

COUNCIL WORKSHOP ITEM

ITEM: PLAN COMMISSION FILE NO. 08-04; Pettit Subdivision: Request for Final Plat of Subdivision approval for a three-lot subdivision

DATE: July 27, 2004

PREPARED BY: Joseph Skach, AIA, AICP, NCARB
Director, Department of Planning and Community Development

PURPOSE: Consideration of the Plan Commission's recommendation to approve the Requested Action

DISCUSSION:

The petitioner is requesting approval of a Final Plat of Subdivision for a 3-lot single-family residential subdivision located on Plymouth Street approximately 152 feet south of 61st Street on approximately 1.05 acres of land. No exceptions or variations from Code are requested. At their June 21, 2004 meeting, the Plan Commission considered the Petitioner's request and recommended approval subject to certain conditions, as delineated in the attached Staff Report, and Draft Ordinance. The petitioner has paid all required school and park district donations in the amount of \$7,654.04.

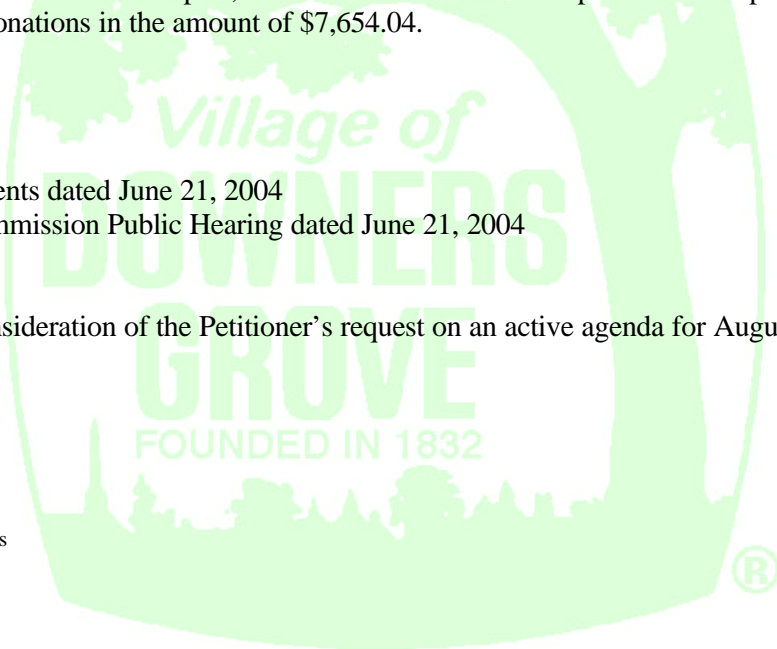
ATTACHMENTS:

1. Draft Approval Ordinance
2. Staff Report with attachments dated June 21, 2004
3. Draft Minutes of Plan Commission Public Hearing dated June 21, 2004

RECOMMENDATION:

That the Village Council place consideration of the Petitioner's request on an active agenda for August 3, 2004.

C: Riccardo Ginex, Village Manager
David Barber, Director, Public Works
Donald Rosenthal, Director Code Services



RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF RESUBDIVISION FOR THE PETTIT SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for final plat approval for the Resubdivision for the Pettit Subdivision, located on the west side of Plymouth Street, approximately 172 feet south of 61st Street; and,

WHEREAS, notice has been given and a hearing held regarding this plat application pursuant to the requirement of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Resubdivision of the Pettit Subdivision with no exceptions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the final plat of resubdivision of the Pettit Subdivision, be and is hereby approved subject to the following conditions:

1. The subdivision shall be in accordance with the Plat entitled "Final Subdivision Plat of Pettit Resubdivision" a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit 1; and
2. Except as provided herein, the Pettit Subdivision shall be subject to the conditions and recommendations of the Plan Commission as set forth in the minutes of the June 21, 2004 meeting of the Plan Commission; and as set forth in the Planning & Community Development Staff Report, dated June 16, 2004, copies of which are attached hereto and incorporated herein by reference in Group Exhibit 2; and
3. The subdivision shall be in substantial compliance with the engineering plans, dated May 4, 2004, reduced copies of which are contained and incorporated herein by reference in Group Exhibit 2; and
4. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated May 27, 2004, a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
5. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated May 7, 2004, a copy of which is contained and incorporated herein by reference in Group Exhibit 2; and
6. The existing residence must be demolished prior to any development on proposed Lot 2 or Lot 3; and
7. Payment of school and park district donations in the amount of \$7,654.04;
8. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and

9. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____
Village Clerk

PLANNING & COMMUNITY DEVELOPMENT/STAFF DEVELOPMENT TEAM REPORT

To: Plan Commission
 Prepared By: Keith R. Sbiral, Current Development Planner *KRS*
 Date Prepared: June 16, 2004
 Meeting Date: June 21, 2004

FILE COPY

Project Title: PC 08-04; Pettit Subdivision Final Plat of Subdivision

BACKGROUND INFORMATION:

Petitioner: Gregg Pettit, Owner
 Property Address: 6124 Plymouth Street, Plymouth south of 61st Street
 Existing Zoning: R-3, Single Family Residence District
 Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

Requested Action:

1. Final Plat of Subdivision approval per Chapter 20, Section 20-505, *Final Plat – Petition*, for a 3-lot single-family residential subdivision.

BACKGROUND

General Description

The subject property is located on Plymouth Street approximately 152 feet south of 61st Street. It was annexed into the Village as part of the Plymouth Place Subdivision (PC 610, 8/26/85; PC 621, 11/25/85) and subsequently re-zoned R-3, Single Family Residence District. The petitioner is seeking Final Plat of Subdivision approval for a 3-lot single-family residential subdivision on approximately 1.05 acres of land. No exceptions or variations from Code are requested.

ANALYSIS

Zoning and Future Land Use Plan

Surrounding Land Use and Zoning

Table 1: Surrounding Land Uses and Zoning

	Existing Zoning	Existing Use	Future Land Use Plan
North	R-3, Single Family Residence	Single Family Residence	Residential at 0-6 d.u. /acre (Yellow)
South	R-3, Single Family Residence	Single Family Residence	Residential at 0-6 d.u. /acre (Yellow)
East	R-3, Single Family Residence	Single Family Residence	Residential at 0-6 d.u. /acre (Yellow)
West	DuPage County R-4, Single Family Residence	Single Family Residence	Residential at 0-6 d.u. /acre (Yellow)

The proposed lots would retain the existing R-3, Single Family Residence zoning upon subdivision. The existing and proposed zoning designation of R-3 is consistent with the existing Future Land Use Map designation of Residential, 0-6 dwelling units per acre, with an effective/resulting density of 2.86 dwelling units per acre.

Site

Bulk Characteristics

The subject property is currently comprised of one parcel with a total land area of approximately 45,540 square feet (1.05 acres). The subject property currently contains one four-bedroom single family home that will be demolished prior to development of either proposed Lot two or Lot three as the home would straddle the proposed common lot line between lots 2 and 3.

All three proposed lots front on Plymouth Street. Lot areas, widths, and depths are proposed to meet or exceed minimum requirements per Code as noted below.

Table 2: Bulk Characteristics

	Proposed Lot Area (s.f.)	% Difference From lot area requirement of 10,500 s.f.	Proposed Lot Width (ft.)	% Difference from lot width requirement of 75 feet	Proposed Lot Depth	% Difference from lot depth requirement of 140 feet
Lot 1	13,504	+28.6	75	+0.0	180	+28.6
Lot 2	15,827	+50.7	89	+18.7	180	+28.6
Lot 3	16,180	+54.1	89	+18.7	180	+28.6

The petitioner has indicated building footprints on the proposed final engineering plans would address minimum yard and stormwater management requirements. Proposed Lots 2 and 3 would be used as a single zoning lot for the existing home until either lot is developed. It should be noted that approval of the final plat of subdivision would in no way constitute any approval of the indicated building footprints, resulting buildings, and corresponding yards. Each structure will be required to be evaluated on an individual basis, and zoning criteria must be verified based on an individual structure's particular characteristics as delineated in future building permit plans. Requests for variations from the Zoning Ordinance should not be required for the future structures, as they can be designed to address code criteria well in advance.

Public Works/Engineering

Public Works has reviewed the proposed plans, per the attached memo dated May 27, 2004, as summarized below.

Site Engineering and Public Improvements

The Engineering Division confirms the Plymouth Street right-of-way is fully dedicated, and all street and sidewalk improvements were constructed, as part of the original Plymouth Place Subdivision. The petitioner is providing all required public improvements per Code.

Stormwater Management

The petitioner has provided adequate side and rear lot stormwater drainage easements and detention is not required for the three-lot subdivision. The Stormwater Management Division notes there are certain stormwater management/engineering requirements that must be satisfactorily addressed prior to issuance of permits.

Wetlands

The proposed lots do not contain areas designated as wetlands as presented in the September 30, 2003 report of Planning Resources. The Public Works Department has accepted this report.

Traffic

The Traffic Division indicates that there are no outstanding issues, and the traffic generated by the two additional residences will not have a substantial impact on the surrounding neighborhood.

Forestry/Landscaping

The Forestry Division indicates that existing parkway trees will require protection during construction on the subject property. Additionally, any trees removed from the parkway for driveways as part of this subdivision, shall be paid for by the petitioner. Payment for these trees shall be calculated by the Forestry Division and added to the permit fee at the time of building permit.

Other**Fire Department**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and indicates in the attached report dated May 7, 2004, that the proposed plans are acceptable.

Required School and Park District Donations

Chapter 20, Subdivision Ordinance, Section 20-300, *Park and School Donation*, establishes the schedule of school and park district donations. Credit is given for the existing four-bedroom residence, which will be demolished prior to development of either Lot two or three. The petitioner has stated the intent to construct three five-bedroom residences on the three lots. The required total donation obligation is \$7,654.04 as noted below.

Table 3: School and Park District Donations

BR Type	Total to District 58	Total to District 99	Total To Park District	Total Donations per BR Type
3 Proposed 5 BR Homes	\$ 3,479.58	\$ 2,095.20	\$ 6,815.82	\$ 12,390.60
Credit for Existing 3 BR Home	(1,668.43)	(784.80)	(2,283.33)	(4,736.56)
Total Donations	\$ 1,811.15	\$ 1,310.40	\$ 4,532.49	\$ 7,654.04

Note: Chapter 20, Subdivision Ordinance, Section 20-300, Park and School Donation, establishes the schedule of school and park district donations.


Payment of these donations must be made to the Village prior to the granting of final plat approval and are subject to confirmation by the Code Services Department upon application for building permits.

RECOMMENDATION

This recommendation and these conditions were developed by the Staff Development Team based on a review of the materials submitted by the Petitioner. The Staff Development Team has reviewed the petitioner's request and concurs to recommend that the Plan Commission consider forwarding a favorable recommendation to the Village Council regarding the petitioner's requested action for the proposed Pettit Subdivision Final Plat of Subdivision, subject to the following conditions:

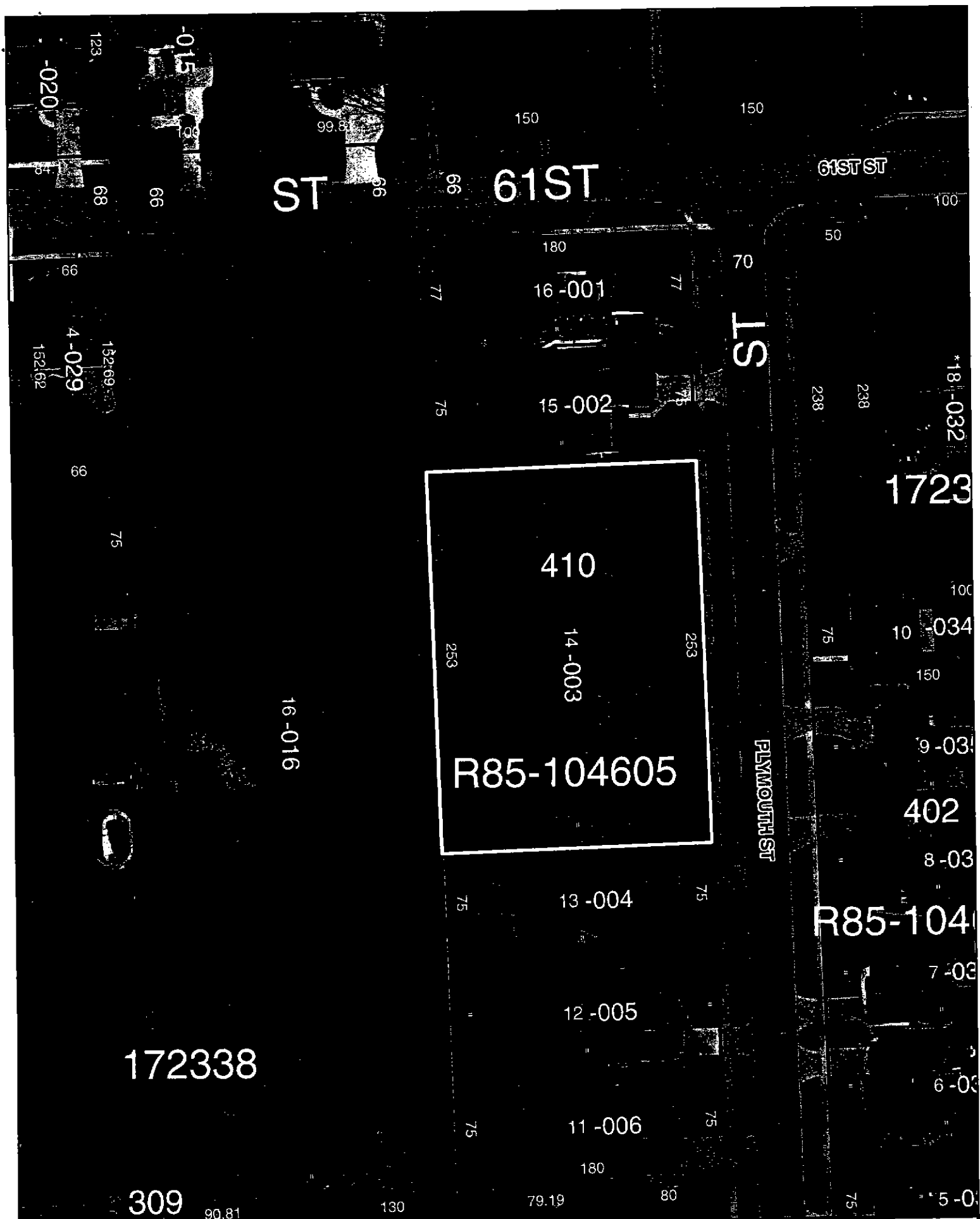
1. The existing residence must be demolished prior to any development on proposed Lot 2 or Lot 3;
2. Compliance with all Public Works requirements and conditions prior to the issuance of permits as outlined in their memorandum dated May 27, 2004, and compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated May 7, 2004;
3. Payment of required school and park district donations in the amount of \$7,654.04 prior to Village Council consideration of the proposed Final Plat of Subdivision;

4. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information;
5. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

: Joseph Skach, AIA, AICP, NCARB
Director, Planning and Community Development

Attachments

- c: Riccardo Ginex, Village Manager
- David Barber, Director, Public Works
- Don Rosenthal, Director, Code Services
- Howard Hoffman, Chief, Fire Prevention Division
- File



PC 08-04 6124 Plymouth Street - Pettit Subdivision
Planning & Community Development



MAY 28 2004

INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS

Planning and Community
Development

TO: Joseph P. Skach, AIA, AICP, Director of Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works *DHB*
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*
Jonathan C. Hall, P.E., Development Engineering Manager *JCH*
DATE: May 27, 2004, 2004
RE: Planning / Zoning Petition for Special Use Amendment
Pettit Re-subdivision (6124 Plymouth → 3 lots)
Public Works Department 3rd Review

Documents Reviewed:

- Final Subdivision Plat of Pettit Resubdivision dated 10/24/03
- Engineering Plan (undated) received 5/4/04 by the Village
- Wetland Determination Report prepared by Planning Resources dated 9/30/03

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	-	No Comments	
Engineering	M. Millette	2/3/04	Approval as noted	X
Stormwater	J. Hall	5/27/04	Place on PC Agenda	X
Water	D. Bird	1/26/04	Approval as noted	X
Traffic	D. Fera	-	No Comments	
Forestry	K. von der Heide	1/26/04	Approval as noted	X
Pavement	R. Ebel	-	No Comments	

Findings:

The Public Works Department concurs with placement on the Plan Commission Agenda. All outstanding review comments will be addressed during the building permit phase.

Public Works Department Review Details:

Engineering Review Comments:

1. Provide 10-foot public utility and drainage easement along rear property lines and provide 5-foot public utility and drainage easements along all side property lines.
Accepted
2. An additional driveway apron for each lot, per Village standards, is required for this project. This can be addressed with the future building / right-of-way permit phase.
Accepted

Stormwater Review Comments:

To continue review, incorporate the following comments into the revised application:

1. Based on a total parcel area of 15,511 square feet, detention would not be required if developed as one residential unit on each of the three proposed parcels.
Accepted
2. Provide a grading plan.
Accepted
3. Show all trees that are planned for preservation on the grading plan, including diameter and species.
Accepted
4. Provide public utility and drainage easements along all side and rear lot lines. The side yard easements must be a minimum of 5 feet in width on each side of the property line (10-foot total width for interior borders). The rear easement should be a minimum of 10 feet in width.
Accepted
5. Provide a wetland delineation by a qualified professional. The DuPage County wetland inventory map shows a wetland area near the west property line. The wetland boundary must be field-verified by the Village's consultant prior to acceptance. Please note that the current snow cover and lack of vegetation do not permit for this verification. If the wetland's presence is confirmed by the Village's consultant, provide a complete wetland submittal per requirements of the DuPage County Stormwater and Flood Plain Ordinance. The wetland and / or buffer could reduce the developable area.
Accepted

6. Provide a topographical survey of the site and all offsite areas within 100 feet. Additional offsite topographical survey data may be needed to establish the overflow / high water elevation of a Localized Poor Drainage Area located near the western property boundary.
Accepted
7. Design the grading plan and conveyance routes, possibly including storm sewers, to maintain wetland hydrology and prevent runoff in significant excess of that which currently drains to adjacent private properties. Rooftop, front yard, and driveway drainage will need to be directed to minimize offsite impacts.
Accepted
8. Provide pre-project and post-project runoff calculations.
Accepted
9. Footing drain sump pump connections to the Village storm sewer may be required.
Accepted
10. Revise the directional flow arrows to be consistent with topography.
Accepted
11. Provide an explanation of how permanent "best management practices" for stormwater quality management are incorporated into the site design.
Accepted

Upon resubmission, the site engineering plans and stormwater reports may be forwarded to the Village's consultant for further review. This is not expected to impact the subdivision approval.

Traffic Review Comments:

No Comments.

Forestry Review Comments:

Several parkway trees are currently at 6124 Plymouth and these will need to be protected during construction. Should any of these trees be in the path of new driveways the dollar value of the tree shall be calculated by the Forestry Division and added to the Permit application.

Water Division Review Comments:

1. The existing water main on Plymouth is a 6" main located in the parkway.
2. The existing water service to the house at 6124 will most likely not be reused and will have to be disconnected at the main.

3. New water services would need to be installed for each of the three (3) lots. The minimum line size is 1-inch (type K copper).
4. Water service must maintain a 10-foot separation from storm and sanitary sewer lines at all times.
5. Each service must have separate B-Box (Tyler 95-E).
6. The Village must inspect all water taps prior to backfilling.

c: PW Division Managers
Director of Code Services
Stormwater Management Engineer
M. Dugard, Administrative Technician
L. Sup, CBBEL



**DOWNERS GROVE FIRE DEPARTMENT
PREVENTION DIVISION**

801 Burlington Ave., Downers Grove, IL 60515
Phone: 630-434-5983 Fax: 630-434-5593



SITE PLAN REVIEW

05/07/04

To: Keith Sbiral, Planner

From: Howard Hoffman, Division Chief

RE: Proposed subdivision of 6124 Plymouth

FILE COPY

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MAY 07 2004

Planning and Community
Development

.....
Keith,

The Fire Department has reviewed the site plan for the proposed subdivision of 6124

Plymouth with the following comments:

-The Fire Department has no issues at this time.

-Plans are approved

This is a review for fire prevention and fire protection concerns **only**. Other village departments may have concerns to be addressed. If you have any questions on this review please feel free to contact me at 434-5983.

Sincerely,

Howard Hoffman
Division Chief
Downers Grove Fire Department
Prevention Division

PC 08-04
ATTACHMENTS

FILE COPY

May 4, 2004

Department of Planning & Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515
Attn: Mr. Keith R. Sbiral

RECEIVED

MAY 04 2004

Planning and Community
Development

**Re: Project Summary and Statement; Proposed 3 Lot Re-subdivision
6124 Plymouth Street Downers Grove, Illinois 60516**

Mr. Sbiral:

The current homeowners, Vickie and Gregg Pettit, purchased the property in 1979. Their original three (3) acre parcel was annexed into the Village of Downers Grove as part of the Plymouth Place Subdivision, built by Ponstein Builders about 1986. After that subdivision, a one (1) acre parcel remained with the Pettits at 6124 Plymouth Street. The neighborhood has a stable population of responsible homeowners and there has been little turn-over in the original owners. As new families arrived in 1986 and 1987, the neighborhood was filled with mostly young families and small children. Most of those children are in college or older now, including ours. A one (1) acre parcel that our children could play in made sense while they were growing up. Now, as they go off to college, the extra grass to cut, the extra trees to maintain and the extra real estate taxes to pay don't make as much sense. So we wish to subdivide.

The parcel is easily divided into three (3) lots, as shown in the Subdivision Plat. All the lots meet or exceed the minimum 75' x 140' requirements for R-3. The surrounding lots are R-3 and the new lots are R-3. We are not asking for any zoning exceptions, as shown in the attached zoning code analysis. The new lots will fit in nicely with the nature of the surrounding neighborhood.

We have included an Engineering Plan and stormwater calculations that show we are improving drainage off-site to the west. Water to the street goes through the Plymouth Place stormwater management system, which was designed to accommodate water from this parcel.

Copies of the applications for the Illinois Department of Natural Resources and the Kane-DuPage land use opinion are attached.

Also, we have included a wetlands delineation report for this parcel and the surrounding area by the qualified professional firm of Planning Resources Inc. It indicates there are no wetlands on or off-site. In addition, as shown on the Engineering Plan, we are not disturbing the back 50'-0" of the lots, so there would be a buffer even if there had been wetlands.

Our proposed re-subdivision asks for no variances and what we are proposing conforms with the Village of Downers Grove codes and ordinances.

Sincerely,
Vickie and Gregg Pettit

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MAY 04 2004

Planning and Community
Development

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ZONING CODE ANALYSIS

Project: Pettit Resubdivision, 3 lots

Location: 6124 Plymouth Street

Date: 04/12/04

REMARKS

CRITERIA FACTORS

Existing Zoning	R-3
Proposed Zoning	R-3
Proposed Use	3 Single Family lots
Lot Type	Standard

CRITERION FACTOR

(Code Reference)	
Lot Area (SF)	Minimum
(Ch. 20)	

Difference (%)

Required or

Maximum R-3

Proposed or

Existing

13,425	plus 27.85	Exceeds Code
15,931	plus 51.72	Exceeds Code
15,931	plus 51.72	Exceeds Code

Lot Width (LF)
(Ch. 20)

Minimum

75

75

0

Meets Code	
plus 18.66	Exceeds Code
plus 18.66	Exceeds Code

Lot Depth (LF)
(Ch. 20)

Needed

140

179

plus 27.85

Exceeds Code	
plus 27.85	Exceeds Code
plus 27.85	Exceeds Code

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June 8, 2004

Department of Planning & Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515
Attn: Mr. Keith R. Sbiral

JUN 04 2004
Planning and Community
Development

**Re: Project Summary and Statement; Proposed 3 Lot Re-subdivision
6124 Plymouth Street Downers grove, Illinois 60516**

Mr. Sbiral:

This note is to confirm our telephone conversation that the current, existing home on the above referenced property is a four (4) bedroom single family home. It is likely that any new home built on the subdivided lots will be a five (5) bedroom single family home.

Thank you for your help on this project and please feel free to call me at work or home if any additional questions or concerns should arise.

Sincerely,

Vickie and Gregg Pettit





Illinois Department of Natural Resources

One Natural Resources Way - Springfield, Illinois 62702-1271
http://dnr.state.il.us

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APR 23 2004

Planning and Community Development
Rod B. Blagojevich, Governor
Joel Brunsvold, Director

Dept. of Natural Resources
RECEIVED

MAR 19 2004

OREP
Resource Review & Coord.

CONSULTATION AGENCY ACTION REPORT

(Illinois Administrative Code Title 17 Part 1075)
Division of Resource Review and Coordination
Stephen K. Davis, P.G., Chief

Date Submitted: 3/15/04
If this is a resubmittal, include previous IDNR response if available.

FOR DEPARTMENT USE ONLY
PROJECT CODE: 0404040 DUE DATE: 4/18/04

Applicant: GREGG W. PETTIT Phone: 630/963-0630
Contact Person: GREGG PETTIT Fax: 630/963-0631
Applicant Address: 6124 PLYMOUTH ST. Email: PETTIT1234@AOL.COM
DOWNERS GROVE, IL. 60516

LOCATION OF PROPOSED ACTION
A MAP SHOWING LOCATION OF PROPOSED ACTION IS REQUIRED
Project Name: PETTIT RESUBDIVISION County: DUPAGE
Project Address (if available): 6124 PLYMOUTH ST.
City, State, Zip: DOWNERS GROVE, IL 60516
Township/Range/Section (e.g. T45N, R9E, S2): T38N, R11E, S18
Brief Description of Proposed Action: RESUBDIVISION OF EXISTING 1 ACRE PARCEL INTO THREE (3) R-3 LOTS.
Projected Start Date and End Date of Proposed Action: APRIL - OCTOBER 2004
Will state funds or technical assistance support this action? [Yes] [No] If Yes, the Interagency Wetland Policy Act may apply. Contact funding agency or this Division for details.

Local/State Agency with Project Jurisdiction: VILLAGE OF DOWNERS GROVE
Contact: KEITH SBIRAL Phone: 630/434-5519
Address: 801 BURLINGTON Fax: 630/434-5572
DOWNERS GROVE, IL 60515

FOR DEPARTMENT USE ONLY
Are endangered/threatened species or Natural Areas present in the vicinity of the action? [Yes] [No]
Could the proposed action adversely affect the endangered/threatened species or Natural Area? [Yes] [No]
Is consultation terminated? [Yes] [No]
Comments:

Evaluated by: Rich Lewis Date: 4-8-04
Division of Resource Review & Coordination (217)785-5500

LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
545 S. Randall Road, Saint Charles, IL 60174-1592
(630) 584-7961 Ext. 3

PETITIONER: GREGG W. PETTIT
ADDRESS: 6124 PLYMOUTH ST.
DOWNERS GROVE, IL 60516

CONTACT PERSON: GREGG PETTIT
ADDRESS: 6124 PLYMOUTH ST.
DOWNERS GROVE, IL 60516
TELEPHONE: 630/963-0630

Please allow 30 days for inspection, evaluation and processing.

FOR OFFICE USE ONLY

LUO# _____ Date Due _____
Date initially rec'd _____
Date all rec'd _____ Date completed _____
Fee Paid _____ Refund Due _____
By _____ Overpayment _____
No Report Nec _____
Gov't Agency _____

Location: Township Name: DOWNERS GROVE
Section(s) 18
Township(s) 38 N Range(s) 11 E
Project or Subdivision Name PETTIT RESUBDIVISION

TYPE OF PROPOSAL: - Change in Zoning from _____ to _____
- Subdivision or Planned Unit Development (PUD)
- Variance-Please describe fully on separate sheet
- Special Use Permit-Please describe fully on separate sheet

FILE COPY

RECEIVED

MAY 04 2004

Unit of Government Responsible for Permits VILLAGE OF DOWNERS GROVE Date of Public Hearing 7/6/04 Planning and Community Development
Current Use of Site RESIDENTIAL R-3 Proposed Use RESIDENTIAL R-3
Surrounding Land Use RESIDENTIAL R-3 Number of Acres 1
Location address (if applicable) 6124 PLYMOUTH ST. DOWNERS GROVE, IL 60516

PROPOSED IMPROVEMENTS: (check all applicable items)

Planned Structures:

___ Dwellings w/o Basements
 Dwellings with Basements
___ Commercial Buildings
___ Other _____

Open Space:

___ Park/Playground Areas
___ Common Open Space Areas
___ Conservation Area
___ Other _____

Water Supply:

___ Individual Wells
 Community Water

Wastewater Treatment:

___ Septic System
 Sanitary Sewers
___ Other _____

Stormwater Treatment:

___ Drainage Ditches or Swales
 Storm Sewers
___ Dry Detention Basin
___ Wet Retention Basin
___ No Detention Facilities Proposed
___ Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

___ Ponds or Lakes ___ Floodplain ___ Woodland ___ Drainage Tiles ___ Stream(s)
___ Wetland(s) ___ Floodway ___ Cropland ___ Disturbed Land ___ Other _____

IMPORTANT INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

- Y PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
- Y SITE PLAN/CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
- Y LOCATION MAP (if not on maps above)-include distances from major roadways and/or section lines
- Y ZONING or LAND USE PETITION filed with unit of government (if relevant)

IF AVAILABLE:

- Y TOPOGRAPHY MAP
- Y DRAWING SHOWING LOCATION OF FIELD TILE AND/OR DRAINAGE PATTERNS
- Y COPY OF SOIL BORING AND/OR WETLANDS STUDIES PERFORMED ON SITE

THE FEE, ACCORDING TO THE SCHEDULE, MUST ACCOMPANY THIS APPLICATION

EFFECTIVE April 1, 2003

\$350.00 for 1-3 acres or fraction thereof

\$380.00 for 4-5 acres or fraction thereof

PLUS \$12.00 for each additional acre or fraction thereof over 200 acres

\$55.00 processing fee if no report is required

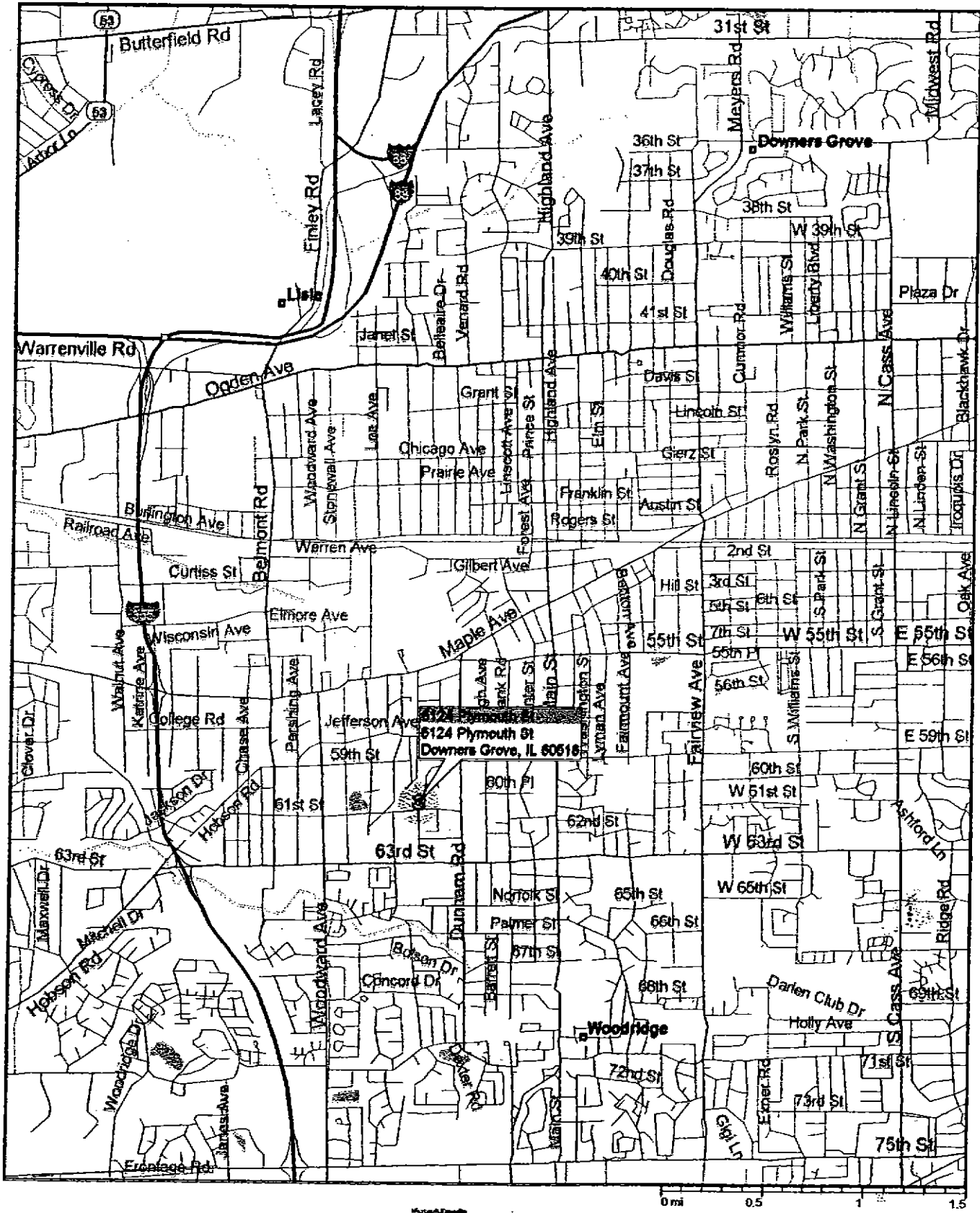
MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Gregg W. Pettit Date 03/15/04

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national

Pettit Resubdivision 6124 Plymouth Street
Downers Grove, Illinois 60516



Streets98

**Kane - DuPage Soil & Water
Conservation District**

FILE COPY

March 16, 2004

RECEIVED

MAR 18 2004

Planning and Community
Development



We have assigned number 04-67 to a Land Use Opinion application from:

Gregg W. Pettit
6124 Plymouth St.
Downers Grove, IL 60516

The site location is:

Downers Grove Township
Section 18, T 38N, R 11E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

Our review and comments will be completed and sent to you on or before 4-15-04.

According to the information received, this proposed land use change will not have a substantial on the natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

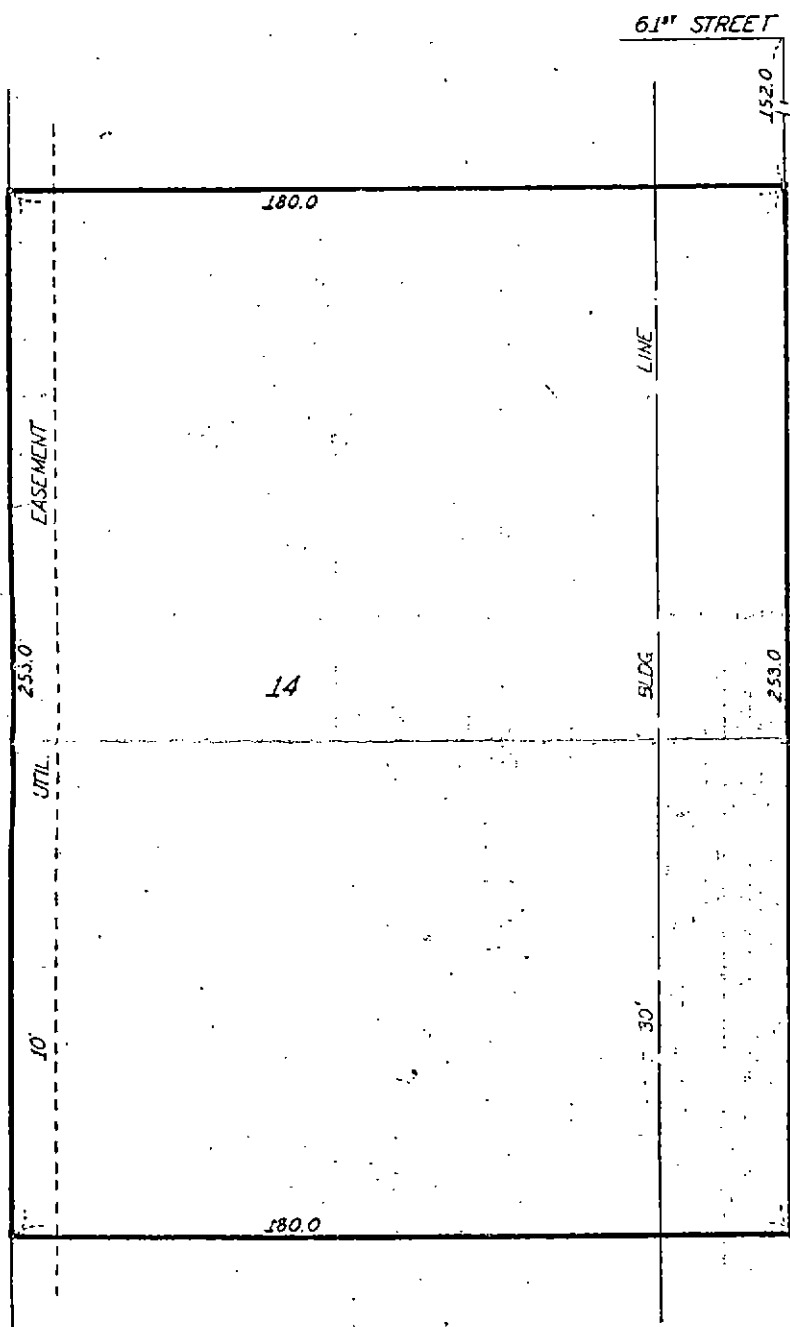
A processing fee of \$ _____ has been retained, and a refund of \$ _____ is being sent to:

545 S. Randall Road St. Charles, Illinois 60174-1592 630 / 584-7961 Fax: 630 / 584-9534

All programs and services of the Kane-DuPage SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

PLAT OF SURVEY

OF
 LOT 14 IN PLYMOUTH PLACE, A RESUBDIVISION OF LOT 17 AND PARTS OF LOTS 15 AND 16 IN ARTHUR T. MCINTOSH AND COMPANY'S DUNHAM STREET SUBDIVISION, BEING A SUBDIVISION OF PORTIONS OF THE SOUTH HALF, LYING EAST AND WEST OF THE INDIAN BOUNDARY LINE OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION RECORDED NOVEMBER 27, 1985 AS DOCUMENT NO. 885-104605, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
 COUNTY OF DUPAGE S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH OFFICIAL RECORDS AND THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILL.

THIS 16TH DAY OF December, A.D. 1986.

John A. Muehling
 ILLINOIS LAND SURVEYOR NO. 2282



FILE COPY

RECEIVED

MAY 04 2004
 Planning and Community
 Development

MUEHLING & ASSOCIATES

PREPARED FOR: P.Y. DEVELOPMENT
 PROJECT NO: 81-1773-14

P.O. BOX 608 NAPERVILLE ILL. PH 420-2808



www.vil.downers-grove.il.us

COMMUNITY
RESPONSE CENTER
30.434.CALL (2255)

CIVIC CENTER
101 Burlington Ave.
Downers Grove
Illinois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

FIRE DEPARTMENT
ADMINISTRATION
701 Main Street
Downers Grove
Illinois 60515-1506
30.434.5980
AX 630.434.5998

POLICE DEPARTMENT
25 Burlington Ave.
Downers Grove
Illinois 60515-4783
30.434.5600
AX 630.434.5690

PUBLIC WORKS
DEPARTMENT
101 Walnut Ave.
Downers Grove
Illinois 60515-4074
30.434.5460
AX 630.434.5495

DEPARTMENT OF
SOCIAL & HEALTH
SERVICES
42 Curtiss Street
Downers Grove
Illinois 60515-4761
30.434.5595
AX 630.434.5599

FILE COPY

February 16, 2004

Mr. Greg Pettit
6124 Plymouth Street
Downers Grove, IL 60516

Re: 6124 Plymouth Street; Proposed 3 Lot Re-subdivision

Dear Mr. Pettit,

Thank you for the opportunity for the Staff Development Team (SDT) to provide a preliminary review of the concept plan for a three-lot re-subdivision at 6124 Plymouth Street. At this preliminary stage, the SDT offers the following observations to address in a future submission:

Requested Action

1. Based on the submitted plans the petition would currently consist of a request for approval of either a Preliminary or Final Plat of Subdivision in the R-3, Single Family Residence District. If any exceptions from Code are requested, a Preliminary Plat of Subdivision must be approved prior to Final Plat consideration. Please note that the submission of additional required materials such as engineering, stormwater/wetland, and landscape plans may result in the need for exceptions/variations from Code.

Preliminary Plan

1. Provide a recent Plat of Survey/existing site plan accurately indicating existing conditions. Please note as a condition of approval no construction permit would be issued for the proposed lots 2 and 3 prior to demolition of the existing house.
2. Provide a Code analysis table indicating/summarizing compliance or non-compliance with requirements per Code based on the proposed plans (see attached draft). Requests for subdivision plat approval must be submitted in conformance with the Subdivision Ordinance. Chapter 20 of the Municipal Code contains subdivision regulations and is available online at www.downers.us.
3. Section 20-504, *Final Plat - Petition* lists required elements of a Plat of Subdivision additional elements not currently included on the preliminary plans submitted include easements, lot and easement dimensions, permanent monuments, any use restrictions, and minimum setback lines. Please note the certifications on the Final Plat of Subdivision must match those approved in the Village Planner, April 8, 2003 (attached).



P:\P&CD\PROJECTS\TEMP PROJECTS\PETTIT SUBDIVISION\Prelim Ltr 021004 Rev 4 Final.doc



www.vil.downers-grove.il.us

**COMMUNITY
RESPONSE CENTER**
630.434.CALL (2255)

CIVIC CENTER
301 Burlington Ave.
Downers Grove
Illinois 60515-4776
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TDD 630.434.5511
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3701 Main Street
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SOCIAL & HEALTH
SERVICES**
42 Curtiss Street
Downers Grove
Illinois 60515-4761
30.434.5595
FAX 630.434.5599

4. Please note Engineering, Stormwater, Traffic, Forestry, and Water Division comments are outlined on the attached memo from the Department of Public Works dated February 3, 2004. Please note additional stormwater/wetland submittals are required prior to further review of the proposed subdivision.
5. For future reference I have attached a Plan Commission Application Packet. Note that a project summary and statement addressing/demonstrating compliance with Code requirements must be included and verbally presented to the Plan Commission at the public hearing. A public hearing will be scheduled only after all Public Works submittal requirements are satisfactorily met.

The above comments are preliminary. A more detailed review will be conducted upon the receipt of more detailed and revised plans. As always, we would be happy to discuss the issues with you further. Please do not hesitate to contact me at 630-434-5520 with any additional questions.

Sincerely,

Keith R. Sbiral
Current Development Planner

c: Tony Ryneason, Project Engineer
Joseph Skach, Director, Planning and Community Development
David Barber, Director, Public Works
Mike Millette, Assistant Director Public Works, Engineering
Jon Hall, Stormwater Manager/Engineer

File



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DRAFT

PRELIMINARY ZONING ANALYSIS

Project: Proposed 3-Lot Subdivision (Pettit)

Location: 6124 Plymouth Street

Date: 02/10/04

CRITERIA	FACTORS	REMARKS
Existing Zoning	R-3	
Proposed Zoning	R-3	
Proposed Use	3 Single Family Lots	
Lot Type (Standard, Corner, etc.)	Standard	
CRITERION (Code Ref.)	FACTOR	
Lot Area (SF) (Ch. 28:)	Minimum	
		Required or Maximum R-3
		Proposed or Existing
		Difference (%)
		10,500
		13,509
		+28.65
		15,827
		+50.73
		16,180
		+54.10
Lot Width (LF) (Ch. 28:)	Minimum	
		75
		75
		0
		+18.67
		89
		89
		+18.67
Lot Depth (LF)	Needed	
		140
		179
		+27.86
		179
		+27.86
		179
		+27.86

Appendix VP-A
Final Plat Certifications - May 12, 1998 (Rev. April 8, 2003)

Final plats shall include the following certificates and covenants, where applicable, with proper provisions for attestation and signatures:

- (1) Owner's certificate which shall read as follows:

"..... Individuals (or corporation), hereby certify that they (or it) are the owners (or owner) of the above described property and they (or it) have caused the same to be surveyed and subdivided as shown on the plat hereon drawn".

The certificate shall be dated and shall have lines for signature and jurat of/or notary public.

- (2) Surveyor's certificate which shall read as follows:

"This is to certify that I,, Illinois Land Surveyor Number .. have surveyed and subdivided the above 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".

The certificate shall be dated and have a line for signature and seal.

- (3) Plan commission of the village certificate which shall read as follows:

"Approved by the Plan Commission of the Village of Downers Grove, this day of, A.D. 19 ..".

The certificate shall have a line for the signature of the chairman.

- (4) If the property is or within the Downers Grove Sanitary District, the following certificate shall be included:

"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".

The certificate shall be dated and have a line for the signature of the collector.

- (5) Certificate for the collector for the village which shall read as follows:

"I,, Collector for 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".

The certificate shall be dated and have a line for the signature of the collector.

- (6) Certificate for the village council which shall read as follows:

"Approved this day of, A.D. 19 .. by the council of the Village of Downers Grove.

The certificate shall have lines for the signatures of the mayor and village clerk.

- (7) Certificate for the county clerk which shall read as follows:

"I,, County Clerk of DuPage 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 DuPage County, Illinois, this day of, A.D. 19 ..".

The certificate shall have a line for the signature of the county clerk and seal.

(8) Certificate of county recorder which shall read as follows:

"This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the day of, A.D. 19 .., at o'clock M. as document number

The certificate shall have a line for the signature of the recorder of deeds.

(9) All plats involving the subdividing of property outside the corporate limits of the village which will not be served by a public sanitary sewer, shall have the following certificate affixed thereto:

"DuPage County Health Department -- I,, DuPage County, Illinois, do hereby certify that the subdivision shown on this plat complies with all water and sanitary sewage requirements of the DuPage County Health Department".

The certificate shall be dated and have a line for a signature.

(10) Drainage Certificate. The final plat shall have on its face the certification of a registered professional engineer and the owner of the property or his attorney, which shall read as follows:

"I,, a registered professional engineer in Illinois and, the owner of the land depicted hereon or his duly authorized attorney, do hereby state, that to the best of our knowledge and belief, reasonable provision has been made for collection and diversion of such surface waters and public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining 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 (is not) located within a special flood hazard area as identified by the Federal Emergency Management Agency."

The certificate shall be dated and have a line for the signature of the engineer and of the owner or his duly authorized attorney.

(11) All plats involving the subdivision of property which gains its access from a state highway or from a local highway which is not a Village street shall have the following certificate affixed thereto:

"This plat has been approved by the Illinois Department of Transportation (or the relevant local highway authority) with respect to roadway access pursuant to Illinois Compiled Statutes ch. 765, sec. 205/2; however, a highway permit is required of the owner of the property. A plan that meets requirements contained in the Department's 'Policy on Permits for Access Driveways to State Highways' (or the specifications of the relevant local highway authority), will be required."

The certificate shall be dated and have a line for the signature of an appropriate official of the relevant state or local highway authority.

(12) The following declarations, or others similar thereto, shall be set forth on the face of the plat:



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

FEB - 5 2004

Planning and Community
Development

TO: Joseph P. Skach, AIA, AICP, Director of Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *ADM*
 Jonathan C. Hall, P.E., Development Engineering Manager *JCH*
DATE: February 3, 2004
RE: Planning / Zoning Petition for Special Use Amendment
 Pettit Re-subdivision (6124 Plymouth → 3 lots)
 Public Works Department 1st Review

Documents Reviewed:

- Final Plat of Subdivision dated 10/24/03
- Resubdivision Plan
- Wetland Determination Report prepared by Planning Resources dated 9/30/03

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	-	None required	
Engineering	M. Millette	2/3/04	Approval as noted	X
Stormwater	J. Hall	2/3/04	Revise prior to PC Agenda	X
Water	D. Bird	1/26/04	Approval as noted	X
Traffic	D. Fera	-	No Comments	
Forestry	K. von der Heide	1/26/04	Approval as noted	X
Pavement	R. Ebel	-	None required	

Findings:

The Public Works Department recommends that the petition be revised prior to placement on the Plan Commission Agenda.

Public Works Department Review Details:

Engineering Review Comments:

1. Provide 10-foot public utility and drainage easement along rear property lines and provide 5-foot public utility and drainage easements along all side property lines.
2. An additional driveway apron for each lot, per Village standards, is required for this project. This can be addressed with the future building / right-of-way permit phase.

Stormwater Review Comments:

To continue review, incorporate the following comments into the revised application:

1. Based on a total parcel area of 15,511 square feet, detention would not be required if developed as one residential unit on each of the three proposed parcels.
2. Provide a grading plan.
3. Show all trees that are planned for preservation on the grading plan, including diameter and species.
4. Provide public utility and drainage easements along all side and rear lot lines. The side yard easements must be a minimum of 5 feet in width on each side of the property line (10-foot total width for interior borders). The rear easement should be a minimum of 10 feet in width.
5. Provide a wetland delineation by a qualified professional. The DuPage County wetland inventory map shows a wetland area near the west property line. The wetland boundary must be field-verified by the Village's consultant prior to acceptance. Please note that the current snow cover and lack of vegetation do not permit for this verification. If the wetland's presence is confirmed by the Village's consultant, provide a complete wetland submittal per requirements of the DuPage County Stormwater and Flood Plain Ordinance. The wetland and / or buffer could reduce the developable area.
6. Provide a topographical survey of the site and all offsite areas within 100 feet. Additional offsite topographical survey data may be needed to establish the overflow / high water elevation of a Localized Poor Drainage Area located near the western property boundary.
7. Design the grading plan and conveyance routes, possibly including storm sewers, to maintain wetland hydrology and prevent runoff in significant excess of that which currently drains to adjacent private properties. Rooftop, front yard, and driveway drainage will need to be directed to minimize offsite impacts.

8. Provide pre-project and post-project runoff calculations.
9. Footing drain sump pump connections to the Village storm sewer may be required.
10. Revise the directional flow arrows to be consistent with topography.
11. Provide an explanation of how permanent "best management practices" for stormwater quality management are incorporated into the site design.

Upon resubmission, the site engineering plans and stormwater reports will be forwarded to the Village's consultant for further review.

Traffic Review Comments:

No Comments.

Forestry Review Comments:

Several parkway trees are currently at 6124 Plymouth and these will need to be protected during construction. Should any of these trees be in the path of new driveways the dollar value of the tree shall be calculated by the Forestry Division and added to the Permit application.

Water Division Review Comments:

1. The existing water main on Plymouth is a 6" main located in the parkway.
2. The existing water service to the house at 6124 will most likely not be reused and will have to be disconnected at the main.
3. New water services would need to be installed for each of the three (3) lots. The minimum line size is 1-inch (type K copper).
4. Water service must maintain a 10-foot separation from storm and sanitary sewer lines at all times.
5. Each service must have separate B-Box (Tyler 95-E).
6. The Village must inspect all water taps prior to backfilling.

c: PW Division Managers
Director of Code Services
Stormwater Management Engineer
C. Chalberg, Administrative Technician

Mr. Tony Rynearson
Rynear & Sons Inc.
595 Buttonwood Circle
Naperville, IL 60540

RECEIVED

MAY 04 2004

Planning and Community
Development

c/o: WLRJ Partnership

Re: Wetland Determination
6124 Plymouth Street
Downers Grove, DuPage County, Illinois

Dear Mr. Rynearson:

Per your request, Planning Resources visited the above-referenced site on August 13, 2003 and again on August 26, 2003, to evaluate the site for the presence of wetlands and other areas that would be regulated under Chapter 26 of the Village of Downers Grove Municipal Codes. The legal location of the investigated area is in the southwest quarter of Section 18, Township 38 North, Range 11 East of the Third Principal Meridian. The site is bounded by residential lots to the north and south, a wooded area to the west, and Plymouth Street to the east. Currently there is a lived-in residence located at 6124 Plymouth.

Riparian environments are not present on the property and no wetland or wetland buffer were identified.
The following information supports this determination.

Methodology

The area investigated was a residential lot with a manicured yard that extended west to an offsite wooded area that separates it from the residential lot to the west of the site. The field investigation performed for this site was cursory; the main purpose was to identify the presence of wetlands and other regulated areas on the site. The investigation also included observations on adjacent properties to determine if the site contains wetland buffers or riparian zones.

Under the Village Code, the presence and boundaries for wetlands are determined in accordance with the current on-site delineation methodologies established by the U.S. Army Corps of Engineers (COE). In 1987, the COE approved a three-parameter methodology for identifying and delineating boundaries of wetlands. In most cases, all three parameters (i.e., wetland vegetation, hydric soils, and wetland hydrology) must be present before an area is classified as wetland.

Prior to the site visit, in-house documentation was compiled and reviewed (i.e., the County wetland map, soil survey, FEMA map, aerial photographs, etc.). The field investigation also included observations of adjacent properties to determine if the site contained wetland buffers associated with off-site wetlands. For the determination, sampling was limited primarily to observations on vegetation and hydrology. Limited soil sampling was performed.

Existing Information

The Natural Resources Conservation Service's mapped soil series on the site is Markham-Ashkum complex (MU 923B). The Ashkum component of this soil series is hydric. The NWI map identifies a seasonally flooded emergent palustrine (PEMC) system offsite to the west and the DuPage County wetland map also identifies regulatory wetlands offsite in the same location.

Field Conditions

The three wetland criteria (hydrophytic vegetation, hydric soils, and hydrology) were not identified on or within 50 feet of the site; thus, the entire site is classified as upland. The site is a residential lot that has a manicured lawn primarily vegetated with Kentucky blue grass (*Poa pratensis*). Mature shade trees present on the lot include tulip tree (*Liriodendron tulipifera*), weeping willow (*Salix babylonica*), and white ash (*Fraxinus americana*).

The wooded area offsite to the west of the property did not contain wetlands. Irregular topography in this area suggests historic site disturbance. While it is mapped as wetland on the NWI and County map, the vegetation in the wooded area did not support this. The dominant species found throughout the site was creeping Charlie (*Glechoma hederacea*) with other drier type species such as pokeweed (*Phytolacca americana*), tall goldenrod (*Solidago altissima*) and rough amaranth (*Amaranthus retroflexus*). Although redoximorphic soil conditions were identified, no primary or secondary indicators of wetland hydrology were observed. Therefore, only one of the three criteria was met.

Wetland Buffer Areas and Riparian Environments

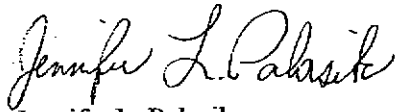
Under the Municipal Code, all wetlands have a 50-foot-wide protected buffer zone extending from the boundary of the wetland. No wetland exists on or within 50 feet of the site. Therefore, wetland buffer does not exist on the site.

As currently defined, riparian environments are those vegetated areas along waterways within the 100-year floodplain (i.e., Zone A on the Federal Emergency Management Area maps). The FEMA map (County of DuPage Illinois Unincorporated Areas Panel 60 of 65) does not illustrate Zone A on the site. Therefore, riparian environment is not present. If a more detailed flood study of the area is performed and indicates floodplain is present, then the area of floodplain would be classified as riparian environment.

In conclusion, wetland, wetland buffer, and riparian environment are not present on the site. It is our recommendation that a copy of this letter be sent to the Village of Downers Grove to advise them of our findings. Please note that the Village of Downers Grove and the Army Corps of Engineers make the final determination regarding wetland status on projects. This memorandum was generated to assist in the determination process.

If you have any questions, please call me.

Sincerely,



Jennifer L. Palasik
Project Ecologist

PETIT RESUB

Drainage Summary

100 yr
Storm Discharge cfs

	To Street	to Rear	Total
Existing Conditions	0.0	3.05	3.05
Developed	1.67	2.69	4.36

See attached calculations

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MAY 04 2004

Planning and Community
Development

FETTIT RESUB

Developed Site

	Area - acres		C	CA	T ₁₀₀	Q ₁₀₀	
	Imperv	Perv				To Street	To Rear
Roofs							
3 @ 0.0287 Ac =	0.0861		.95	0.082	(10 min)		
Driveway							
3 @ 0.014 Ac =	0.042		.95	0.040			
Lawn:							
Lot 1							
30' x (75' - 20') = 1650 ft ²		0.038	0.4	.015			
Lot 2 + 3							
2 [30' x (89' - 20')] = 4140	0.128	0.133	0.4	0.031			
				0.167	(10 min)		
	ΣA = 0.261						
	Comp C = $\frac{0.167}{0.261} = 0.64$				T ₁₀₀ = 10.02		
	Q ₁₀₀ = 0.64 × 10.02 × 0.261					Q ₁₀₀ = 1.67 cfs	

Drainage to Rear

Total Area of Dev = 1.045 Acres						
Less Drain to Street = 0.261						
Total Dr. to Rear = 0.784						
Roof Drainage = (0.086)						
						0.396
Net pervious = 0.698			0.40	0.279		
Imperv. = 0.086			0.95	0.082		
				0.396		
Composite C = $\frac{0.396}{0.784} = 0.50$					T = 20 min	T ₁₀₀ = 6.87
						Q ₁₀₀ = 0.5 × 6.87 × 0.784 = 2.69 cfs

PETTIT RE SUB.

Drainage - Existing Conditions

D.F.	ln ²	Area	"C"	"C"	t/2	Q ₁₀₀	csc Q ₁₀₀
(A)		0.42		0.41	20	6.87	1.18
	Bldg 180512	(.01)					
	Permeous	0.41	0.4				
	Imprv.	0.01	0.95				
(B)		0.35		0.41	20	6.87	0.98
	Bldg 36012	(.01)					
	Permeous	0.34	0.4				
	Imprv.	0.01	0.95				
(C)		0.27		0.48	20	6.87	0.89
	Bldg 810						
	Garage 810						
	" " 1650	(0.01)					
	Permeous	0.23	0.4				
	Imprv.	0.04	0.95				
					Σ		3.05

Motion passed unanimously.

Chairman Jirik announced anyone wishing to follow the review process to determine the date when this would be scheduled before the Mayor and Village Council should contact Staff. Mr. Sbiral stated because of the 4th of July holiday, this petition would probably be heard at the second workshop date in July.

PUBLIC HEARING: FILE NO. PC-08-04 – Petition seeking final plat approval for the Pettit Resubdivision (3 single family lots) – Property located on the west side of Plymouth Street, approximately 172 feet south of 61st Street, commonly known as 6124 Plymouth Street, Downers Grove, IL (PIN 09-18-410-003); Gregg Pettit, Petitioner/Owner

Chairman Jirik asked if there was a representative of the petitioner present.

Greg Pettit, 6124 Plymouth Street, Downers Grove, stated in 1979 he and his wife purchased a house on three acres of land in Downers Grove on Plymouth Street. In about 1985, the Ponstein Builders group came through and advised them they were purchasing the parcel next to the Pettits and developing the area. They asked if the Pettits were interested in participating in that development. Mr. Pettit indicated they sold off two acres retaining just over one acre. Ponstein Builders put in a street right beside them. The Pettits changed their address from 61st Street to Plymouth Street, which was very difficult to explain because they did not move but merely changed their address. Mr. Pettit stated good neighbors with young children moved in. His children and the neighborhood children all grew up together. All the children are either in college or going off to college and are past the stage of playing in the lot next door. He and his wife have decided it is a good time to subdivide. They originally were just going to strike off one lot beside their lot but instead decided to divide the parcel into three lots as it is very large; 253 feet wide by 180 feet deep.

Mr. Pettit stated his belief that all concerns brought up by Staff have been addressed. They are not asking for any variations. All of the lots are at least Code or larger. Mr. Pettit asked the Plan Commission to recommend final approval of the proposed three-lot subdivision.

Chairman Jirik asked Staff for its presentation.

Mr. Sbiral explained this is a Final Plat of Subdivision request per Chapter 20 Subdivision Control Ordinance, Section 20-505, Final Plat – Petition. Mr. Sbiral stated in 1985 the property was originally annexed and rezoned as part of Plymouth Place Subdivision. The parcel is just over one acre in size, and the zoning of the property is R-3, Single Family Residential. The zoning of the properties to the north, south and east of the subject property is also R-3, Single Family Residential. The property to the west is unincorporated DuPage County, R-4, Single Family Residence. Mr. Sbiral noted the proposal is consistent with the Future Land Use Map designation of Residential, 0-6 dwelling units per acre, with a resulting density of 2.86 dwelling units per acre.

With regard to bulk characteristics, Mr. Sbiral stated there are no exceptions required for this petition. Lots will range from 13,500 square feet up to over 16,000 square feet with one lot 75 feet wide and two lots 89 feet wide. All the lots will be 180 feet deep.

Mr. Sbiral pointed out the petitioner currently lives on the property. Their residence straddles what would be the lot line between Lots 2 and 3. Therefore, Lots 2 and 3 would not be developable until the existing structure was demolished. At this point, only Lot 1 would be able to be built with a new home. At any future time after the existing home is demolished, then Lots 2 and 3 would become developable.

Mr. Sbiral pointed out that the Public Works memorandum notes all the public improvements were installed as part of the Plymouth Place Subdivision. Any parkway trees will have to be protected and/or replaced if they are in the area of a driveway apron.

With respect to required school and park donations, Mr. Sbiral stated the total amount of donations for the three homes that would be constructed is \$7,654.04, which takes into account credit for the existing three-bedroom home. Mr. Sbiral indicated this payment would have to be made to the Village prior to the granting of final plat approval and subject to confirmation when the construction permits are pulled for the new houses.

With respect to the recommendation, Mr. Sbiral stated the Staff Development Team has reviewed the petitioner's request and concurs to request that the Plan Commission consider forwarding a favorable recommendation to the Village Council for the proposed Pettit Subdivision Final Plat of Subdivision, subject to the following conditions:

1. The existing residence must be demolished prior to any development on proposed Lot 2 or Lot 3 prior to the issuance of any building permits;
2. Compliance with all Public Works requirements and conditions prior to the issuance of permits as outlined in their memorandum dated May 27, 2004 and compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated May 7, 2004;
3. Payment of required school and park district donations in the amount of \$7,654.04 prior to Village Council consideration of the proposed Final Plat of Subdivision;
4. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information;
5. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

Chairman Jirik asked if there was any member of the public who wishes to speak regarding this petition. There was no response, and Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik asked if there were any questions or comments from the Plan Commission members. Mr. Nicholaou commented that Mr. Pettit owns a beautiful piece of land. He

encouraged the petitioner construct something that is architecturally compatible with the other homes in the neighborhood.

Mr. Waechtler commented he also looked at the property, and he asked Mr. Pettit to save as many of the beautiful trees as possible as it would certainly enhance the future development. Mr. Pettit responded they have been considering staying on the middle lot simply because there are two chestnut trees on that lot as well as several black walnut trees.

Mr. Stark asked Mr. Pettit if he is going to develop the lots or will he be selling them. Mr. Pettit responded he would not develop the lots, and currently they only plan to sell the lot that does not have the house on it. Mr. Pettit explained the tax burden is heavy because of the existing frontage, and they no longer need that acre for their children who are now grown.

Chairman Jirik asked Mr. Sbiral to clarify Condition Number One in the Staff recommendation. He asked administratively what is the simplest means for the Village to track that condition; would it be prior to the issuance of building permits or prior to the issuance of physical activities constituting construction. Mr. Sbiral responded it would be prior to the issuance of building permits. Once the subdivision is complete, they would not be able to obtain a building permit to build a house on Lots 2 or 3 until the existing home is demolished.

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

WITH RESPECT TO FILE NO. PC-08-04, MRS. REYNOLDS MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE PETITIONER'S REQUESTED ACTION FOR THE PROPOSED FINAL PLAT OF PETTIT SUBDIVISION FINAL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE EXISTING RESIDENCE MUST BE DEMOLISHED PRIOR TO ANY DEVELOPMENT ON PROPOSED LOT 2 OR LOT 3 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS;**
- 2. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS PRIOR TO THE ISSUANCE OF PERMITS AS OUTLINED IN THEIR MEMORANDUM DATED MAY 27, 2004 AND COMPLIANCE WILL ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED MAY 7, 2004;**
- 3. PAYMENT OF REQUIRED SCHOOL AND PARK DISTRICT DONATIONS IN THE AMOUNT OF \$7,654.04 PRIOR TO VILLAGE COUNCIL CONSIDERATION OF THE PROPOSED FINAL PLAT OF SUBDIVISION;**
- 4. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION, WHETHER THOSE**

CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL, SHALL BE PROMPTLY REPORTED TO THE VILLAGE. THE VILLAGE RESERVES THE RIGHT TO REOPEN ITS REVIEW PROCESS UPON RECEIPT OF SUCH INFORMATION;

Mrs. Reynolds commented based on the minutes of the May meeting, the Plan Commission decided not to include Recommendation Number 5 in future Staff reports. Chairman Jirik pointed out Recommendation Number 5 was reworked. Recommendation Number 5 is informational and notes it is the petitioner's obligation to maintain compliance and clarifies the intent.

5. THIS RECOMMENDATION IS FURTHER CONDITIONED THAT IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.

MR. GRIESBAUM SECONDED THE MOTION.

Chairman Jirik asked if there was any discussion or questions regarding the content or the intent of the motion. Hearing none, Chairman Jirik called for a roll call.

ROLL CALL:

AYE: Mrs. Reynolds, Mr. Griesbaum, Mr. Kahlke, Mr. McCormick, Mr. Nicholaou, Mr. Stark, Mr. Waechter, Chairman Jirik

NAY: None

The motion passed unanimously.

Chairman Jirik announced anyone wishing to follow the review process to determine the date when this would be scheduled before the Mayor and Village Council should contact Staff.

PUBLIC HEARING: FILE NO. PC-09-04 – Petition seeking a lot split – Property located on the north side of 35th Street, approximately 295 feet west of Pomeroy Road, Downers Grove, IL (PIN 06-31-201-033); Regent Land Company, James R. Pasquinelli, President; Standard Bank & Trust, Owner