

Chairman Jirik called the June 3, 2003 meeting of the Plan Commission to order at 7:30 p.m.

## **ROLL CALL**

**PRESENT:** Mr. Griesbaum, Mr. Kahlke, Mr. Matejczyk, Mr. McCormick  
Mr. Nicholaou, Mrs. Reynolds, Chairman Jirik

**ABSENT:** Mr. Stark, Mr. Waechtler

## **STAFF**

**PRESENT** Amanda Browne, Planner  
Alice Dornan, Recording Secretary

Chairman Jirik stated the draft minutes of the December 6, 2002, the January 7, 2003 and the May 6, 2003 meetings need to be reviewed and approved. He asked if there were any additions, deletions or corrections to these minutes. **MR. MCCORMICK MOVED TO ACCEPT THE MINUTES OF DECEMBER 6, 2002 AS PRESENTED, AND MR. NICHOLAOU SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**MR. NICHOLAOU MOVED TO ACCEPT THE MINUTES OF JANUARY 7, 2003 AS PRESENTED, AND MR. GRIESBAUM SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**MR. NICHOLAOU MOVED TO ACCEPT THE MINUTES OF MAY 6, 2003 AS PRESENTED, AND MR. KAHLKE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

Chairman Jirik outlined the protocol for this evening's agenda items. First, the petitioner, who is the individual proposing to do something with a particular parcel of land, will make a presentation. The petitioner will explain what he is seeking to do and how the proposal conforms to what the Village allows or does not allow.

Chairman Jirik continued, second, Village Staff will present its technical review and recommendations. The third step, the public participation portion of the hearing, is the time for those present, who desire to speak, to be heard. Chairman Jirik pointed out the proceedings are recorded in the form of minutes. He encouraged those wishing to speak to speak clearly and slowly so that detailed minutes can be provided. He explained those wishing to testify should state their name and address before beginning their testimony. Chairman Jirik asked those planning to speak to limit their comments to three minutes. He further advised that when everyone has had an opportunity to speak, people may speak for a second time as long as they do not repeat what has been said by previous speakers.

Chairman Jirik stated the final step is the Plan Commission's deliberation of the petition. Plan Commission members can and may ask questions of anyone who speaks regarding the petition so that they can fully understand an issue or concern. The Plan Commission

will discuss the petitions and then make a motion to either grant approval or to deny the proposed lot reconfiguration.

**FILE NO. 1093**      **LOT RECONFIGURATION** - The westerly property is commonly known as 810 Chicago Avenue, Downers Grove, IL (PIN 09-05-325-029); Daniel and Mary Plasman, Owners; Daniel Plasman, Petitioner. The easterly property is commonly known as 4628 Elm Street, Downers Grove, IL (PIN 09-05-325-035 & 09-05-325-031); Brian and Peggy Pulliam, Owners

Chairman Jirik asked if there was a representative of the petitioner present and if so, would he please come forward and give his full name and address before making his presentation.

Daniel Plasman, stated he lives at 810 Chicago Avenue. Several months ago, he and his neighbors, Mr. & Mrs. Pulliam discussed how they might do a mutually beneficial transaction selling the back portion of 810 Chicago, approximately 65 feet by 72 feet, in order to expand their rather shallow back yard in order to provide a play area. The Pulliams do not wish to add on to their existing home. Mr. Plasman indicated as a result he is asking for the proposed lot reconfiguration.

Chairman Jirik asked Staff to make its presentation.

Ms. Browne advised the petitioners are seeking a lot reconfiguration involving the conveyance of a 72 foot by 65 foot portion of the 810 Chicago Avenue property to the 4628 Elm Street property. The subject properties are contiguous at right angles to one another.

Ms. Browne stated the 810 Chicago Avenue property has a width of 65 feet, a uniform depth of 236.3 feet as measured north to south and has a total land area of 15,359.50 square feet. This property is improved with a two-story single family residence and a detached garage.

Ms. Browne indicated the 4628 Elm Street property is comprised of two parcels of land with overall dimensions of 102.5 feet in width, 99.2 feet in depth and a total lot area of 10,168.0 square feet. This property is improved with a two-story single family residence and a detached garage.

Ms. Browne stated the petitioners desire to convey the northerly 72 feet by 65 feet of the 810 Chicago Avenue property to the 4628 Elm Street property, for a conveyance of approximately 4,680 square feet of land. Ms. Browne stated, if approved, the resulting parcels would have the following characteristics.

The 810 Chicago Avenue property would have the same width of 65 feet, a depth of 164.3 feet and a lot area of 10,679.50 square feet. The resulting 4826 Elm Street property would have an irregular shape due to the 14.3 foot offset between its northerly property

line and the current northerly property line of the 810 Chicago Avenue property. The 4826 Elm Street property would have a width of 102.5 feet for its easterly 99.2 feet, a width of 72 feet for the remaining westerly 65 feet, a maximum depth of 164.2 feet from the front property line to the rear property line and an area of 14,848 square feet.

Ms. Browne noted all of the existing structures on both subject properties will be conforming as to their minimum required setbacks if the proposed lot reconfiguration is approved. The existing detached garage on the 810 Chicago Avenue property will retain a minimum rear yard of 5.3 feet, which exceeds the minimum Zoning Ordinance requirement of 5 feet.

With respect to the lot width of the 810 Chicago Avenue property, Ms. Browne advised there will be no net increase to the existing nonconformity of the 65 foot lot width of the 810 Chicago Avenue property with respect to the 75 foot lot width requirement of Section 20-301 of the Subdivision Control Ordinance in that the width of this lot will not be decreased as a result of the lot reconfiguration, the petitioners are not required to seek approval of a lot width exception according to the provisions of Section 20-601(c). However, Plan Commission approval is necessary.

Ms. Browne concluded that the Planning Staff would recommend that the Plan Commission grant the petitioners' requested lot reconfiguration.

As part of the public participation portion of the hearing, Chairman Jirik asked if there were any questions or comments from the members of the audience.

There were no questions or comments. Chairman Jirik closed the public participation portion of the hearing closed.

Chairman Jirik next asked if there were any questions or comments from the Plan Commission members.

Mr. Matejczyk commented it was refreshing to see neighbors work together, and the Plan Commission members agreed.

Chairman Jirik asked if there were any further questions or comments. Hearing none, Chairman Jirik called for the motion.

**MOTION: WITH RESPECT TO FILE NO. 1093 – LOT RECONFIGURATION, MR. NICHOLAOU MOVED THAT THE PLAN COMMISSION GRANT THE REQUESTED LOT RECONFIGURATION AS THE CONVEYANCE WILL NOT CREATE ANY EXCEPTION TO EITHER PROPERTY, NOR WILL IT HAVE ANY IMPACT UPON THE EXISTING LOT WIDTH NET NON-CONFORMITY OF THE 810 CHICAGO AVENUE PROPERTY. THIS CONVEYANCE WILL INCREASE THE LOT DEPTH OF THE 4628 ELM STREET PROPERTY FROM 99.20 FEET TO A MAXIMUM DEPTH OF 164.2 FEET WHICH WOULD EXCEED THE MINIMUM LOT**

**DEPTH REQUIREMENT FOR NEWLY CREATED LOTS  
PURSUANT TO SECTION 20-301 OF THE SUBDIVISION  
CONTROL ORDINANCE. MRS. REYNOLDS SECONDED THE  
MOTION.**

Chairman Jirik asked if there were any discussion regarding the motion. There was no response. Chairman Jirik asked for the roll call.

**ROLL CALL:**

**AYE: Mr. Nicholaou, Mrs. Reynolds, Mr. Griesbaum, Mr. Kahlke, Mr. Matejczyk,  
Mr. McCormick, Chairman Jirik**

**NAY: None**

**The motion passed unanimously.**

Chairman Jirik advised the Plan Commission members that the next joint meeting of the Plan Commission and the Economic Development Commission will be on Monday, June 9, 2003, at 7:00 P.M.

Ms. Browne asked how many members will be able to attend the regularly scheduled July 1, 2003 meeting. Mr. Griesbaum and Chairman Jirik indicated they would not be able to attend. Ms. Browne advised that Mr. Stark and Mr. Waechtler will be contacted to determine if they will be able to attend the July meeting, but a quorum appears to be available.

As there was no further business, Chairman Jirik called for a motion to adjourn. Mr. McCormick moved to adjourn the meeting, and Mr. Nicholaou seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:45 p.m.