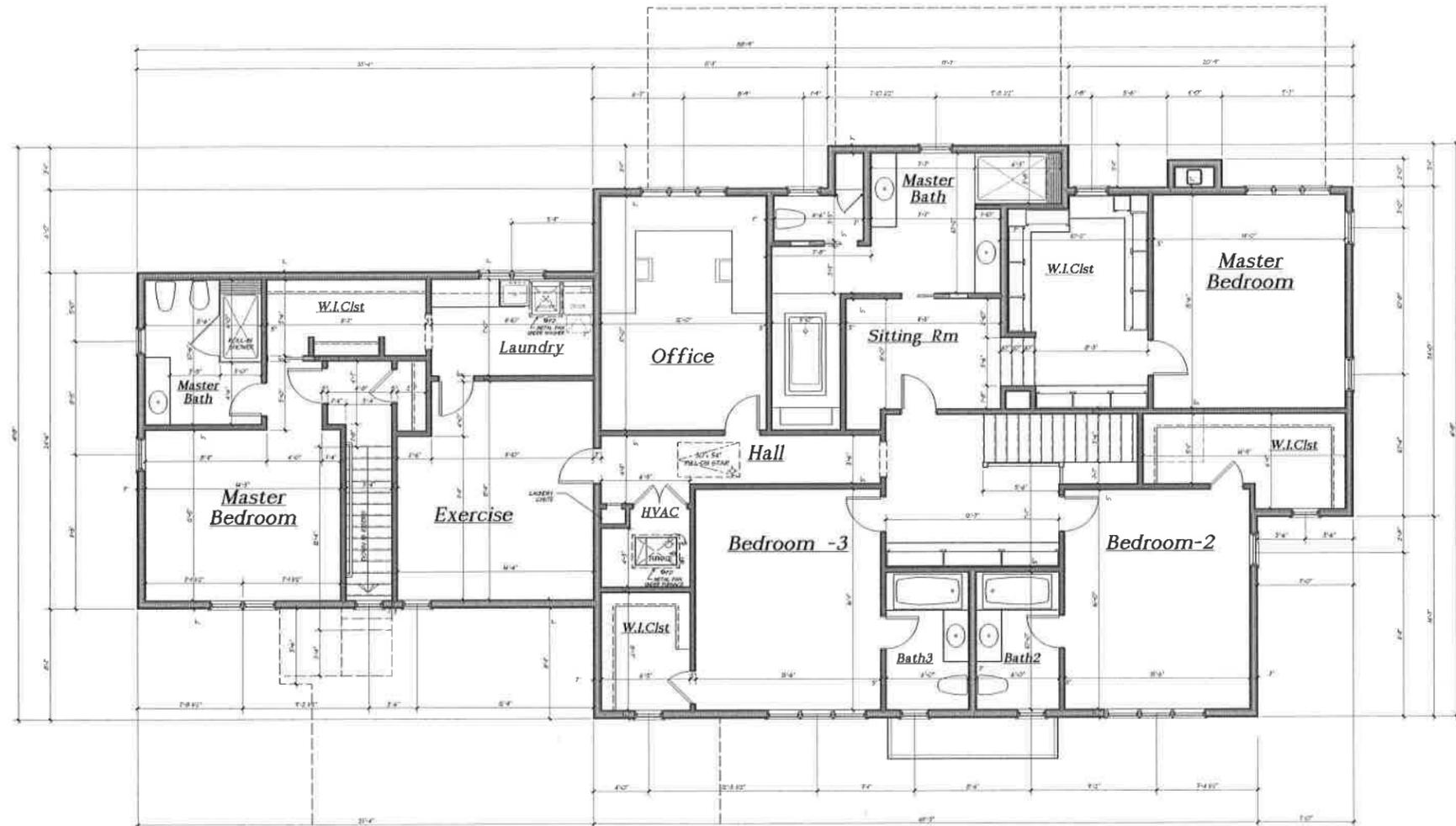
1st Floor	2319 sq.ft.	908 sq.ft.
2nd Floor	2090 sq.ft.	817 sq.ft.
<b>Total Living Area</b>	<b>4409 sq.ft.</b>	<b>1725 sq.ft.</b>

Arria File: FL-431-15

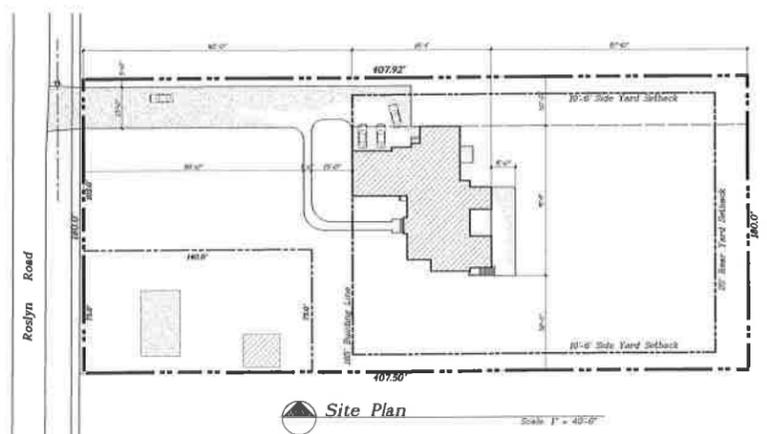
**Speyer Residence**  
 4617 Beekyn Road  
 Downers Grove, Illinois

Date	Issue
1.27.09	DESIGN DEVELOPMENT
2.11.09	
3.11.09	

**Lucchese & Associates, Ltd.**  
 ARCHITECT ILLINOIS 0122  
 512 W. VAN BUREN  
 838-423-8488



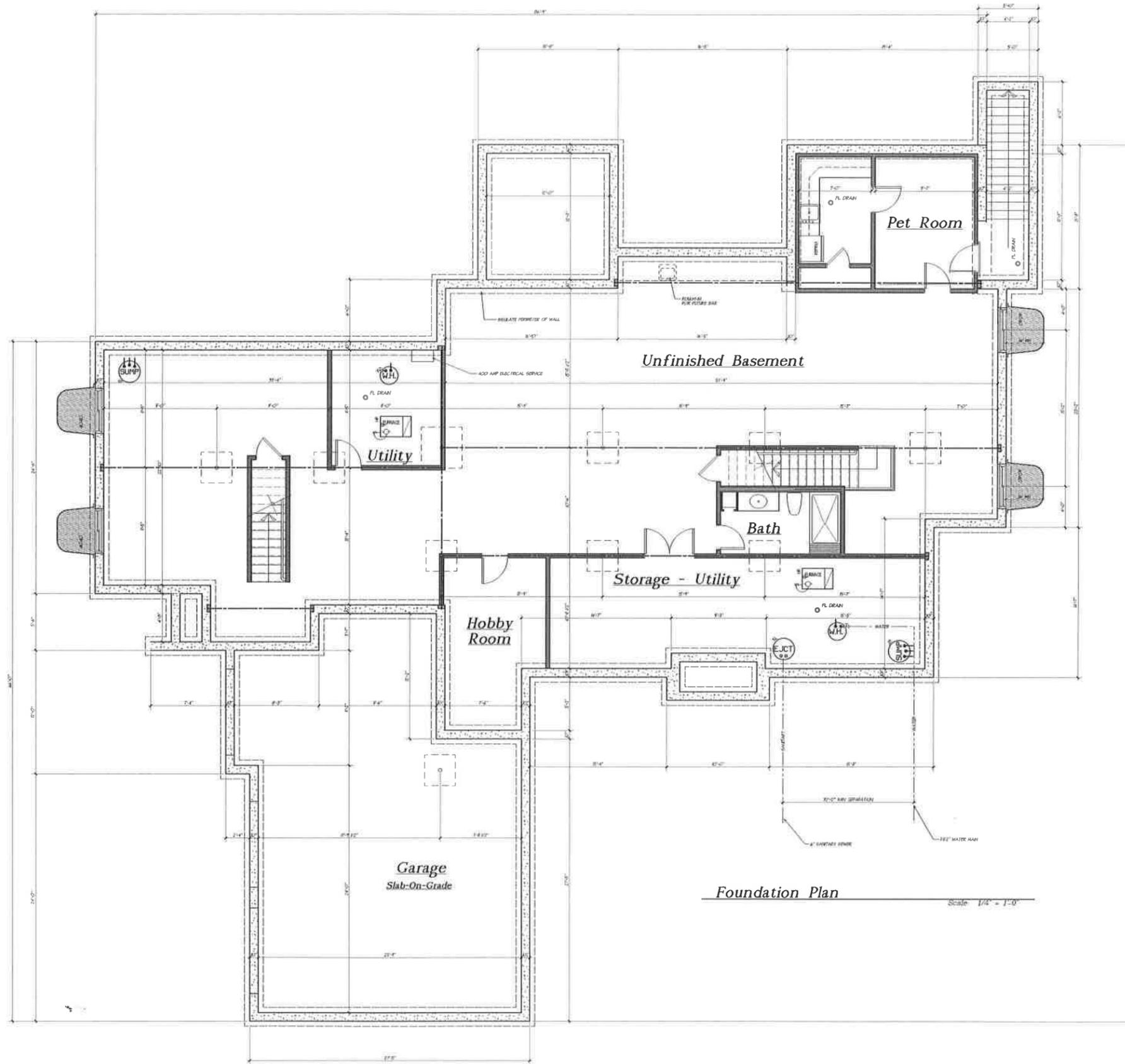
**Second Floor Plan** Typical 9'-0" Ceilings  
 Scale: 1/4" = 1'-0"  
 Living Area-1 2090 sq.ft.  
 Living Area-2 817 sq.ft. includes Exercise Room



Arris File: FL-431-15  
**Speyer Residence**  
 4617 Roslyn Road  
 Downers Grove - Illinois

NO.	DATE	DESCRIPTION
1		ISSUE FOR PERMITS
2		
3		

**Lucchese & Associates, Ltd.**  
 512 W. VAN BUREN  
 CHICAGO, ILLINOIS 60607  
 (312) 462-8400

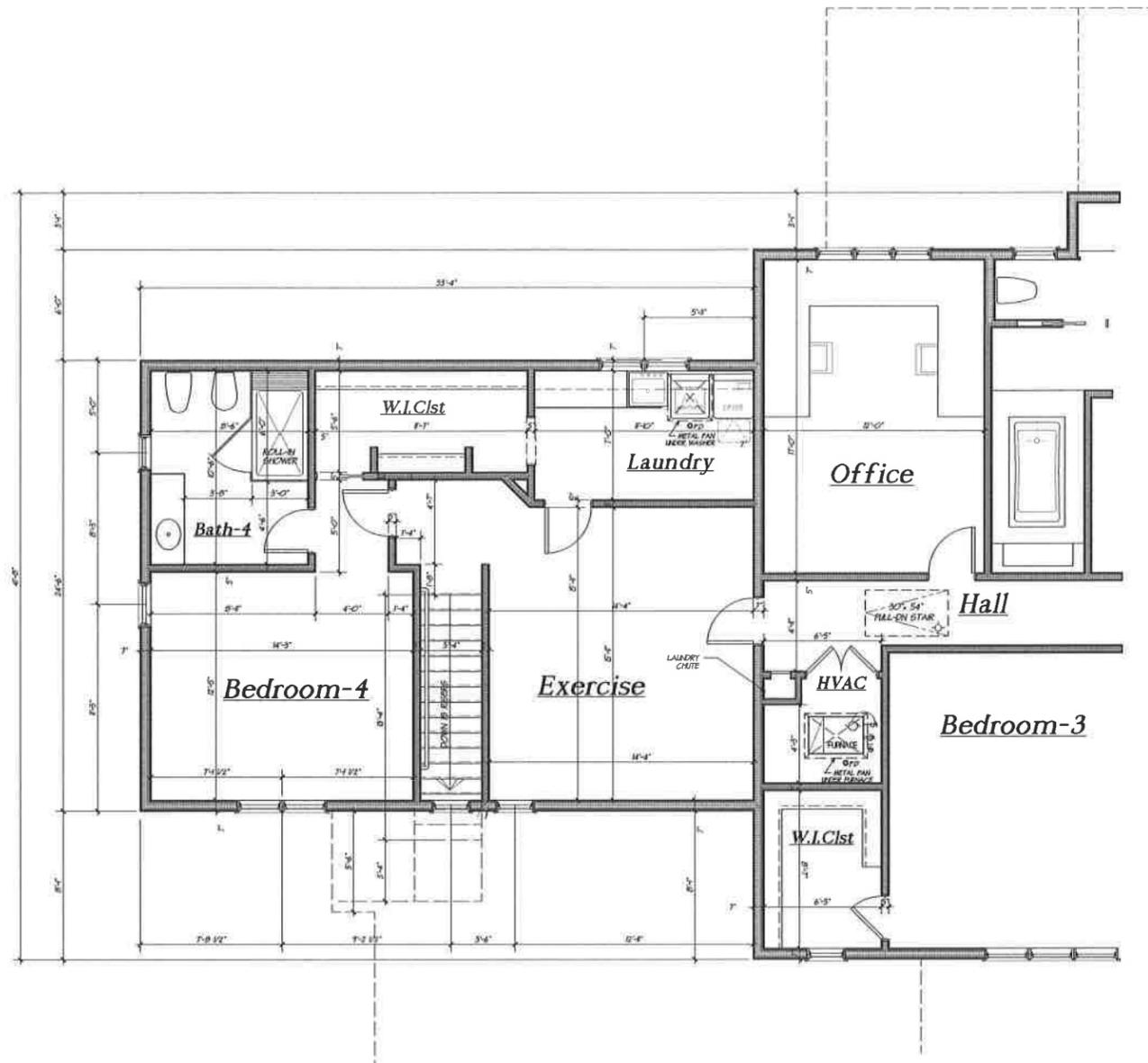


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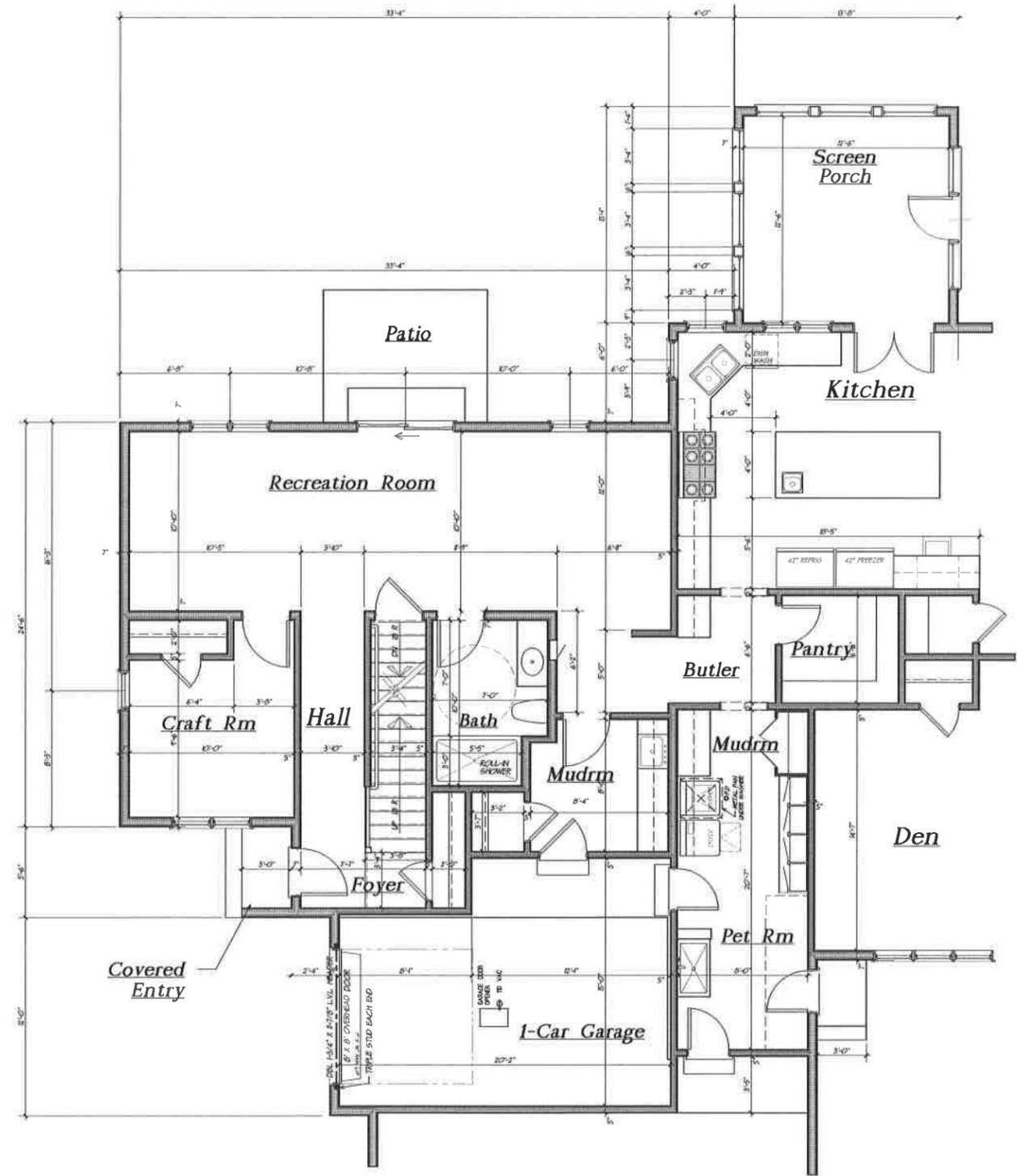
**Speyer Residence**  
 4617 Roslyn Road  
 Downers Grove - Illinois

NO.	DATE	DESCRIPTION
1	10/15/14	FOUNDATION DEVELOPMENT
2		
3		

**Lucchese & Associates, Ltd.**  
 512 W. VAN BUREN ST. SUITE 100  
 CHICAGO, ILLINOIS 60607  
 312.467.8485



**Second Floor Deconversion Plan**  
Scale: 1/4" = 1'-0"



**First Floor Deconversion Plan**  
Scale: 1/4" = 1'-0"

Arriis File: FL-431-15

**Lucchese & Associates, Ltd.**  
512 W. Van Buren  
Evanston, Illinois 60126  
(800) 888-0488

**Speyer Residence**  
4617 Roslyn Road  
Downers Grove, Illinois

No.	Date	Issue
1.	01/19/16	DESIGN & DEVELOPMENT
2.		
3.		
4.		