

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

May 2, 2016
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes – March 28, 2016 and April 4, 2016

4. Public Hearings

- a. 16-PLC-0020:** A petition seeking approval of a Preliminary Plat of Subdivision with 3 exceptions. The property is zoned R-3, Residential Detached House 3. The property is located on the east side of Fairmount Avenue approximately 300 feet south 55th Street, commonly known as 5527-5531 Fairmount Avenue, Downers Grove, IL (PINs 09-17-201-011, -012). Dan Buie, Petitioner and John Helms, 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

MARCH 28, 2016, 7:00 P.M.

Chairman Rickard called the March 28, 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, Mrs. Rabatah, Mr. Thoman

ABSENT: Ms. Johnson, Mr. Quirk; ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

STAFF: Community Development Senior Planner Rebecca Leitschuh and Planner Mr. Scott Williams

VISITORS: Mr. Kent Conness, 1846 Grant Street; Scott and Monica Seger, 5333 S. Kensington, Countryside, IL; Bob Gudmundson, RWG Engineering, 975 E. 22nd Street, Wheaton, IL

Chairman Rickard announced that the scheduled public hearing for the St. Joseph's (Main and Prairie) case was not taking place due to the applicant withdrawing its application.

APPROVAL OF MARCH 7, 2016 MINUTES

MINUTES OF THE MARCH 7, 2016 MEETING WERE APPROVED, AS PRESENTED, ON MOTION BY MR. THOMAN. SECONDED BY MS. HOGSTROM. MOTION CARRIED BY VOICE VOTE OF 5-0-2. (MR. COZZO AND MRS. RABATAH ABSTAIN)

PUBLIC HEARINGS:

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

FILE 16-PLC-0015 – A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and Special Use to construct two apartment/condo buildings on one lot. The property is zoned DT, Downtown Transition. The property is located on the southeast corner of Rogers Street and Prospect Avenue, commonly known as 719 Rogers Street, Downers Grove, IL (09-08-206-001, -002). Scott Seger, Petitioner and Owner

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Senior Planner Rebecca Leitschuh briefly reviewed the above-referenced case and provided an overview of the area, the surrounding zoning districts, and plat of survey. She stated the two existing lots would have to be consolidated and the current one-story building on the property would be demolished. Lastly, Ms. Leitschuh reported the site's topography was unique due to the steep incline, which was why the petitioner was coming before the Plan Commission for a Planned Unit Development (PUD) request.

Color renderings of the future development were depicted on the overhead, noting there were two (2) three-story buildings being proposed. A site plan followed and included the following: sidewalks, curb and gutter, two access points, and closed curb cuts on Rogers Street (for safety purposes), and a rain garden with natural landscaping. On-site parking, location of trash receptacles and floor plans were reviewed in further detail. Staff was requesting, as one of its conditions for approval, a fee in lieu for future parkway trees.

Because the site was currently zoned as a DT - Downtown Transitional Area, it would require increased aesthetics to the building in order to blend into the surrounding area. Ms. Leitschuh explained how the proposal met those design guidelines and also the village's comprehensive plan. Bulk standards were referenced. Staff found that the proposal met the criteria for the PUD due to: 1) the unique topography of the property, and 2) that two buildings are proposed for one lot.

In summary, staff believed the proposal would not have a negative effect on neighboring properties, the location was desirable and contributed to the general welfare of the neighborhood, and it was an accepted special use.

Confirmation was made with staff that the Comprehensive Plan was looking for the entire block to become small office. Ms. Leitschuh explained that in the Comprehensive Plan, the analysis was that the area was not to be in conflict with each other, but rather, to be transitional in nature, which was why staff recommended supporting the zoning for the area in 2008 as DT-Downtown Transition, and ultimately approved by the village council. However, Ms. Leitschuh mentioned that with the update to the Comprehensive Plan currently ongoing, it could provide an opportunity for reassessing similar areas to ensure they align with the future land use plan.

Mr. Thoman inquired about the square footage of the rain garden, whether an agreement existed that related to on-site water treatment concerns, whether outside management of the properties existed, what the material was on the southern-most parking lot and what mechanicals, if any, were on top of the buildings. Per Ms. Leitschuh, the HVAC mechanicals were located at the top of the buildings. Asked if a special use in a DT-zoned area was necessary for a PUD, Ms. Leitschuh explained it was a requirement. However, she explained that the other option for the applicant was to request a variation but it would be less consistent with the intention of the plan. Ms. Leitschuh explained why the PUD was used in this unique situation.

Mr. Thoman asked whether the proposal would be meeting the flood plain requirements under the conditions of the pending FEMA regulations. Ms. Leitschuh indicated staff had the same concerns but after the applicant's research with the county, it was discovered that the property was improperly mapped and so the culvert size on the railroad easement became moot. Per Mr. Cronin's question, the developer did not pay any school impact fees.

The chairman invited the petitioner to speak.

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Mr. Scott Seger, 5333 S. Kensington, Countryside, IL, introduced his wife, Monica Seger, and stated they were the developer and builder for the proposed apartment buildings. Mr. Seger discussed that he currently owns a condominium management company in Chicago, managing 75 buildings. He plans to own the completed buildings. Mr. Seger's professional background in real estate followed.

Per Mrs. Rabatah's question, Mr. Seger stated he would be using an off-site property manger (24/7), a janitorial service for maintenance, a landscaper, and a snow removal service to clear snow and salt sidewalks in the winter. Asked if Mr. Seger would consider using permeable pavers/asphalt in the parking lot, Mr. Seger said the permeable pavers were a consideration but cost would be a factor. Regarding Mr. Thoman's question about the roof-top noise, Mr. Seger indicated the only mechanicals that would be located on the roof would be the condensers and each apartment unit would have its own heater/air conditioning unit to control. Asked how sound between the apartment units would be handled, Mr. Seger explained that a sound absorbent material called Green-Glue, would be used between the drywall and floors to absorb noise.

Mr. Cozzo shared concerns about car headlights shining into some of the first floor units, wherein Mr. Seger explained that after speaking with a landscaper, the landscaper recommended to install a low fence blocking the headlights, followed by planting some softer plants. Mr. Seger said he was open to this recommendation. Chairman Rickard asked the petitioner what the distance was from the parking lot edge of pavement to the front of the buildings. Mr. Seger then proceeded to explain the layout of the grass, fence barrier, retaining wall, and sidewalk and how they would be situated for the southern building, mainly due to the topography of the land. In summary, tenants would park behind their buildings and enter from the rear. Lastly, Mr. Seger explained that curb and gutter would be located around the rain garden.

Mr. Bob Gudmundson, RWG Engineering, 975 E. 22nd Street, Wheaton, IL, shared in detail how water would be captured and moved to the catch basin structure at the far corners of the parking lot. From there the water would be piped through the small retaining wall into the rain garden area. The size of the rain garden was 1,650 square feet and storage was about 2,500 cubic feet of water that eventually drained out.

Ms. Hogstrom shared her concerns about the maple trees planned between the two buildings, noting they will become too large. She suggested the petitioner use ornamental trees instead. Mr. Seger said he did speak to the landscaper about the same concerns and he would modify his plan to reflect a "more tall column-like tree." Ms. Leitschuh explained that the landscaper may have been trying to meet the village's requirements for shade trees but agreed that it was probably not the best way to accomplish that. Ms. Leitschuh stated there was some flexibility in the village's zoning ordinance.

Chairman Rickard invited the public to speak.

Mr. Kent Conness, 1846 Grant, Downers Grove, shared his concern about glare from vehicle headlights. He asked where the stormwater flows after being in the rain garden. He hoped it did not go on private property.

No further public comments were received. Public comment was closed by the chairman.

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Mr. Gudmundson responded that storm water was not discharged on adjacent private property. The runoff was routed through the rain garden area and traveled to the west end of the site (Prospect Ave.) to be collected in a receiving facility. Or, it percolated down through the amended soil of the garden. Details followed. Mr. Gudmundson also added that the property was not impacted by the flood plain, stating the county's maps were preliminary, and there was an oversight. He shared that he had been working with the county and with the village staff to correct the future map.

As a last comment, Mr. Thoman asked that staff be very clear when presenting to the village council regarding the error on the flood plain map. Other commissioners stated they were pleased to see a 20-unit development being developed versus what was previously proposed, the owners were very committed, and that standards for this project had been met.

WITH RESPECT TO FILE 16-PLC-0015, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING SIX (6) CONDITIONS:

- 1. THE PUD, ZONING AMENDMENT, AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE PLANS PREPARED BY STUDIO 21 ARCHITECTS, AS REVISED AND DATED MARCH 7, 2016, ENGINEERING PLANS PREPARED BY RWG ENGINEERING, LLD, AS REVISED AND DATED MARCH 4, 2016, AND LANDSCAPE PLANS PREPARED BY OUTDOOR UPGRADES, AS DATED MARCH 4, 2016 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE.**
- 3. THE RAIN GARDEN SHALL BE MAINTAINED AND KEPT FUNCTIONAL.**
- 4. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE VILLAGE'S REQUIREMENTS.**
- 5. PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A \$2,000 FEE-IN-LIEU PER VILLAGE APPROVED PARKWAY TREE SUBJECT TO VERIFICATION BY THE VILLAGE FORRESTER.**
- 6. THE PETITIONER IS REQUIRED TO RETURN PROSPECT AVENUE TO VILLAGE STANDARDS IMMEDIATELY ADJACENT TO THE SUBJECT SITE. DUE TO THE POTENTIAL CONSTRUCTION DAMAGE THAT MAY OCCUR, THE VILLAGE WILL REQUEST AN ADDITIONAL BOND TO GRIND AND RESURFACE THE FULL WIDTH OF PROSPECT AVENUE TO BE PROVIDED AT TIME OF PERMIT.**

SECONDED BY MR. THOMAN. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0

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**THE MEETING WAS ADJOURNED AT 8:15 P.M. ON MOTION BY MR. THOMAN
SECONDED BY MS. GASSEN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
OF 7-0.**

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

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 4, 2016, 7:00 P.M.

Chairman Rickard called the April 4, 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, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Quirk, Mr. Thoman

ABSENT: Mr. Cronin, Mrs. Rabatah; ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

STAFF: Community Development Director Stan Popovich, AICP, Village Planner Swati Pandey

VISITORS: Mr. Ernest Anderson, 1723 Janet St.; Downers Grove; Mr. Bob Long, 1864 Grant St., Downers Grove; Ms. Roberta & Mr. Skip Muelhaus, 1868 Grant St., Downers Grove; Mr. Tom Buckley, Architect, Hoffman Estates, Mr. Kent Conness, 1846 Grant St., Downers Grove; Mr. John Tully, 1756 Banchory Ct., Downers Grove; Mr. John Kohovek, 406 Lincoln Avenue, Downers Grove

APPROVAL OF MARCH 28, 2016 MINUTES – No minutes available.

PUBLIC HEARINGS:

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

FILE 16-PLC-0010: A petition seeking approval of a Special Use to redevelop an automobile dealership. The property is zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue at the southwest corner of Lee Avenue and Ogden Avenue, commonly known as 1723 & 1731 Ogden Avenue, Downers Grove, IL (PINs 09-06-304-015, -016, -017, & -041). Thomas Buckley, Petitioner and Omar Dweydari and Prestige Classic II, Owners.

Village Planner Ms. Swati Pandey summarized the petitioner's (Star Motors) request for a special use in the B-3 District for an automobile dealership at the location of Ogden and Lee Avenues. An entire revamp of the site was being proposed, along with an (administrative) consolidation of the properties to the west of the site. Photos of the site along with the site plan followed. Per Ms. Pandey, the petitioner was removing the two curb cuts closest to the intersection and was proposing a new curb cut along Lee Avenue. The curb cut west of the property, along Ogden Avenue, will be redesigned. A cross access was also being proposed with the property immediately

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to the west. The current building was being expanded further to the west and a small addition was proposed for the southeast corner of the property. The parking surface will become permeable pavers and no impact is expected to the southern wetland area. Stormwater and engineering details would be addressed at the time of building permit application. The on-site parking display, customer parking, and employee parking were pointed out with Ms. Pandey noting that while 65 parking spaces were required, the petitioner was providing 152 spaces.

The landscaping plan was referenced, along with building elevations and the bulk standards, which were met. The redevelopment of the site met the goals of the village's Comprehensive Plan and the standards for the special use had been met. Ms. Pandey asked that the commission forward a positive recommendation to the village council, subject to staff's conditions in its report.

Mr. Thoman inquired as to the southern-most area behind the parking lot and whether there was the ability to construct an access road to Lee Avenue since one of the original goals to develop the Lee and Ogden property was to have egress access to Lee Avenue, followed by future development and a traffic light there. Director Popovich indicated the wetlands and proposed layout did not allow it and there was a separate owner that owned the cut-out parcel along Lee Avenue.

Chairman Rickard asked staff for clarification of Condition No. 6 to which Ms. Pandey explained that because there was no sidewalk access to the building for customers to use immediately adjacent to the building, this space can only be used for outdoor display and not be used for customer parking.

Asked if staff addressed lighting shields with the petitioner, Director Popovich indicated that the lighting would have to meet the village's zoning ordinance requirements and lighting would have to be projected down. Lighting was prohibited from shining directly onto neighbors' properties. Details followed. Ms. Gassen asked for clarification regarding the dimming of the lights thirty minutes after the business closed. Mr. Popovich responded that the lighting would have to be brought down to "security level" which was usually lower than regular lighting but the lighting would not be shut off completely.

Mr. Cozzo inquired of staff if any outside speakers would be used to make announcements wherein Dir. Popovich noted that was a question the petitioners could address. From a regulation standpoint, any speakers would have to meet village noise ordinance requirements. Asked if there were plans for the development of the vacant lot along Lee Avenue, Dir. Popovich responded that he was not aware of anything and that the area drained poorly in general.

Petitioner Tom Buckley, the architect for the project, was invited to speak and added that the current building sat at about 6,100 square feet. About 1,080 square feet would be removed and another 9,500 square feet added for a total building square footage of 14,500. Much of the new addition would be used to house the vehicles. Mr. Buckley explained that the cross-access to the west lot was an accommodation to the village as well as to IDOT and if the cross-access did not go in, he was fine with it. Regarding the lighting, he agreed the site abutted residential property but the property to the southeast, even though it was zoned Residential, was wetlands and unbuildable. The residential sites on the east were purchased by the village due to the flooding there.

Responding to a question on the Plat of Consolidation, Dir. Popovich indicated the "long finger" was a stormwater structure going out to the open space to the south of the parking lot. As to the

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question of exterior speakers, Mr. Buckley stated there were no speakers planned. The dealership's hours of delivery would occur during operational hours which, as Mr. Buckley defined, would be Monday through Thursday, 9:00 AM to 8:00 PM; Friday, 9:00 AM to 7:00 PM; and Saturday, 9:00 AM to 6:00 PM. Loading/unloading of vehicles would take place on the property and not on Lee Avenue. Asked if the petitioner had considered using a level spreader-type water system (sheet flow) for the site, Mr. Buckley indicated he reviewed a variety of ways to handle the detention towards the wetlands.

Staff was then asked to briefly explain to the public the village's best management practices (BMP) for stormwater. Dir. Popovich provided details.

Chairman Rickard opened up the meeting to public comment.

Mr. Kent Conness, 1846 Grant Street, Downers Grove, distributed pictures for the commissioners to review. Referencing the village's purchase of the five homes on the east side of Lee Avenue, Mr. Conness found that unusual and believed a core principle of the village's stormwater management should not allow a development to channel water to a neighboring private property. While he appreciated the permeable pavers, he did not want any additional water flowing off the development to neighboring properties, unless it was public or village property.

Mr. Richard Kus, 1850 Grant Street, Downers Grove, a long-time neighbor of the development stated the area had been a lawn prior and not a natural wetlands as many thought. He believed the wetlands that formed were formed by the resurfacing/redevelopment of Ogden Avenue and the farm tiles were crushed by the redevelopment.

Mr. John Tully, 1757 Banchory Court, Downers Grove, was sworn in. He expressed concern about Lee Street being the test road for the 0 to 60 mph for Star Motors since the next stop sign was at Chicago Avenue. He voiced concern about loading/unloading of vehicles on Lee Street, safety for the nearby children, and shared a not-so-pleasant interaction with the dealership.

Mr. John Kohovek, 406 Lincoln Avenue, Downers Grove, asked the commissioners to address the lighting in the rear of the development so it did not affect the residents. He asked where the on-site loading/unloading area was and spoke about the current loading/unloading of vehicles taking place on Ogden Avenue. He agreed the wetlands were man-made, as mentioned above, and asked the commissioners to consider the overall area for future development.

Mr. Ernest Anderson, 1723 Janet Street, was sworn in and said he indirectly represents the residents north of Ogden Avenue. He voiced concern, in general, about semi-trucks and trailer transports traveling down residential streets in the area, specifically Janet and Lee Streets. Details followed. He recommended that the village install No Truck Traffic signage on the northern end of Ogden Avenue and change some of the weight limit signage also. He did not believe 55-foot trucks could ingress into or egress out from the site's parking lot.

Mr. Richard Kus, 1850 Grant Street, Downers Grove, returned and asked if the truck transports that park in the center left-turn lanes on Ogden Avenue were allowed.

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Mr. Kent Conness, 1846 Grant Street, commented on the lighting that he was seeing late at night and was skeptical on how the village's ordinances worked. He reiterated his concerns about the "wetlands" also.

Mr. Skip Muelhaus, 1868 Grant Street, Downers Grove, reiterated the earlier comments about the unloading of vehicles on Ogden Avenue and was concerned about safety and speeding when the trucks park in the left lane.

Returning, Petitioner, Mr. Buckley, reminded the commissioners that he provided prior testimony that the truck transports would not park on Ogden or Lee Avenues but would be on-site with the proper radius turning and the drop/off area west of the building. The lighting would comply with the village's requirements. As far as the wetlands went, Mr. Buckley said the federal government designated the wetlands and there were very specific requirements that had to be met when dealing with wetlands. Lastly, he agreed there was an issue with speeding and the only thing that could be done was to educate the sales personnel, the owner, and the customers and to ask them not to speed.

Mr. Quirk asked if the petitioner "modeled" the transports turning into and unloading the vehicles on-site, wherein Mr. Buckley stated there were drawings included in the packet depicting the larger transport trucks. He also pointed out the fire department's requirements for safety. As a last comment, he agreed that stormwater management was an issue and appreciated the comments.

Chairman Rickard closed the public comment portion of the meeting and asked commissioners for their comments.

Ms. Gassen asked staff if there was anything the village could do to limit the trucks coming from the south on Lee Street. Dir. Popovich indicated a condition could be added to state "No Truck Traffic Southbound on Lee Street" as well as add a condition to restrict speeding on Lee Street.

Regarding Mr. Quirk's question for Condition No. 2, Mr. Popovich explained that the intent of Condition No. 2 was to not permit customer and truck parking and the sale of vehicles on Lee Avenue. It was not to limit the number of test drives. He stated the commission could place a condition in the recommendation to either limit test drives on north Lee Avenue to Ogden Avenue or to not allow test drives at all on Lee Avenue, if necessary. Mr. Quirk said he recalled only one case of a test drive going into a residential neighborhood over the past few years but that now it appeared to be a significant problem. He wanted it addressed.

Dir. Popovich explained that if the petitioner were found to be in violation of the conditions agreed upon, then the special use could be revoked. Asked if the village considered an automobile dealership's test drive to be an activity of the business, Dir. Popovich, believed it would be an activity of the business. As a recommendation to Condition No. 2, Mr. Thoman suggested that the condition be separated into two requirements: 1) address the business activity of test drives on Lee and 2) have Condition Nos. 3 and 4 address the loading/unloading of freight activity for the dealership specifically on Ogden Avenue and specifically on Lee Avenue.

Mr. Cozzo proceeded to revise staff's Condition No. 2 to read as follows: "No business activities, including test drives and customer parking, may be conducted south of the Lee Avenue curb cut," explaining that Condition Nos. 3 and 4 covered Ogden Avenue. Mr. Thoman concurred.

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Discussion then circled back to the many trucks that make vehicle deliveries on Ogden Avenue and whether it was acceptable. Dir. Popovich indicated it was a constant village concern and when opportunities, such as this redevelopment occurred, it was an opportunity to locate the curb cuts so that trucks could ingress/egress on private property. Per the chairman's question about other dealerships having similar requirements as the one being proposed, Dir. Popovich explained that previously some dealerships were "by right" developments but that had since changed. Also, some developments did not have enough space to get truck transports on-site and it became a matter of business practice. Generally, Dir. Popovich mentioned that the village did receive complaints about other dealerships loading and unloading. He was not singling out Star Motors.

As a matter of practice, Mr. Cozzo made a recommendation to address the standards earlier rather than later in a discussion. He believed the three criteria for the special use standards were met and the standards under the zoning ordinance were also met, but questioned whether there was a compelling reason to deny the petition. He posed this question to the commissioners.

Ms. Johnson voiced concern about the one specific standard that dealt with water and questioned whether the development would be injurious to property values or improvements in the vicinity. Specifically, she believed the "dumping" of the stormwater into the vicinity could be detrimental to multiple properties that the owner did not own, i.e., the cut-out of the "L" shape property. She also expressed concern that the village could potentially be damaging future property developments. Mr. Thoman, shared the same concerns regarding Standard 2 and believed no future harm could be done to the five homes that were removed and no longer existed. However, with regard to Standard 3 and the development being injurious to the improvements in the vicinity, Mr. Thoman believed the development would not be injurious to present conditions, but could for long-term improvements, such as recommended by the village's comprehensive plan. He pointed out that one of the village's goals was to contain on the owner's property as much of the water run-off as possible.

The chairman also pointed out that current conditions were that the site was one hundred percent impervious and by removing it and adding the permeable pavers the water conditions would probably improve. Dir. Popovich provided square footage figures for the current impervious parking lot as compared to the proposed square footage of the permeable parking lot, noting the village's engineer did review the petitioner's plan to ensure that it met the village's stormwater ordinance.

After further dialog on the three standards, commissioners appeared to be in agreement that the standards were met but that additional conditions should be applied. As far as test drives and business activities on public streets, commissioners were comfortable with staff's recommendations in its report, including the additional language provided by Mr. Cozzo regarding no test drives south on Lee Street. Lastly, the chairman and other commissioners supported inserting language in the condition to require that light lamps be shielded, specifically for the southern portion of the site.

Ms. Johnson asked for comments on truck traffic traveling into the residential neighborhoods to the north since residents raised this issue. The chairman pointed out that load limit signs were installed currently and that current truck traffic for this site would probably not be traveling through the residential area but, instead, would be exiting the site onto Ogden Avenue and then heading east or west. Mr. Cozzo shared the same concerns but did not believe it was this commission's purview.

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Dialog then returned to the stormwater issue again with Mr. Quirk pointing out that the petitioner was responsible to make the stormwater better; not worse than what was currently there. Commissioners talked about the current water drainage for the parking lot as well as the stormwater detention easement along Lee Avenue, with the final comment coming from the chairman who pointed out that the engineering department did review this plan.

WITH RESPECT TO FILE 16-PLC-0010, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING NINE (9) CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY DAMAS CONSULTING GROUP DATED JANUARY 20, 2016 AND LAST REVISED ON MARCH 8, 2016 AND ARCHITECTURAL DRAWINGS PREPARED BY THOMAS BUCKLEY ARCHITECT DATED MARCH 21, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. NO BUSINESS ACTIVITIES, INCLUDING BUT NOT LIMITED TO CUSTOMER, EMPLOYEE OR SALE VEHICLE PARKING, MAY BE CONDUCTED ON LEE OR OGDEN AVENUES. NO TEST DRIVES MAY BE CONDUCTED ON LEE AVENUE NORTH OF OGDEN AVENUE OR LEE AVENUE SOUTH OF THE PROPERTY'S CURB CUT ONTO LEE AVENUE.**
- 3. ALL VEHICLE DELIVERIES MUST BE COMPLETED ON PRIVATE PROPERTY. VEHICLES MAY NOT BE DROPPED OFF OR PICKED UP ON EITHER OGDEN AVENUE OR LEE AVENUE.**
- 4. A "NO TRUCK RIGHT TURN" SIGN SHALL BE LOCATED AT THE LEE AVENUE CURB CUT. ALL COMMERCIAL TRUCK TRAFFIC SHALL BE PROHIBITED SOUTH OF THE SITE.**
- 5. A PEDESTRIAN CONNECTION MUST BE PROVIDED FROM THE TWO PUBLIC RIGHT-OF-WAYS TO THE MAIN BUILDING ENTRANCE IN CONFORMANCE WITH THE ZONING ORDINANCE.**
- 6. THE ROW OF PARKING ALONG THE EAST SIDE OF THE BUILDING SHALL BE RESERVED FOR OUTSIDE DISPLAY OF VEHICLES ONLY.**
- 7. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 8. AN ADMINISTRATIVE LOT CONSOLIDATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE LOT CONSOLIDATION SHALL INCLUDE AN ACCESS EASEMENT FROM THE PROPERTY IMMEDIATELY WEST OF 1731 OGDEN AVENUE TO THE OGDEN AVENUE CURB CUT AND A 15-FOOT SANITARY EASEMENT ALONG THE WEST PROPERTY LINE PER THE DOWNERS GROVE SANITARY DISTRICT.**
- 9. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH CUT-OFF SHIELDS TO LIMIT THE AMOUNT OF LIGHT TRESPASS TOWARDS THE RESIDENTIAL ZONED PROPERTIES TO THE SOUTH.**

SECONDED BY MR. QUIRK. ROLL CALL:

**AYE: MR. COZZO, MR. QUIRK, MS. GASSEN, MS. HOGSTROM, MS. JOHNSON,
MR. THOMAN, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

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Dir. Popovich reviewed the petitions that had occurred over the past month and appreciated the commissioners' attendance. He announced that Planner Leitschuh had her baby. Also, the new Comprehensive Plan Committee would begin meeting this Wednesday, April 6th. Mr. Thoman and Ms. Hogstrom were on that committee and would provide monthly updates. The next Plan Commission meeting was set for May 2, 2016.

THE MEETING WAS ADJOURNED AT 9:00 P.M. ON MOTION BY MS. GASSEN, SECONDED BY MR. THOMAN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

/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
MAY 2, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0020 5527-5531 Fairmount Street	Preliminary Plat of Subdivision	Scott Williams Planner

REQUEST

The petitioner is requesting preliminary plat of subdivision approval to subdivide two residential properties into three residential lots with an exception for each lot to be approximately 71.65 feet in width.

NOTICE

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

GENERAL INFORMATION

OWNER: Dan and Michelle Buie
5541 Fairmount Avenue
Downers Grove, IL 60516

John Helms
5529 Fairmount Avenue
Downers Grove, IL 60516

APPLICANT: Cypress Hill Development
Dan Buie
1000 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 48,367 square feet
PIN: 09-17-201-011, -012

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: R-3, Residential Detached House 3
SOUTH: R-3, Residential Detached House 3
EAST: R-3, Residential Detached House 3
WEST: R-3, Residential Detached House 3

FUTURE LAND USE

Single Family Residential
Single Family Residential
Parks & Open Space
Single Family Residential

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Location Map
3. Plat of Survey
4. Preliminary Plat of Subdivision
5. Project Narrative
6. Zoning and Lot Width Exhibit
7. Floodplain Map Exhibit

PROJECT DESCRIPTION

The petitioner is requesting approval of the Preliminary Plat of Subdivision to subdivide two existing parcels into three lots of record at 5527-5531 Fairmount Avenue. The subject properties are located on the east side of Fairmount Avenue, approximately 300 feet south of 55th Street and are zoned R-3, Residential Detached House 3.

The subject properties are 48,367 square feet and improved with 3 single family homes. Two of these dwellings are located on one lot. The petitioner is proposing to subdivide the existing 215' wide by 225' deep lots into one 71.65' wide and two 71.64' wide lots. As described by the petitioners, two of the proposed homes would be approximately 3,000 square feet with the third being 2,500 square feet. The petitioner is requesting exceptions to permit lots less than 75-feet wide as required per Section 20.301 of the Subdivision Ordinance and Section 2.030 of the Zoning Ordinance.

All properties surrounding the subject site with frontage on Fairmount Avenue are zoned R-3. Fairmount Avenue between 55th Street and 59th Street is divided into a north half and a south half by a wetland and open space. For the purposes of lot width analysis, the widths of the properties in the immediate vicinity are defined as being north of the park land and located on Fairmount. The widths in this area vary, ranging from 58' up to 178'. The average lot width for these lots located in the immediate vicinity is 89', with 75% of the lots having a lot width of at least 75 feet. A table summarizing the lot widths is shown below:

Table 1. Immediate Vicinity Lot Widths-North of the Park on Fairmount

Lot Width	Number of Lots	%
55-64 feet	2	12.50%
65-74 feet	2	12.50%
75-84 feet	3	18.75%
85-94 feet	4	25.00%
95-104 feet	3	18.75%
105 feet +	2	12.50%
Total	16	

The rest of the block south of the park is another area the applicant selected properties from as part of a lot width analysis. This section of the block has even more variety with widths ranging from 55' up to 132'.

The average lot width for lots in the southern portion of the block is 89', with 73% of the lots having a width of at least 75 feet. A table summarizing these findings is below:

Table 2. South of the Park on Fairmount

Lot Width	Number of Lots	%
55-64 feet	5	13.51%
65-74 feet	5	13.51%
75-84 feet	16	43.24%
85-94 feet	3	8.11%
95-104 feet	1	2.70%
105 feet +	7	18.92%
Total	37	

Along the entire length of Fairmount Avenue between 55th and 59th Streets, the average lot width is 89', with around 74% of lots having a lot width of at least 75 feet. The table below summarizes this data:

Table 3. Fairmount Avenue between 55th and 59th Streets

Lot Width	Number of Lots	%
55-64 feet	7	13.21%
65-74 feet	7	13.21%
75-84 feet	19	35.85%
85-94 feet	7	13.21%
95-104 feet	4	7.55%
105 feet +	9	16.98%
Total	53	

COMPLIANCE WITH COMPREHENSIVE PLAN

The Residential Areas Plan section of the Comprehensive Plan identifies the subject property as being within the Estate Residential area containing detached single family residences. This category is characterized by large lots that were developed in unincorporated DuPage County prior to annexation. The lot widths in this area vary from 55 feet wide to over 100-foot wide lots. There is no standard lot width in this neighborhood.

The Comprehensive Plan notes that redevelopment should be carefully regulated to ensure compatibility with the scale and character of the surrounding and adjacent residential neighborhoods. The surrounding neighborhood is a mix of lot widths. The mix of lot widths is significant, with approximately 36% of the total lot widths being 75 – 84 feet wide. In total, around 74% of the lots are over 75 feet in width. Therefore, the proposed 71.64 & 71.65-foot wide lots are smaller than the majority of the existing lots.

The Comprehensive Plan recommends that new infill development should be sensitive to local context, maintaining the setback, height, bulk, and orientation similar to that of neighboring properties. The proposed subdivision is not consistent with the immediate vicinity or the rest of neighborhood with frontage on Fairmount between 55th and 59th streets.

COMPLIANCE WITH ZONING ORDINANCE

The properties are zoned R-3, Residential Detached House 3. The subdivision of the subject properties into three lots with the existing zoning classification would allow for the construction of three single family homes provided all other zoning regulations are met. The new lots will comply with the minimum lot area (10,500 square feet) per Section 2.030 of the Zoning Ordinance, but exceptions are being requested to permit lot widths of 71.64 & 71.65-feet where 75-feet is required per Section 2.030 of the Zoning Ordinance. Without the exceptions, the proposed subdivision does not comply with the Zoning Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The three residential lots will not meet the minimum lot width dimension requirements outlined in Section 20.301 of the Village’s Subdivision Ordinance. The proposed lot dimensions are specified in the table below:

5527-5531 Fairmount Subdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1	<i>71.65 ft. (exception requested)</i>	225 ft.	16,122 sq. ft.
Lot 2	<i>71.64 ft. (exception requested)</i>	225 ft.	16,122 sq. ft.
Lot 3	<i>71.64 ft. (exception requested)</i>	225 ft.	16,122 sq. ft.

Three lot width exceptions are requested to reduce the required lot widths from 75-feet to approximately 71.65 feet for Lots 1 through 3. The reduction of the required lot width allows the construction of three new single family homes, but there are no required public improvements or unique circumstances that would cause the reduction in the lot width.

The petitioner is providing the required five-foot wide public utility and drainage easements along the side lot lines and the ten-foot wide public utility and drainage easements along the rear lot lines. Park and school donations are required for the new single family homes and will be calculated prior to executing the Final Plat of Subdivision if the applicant were to receive entitlement.

ENGINEERING/PUBLIC IMPROVEMENTS

There is currently curb, gutter, and sidewalk at 5527-5531 Fairmount. If the preliminary plat is approved, the applicant will have to submit engineering plans with the Final Plat of Subdivision review and subsequent permit applications. Village engineers did note that these properties contain floodplain in the far eastern portion of the rear yards and if impacted, all codes regarding floodplains must be met. The proposed development will be required to meet all village stormwater ordinance regulations.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing notice sign onsite and publishing the notice in *Downers Grove Suburban Life*. Staff has not received any neighborhood comments regarding the proposal at this time.

FINDINGS OF FACT

The proposed Final Plat of Subdivision to subdivide the existing two parcels into three residential lots does not meet the lot width standards of Sections 20.301 Subdivision Ordinance and Section 2.030 of the Zoning Ordinance. The proposed subdivision meets the minimum lot area requirements of Sections 20.301 of the Subdivision Ordinance and Section 2.030 of the Zoning Ordinance

The petitioner is requesting an exception for three lots to permit 71.64 & 71.65 lot widths where a minimum of 75-feet is required. The petitioner's difficulty is that the subject properties are not wide enough to establish three 75-foot wide lots per the Subdivision and Zoning Ordinances. The standards of approval for the three requested lot width exceptions are outlined below.

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 this subdivision ordinance. 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 redevelopment of the subject property could have an impact on the surrounding properties. By permitting the subdivision to create new lot widths under 75, it could lead to the subdivision of other lots within the neighborhood. The increase of buildable lots in the neighborhood could increase the density of the neighborhood and change the character of the neighborhood. This standard is not met.

- (2) *Whether the exception is consistent with the trend of development in the area and the surrounding uses;*

The area is primarily residential and the proposed lot widths are not consistent with existing lot widths in the area. Specifically, the immediate vicinity north of the park in which the subject property is located has an existing average lot width of 89' with only 25% of the lots being under the 75' width.

The area on Fairmount south of the park has an average lot width of 89' with 27% of the lots being under the 75' width.

Overall, average lot width for all properties with frontage on Fairmount is 89'. In total, 26.42% of the lot widths along this section of Fairmount Avenue are under 75'. This standard is not met.

- (3) *The characteristics of the property which support or mitigate against the granting of the exception;*

The petitioner is requesting the lot width exceptions for the three lots in order to create three buildable lots. The reasoning for requesting the exceptions is not supported by the need to provide public improvements or limiting physical characteristics of the land. Without unique characteristics, the approval of the request could lead to arbitrary approvals of other exceptions that increase density in the neighborhood or throughout the Village. This standard is not met.

- (4) *Whether the exception is in conformance with the general plan and spirit of this Chapter;*

The requested exceptions are not in conformance with the Comprehensive Plan nor are they in conformance with the spirit of the Subdivision Ordinance. The Comprehensive Plan looks to ensure compatibility with the adjacent neighborhood and the proposed exceptions do not accomplish this. The proposed lot widths are not consistent with the majority of the surrounding lot widths. The requested exceptions are not necessary to comply with other provisions of the subdivision ordinance, whether that is public utilities or easement provisions. This standard is not met.

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

The proposal is not consistent with the character of the locality. The majority of the lots on Fairmount Avenue are greater than 75 feet in width. If approved, the exception has the potential to change the essential character of the neighborhood by permitting other exceptions in the neighborhood where there are no unique site characteristics. If additional subdivisions occur, the density of the immediate area could increase. This standard is not met.

RECOMMENDATION

The proposed preliminary plat of subdivision with three lot widths exceptions is not consistent with the character and development pattern of the neighborhood. Staff finds that the request is not consistent with the Comprehensive Plan and does not meet the lot width requirements of the Zoning and Subdivision Ordinances, including the lot width exception standards. Based on the findings listed above, staff recommends that the Plan Commission make a recommendation for denial to the Village Council.

Should the Plan Commission find that the lot width exception standards are met and forward a positive recommendation to the Village Council, the following conditions should apply:

1. The Final Plat of Subdivision shall substantially conform to the Preliminary Plat of Subdivision prepared by Professional Land Surveying, Inc. dated 10-21-2015, last revised on 4/4/16.
2. Park and school donations must be paid prior to approval of a Final Plat of Subdivision.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



5527-5531 Fairmount Ave-Location Map





Custom Home Builders

www.cypresshilldevelopment.com

**1000 Maple Avenue
Downers Grove, IL 60515**

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

**Petition for Lot Reconfiguration with Zoning & Subdivision Exception
5527, 5529 and 5531 Fairmount Avenue
Project Summary Narrative
April 6, 2016**

Project Overview

The project involves existing residential property comprised of two adjacent parcels located on the east side of the 5500 block of Fairmount Avenue. One of the parcels is owned by petitioners Mr. and Mrs. Daniel C. Buie, and the other parcel is owned by petitioner Mr. John A. Helms. The petitioners are proposing to re-subdivide their two existing parcels into three new parcels for the purpose of improving and re-developing the properties with three newly constructed single family dwellings. All petitioners and their families are long term residences of Downers Grove (20+ years).

The subject properties are zoned R-3 (single family) and back up to Patriot's Park with panoramic views of Barth Pond and the surrounding park lands. The two existing parcels now consist of three separate single family dwelling units with the commonly known street addresses as follows:

- Buie Property – PIN #09-17-201-011 – Lot Size 115' x 225' – 5527 Fairmount
- Helms Property – PIN #09-17-201-012 – Lot Size 100' x 225' – 5529 & 5531 Fairmount

Mr. Helms and his wife Kim currently reside in the existing dwelling at 5529 Fairmount Ave. The other existing dwelling on their property is a non-conforming, unoccupied dwelling at 5531 Fairmount Ave. Mr. Helms has lived on the property for the past 40 years.

Petition for Lot Reconfiguration
5527, 5529 and 5531 Fairmount Ave
April 6, 2016

Mr. and Mrs. Buie and their three children currently reside in an adjacent property located at 5541 Fairmount Ave (not a part of this petition for re-subdivision). They have owned and lived on that property for the past 15 years. They recently purchased the subject property at 5527 Fairmount Ave, which is currently rented and occupied by tenants.

The planned redevelopment will include the demolition and removal of all three existing dwellings along with any ancillary structures (detached garage, storage shed, above ground pool, etc.), which will be replaced by three brand new single family dwellings to be custom designed and built by Cypress Hill Development, a reputable Downers Grove based home building company owned and operated by Mr. and Mrs. Buie.

Of the three new dwellings, one will be a 3,000sf two story home constructed for personal use by Mr. and Mrs. Buie and their family and one will be a 2,500sf two story home constructed for personal use by Mr. and Mrs. Helms. The third remaining new dwelling will be a 3,000sf two story home constructed for resale.

Zoning & Subdivision Exception

Following are the lot dimensions and calculated areas of the three new parcels after the proposed re-subdivision:

- Lot 1 – 5527 Fairmount Ave – 72’ x 225’ – Lot Area of 16,122sf or 0.37 Acres
- Lot 2 – 5529 Fairmount Ave – 72’ x 225’ – Lot Area of 16,122sf or 0.37 Acres
- Lot 3 – 5531 Fairmount Ave – 72’ x 225’ – Lot Area of 16,122sf or 0.37 Acres

The reason for this petition is that R-3 zoning and the village subdivision ordinance require a minimum lot width of 75 feet. The combined total width of the subject properties is 215 feet, which is not quite sufficient to create three new 75’ wide lots (a total of 225’ would be required, leaving the petitioners only 10’ short). Therefore, the petitioners require a zoning and subdivision ordinance exception.

Key Considerations

The petitioners would like to point out the following factors for consideration in their request:

1. All of the existing dwellings and other structures on the subject properties are very old and have considerable functional and aesthetic deficiencies which are much in need of addressing. In addition, these include an unsightly and unoccupied non-conforming dwelling unit at the 5531 Fairmount address

Petition for Lot Reconfiguration
5527, 5529 and 5531 Fairmount Ave
April 6, 2016

- (effectively a “grandfathered” unit with respect to current residential zoning regulations).
2. The two existing lots are unusually wide at 115’ and 100’ respectively, and the petitioners consider them to be too large for the average size new homes they intend to build (2500-3000sf). In addition, building average size homes on such large, valuable lots does not make economic sense and would effectively result in an under-improvement of the properties.
 3. The lot areas of all three proposed new lots will still far exceed the required minimum lot area for R-3 zoning of 10,500sf.
 4. This section of Fairmount Avenue already consists of a wide variety of lot widths. In fact, there are twelve existing lots in the 5500, 5600 and 5700 address blocks with non-conforming widths. All of these twelve lots are narrower than the designated minimum width of 75’ for R-3 zoning, and collectively they represent about one-third of the 40 total existing lots located within these three address blocks within the immediate area. Those twelve existing narrower lots are as follows:

5541 Fairmount – 58’ wide (first adjacent lot south of the proposed exception)
5543 Fairmount – 58’ wide (second adjacent lot south of the proposed exception)
5548 Fairmount – 65’ wide
5616 Fairmount – 70’ wide
5621 Fairmount – 62’ wide
5729 Fairmount – 60’ wide
5731 Fairmount – 72’ wide
5732 Fairmount – 71’ wide
5734 Fairmount – 60’ wide
5737 Fairmount – 68’ wide
5740 Fairmount – 68’ wide
5741 Fairmount – 55’ wide
 5. The planned re-development would improve and enhance the neighborhood and community by replacing several old, outdated and run-down structures (one of which is also a non-conforming dwelling unit) with attractive, new custom-built homes of a size and design that is well suited for the neighborhood and the community as a whole.
 6. The planned re-development would increase the assessed values of the subject properties significantly, and therefore provide the added benefit of an increase in property tax revenues for the community.

Review Consideration Factors

Under Section 20.602 of the Downers Grove Municipal Code, there are five factors that must be considered in determining whether a proposed zoning and subdivision exception should be recommended and approved. Those five factors and the petitioners' responses are as follows:

- (1) *The extent to which the proposed exception impacts on the value or reasonable use of surrounding properties.*** Petitioner Response: *The proposed exception will have a positive impact on the value of surrounding properties because the planned re-development would involve replacing several old, run-down structures (one of which is also non-conforming) with attractive, new custom-built single family dwellings of a size and design well suited for the neighborhood and community as a whole. Reasonable use of the surrounding properties would not be affected.*
- (2) *Whether the exception is consistent with the trend of development in the area and the surrounding uses.*** Petitioner Response: *As demonstrated above, a wide variety of lot widths already exists on this block of Fairmount Avenue. One third of the existing lots are narrower than the required minimum width of 75' (as listed above), including two existing 58' wide lots to the immediate south of the proposed exceptions. Therefore the proposed exception is clearly consistent with the trend of development in the area. The surrounding uses would be unaffected.*
- (3) *The characteristics of the property which support or mitigate against the granting of the exception.*** Petitioner Response: *First, the two existing lots already contain three single family dwellings, so the re-development plan would not increase the total number of dwellings. Second, the two existing lots are extremely wide (115' and 100' respectively) and deep (225'). The large size of these lots makes them cost prohibitive to build on for the owners (as well as any potential buyers of the properties). And third, the average size homes that the owners intend to build (2500-3000sf) are much better suited, both aesthetically and economically, for the proposed new lot sizes.*
- (4) *Whether the exception is in conformance with the general plan and spirit of this subdivision ordinance.*** Petitioner Response: *The proposed exception is in conformance with the general plan and spirit of this subdivision ordinance because: 1) The petitioners intend to re-develop the aging existing properties with three new single family dwelling units, consistent with the Comprehensive Plan recommendation that existing housing units be rejuvenated throughout the community, 2) The planned re-development will include the replacement of three existing outdated and run-down dwelling units, including a non-conforming dwelling currently located at 5531 Fairmount, 3) The resulting lot area of the*

Petition for Lot Reconfiguration
5527, 5529 and 5531 Fairmount Ave
April 6, 2016

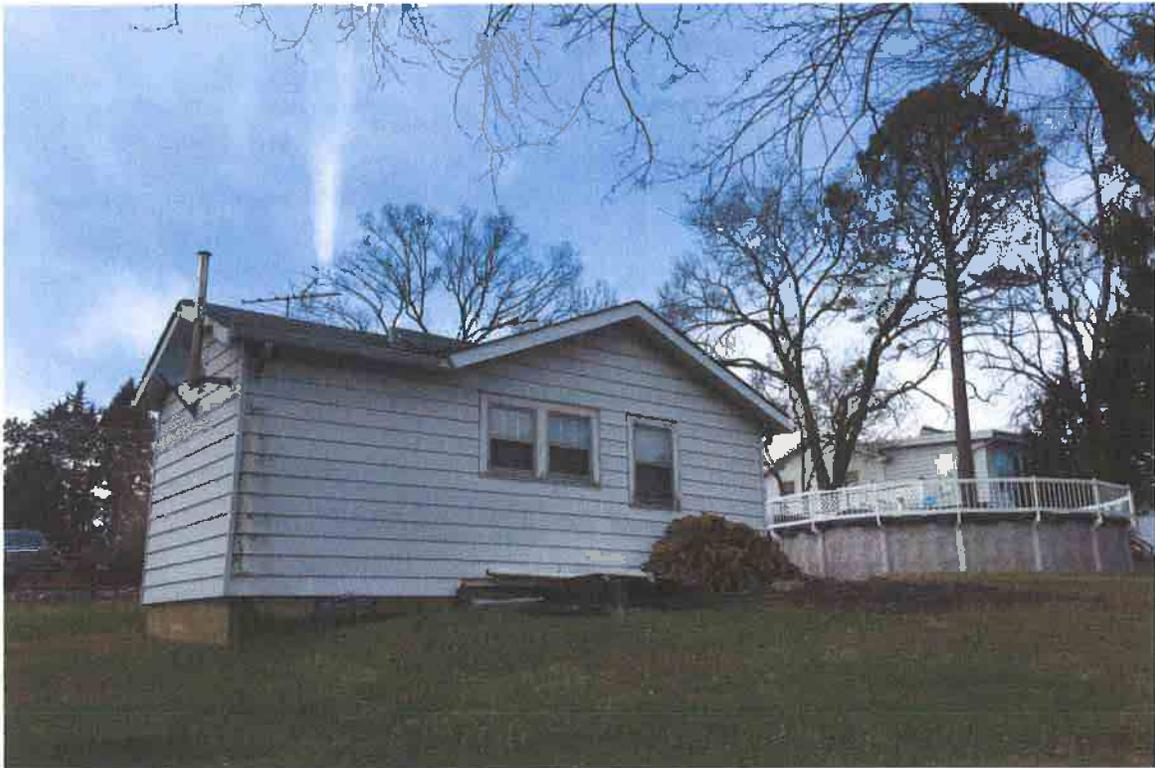
proposed new “exception” lots is 16,122sf, which far exceeds the required minimum lot area of 10,500sf for R-3 zoning, 4) There are already numerous existing lots on this block of a similar width or smaller widths, and 5) the proposed re-subdivision and re-development plan will improve the area and fit well with the character of the surrounding neighborhood.

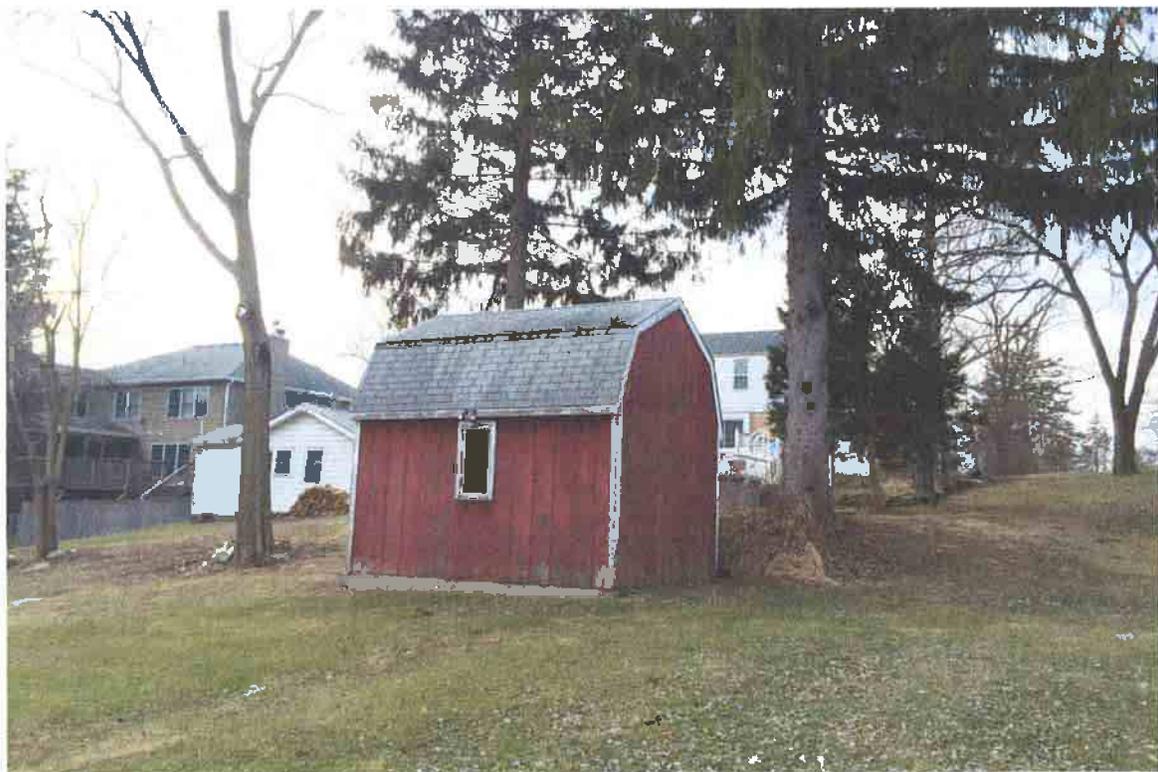
(5) Whether the exception will alter, or be consistent with, the essential character of the locality. *Petitioner Response: As previously pointed out, this section of Fairmount Avenue already consists of a wide variety of lot widths, including twelve existing lots that are narrower than the required minimum width of 75’ (about one third of the total existing lots). Two of these narrower lots are actually situated to the immediate south of the proposed exception (i.e. the two existing 58’ wide lots at 5541 and 5543 Fairmount). Therefore the proposed exception is clearly consistent with the essential character of the surrounding neighborhood.*

Summary

The petitioners are all long term residents of Downers Grove who are committed to remaining in the community and contributing to its overall improvement. The proposed re-subdivision and re-development plan will benefit the immediate neighborhood and community as a whole by rejuvenating and upgrading existing housing units, removing an existing non-conforming dwelling unit, increasing nearby property values, and providing additional property tax revenue. In addition, the proposed re-subdivision is compatible with the Comprehensive Plan and complies with the spirit of the Zoning and Subdivision Ordinances.











PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

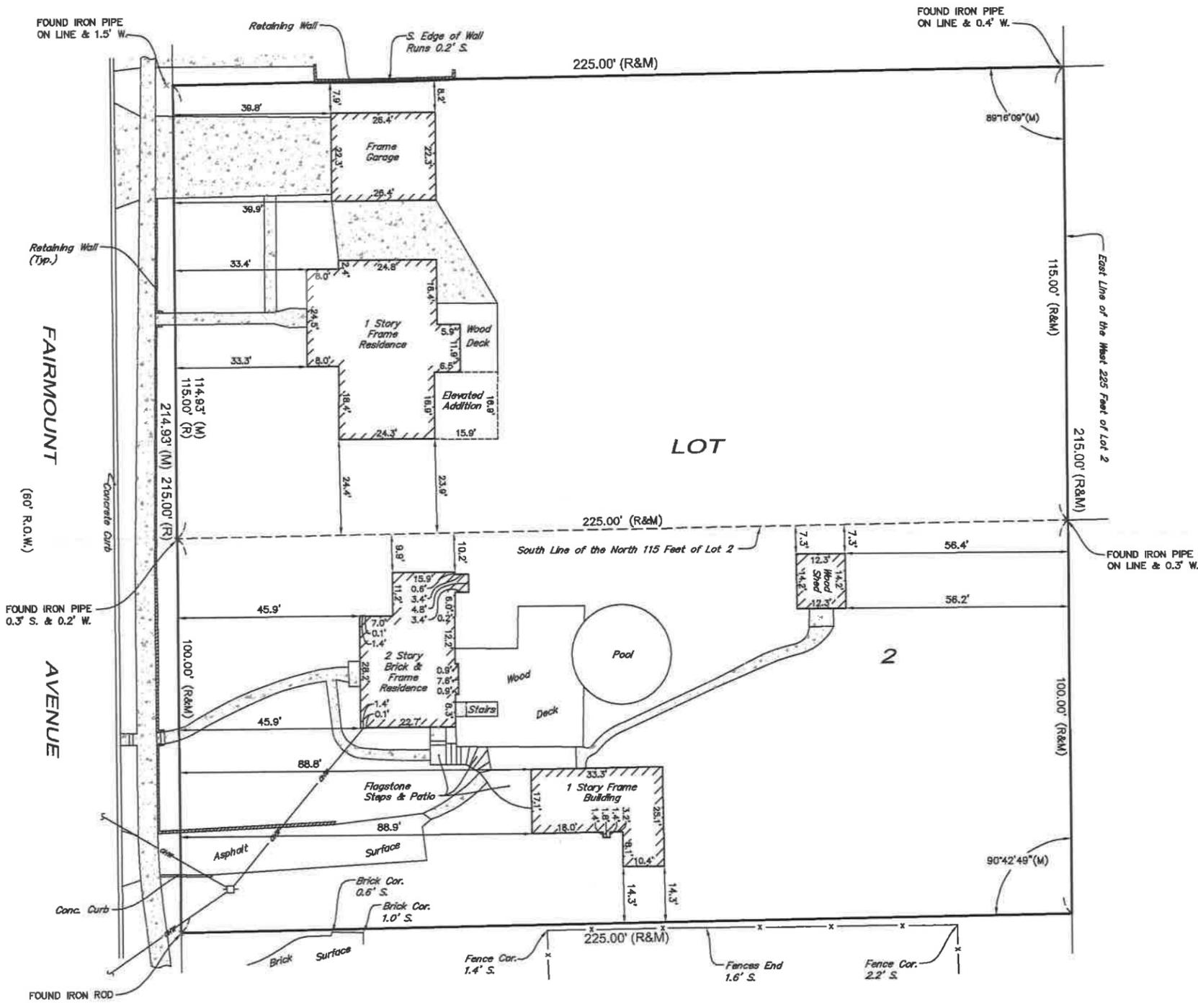
3080 OGDEN AVENUE SUITE 107
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com



SCALE: 1" = 20'

PERMANENT TAX INDEX NUMBER
09-17-201-011
09-17-201-012

10



LEGAL DESCRIPTION

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

AND

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

SURVEYED AREA: 48,367± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS
COUNTY OF DUPAGE

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 16TH DAY OF OCTOBER, 2015.

SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OVERHEAD WIRES

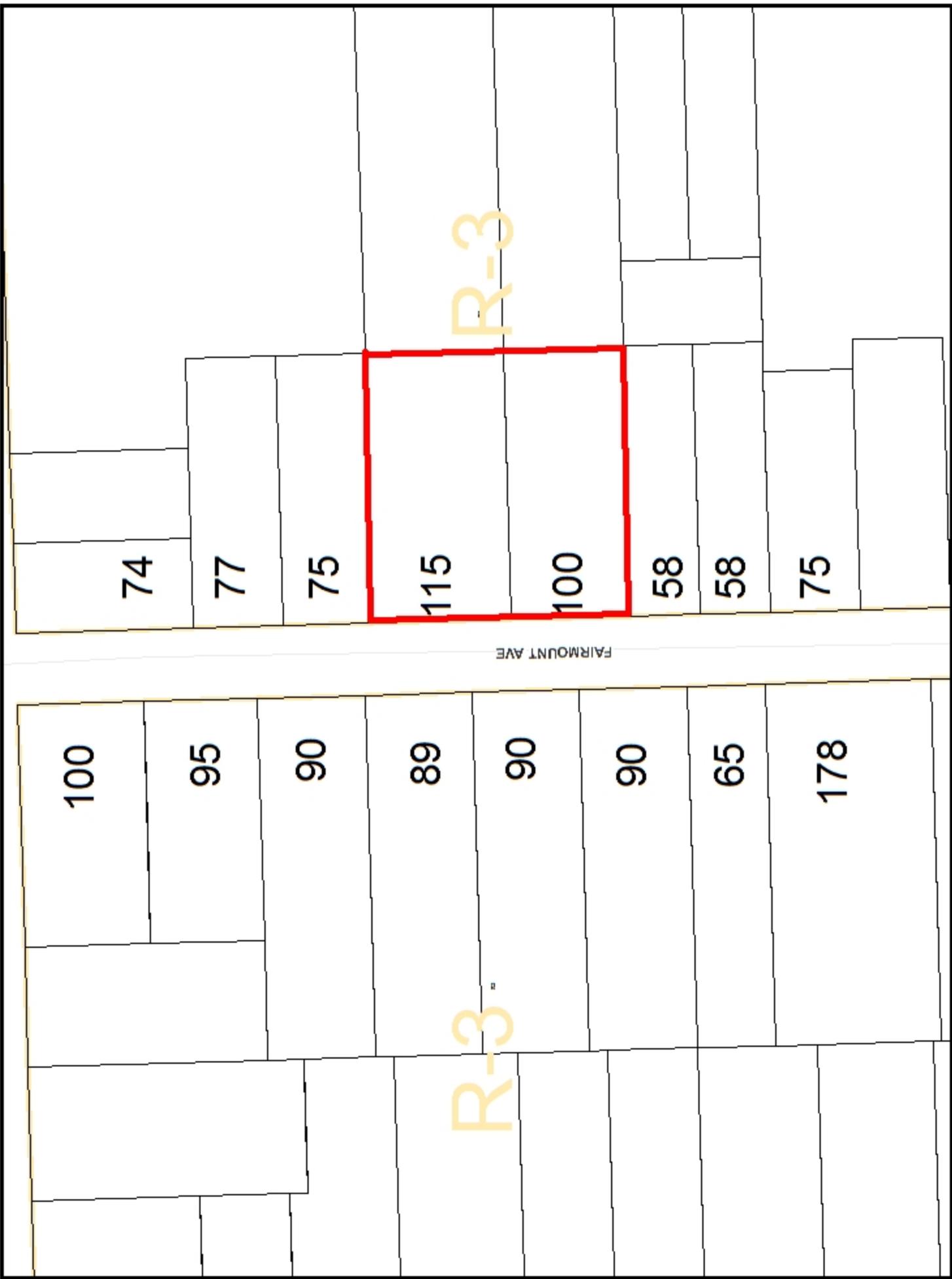


IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

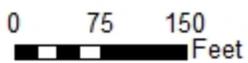
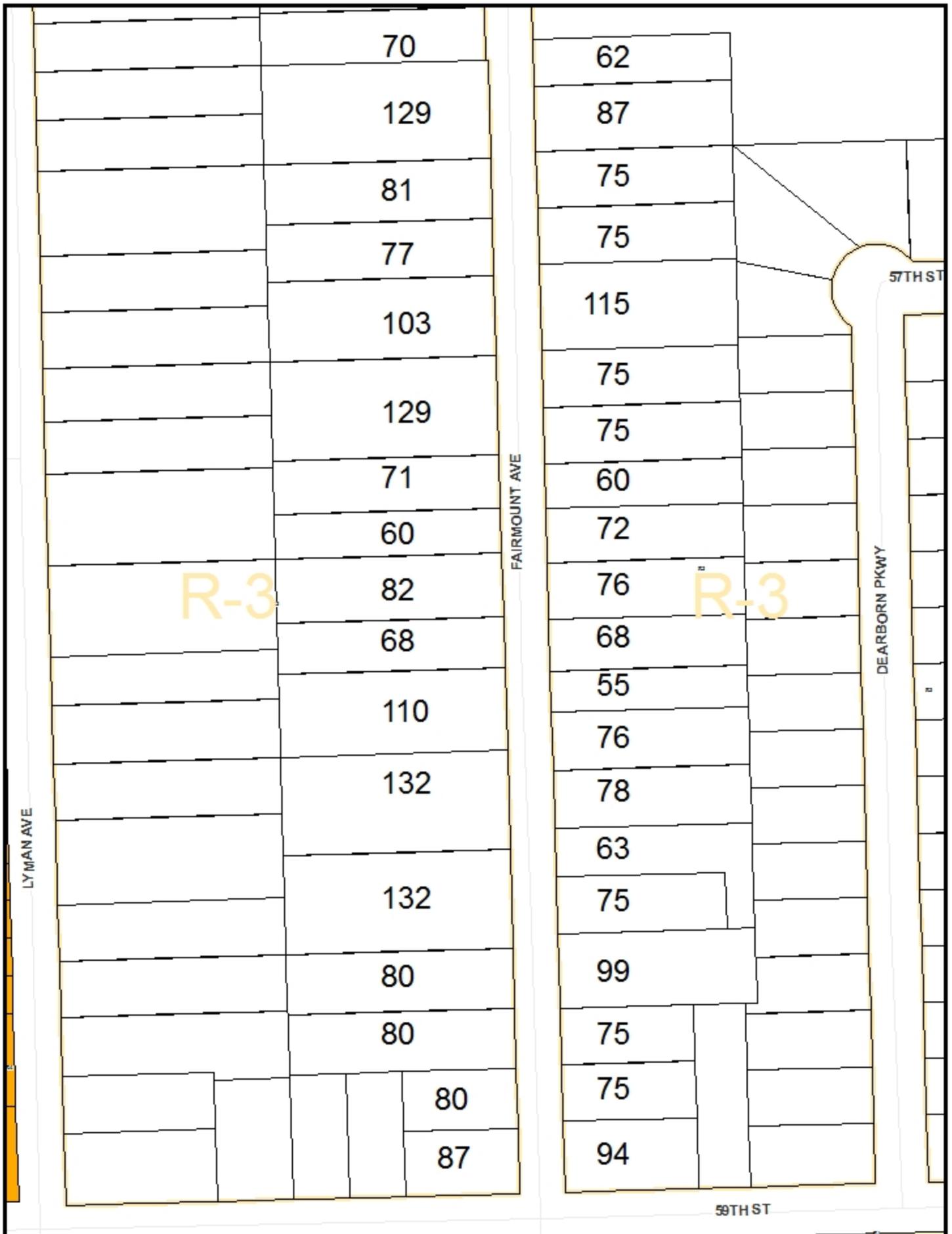
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PREPARED FOR: CYPRESS HILL
ADDRESS: 5527/5528 FAIRMOUNT AVENUE, DOWNERS GROVE, IL
BOOK & PG: 146/86 DATE: 10-21-2015 JOB NO.: 1511123
DRAWN BY: SMR CHECK BY: JHH
REVISED:



5527-5531 Fairmount Ave-Zoning and Lot Width
Exhibit A- Immediate Vicinity





5527-5531 Fairmount Ave-Zoning and Lot Width
Exhibit B-South of Park



Legend

-  FloodWay
-  FP 100 year
-  FP 500 year



5527-5531 Fairmount Ave-Flood Plain Map