

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

February 01, 2016
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes –December 07, 2015

4. Public Hearings

- a. 16-PLC-0001** A petition seeking approval of a Special Use to permit sports and personal training. The property is currently zoned M-1, Light Manufacturing. The subject property is located on Thatcher Road, south of Hitchcock Avenue and west of Walnut Avenue, commonly known as 5221 Thatcher Road, Downers Grove, IL (08-11-408-019). Jim Wnek and Jeff Jourdan, Core 1 Inc., Petitioners, and Michael Androwich of Midwest Industrial Funds, Agent of the Owner.
- b. 16-PLC-0002:** A petition seeking approval for a Zoning Ordinance Map Amendment to rezone the property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4. The property is currently zoned R-1, Residential Detached House 1. The property is located on a vacant parcel on the east side of Francisco Avenue between Haddow and Burlington Avenue, Downers Grove, IL. The property is located approximately 240 feet south of Haddow and 265 feet north of Burlington, commonly known as 4935 Francisco Avenue, Downers Grove, IL (08-12-110-008). Greenscapes Homes LLC, Petitioner and Paul Gerald, Owner.
- c. 16-PLC-0003:** A petition seeking approval for a Zoning Ordinance Map Amendment to rezone the property from R-1, Residential Detached House

1, to R-4, Residential Detached House 4. The property is currently zoned R-1, Residential Detached House 1. The property is located on the east side of Cross Street between Prairie and Haddow Avenue, commonly known as 4825 Cross Street, Downers Grove, IL (08-12-105-043 & -035). Greenscapes Homes LLC, Petitioner and Owner.

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

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

DECEMBER 7, 2015, 7:00 P.M.

Chairman Rickard called the December 7, 2015 meeting of the Downers Grove Plan Commission to order at 7:03 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. Hogstrom, Mr. Quirk, Mr. Thoman

ABSENT: Ms. Rabatah and ex-officios Ms. Lupesco, Mr. McAdam, Mr. Menninga

STAFF: Community Development Senior Planner Rebecca Leitschuh

VISITORS: Mr. Chris Hayden, 1219 60th Pl., Downers Grove; Scott and Stacy Kulat, 1250 Wallen Pl., Downers Grove; Ms. Lisa Olmstead, 5936 Carpenter St., Downers Grove; Applicants Charles Sebaski and Carla Harrison, 6115 Middaugh, Downers Grove

APPROVAL OF NOVEMBER 2, 2015 MINUTES

MINUTES OF THE NOVEMBER 2, 2015 MEETING WERE APPROVED ON MOTION BY MR. THOMAN. SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE OF 6-0.

PUBLIC HEARINGS:

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

FILE 15-PLC-0045: A petition seeking approval of a Final Plat of Subdivision with exceptions in order to create two new residential lots from the existing property. The petitioner is also requesting a Zoning Map Amendment to rezone the property from R-1, Residential Detached House 1 to R-3, Residential Detached House 3. The property is located on the east side of Middaugh Avenue, approximately 250 feet south of 60th Place, commonly known as 6035 Middaugh Avenue, Downers Grove, IL (PIN 09-18-408- 023). Charles Sebaski, Petitioner and Owner.

Senior Planner Rebecca Leitschuh explained the differences between the two lots being created, i.e., one being R-1 zoning and the other being R-3 zoning, each with different bulk standards. A final plat of subdivision was also being requested with an exception from curb and gutters. The two proposed lot widths would be 75.16 feet each by approximately 292 feet long. Currently, a single-family home sat on the parcel and no current curb or gutters existed. Ms. Leitschuh pointed out the nearby R-1 and R-3 zoned lots.

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A survey of the lot's existing conditions as well as floodplain figures followed, with Ms. Leitschuh noting that the request for the two lots had to meet FEMA's requirements as well as the Village's best management practices (BMPs) for stormwater and water quality. Bulk standards for R-1 zoning as compared to R-3 zoning were reviewed in more detail as well as utility easements.

Ms. Leitschuh confirmed the proposal met with the village's Comprehensive Plan, meeting the modified grid plan. She added that the parkway trees would be installed by the Village after the lot(s) is(are) developed, as agreed to by Public Works and the property owner during a previous sidewalk improvement project. The criteria for the zoning map amendment then followed, with staff confirming the seven standards were met and there were no variations being requested by the applicant for the map amendment.

Staff recommended approval of the petition with the five (5) conditions listed in its report.

The chairman invited discussion/questions from the commissioners.

Mr. Thoman asked if the square footage/buildable area of the proposed R-3 lot, minus the land located in the LPDA (localized poor drainage area), still exceeded the buildable requirements, wherein Ms. Leitschuh confirmed there was enough area to build. Mr. Quirk added that compensatory storage on the site could also be constructed, if necessary.

Asked if the village had future plans to include curb and gutter on Middaugh Avenue, Ms. Leitschuh said there was nothing planned in the immediate future. Mr. Cronin inquired about the amount of credit the petitioner would receive as it relates to the development.

Mr. Cozzo also confirmed with staff that the village's stormwater BMPs could not make water conditions any worse than what currently exists, i.e., the stormwater management either remains the same or it improves. Examples of BMPs followed.

Applicant, Mr. Charles Sebaski, 6115 Middaugh Ave., Downers Grove, came forward and made himself available to answer questions. None followed.

Chairman Rickard opened up the meeting to public comment.

Ms. Lisa Olmstead, 5936 Carpenter, Downers Grove, noted the new house to the south of the property looked very nice but she shared some issues of the water issues she had experienced since living on a lower portion of Carpenter Street. She believed sinking new foundations into the area only added to the problem and she preferred only one home to be constructed instead of two.

Mr. Chris Hayden, 1219 60th Place, Downers Grove, stated that in 2013 he saw water flood the area approximately 40 to 45 feet from the lot lines in the area -- from Carpenter as well as toward Middaugh. While he acknowledged the petitioner constructed a beautiful home, Mr. Hayden said he did see more standing water this past summer. He shared his concerns that the current stormwater infrastructure would not be able to accommodate any new hardscapes added to the area. He preferred "a more definitive stormwater plan" be in place to limit water run-off. He asked staff to comment.

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Ms. Leitschuh could not confirm what the village's plans were for additional stormwater initiatives in the neighborhood, but confirmed that stormwater engineers do review each permit application and provide comments, if any, as they did with the Plan Commission application.

In response, Mr. Hayden asked that consideration be made for those neighbors abutting the proposed lot before any zoning was approved.

Mr. Scott Kulat, 1250 Wallen Place, stated his home backs up to the last home constructed by the petitioner. He discussed his concerns about water and asked staff for confirmation about the exact square foot of buildable area on the two lots regarding building coverage and setbacks. He shared how the petitioner took extra steps with regard to water run-off when the last home was constructed and preferred the petitioner doing it again.

In response to the above question, Ms. Leitschuh stated that 32 percent of the lot was buildable and that figure did not change whether it was one entire lot or two lots. The same potential maximum building coverage exists whether split into two lots with two homes, or a very large home was built on one large lot. She explained that in scenarios with smaller lots, building setbacks do sometimes restrict the potential buildable size of a home, but because the proposed subdivided lots were still so large, the building setbacks would not prevent future homes from maximizing the 32 percent building coverage. She explained in this situation, the setbacks were more for aesthetic purposes and a consistent neighborhood character.

Mr. Chris Hayden, 1219 60th Place, Downers Grove, returned and pointed out that if staff reviewed the old zoning (1832 thru 1915) for the area, it would see that the area was a farm with old peat bogs to the rear of the homes and some of the homes were constructed on pylons. He explained how peat bogs affected the area's homes.

Ms. Lisa Olmstead, 5936 Carpenter, returned and stated she also gets standing water in her back yard after heavy rains and it remains for a week or so. She believed it was a disservice to the residents if there was no cap placed on how large a home's foundation could be.

Mr. Quirk asked to identify the 8-inch storm pipe on the site plan. Chairman Rickard then explained to the public that stormwater issues are addressed as part of the permit review process and done by the engineering department once a structure is proposed. Details followed on what this commission reviewed.

Given that many neighbors were affected by water issues, Mr. Quirk believed it was an ideal time to mention the village's cost-sharing program to address/mitigate such LPDA issues.

Petitioner, Mr. Charles Sebaski, responded to the above questions/comments, specifically explaining the background of the initial installation of the storm drain behind the east half of 112. He clarified that while the drain was the village's responsibility, the neighbors would probably want to come together to clear any debris. Mr. Sebaski stated that he still lives on the southern half of 112 and would be sharing the same water issues as his neighbors. However, said he was able to mow the grass in the rear of his property after any standing water drained within a few days.

Applicant, Ms. Carla (Sebaski) Harrison, was sworn in by the chairman. Ms. Harrison, 6115 Middaugh, stated she and her husband had to meet the newly increased requirements for stormwater

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runoff with the completion of their recent new home and that she could speak to the village's requirements to treat stormwater onsite. She and her husband even installed a rain garden to address such issues.

Hearing no further comment, the chairman closed the public hearing.

Commissioner Cozzo believed the standards were met, given what the commission's purview was, and he agreed the exception was fine, given that there were no current curbs or gutters now. He recommended approval of the exception. Again, he said he raised the topic of BMPs only to point out that the stormwater issue could not be made worse than what currently existed. He supported a positive recommendation. Ms. Hogstrom also recommended that the neighbors plant native wetland plants in the rear area to absorb some of the water rather than mow the lawn.

WITH RESPECT TO FILE 15-PLC-0045, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE REZONING AND PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT AND THE FINAL PLAT OF SUBDIVISION PREPARED BY INTECH CONSULTANTS DATED OCTOBER 20, 2015, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
- 2. POST CONSTRUCTION AND VOLUME CONTROL STORMWATER BEST MANAGEMENT PRACTICES (BMPS) SHALL BE REQUIRED FOR BOTH LOTS IN ACCORDANCE WITH THE VILLAGE STORMWATER ORDINANCE;**
- 3. THE PARK AND SCHOOL DONATIONS, IN THE AMOUNT OF \$24,101.44 (\$8,724.24 DISTRICT 58, \$4,094.61 DISTRICT 99, \$11,282.59 PARK DISTRICT), SHALL BE PAID PRIOR TO VILLAGE COUNCIL APPROVAL AND SIGNING THE PLAT OF SUBDIVISION;**
- 4. A DEMOLITION PERMIT SHALL BE ISSUED FOR THE EXISTING HOUSE PRIOR TO THE VILLAGE SIGNING THE PLAT OF SUBDIVISION; AND**
- 5. THE EXISTING WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN WHEN THE EXISTING HOME IS DEMOLISHED.**

SECONDED BY MR. QUIRK. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Staff stated there will be a January meeting. An explanation followed regarding the school/park districts fees and the applicant's credit.

**THE MEETING WAS ADJOURNED AT 8:05 P.M. ON MOTION BY MR. CRONIN,
SECONDED BY MS. HOGSTROM. MOTION CARRIED UNANIMOUSLY BY VOICE
VOTE OF 6-0.**

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



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 1, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0001 5221 Thatcher Road	Special Use for a Sports and Physical Training Business	Scott Williams Planner

REQUEST

The petitioner is requesting Special Use approval to relocate a sports and physical training business to 5221 Thatcher Road.

NOTICE

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

GENERAL INFORMATION

OWNER: Michael Androwich
Midwest Industrial Funds
9450 W. Bryn Mawr Avenue, Suite 550
Rosemont, IL 60018

APPLICANT: Jim Wnek
Core 1 Inc.
25244 Pastoral Dr.
Plainfield, IL 60585

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Multi-tenant office and light industrial
PROPERTY SIZE: 2.79 acres
PINS: 08-11-408-019

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: M-1, Light Manufacturing
SOUTH: R-6, Residential Apartment/Condo 6
EAST: M-1, Light Manufacturing
WEST: M-1, Light Manufacturing

FUTURE LAND USE

Light Industrial/Business Park
Office/Corporate Campus
Light Industrial/Business Park
Light Industrial/Business Park

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Property Flyer
4. Plat of Survey
5. Tenant Space Buildout
6. Special Use Approval Criteria
7. Owner Letter of Authorization

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to open a 6,228-square-foot sports and personal training business at 5221 Thatcher Drive. The property is part of a 44,256-square-foot multi-tenant office/light industrial building located at the 90 degree bend in Thatcher Road south of Hitchcock Avenue and west of Walnut Avenue. The property is zoned M-1, Light Manufacturing. A sports and personal training business is classified as a personal improvement service per Section 5.050.E.4 of the Zoning Ordinance.

The petitioner is not proposing any changes to the existing building or the site other than an interior buildout. The 6,228-square-foot tenant space is part of an 8-unit 44,256-square foot building with a total of 126 parking spaces. The multi-tenant building is currently occupied with a mix of uses including offices, light manufacturing, and service uses, with three currently vacant tenant spaces. The proposed use works with athletes and adults to improve their sports performance or injury recovery by appointment only. The hours of operation are between 8:30am-9:00pm Monday through Friday, and 9am-noon Saturday and Sunday. The majority of the clients are junior high/high school athletes, with adult fitness classes taking place after 5 pm.

Core 1, Inc. has been located in Downers Grove for the past 5 ½ years. The petitioner received Special Use approval in 2013 for its current 1422 Brook Drive location, but as the business continues to grow, a larger space is needed. Staff is not aware of any issues caused by the use at the current location.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for a Light Industrial/Business Park use. The proposed sports and personal training use supports the Plan's goal for a diversified light industrial/business park.

The Comprehensive Plan recognizes that light industrial/business park properties contain a wide variety of uses. The proposed use is consistent with the Plan's recommendation for more contemporary uses within the existing business park. The proposal is also consistent with the Plan's emphasis to retain and expand existing businesses as the applicant is requesting approval to relocate to a larger space. Staff finds that the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned M-1, Light Manufacturing. Per Section 28.5.010.A of the Zoning Ordinance, the proposed personal improvement service use is an allowable Special Use in the M-1 zoning district. The petitioner is not proposing to make any changes to the building or the site. The property will continue to meet all requirements of the Zoning Ordinance.

PARKING AND TRAFFIC

The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. The minimal truck loading that occurs onsite is located on the other side of the building (to the east), and is separated from most of the car parking.

Staff review of existing tenant space (40% office – 60% light industrial) reveals that approximately 76 parking spaces are required, with 126 parking spaces provided. As such, there is adequate available parking for the proposed use. Also, the property owner stated that a specific number of parking spaces are allocated for each tenant and at this time, the current tenants are either at or below their parking share. Since many of the petitioner's clients are under the age of 18, staff anticipates the majority of the parking needs will be short term pick-up and drop-off. Additionally, most of the trips generated by the use will occur during early evening hours when most other businesses have already closed.

For these reasons, staff finds there is adequate parking for the proposed use. Parking for the multi-tenant building will be monitored and revisited when the remaining vacant units become occupied.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Suburban Life*. Staff has not received any comments regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a special use approval for a sports and personal training use. Staff believes the proposed use meets the standards for granting a special use as outlined below:

Section 28.12.050.H Approval Criteria – Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The zoning of this property is M-1, Light Manufacturing. Under Section 5.010 of the Zoning Ordinance, personal improvement service uses are listed as an allowable Special Use in the M-1 zoning district. This standard has been met.
2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed sports and personal training business provides a desirable service that contributes to the general welfare of the community. The proposed use also supports the Comprehensive Plan's goal for a diversified light industrial/business park economic base. The petitioner is requesting special use approval to expand the business and to relocate to a larger space. This standard has been met.
3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed use is currently operating in Downers Grove and does not present a detriment to the health, safety or general welfare of the surrounding properties. The proposed sports and personal training use is similar in nature to other uses, such as a dance school or a medical office use, which are permitted without the need for special use approval. The proposal is also less intense than other permissible special

uses, such as recycling collection facilities and vehicle repair/maintenance shops. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, the Zoning Ordinance, and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 16-PLC-0001 subject to the following condition:

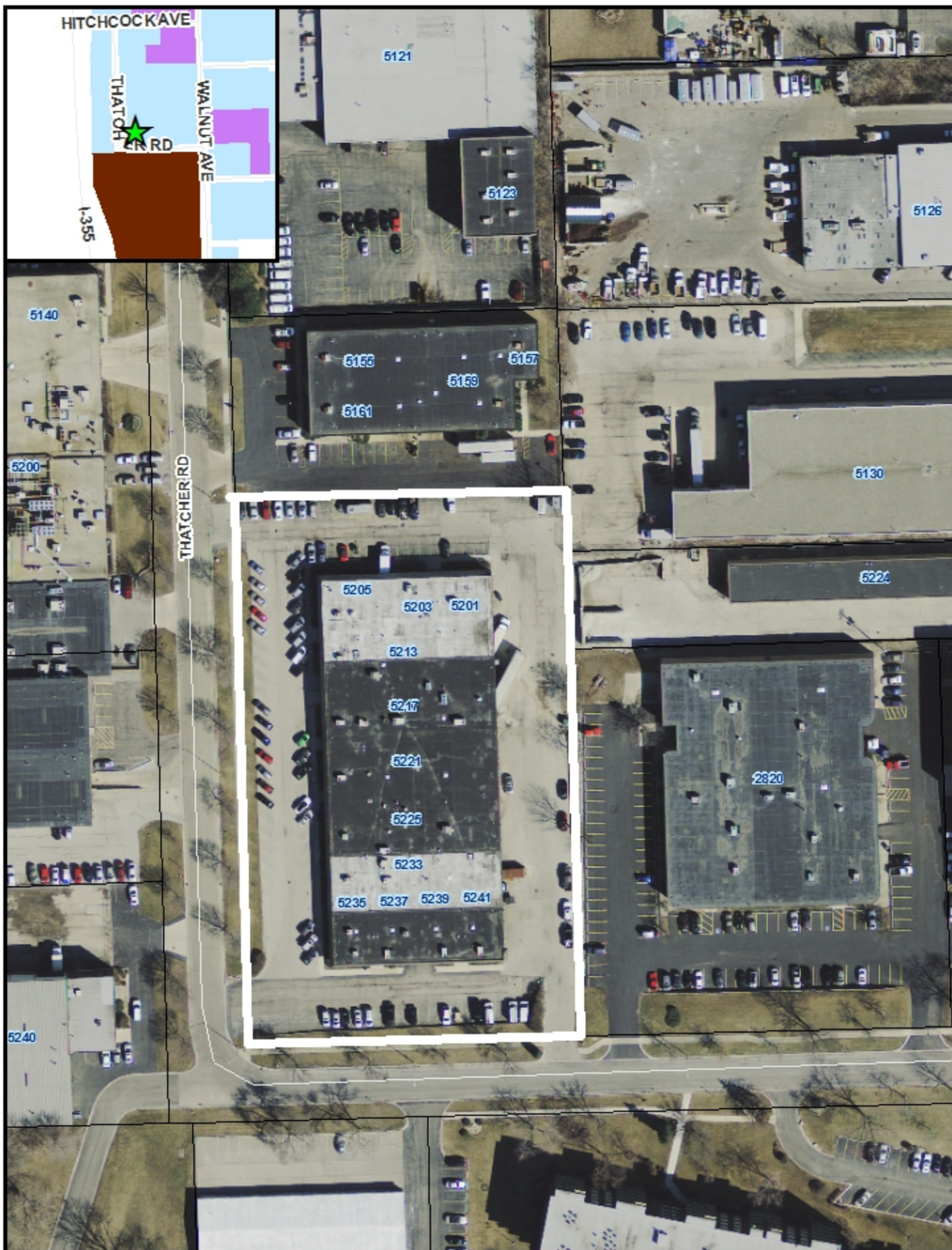
1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



0 37.5 75
Feet

5221 Thatcher Road - Location Map





Dear Village of Downers Grove,

Our names are Jim Wnek and Jeff Jourdan, we are the owners of Core1inc. We are a Physical Therapy and Sports / Personal Adult Fitness Training Company located in Downers Grove. We have been a tenant for 5 1/2 years located at 1434B Brook Dr. Downers Grove IL 60515 for 3 years and at 1422 Brook Dr. Downers Grove IL for 2 1/2 years. Our website: www.CORE1inc.com. Our phone number is 630-973-8626.

We have since grown and our in need of larger space. The landlord and I have agreed on a new lease in a new space 6228 square feet located at 5221 Thatcher Rd. Downers Grove IL 60515. The space we are in now is unit 1422 Brook Dr. is 3200 square feet.

- The zoning placed on the building is for M-2 therefore we will need to apply for a special use occupancy permit.

We have gone through this same process 2 1/2 years ago so we are familiar.

We received the application and submitted all information. Please consider our application for Special Occupancy Use. If we have forgotten to include any information please let us know and we will submit the information needed as soon as possible.

Thank you in advance for your help.

Jim Wnek and Jeff Jourdan

CORE1inc.

7. Provide a narrative addressing the following standards for approval for a Special Use:

H.

Section 12.050.H

Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. that the proposed use is expressly authorized as a special use in the district in which it is to be located;

Core 1 activities are in the same general character as uses permitted in the M2 zoning district. Permitted uses which have the same general character as Core 1 include day care centers and dance schools. As such, Core 1 would be an allowable Special Use per Section 28.906(h) of the Zoning Ordinance.

2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

We have been in Downers Grove for 5 and 1/2 years (at a different address 1434B and 1422 Brook Dr.) which required a special use permit and was granted. We serve junior high, high school and collegiate athletes and adults. We provide sport specific training to athletes and fitness training to adults. We also provide physical therapy services to injured athletes helping them recover from surgery or injuries.

3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity

CORE1inc. is a personal fitness/sports training and physical therapy services company. Residents will not be harmed from the nature of our business.

ALTA/ACSM LAND TITLE SURVEY

OF

PROPERTY ADDRESS: 5201 - 5241 THATCHER ROAD, DOWNERS GROVE, ILLINOIS

LOTS 50, 51 AND 52 IN ELLSWORTH PARK, UNIT SIX, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 16, 1975, AS DOCUMENT #75-70358, IN DUPAGE COUNTY, ILLINOIS

LAND AREA = 121.656 SF
OR 2.793 ACRES MORE OR LESS



LOCATION MAP

LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING FENCE
- EXISTING BUILDING
- CENTER LINE
- ASPHALT SURFACE
- BUILDING/STRUCTURE
- CONCRETE SURFACE
- (C) CALCULATED
- (R/M) RECORDED/MEASURED
- SF SQUARE FEET
- F.I.P. FOUND IRON PIPE
- S.I.P. SET IRON PIPE
- EXIST. MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- BUFFALO BOX (B-BOX)
- WATER VALVE & VAULT
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- PHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT POST
- STREET SIGN
- DOWNSPOUT

- GENERAL NOTES:
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 - DO NOT SCALE DIMENSIONS FROM THIS PLAT UNLESS IT IS AN ORIGINAL COPY THAT CONTAINS THE SIGNATURE AND EMBOSSED SEAL.
 - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
 - THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 15NW7115057WC WITH AN EFFECTIVE DATE OF JANUARY 20, 2015.
 - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
 - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
 - CALL J.U.L.L.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
 - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
 - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN DUPAGE COUNTY, AS SHOWN ON MAP NO. 17043C0803H WITH A REVISED MAP DATE OF DECEMBER 18, 2004.
 - ITEMS 1 THRU 11 (INCLUSIVE) AND ITEM 20 OF THE TITLE COMMITMENT ARE NOT SURVEY MATTERS AND ARE NOT PLOTTABLE. ITEMS 17, 18 AND 19 REFERENCE A DRAWING THAT WAS NOT AVAILABLE TO THE SURVEYOR. AS SUCH, THE SURVEYOR OFFERS NO COMMENT ON THESE ITEMS.
 - ITEM 12 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO DOWNERS GROVE SANITARY DISTRICT ACCEPTING FEDERAL GRANTS, THIS ITEM IS NOT PLOTTABLE.
 - ITEM 13 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A RESTRICTIVE COVENANT REGARDING UNDERGROUND UTILITIES. UTILITIES THAT WERE VISIBLE ON THE SURFACE AT THE TIME OF THE SURVEY HAVE BEEN SHOWN HEREON.
 - ITEM 14 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A DOCUMENT RECORDED JANUARY 17, 1957, AS DOCUMENT NO. #29882, FOR ILLINOIS BELL TELEPHONE COMPANY TO PROVIDE THE UTILITY WITHIN PUBLIC ROADS. THIS ITEM IS NOT PLOTTABLE.
 - ITEM 15 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A 35 FOOT BUILDING LINE AND IS SHOWN HEREON.
 - ITEM 16 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A 10 FOOT EASEMENT. PLEASE NOTE THAT THE RECORD PLAT INDICATES THE EASEMENT ON THE WEST SIDE OF LOT 52 HAS BEEN DESIGNATED AS A DRAINAGE EASEMENT. ALL OTHER EASEMENTS SHOWN HEREON HAVE BEEN DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENT.
 - ITEM 17 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A SURVEY BY WEBSTER AND ASSOCIATES DATED JULY 27, 1981, UPDATED JULY 10, 2003, JOB NO. D-26663, IN WHICH STORM SEWER ALONG THE NORTH AND EAST LINES ARE IDENTIFIED; UNDERGROUND TELEPHONE AND ELECTRIC LINES ALONG THE EAST LINE ARE IDENTIFIED; AND A SANITARY SEWER LINE ALONG THE WEST LINE IS IDENTIFIED.
 - ITEM 18 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A SURVEY BY WEBSTER AND ASSOCIATES DATED JULY 27, 1981, UPDATED JULY 10, 2003, JOB NO. D-26663, IN WHICH AN ELECTRIC TRANSFORMER IS SHOWN AS AN ENCROACHMENT. (SAID TRANSFORMER, AND THE CONCRETE PAD IT SITS UPON, IS SHOWN HEREON.)
 - ITEM 19 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO A SURVEY BY WEBSTER AND ASSOCIATES DATED JULY 27, 1981, UPDATED JULY 10, 2003, JOB NO. D-26663, IN WHICH THERE IS AN ENCROACHMENT OF A FENCE. (AT TIME OF SURVEY, A FENCE WAS LOCATED EAST OF THE EAST PROPERTY LINE.)
 - ITEM 20 OF THE TITLE COMMITMENT, REFERENCE IS MADE TO AN ENCROACHMENT LICENSE RECORDED MAY 8, 2007, AS DOCUMENT R2007-086225, THIS ITEM IS NOT PLOTTABLE.
 - PARKING SPACES VISIBLE AT THE TIME OF SURVEY NUMBERED 91 STANDARD SPACES, NO DESIGNATED HANDICAP PARKING LOCATIONS WERE NOTED. NOTE THAT THE PAVED AREA ALONG THE NORTHERLY PROPERTY LINE IS USED FOR PARKING, BUT IS CURRENTLY NOT STRIPED FOR VEHICLE PARKING.
 - DOWNERS GROVE ZONING MAP, WITH A DATE OF 2014, INDICATES THIS PARCEL IS ZONED M-1, LIGHT MANUFACTURING. THIS ZONING HAS A MINIMUM LOT AREA OF 20,000 SQUARE FEET; MAXIMUM FLOOR AREA RATIO OF 1.00; MAXIMUM BUILDING COVERAGE OF LOT IS 60%; MINIMUM LANDSCAPED OPEN SPACE IS 10% OF THE LOT; MAXIMUM BUILDING HEIGHT IS 37.5 FEET; SETBACKS ARE AS FOLLOWS: STREET, 35 FEET (PLUS ON FOOT OF ADDITIONAL SETBACK FOR EACH 2 FEET OF BUILDING HEIGHT ABOVE 35 FEET); INTERIOR SIDE, 10 FEET; REAR (NON RESIDENTIAL), 10 FEET.
 - AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

STATE OF ILLINOIS JSS
COUNTY OF DUPAGE JSS

CERTIFY TO: HEARTLAND BANK & TRUST
CHICAGO TITLE INSURANCE COMPANY
MIF 5201 THATCHER (DOWNERS GROVE), LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 14, 16, 18 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 26, 2015

DATED, THIS 26TH DAY OF MARCH, A.D., 2015, AT U.S.L.E., ILLINOIS.

Thomas J. Coal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2016.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

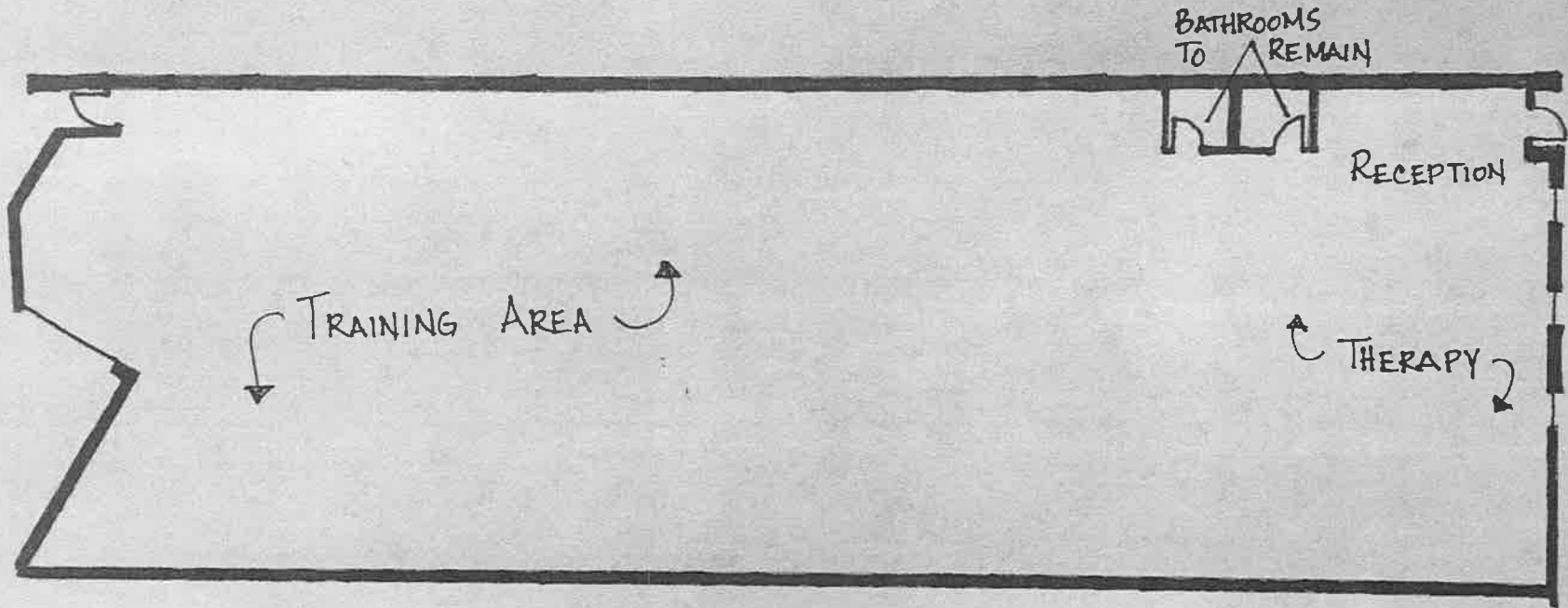
CLIENT: THE COLLINS LAW FIRM



ALTA/ACSM LAND TITLE SURVEY
5201 - 5241 THATCHER ROAD
DOWNERS GROVE, ILLINOIS

MORRIS ENGINEERING, INC.
Civil Engineering Consulting & Land Surveying
5100 Lincoln Ave - Lisle, IL 60532 - Phone: (630) 271-0770
WebSite: www.morris-eng.com

FIELD BOOK	MD/WM
DRAWN BY	DMO
CHECKED BY	TD
APPROVED BY	TD
DATE	2/18/2015
SCALE	HORIZ 1"=30'
VERT	NONE
SHEET	1
OF 1 SHEETS	
PROJ #	15-02-6001



PROPOSED LAYOUT FOR CORE 1 INC.
5221 THATCHER RD.

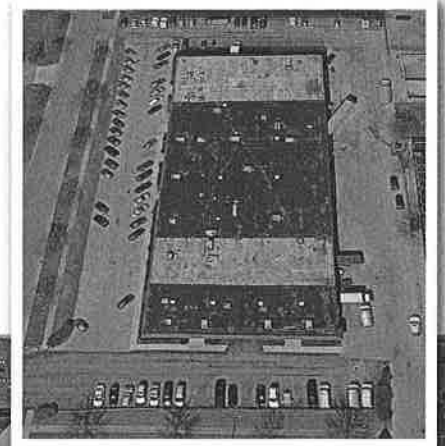
NOTES:

1. ALL EXISTING WALLS TO BE REMOVED.
2. ONLY EXISTING BATHROOMS TO REMAIN.

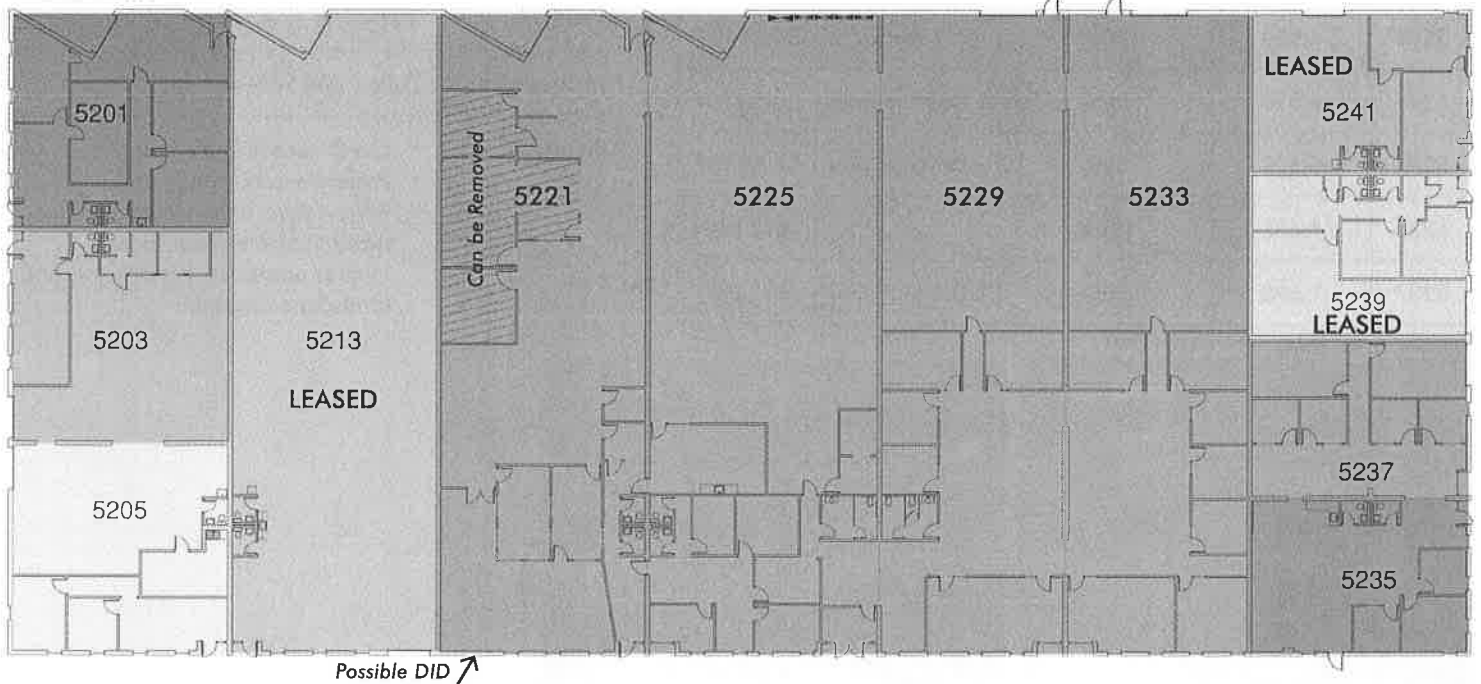
5201 - 5241 THATCHER ROAD

DOWNERS GROVE | ILLINOIS

AVAILABLE FOR LEASE



Floor Plan ← N



Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.

LEE & ASSOCIATES*
COMMERCIAL REAL ESTATE SERVICES
9450 W. Bryn Mawr Avenue, Suite 550
Rosemont, IL 60018
Phone # (773) 355-3000

FOR MORE INFORMATION:
MICHAEL J. ANDROWICH | Principal
773.355.3008 direct | mandrowich@lee-associates.com
MICHAEL J. ANDROWICH, JR | Associate
773.355.3047 direct | mjandrowich@lee-associates.com

OWNED & MANAGED BY:
MIDWEST
INDUSTRIAL FUNDS
REAL ESTATE INVESTMENT & DEVELOPMENT

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



16-PLC-0001 5221 Thatcher Road





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 1, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0002 4935 Francisco Avenue	Zoning Map Amendment	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4.

NOTICE

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

GENERAL INFORMATION

OWNER: Paul Geraldts
4904 Rose Avenue
Downers Grove, IL 60515

APPLICANT: Greenscape Homes, LLC
4355 Weaver Parkway
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 6,250 square feet
PIN: 08-12-110-008

SURROUNDING ZONING AND LAND USES

	ZONING
NORTH:	R-1, Residential Detached House 1
SOUTH:	R-1, Residential Detached House 1
EAST:	R-1, Residential Detached House 1
WEST:	R-1, Residential Detached House 1

FUTURE LAND USE
Single Family Residential
Single Family Residential
Single Family Residential
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. Plat of Survey
3. Proposal Narrative

PROJECT DESCRIPTION

The subject property, commonly known as 4935 Francisco Avenue, is located on the east side of Francisco Avenue, approximately 240 feet south of Haddow Avenue and 265 feet north of Burlington Avenue. Currently the property is zoned R-1, Residential Detached House 1 and is 6,250 square feet in size. The property is vacant and consists of two 25-foot wide lots: Lot 24 and Lot 25. The petitioner is requesting to rezone the property to R-4, Residential Detached House 4, in order to bring the current property conditions closer into compliance with the Zoning Ordinance and to develop the property with a new single family dwelling unit. The petitioner will be required to administratively consolidate both lots prior to the issuance of a building permit for a new single family home.

The subject property was annexed in 2012 as part of a larger annexation program. Under Illinois State Statute, the property was automatically zoned to R-1, Residential Detached House 1 upon annexation. Other surrounding properties were annexed into the Village at the same time and are also zoned R-1. Several nearby properties have rezoned to R-4 because this zoning designation more closely matches the width, depth and area of these properties.

The petitioner is proposing to develop the property with a new single family dwelling. Per Section 11.020.B. of the Zoning Ordinance, a single family house can be built on a non-conforming lot; however, the new home must follow the setbacks and bulk regulations of the current zoning designation. If the petitioner were to construct the new single family structure under the current R-1 classification, the house would have to be setback 40 feet from the west property line. Under the R-4 classification, the future home can be constructed with a 25 foot street yard setback from the west property line.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the traditional grid type of residential development. This area contains grid style street layouts. The subject property is similar in lot size and width to the neighboring residential lots. The proposed rezoning will have no impact on the existing development patterns of this area as the land use will remain single family residential and existing homes do not conform to the default R-1 classification. The proposed rezoning from R-1 to R-4 is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1 which allows for a single family structure. However, the measurements of the subject property do not meet the zoning regulations associated with the R-1 designation. As such, the petitioner is proposing to rezone the property in order to more closely match the size of the property with an appropriate zoning classification. A comparative analysis of the bulk requirements for both the R-1 and R-4 districts are found in the table below:

Zoning Ordinance Lot Regulations	R-1 District Lot Regulations	R-4 District Lot Regulations	Existing Measurements (4935 Francisco Avenue)
Minimum Lot Area	20,000 sq. ft.	7,500 sq. ft.	6,250 sq. ft.
Minimum Lot Width	100 ft.	50 ft.	50 ft.

Zoning Ordinance Bulk Regulations	R-1 District Bulk Requirements	R-4 District Bulk Requirements
Street Setback	40 feet	25 feet
Side Setback	7 feet	5 feet
Rear Setback	20 feet	20 feet

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for this property. The requested rezoning is consistent with the Zoning Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with one resident who inquired about the difference between the two zoning classifications, but there were no concerns.

FINDINGS OF FACT

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) *The existing uses and zoning of nearby property.*

The property is surrounded by single family residential lots with similar lot widths and lot area. If rezoned to R-4, the property will remain detached single family residential. The proposed use and zoning are consistent with the uses and sizes of the nearby properties. This standard has been met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The proposed rezoning will not negatively affect property values. By rezoning from R-1 to R-4, the petitioner will bring the existing lot closer to lot standards within the Zoning Ordinance. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is single family and the proposed use will remain single family residential. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The property is currently zoned single family residential and will remain a single family residence district if rezoned from R-1 to R-4. However, the two zoning designations contain differences with their associated regulations. Properties located within the R-1 zoning classification require 100 feet in lot width and 20,000 square feet in lot area, where properties zoned R-4 require 50 feet in lot width and 7,500 square feet in lot area. As such, the 50 foot lot width and 6,250 square foot lot area of the subject property are closer to the regulations associated with lots zoned R-4. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is an unimproved vacant parcel, and has remained as such since its annexation in 2012. This standard has been met.

(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies quality housing stock as being one of the most important factors that contribute to the Village's character and identity. The future single family residential use contributes value to the community by increasing the Village's quality housing stock. This standard has been met.

(7) *The Comprehensive Plan.*

The Village has carefully planned its land use development as evidenced by the adoption of the Comprehensive Plan in 2011. The subject property is designated for detached single family residential use as identified in the Comprehensive Plan. The petitioner is proposing to develop this property with a new single family detached house which follows the Comprehensive Plan. This standard has been met.

RECOMMENDATIONS

The proposed zoning map amendment of the property is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



0 30 60 90 120
Feet

4935 Francisco Avenue- Location Map





Project Summary

Francisco Ave (pin: 0812110008) was part of a large annexation in 2012. As a result of the annexation, this and many other properties in this area were put under the default zoning of R-1.

1. the existing use and zoning of nearby property;

The existing use of the property is vacant land surrounded by single family homes. The surrounding properties are generally zoned R-1 with a few being R-4 (and the R-4 were rezoned from R-1).

2. the extent to which the particular zoning restrictions affect property values;

No properties in the surrounding area meet the current R-1 Zoning as it requires a minimum lot square footage of 20,000 and a width of 100'. Most of the properties are 50' wide and only 125' deep for a total of 6,250 sqft.

3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

We are proposing to build a new 2 story home that will increase the property value from vacant land value to the higher 500's. With a new home comes a newly engineered site which will better manage storm water flowing through this lot.

4. the suitability of the subject property for the zoned purposes;

The new single family home will fit well into the existing conditions.

5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;

There are a few new homes in the vicinity and this will be yet another step to reinvigorating the neighborhood.

6. the value to the community of the proposed use; and

The new home will add more curb appeal and interest to the street.

7. the comprehensive plan.

This rezoning appears to fit well within the comprehensive plan as most of the surrounding residences do not meet the default R-1 zoning and ultimately at some point should be rezoned so they come closer to meeting the appropriate zoning district regulations.



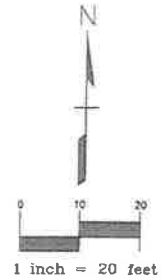
LOTS 24 AND 25 IN BLOCK 10 OF CARPENTER'S ADDITION TO LACTON, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1890 AS DOCUMENT 42886, IN DUPAGE COUNTY, ILLINOIS.

PLAT OF SURVEY

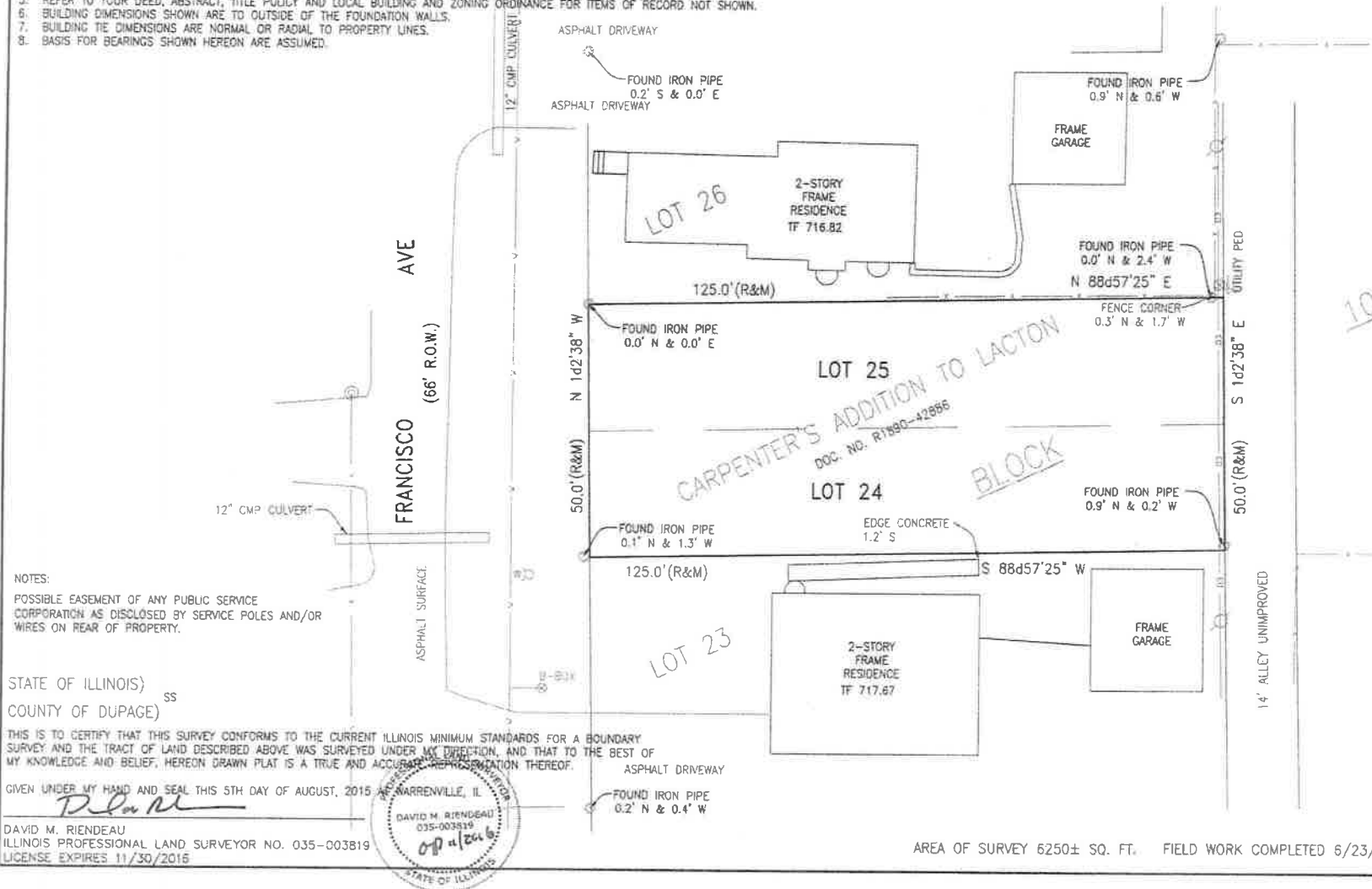
PIN 08-12-110-008

SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THE SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
4. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY.
5. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.
6. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE OF THE FOUNDATION WALLS.
7. BUILDING TIE DIMENSIONS ARE NORMAL OR RADIAL TO PROPERTY LINES.
8. BASIS FOR BEARINGS SHOWN HEREON ARE ASSUMED.



BASIS OF BEARING
CENTERLINE OF FRANCISCO AVE.
ASSUMED TO BE N 01°02'38" W



NOTES:

POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF PROPERTY.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THE TRACT OF LAND DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECTION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HEREON DRAWN PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF AUGUST, 2015 AT WARRENVILLE, IL

DAVID M. RIENDEAU
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819
LICENSE EXPIRES 11/30/2016



AREA OF SURVEY 6250± SQ. FT. FIELD WORK COMPLETED 6/23/15

PROPERTY ADDRESS:
FRANCISCO AVE.
DOWNERS GROVE, IL
PREPARED BY:
GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 1, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0003 4825 Cross Street	Zoning Map Amendment	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT** Greenscape Homes, LLC
4355 Weaver Parkway
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 12,500 square feet
PINS: 08-12-105-034, -035

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Residential
SOUTH:	R-1, Residential Detached House 1	Single Family Residential
EAST:	R-1, Residential Detached House 1	Single Family Residential
WEST:	R-1, Residential Detached House 1	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. Plat of Survey
3. Proposal Narrative

PROJECT DESCRIPTION

The subject property, commonly known as 4825 Cross Street, is located on the east side of Cross Street, between Prairie Avenue and Haddow Avenue. Currently the property is zoned R-1, Residential Detached House 1 and is 12,500 square feet in size. The property is improved with a one-story single family detached house and a detached garage. The property consists of two legally platted lots. The petitioner is requesting to rezone the property to R-4, Residential Detached House 4, in order to bring the current property conditions closer into compliance with the Zoning Ordinance and to develop both parcels with a new single family dwelling unit.

The subject property was annexed in 2012 as part of a larger annexation program. Under Illinois State Statute, the property was automatically zoned to R-1, Residential Detached House 1 upon annexation. Other surrounding properties were annexed into the Village at the same time and are also zoned R-1. Several nearby properties have rezoned to R-4 because this zoning designation more closely matches the width, depth and area of these properties.

The petitioner is proposing to develop the property with a new single family dwelling on each lot. Per Section 11.020.B. of the Zoning Ordinance, a single family house can be built on a non-conforming lot; however, the new home must follow the setbacks and bulk regulations of the current zoning designation. If the petitioner were to construct the new single family structure under the current R-1 classification, the house would have to be setback 40 feet from the west property line. Under the R-4 classification, the future homes can be constructed with a 25 foot street yard setback from the west property line.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the traditional grid type of residential development. This area contains grid style street layouts. The subject property is similar in lot size and width to the neighboring residential lots. The proposed rezoning will have no impact on the existing development patterns of this area as the land use will remain single family residential and existing homes do not conform to the default R-1 classification. The proposed rezoning from R-1 to R-4 is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1 which allows for a single family structure. However, the measurements of the subject property do not meet the zoning regulations associated with the R-1 designation. As such, the petitioner is proposing to rezone the property in order to more closely match the size of the property with an appropriate zoning classification. A comparative analysis of the bulk requirements for both the R-1 and R-4 districts are found in the table below:

Zoning Ordinance Lot Regulations	R-1 District Lot Regulations	R-4 District Lot Regulations	Existing Measurements PER LOT (4825 Cross Street)
Minimum Lot Area	20,000 sq. ft.	7,500 sq. ft.	6,250 sq. ft.
Minimum Lot Width	100 ft.	50 ft.	50 ft.

Zoning Ordinance Bulk Regulations	R-1 District Bulk Requirements	R-4 District Bulk Requirements
Street Setback	40 feet	25 feet
Side Setback	7 feet	5 feet
Rear Setback	20 feet	20 feet

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for this property. The requested rezoning is consistent with the Zoning Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with one resident who inquired about the difference between the two zoning classifications, but there were no concerns.

FINDINGS OF FACT

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) *The existing uses and zoning of nearby property.*

The property is surrounded by single family residential lots with various lot widths and lot area. The majority of properties to the north, south, and east are zoned R-1 with the lot widths of 50 feet and lot areas of 6,250 square feet. The property to the west is zoned R-1, owned by the Downers Grove Park District. Since the annexation, a handful of properties have rezoned to R-4. The existing use is single family and the proposed use will remain single family residential. The proposed use and zoning are consistent with the uses and sizes of the nearby properties. This standard has been met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The proposed rezoning will not negatively affect property values. By rezoning from R-1 to R-4, the petitioner is bringing the two lots closer to conformance with the Zoning Ordinance. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is single family and the proposed use will remain single family residential. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The property is currently zoned single family residential and will remain a single family residence district if rezoned from R-1 to R-4. However, the two zoning designations contain differences with their associated regulations. Properties located within the R-1 zoning classification require 100 feet in lot width and 20,000 square feet in lot area, where properties zoned R-4 require 50 feet in lot

width and 7,500 square feet in lot area. As such, the two parcels with 50 foot lot width and 6,250 square foot lot area each are closer to the regulations associated with lots zoned R-4 and are consistent with the conditions of surrounding properties. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is improved with a home and detached garage, but has been vacant since October. The petitioner is proposing to demolish the existing improvements in order to facilitate redevelopment. This standard has been met.

(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies quality housing stock as being one of the most important factors that contribute to the Village's character and identity. The proposed zoning map amendment affords the opportunity for two modernized single family residences while remaining compatible with surrounding bulk zoning and lot conditions, increasing the Village's quality housing stock. This standard has been met.

(7) *The Comprehensive Plan.*

The Village has carefully planned its land use development as evidenced by the adoption of the Comprehensive Plan in 2011. The subject property is designated for detached single family residential use as identified in the Comprehensive Plan. The petitioner is proposing to develop this property with two new single family detached houses which follows the Comprehensive Plan. This standard has been met.

RECOMMENDATIONS

The proposed zoning map amendment of the property is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:rl
-att



0 40 80 120 160

Feet

4825 Cross Street- Location Map





**GREENSCAPE
HOMES, LLC**

Project Summary

4825 Cross St was part of a large annexation in 2012. As a result of the annexation, this and many other properties in this area were put under the default zoning of R-1.

1. the existing use and zoning of nearby property;

The existing use of the property is single family as is the surrounding residences. The surrounding properties are generally zoned R-1 with a few being R-4 (and the R-4 were rezoned from R-1).

2. the extent to which the particular zoning restrictions affect property values;

No properties in the surrounding area meet the current R-1 Zoning as it requires a minimum lot square footage of 20,000 and a width of 100'. Most of the properties are 50' wide and only 125' deep for a total of 6,250 sqft.

3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

The current home that is on the property is in rough shape. We are proposing to build a new 2 story home that will increase the property value from potentially (if the house was fixed up) the mid \$200's to the higher 500's. With a new home comes a newly engineered site which will better manage storm water flowing through this lot.

4. the suitability of the subject property for the zoned purposes;

The new single family home will fit well into the existing conditions as the density is not increasing.

5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;

There are a few new homes in the vicinity and this will be yet another step to reinvigorating the neighborhood.

6. the value to the community of the proposed use; and

The new home will remove a house in disrepair and add more curb appeal and interest to the street.

7. the comprehensive plan.

This rezoning appears to fit well within the comprehensive plan as most of the surrounding residences do not meet the default R-1 zoning and ultimately at some point should be rezoned so they come closer to meeting the appropriate zoning district regulations.



R1 4629

4714

DRENDEL RD

4633

PRAIRIE AVE

R4

4801

4800

R1

4803

4802

0

R1

4805

R1

4809

4816

4819

R1

4821

4820

4823

R4

R1

4824

4825

4836

4829

4842

4833

R1

4848

4835

4852

4845

4854

2534

4858

FRANCISCO AVE

4838

R4

4837

R1

4900

DRENDEL RD

R1

4901

R1

4908

4906

2551

4901

R1

2525

R1

HADOW AVE

R4

4927

AVE

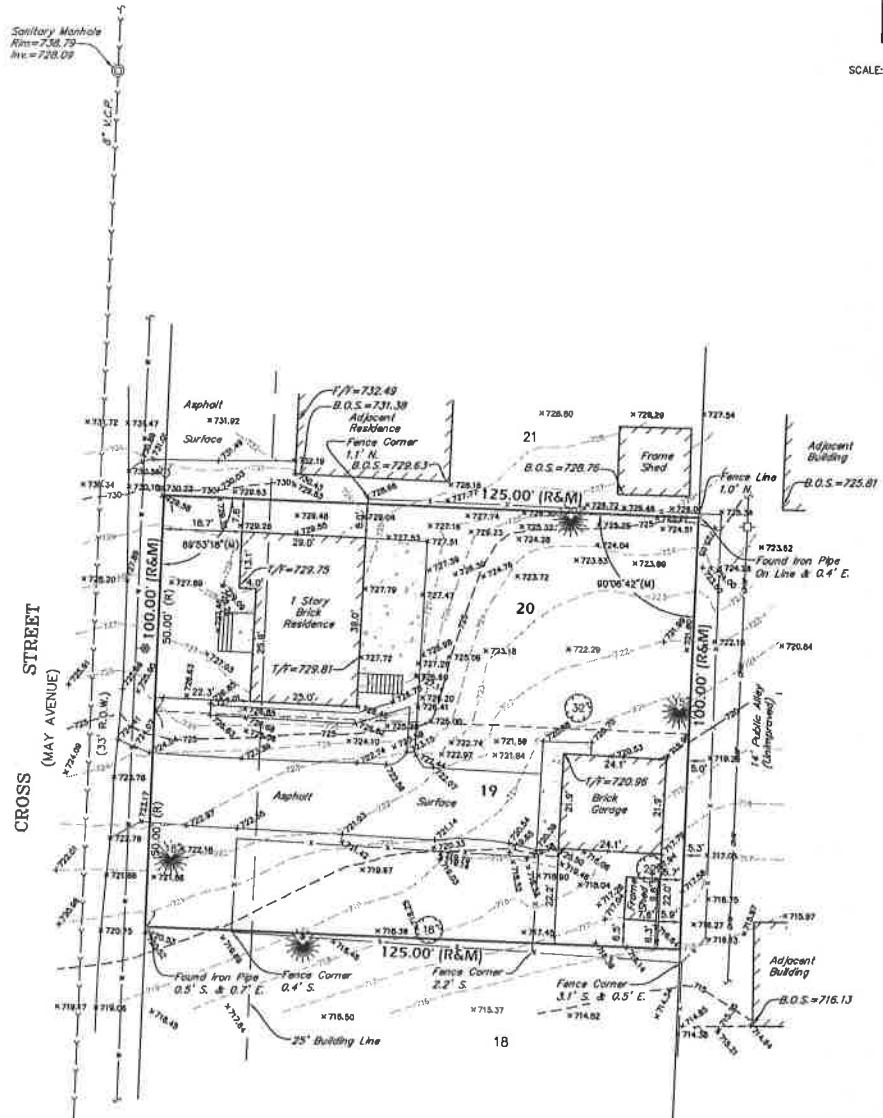
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 19 AND 20 IN TOMICKS ADDITION TO BELMONT, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197521 IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1"=20'



BENCHMARKS:

DUPAGE COUNTY BENCHMARK DGN05002

ELEVATION = 747.82 NAVD88

DUPAGE COUNTY BENCHMARK DGN06002

ELEVATION=740.67 NAVD88

SITE BENCHMARK: CUT CROSS IN TOP OF CURB ALONG THE WEST SIDE OF CROSS STREET APPROXIMATELY 7 FEET SOUTH OF SOUTH PROPERTY LINE EXTENDED, AS SHOWN HEREON.

ELEVATION=720.26

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 12,500± SQ. FT.

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

STATE OF ILLINOIS
COUNTY OF DU PAGE

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 22ND DAY OF JULY, 2015.



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

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- | | |
|---------------------|--|
| ○ - MANHOLE | --- - SANITARY SEWER |
| △ - HYDRANT | --- - WATERMAIN |
| □ - POWER POLE | -OHW- - OVERHEAD WIRES |
| --- - FENCE LINE | ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ⊙ - BUFFALO BOX | ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| (R) - RECORD DATA | ■ - CONCRETE SURFACE |
| (M) - MEASURED DATA | |



Call 10 days before you dig
(including Sat., Sun. & Holidays)
1-800-892-0123

PREPARED FOR: GREENSCAPE HOMES

JOB ADDRESS: 4825 CROSS STREET

DOWNERS GROVE, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSinfo.com Info@plslife.com

DRAWN BY: JLK FLD. BK./PG. NO: 134/26
COMPLETION DATE: 07/25/15 JOB NO: 1511289
REVISED:



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 1, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0004 4915 Drendel Road	Zoning Map Amendment	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4.

NOTICE

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

GENERAL INFORMATION

OWNER: Paul Geraldts
4904 Rose Avenue
Downers Grove, IL 60515

APPLICANT: Greenscape Homes, LLC
4355 Weaver Parkway
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 5,850 square feet (approximately)
PIN: 08-12-108-013 & -014

SURROUNDING ZONING AND LAND USES

	ZONING
NORTH:	R-1, Residential Detached House 1
SOUTH:	R-1, Residential Detached House 1
EAST:	R-1, Residential Detached House 1
WEST:	R-4, Residential Detached House 4

FUTURE LAND USE
Single Family Residential
Single Family Residential
Single Family Residential
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. Plat of Survey
3. Proposal Narrative

PROJECT DESCRIPTION

The subject property, commonly known as 4915 Drendel Road, is located on the east side of Drendel Road, north of Burlington Avenue by approximately 186 feet. Currently the property is zoned R-1, Residential Detached House 1 and is around 5,850 square feet in size. The property is vacant and consists of two lots: Lot 20 and Lot 21. The petitioner is requesting to rezone the property to R-4, Residential Detached House 4, in order to bring the current property conditions closer into compliance with the Zoning Ordinance and to develop the property with a new single family dwelling unit. The petitioner will be required to administratively consolidate both lots prior to the issuance of a building permit for a new single family home.

The subject property was annexed in 2012 as part of a larger annexation program. Under Illinois State Statute, the property was automatically zoned to R-1, Residential Detached House 1 upon annexation. Other surrounding properties were annexed into the Village at the same time and are also zoned R-1. Several nearby properties have rezoned to R-4 because this zoning designation more closely matches the width, depth and area of these properties.

The petitioner is proposing to redevelop the property with a new single family dwelling. Per Section 11.020.B. of the Zoning Ordinance, a single family house can be built on a non-conforming lot; however, the new home must follow the setbacks and bulk regulations of the current zoning designation. If the petitioner were to construct the new single family structure under the current R-1 classification, the house would have to be setback 40 feet from the west and north property line. Under the R-4 classification, the future home can be constructed with a 25 foot street yard setback from the west property line.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the traditional grid type of residential development. This area contains grid style street layouts. The subject property is similar in lot size and width to the neighboring residential lots. The proposed rezoning will have no impact on the existing development patterns of this area as the land use will remain single family residential and existing homes do not conform to the default R-1 classification. The proposed rezoning from R-1 to R-4 is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1 which allows for a single family structure. However, the measurements of the subject property do not meet the zoning regulations associated with the R-1 designation. As such, the petitioner is proposing to rezone the property in order to more closely match the size of the property with an appropriate zoning classification. A comparative analysis of the lot and bulk requirements for both the R-1 and R-4 districts are found in the tables below:

Zoning Ordinance Lot Regulations	R-1 District Lot Regulations	R-4 District Lot Regulations	Existing Measurements (4915 Drendel Road)
Minimum Lot Area	20,000 sq. ft.	7,500 sq. ft.	5,850 sq. ft.
Minimum Lot Width	100 ft.	50 ft.	42 ft.

Zoning Ordinance Bulk Regulations	R-1 District Bulk Requirements	R-4 District Bulk Requirements
Street Setback	40 feet	25 feet
Side Setback	7 feet	5 feet
Rear Setback	20 feet	20 feet

The proposed R-4, Residential Detached House 4, zoning classification is more appropriate for this property as compared to the R-1 designation. The requested rezoning is consistent with the Zoning Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with a few residents who inquired about the difference between the two zoning classifications, but there were no concerns.

FINDINGS OF FACT

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) *The existing uses and zoning of nearby property.*

The property is surrounded by single family residential lots with similar lot widths and lot area. If rezoned to R-4, the property will remain detached single family residential. The proposed use and zoning is consistent with the uses and sizes of the nearby properties. This standard has been met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The proposed rezoning will not negatively affect property values. By rezoning from R-1 to R-4, the petitioner will bring the existing lot closer to conformance with the lot standards in the Zoning Ordinance. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is single family and the proposed use will remain single family residential. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The property is currently zoned single family residential and will remain a single family residence district if rezoned from R-1 to R-4. However, the two zoning designations contain differences with their associated regulations. Properties located within the R-1 zoning classification require 100 feet in lot width and 20,000 square feet in lot area, where properties zoned R-4 require 50 feet in lot width and 7,500 square feet in lot area. The property is irregularly shaped as it borders a public unimproved alley. As such, the 42-foot lot width and 5,850-square-foot lot area of the subject property are closer to the regulations associated with lots zoned R-4. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is an unimproved vacant parcel, and has remained as such since its annexation in 2012. This standard has been met.

(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies quality housing stock as being one of the most important factors that contribute to the Village's character and identity. The future single family residential use contributes value to the community by assisting with modernizing the Village's quality housing stock. This standard has been met.

(7) *The Comprehensive Plan.*

The Village has carefully planned its land use development as evidenced by the adoption of the Comprehensive Plan in 2011. The subject property is designated for detached single family residential use as identified in the Comprehensive Plan. The petitioner is proposing to redevelop this property with a new single family detached house which follows the Comprehensive Plan. This standard has been met.

RECOMMENDATIONS

The proposed rezoning of the property is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:rl
-att



0 10 20 30 40
Feet

4915 Drendel Road- Location Map





**GREENSCAPE
HOMES, LLC**

Project Summary

Drendel Rd (pins 0812108013 & 0812108014) was part of a large annexation in 2012. As a result of the annexation, this and many other properties in this area were put under the default zoning of R-1.

1. the existing use and zoning of nearby property;

The existing use of the property is vacant land surrounded by single family homes. The surrounding properties are generally zoned R-1 with a few being R-4 (and the R-4 were rezoned from R-1).

2. the extent to which the particular zoning restrictions affect property values;

No properties in the surrounding area meet the current R-1 Zoning as it requires a minimum lot square footage of 20,000 and a width of 100'. Most of the properties are 50' wide and only 125' deep for a total of 6,250 sqft.

3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

We are proposing to build a new 2 story home that will increase the property value from vacant land value to the higher 500's. With a new home comes a newly engineered site which will better manage storm water flowing through this lot.

4. the suitability of the subject property for the zoned purposes;

The new single family home will fit well into the existing conditions.

5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;

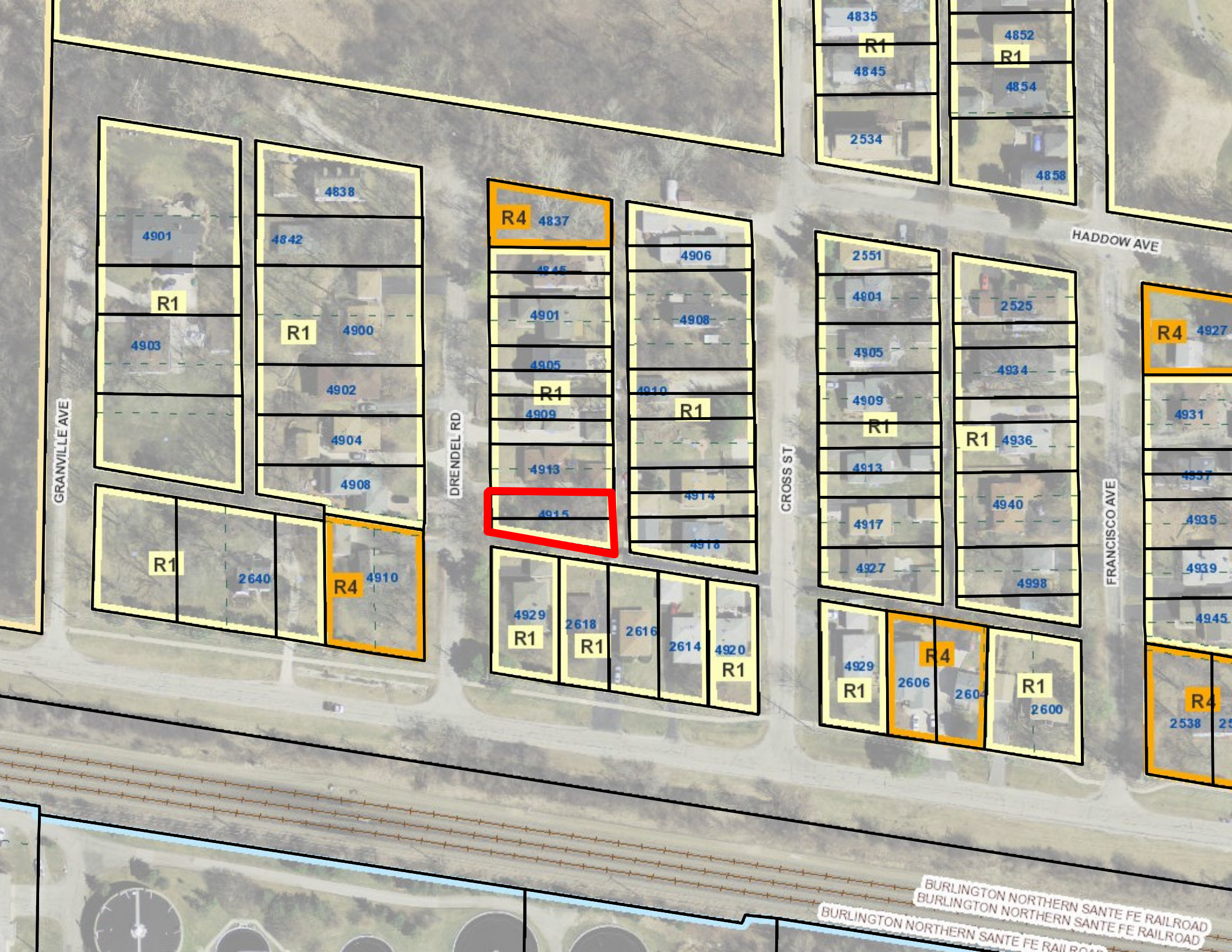
There are a few new homes in the vicinity and this will be yet another step to reinvigorating the neighborhood.

6. the value to the community of the proposed use; and

The new home will add more curb appeal and interest to the street.

7. the comprehensive plan.

This rezoning appears to fit well within the comprehensive plan as most of the surrounding residences do not meet the default R-1 zoning and ultimately at some point should be rezoned so they come closer to meeting the appropriate zoning district regulations.



GRANVILLE AVE

DRENEL RD

CROSS ST

FRANCISCO AVE

HADOW AVE

4901		4838	
R1		4842	
4903		R1 4900	
		4902	
		4904	
		4908	
R1		R4 4910	
2640			

R4 4837		4906	
4845		4908	
4901		4910	
4905		R1	
R1 4909			
4913		4914	
4915		4916	
4929	2618	2616	2614
R1	R1		4920
			R1

4835	4852
R1	R1
4845	4854
2534	4858
2551	
4901	
4905	
4909	
R1	
4913	
4917	
4927	
4929	2606
R1	R4
	2604
	R1
	2600

2525
4934
R1 4936
4940
4998

R4 4927
4931
4937
4935
4939
4945
R4
2538

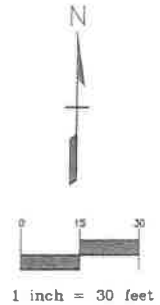
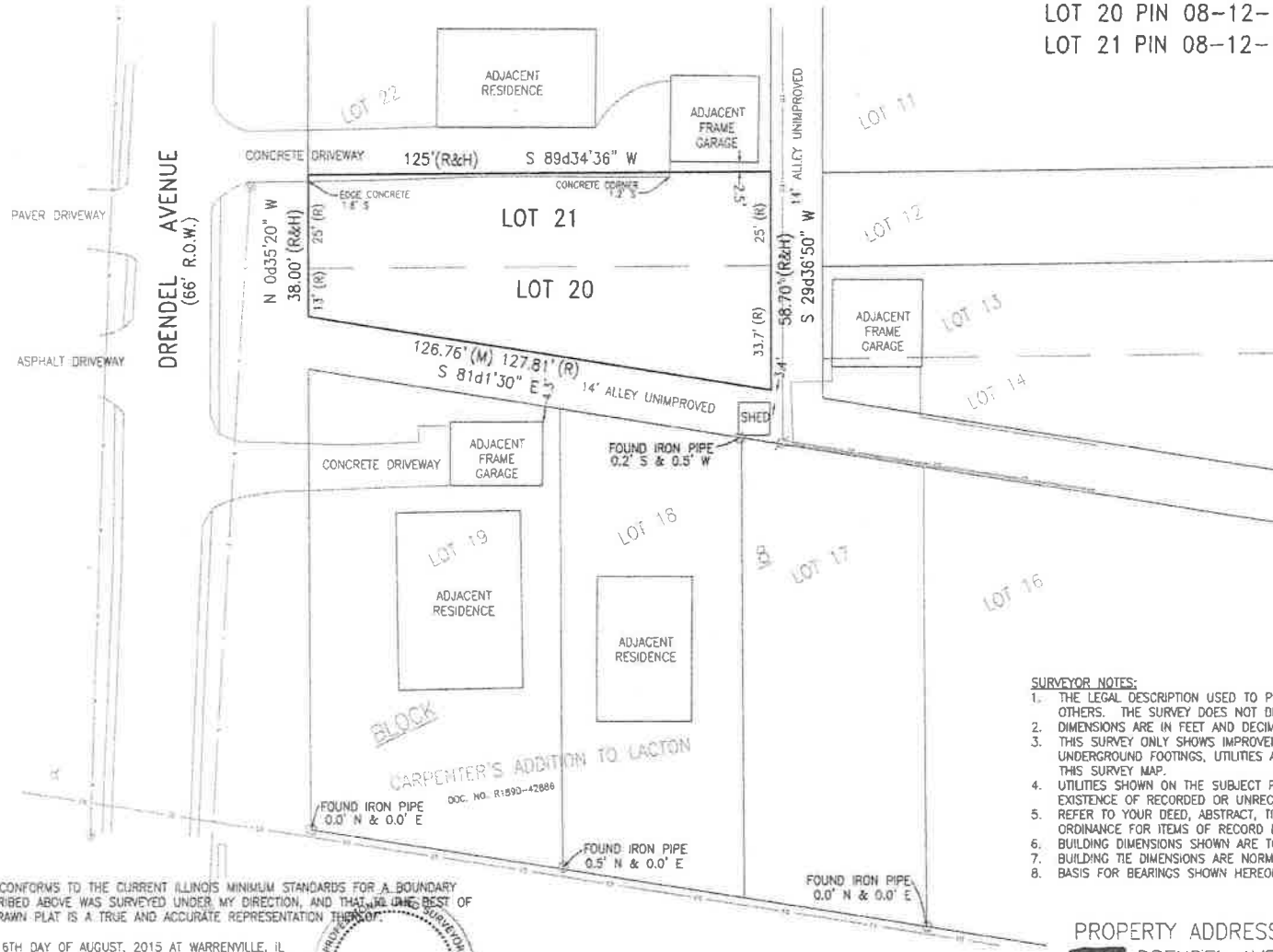
BURLINGTON NORTHERN SANTE FE RAILROAD
BURLINGTON NORTHERN SANTE FE RAILROAD
BURLINGTON NORTHERN SANTE FE RAILROAD

LOTS 20 AND 21 IN BLOCK 8 OF CARPENTER'S ADDITION TO LACTON, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1890 AS DOCUMENT 42886, IN DUPAGE COUNTY, ILLINOIS.

PLAT OF SURVEY

LOT 20 PIN 08-12-108-014

LOT 21 PIN 08-12-108-013



BASIS OF BEARING
CENTERLINE OF DRENDEL AVE.
ASSUMED TO BE N 0°35'20" W

SURVEYOR NOTES:

1. THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THE SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS, UTILITIES AND ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
4. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY.
5. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.
6. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE OF THE FOUNDATION WALLS.
7. BUILDING TIE DIMENSIONS ARE NORMAL OR RADIAL TO PROPERTY LINES.
8. BASIS FOR BEARINGS SHOWN HEREON ARE ASSUMED.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THE TRACT OF LAND DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECTION, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HEREON DRAWN PLAT IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF AUGUST, 2015 AT WARRENVILLE, IL

DAVID M. RIENDEAU
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819
LICENSE EXPIRES 11/30/2016



AREA OF SURVEY 6044± SQ. FT.

PROPERTY ADDRESS:
DRENDEL AVE.
DOWNERS GROVE, IL

FIELD WORK COMPLETED 6/24/15

PREPARED BY:
GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555