



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: December 09, 2015

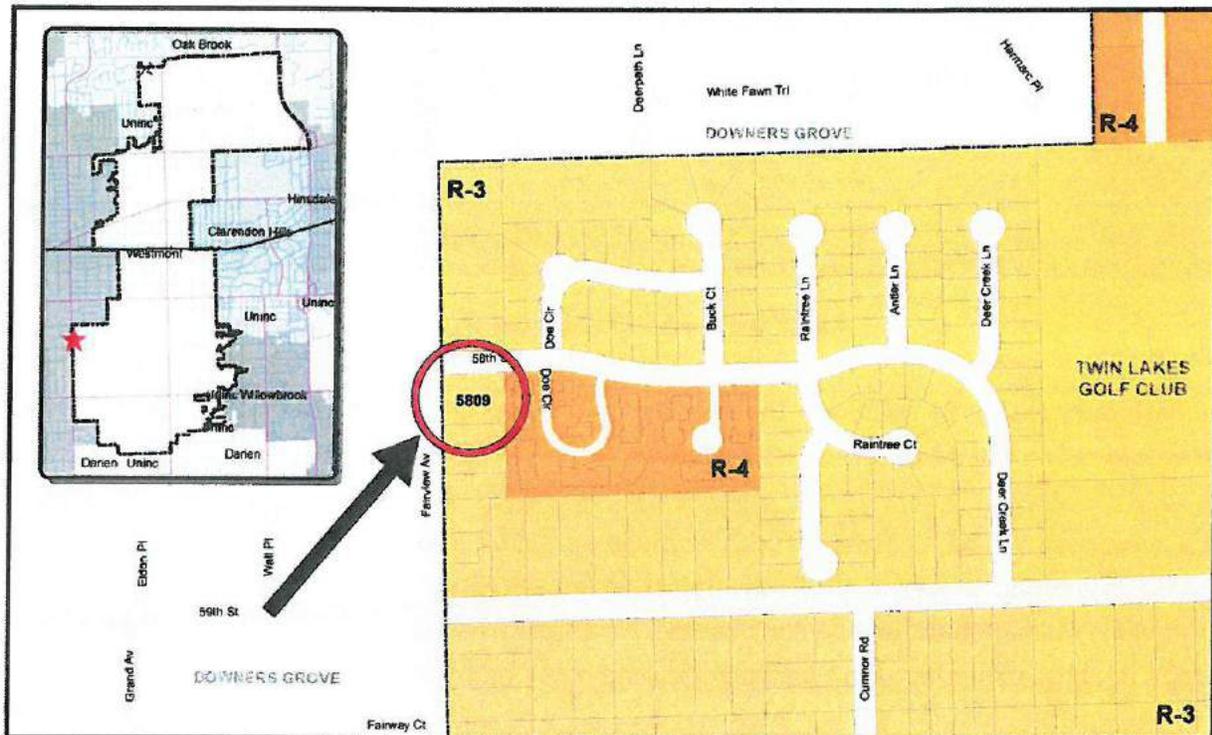
P/Z 15-027

TITLE: Wojtek Bialy regarding the residential property located at 5809 Fairview Avenue, Downers Grove, IL 60516 for the following:

- (A) Preliminary Plat of Subdivision request to subdivide 1 lot into 2 residential lots in the R-3 Single Family Detached Residence District.

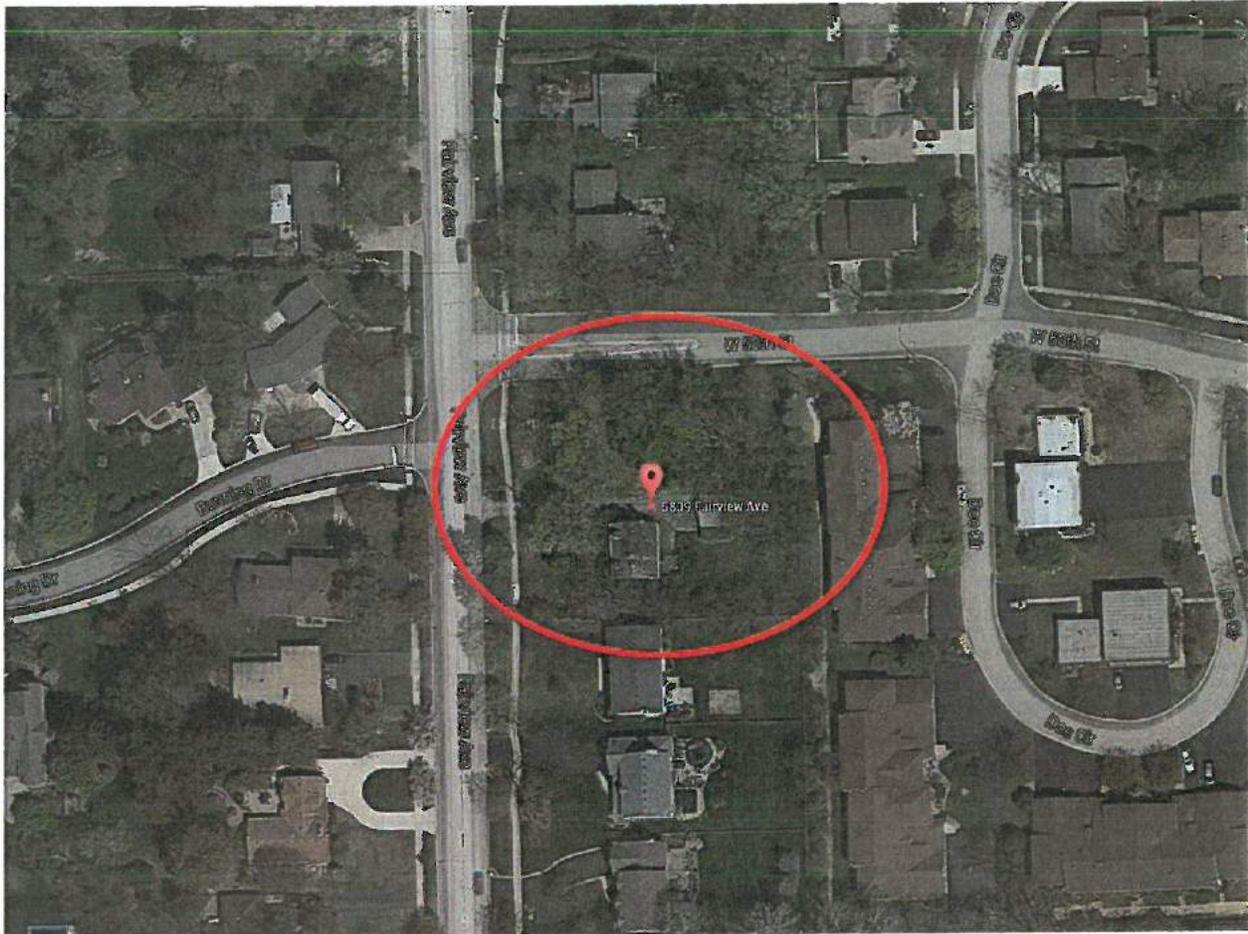
BACKGROUND OF ITEM

The subject lot is located on the southeast corner of Fairview Avenue and 58th Street, at the entrance to the Deer Creek Subdivision. It is a portion of Lot 3 in the Downers Grove Township Supervisors Assessment Plat Number Three, also known as Kellogg Farms.



Zoning map - 5809 Fairview Avenue

Property directly to the west is in Downers Grove and is single-family. Properties to both the north and south are zoned R-3 Single-Family Detached Residential District. The property to the east is a multiple-family condominium development that is zoned R-4 General Residence District.



Aerial view - 5809 Fairview Avenue

The petitioner wishes to subdivide the existing ~150'x 183' lot (.63 acres) into two lots of record and would retain the designated R-3 zoning.

Lot 1 is proposed to be a corner lot with frontage and drive access on 58th Street. With no existing structures, a new single-family detached house with a dedicated easement for stormwater management will be constructed. No setback variances are being requested despite being a corner lot with two frontages and more restrictive setbacks.

Lot 2 accommodates an existing house and garage, which will be remodeled with an addition to connect the two structures.



Street view - 5809 Fairview Avenue



Street view - 58th Street looking from Fairview Avenue

ZONING ANALYSIS

The proposed subdivision is located in the R-3 Single Family Detached Residence District. Accommodation of the existing structures does not allow the lot to be divided equally, resulting in an unconventional, but legally acceptable division.

Appendix "A" Section 6.04- Bulk and Development Standards in R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
Required	7,800 sf	60'	35'	6' min per side/20% lot width in aggregate	20% of lot depth
Proposed Lot 1	12,034 sf	72.01'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.
Lot 2	15,505 sf	78.30'	57' (as existing)	6' and 26' (as existing)	45' (as existing)

As proposed, the subdivision would meet bulk regulations of the R-3 Single Family Detached Residence District and both the existing and new construction would meet required setbacks. The resulting lots would measure approximately 12,034 (Lot 1) and 15,505 (Lot 2) square feet. The current 35 percent maximum allowable lot coverage requirement could permit a total of 9,639 square feet of impervious surface between the two lots. Lot 1 would not likely reach the maximum lot coverage due to both corner setback conditions and required on-site detention.

Details pertaining to bulk regulations would be confirmed at the time that building and engineering permits are submitted.

REVIEW COMMENTS

Engineering Synopsis - Consultant Bryant's comments are attached for your review. The proposed detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include completion of the public walk on 58th Street and the addition of parkway trees.

SUMMARY

The applicant requests preliminary approval to subdivide the subject property from one lot into two lots for the purpose of building one new single family residential home and renovation of the existing house. The newly proposed lots meet the zoning ordinance bulk regulations for the R-3 Single Family Residential District.

DOCUMENTS ATTACHED

- 1) Agenda publication - November 25, 2015 edition of the Westmont Suburban Life.
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated November 19, 2015
 - b) Engineering Consultant Anthony Bryant, dated November 17, 2015
- 3) Application for Planning and Zoning Commission review dated October 12, 2015.
 - a) Plat of Survey, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - b) Lot 1 House site plan, building plans, elevations and renderings, undated.
 - c) Preliminary Plat of Subdivision, prepared by GEOPOOL Civil Engineers, dated September 19, 2014.
 - d) Preliminary Engineering Improvement Plans prepared by GEOPOOL Civil Engineers, dated September 22, 2014.

10/4/15

To:

Community Development Department

31 W. Quincy St.

Westmont IL. 60559

Re:

5805 Fairview Ave.

Westmont IL.

Dear Sirs,

In working with the investor/ developer on purchasing this interesting property, I have encouraged and welcomed the idea of subdividing it. In my professional opinion, after a thorough market research, I believe that, the proposed development at 5805 Fairview Ave. could be successfully marketed and sold in the range of \$ 650,000.00-\$ 700,000.00

Sincerely,



Barbara Roginski

Broker - Owner

Select Realty, Inc.

2608 A West 83rd Street

Darien, IL 60561

Phone: **630-985-8540**

Fax: **630-985-8542**

www.BarbaraRoginski.com

Barbara Roginski
SELECT REALTY, INC
2608 A WEST 83RD STREET
DARIEN, IL 60561

To:

Village Of Westmont Economic Development Department

31 West Quince Street

Westmont Illinois 60559

Re:

5809 W. Fairview Ave. Development

Dear Sirs,

The subject property was purchased with the intention of improvement of this attractive corner lot. While researching the zoning requirements for the property, the idea has come to subdivide the existing lot and build second house on the north side of the property with adopting all governing zoning requirements for both existing house and proposed new structure.

We strongly believe that such step, while helping us to make the entire project more economical, would also contribute to the image of the neighborhood, raise the value of the adjacent properties and be the next small step in the Village of Westmont development.

We hope that the attached application and design presentation will be convincing for the Village Zoning Board to support our petition.

Sincerely

Wojtek Bialy

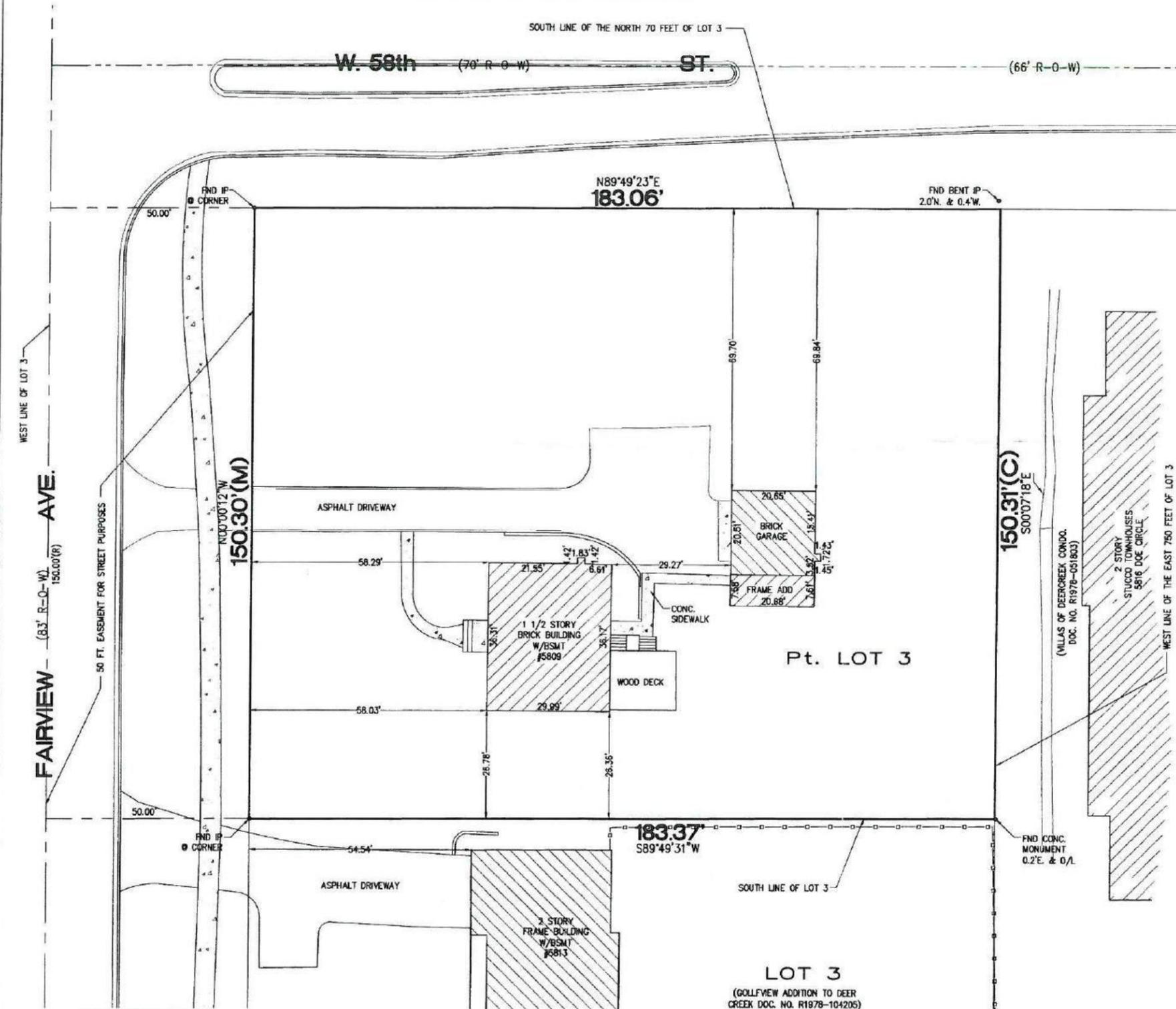
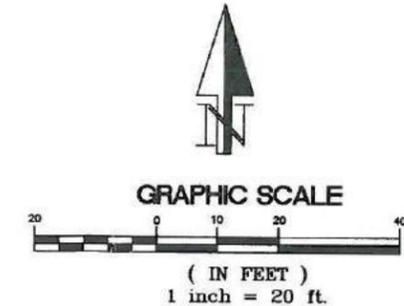
PLAT OF SURVEY

OF

LOT 3 EXCEPT THE EAST 750 FEET OF LOT 3 AND EXCEPT THE NORTH 70 FEET OF LOT 3 (EXCEPT THE EAST 750 FEET THEREOF) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER THREE (ALSO KNOWN AS KELLOGG FARMS), BEING THE WEST 30 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE RECORD THEREOF ON JANUARY 12, 1945 AS DOCUMENT 472729, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 5809 58th STREET, WESTMONT, ILLINOIS.

RECEIVED
AUG 10 2015
COMMUNITY DEVELOPMENT
DEPARTMENT
VILLAGE OF WESTMONT, ILLINOIS



LEGEND:
 SET ● IRON PIPE + CROSS
 ○ IRON PIPE ■ REBAR/ROD - NOTCH
 --- CHAIN LINK FENCE
 --- WOOD FENCE
 --- IRON FENCE

ABBREVIATIONS:
 L = ARC LENGTH N'LY = NORTHERLY
 R = RADIUS S'LY = SOUTHERLY
 CH = CHORD LENGTH E'LY = EASTERLY
 (r) = RECORD VALUE W'LY = WESTERLY
 (m) = MEASURED VALUE TYP = TYPICAL
 P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT

GENERAL NOTES:
 1. TITLE COMMITMENT REPORT HAS NOT BEEN PROVIDED BY THE CLIENT FOR THIS SURVEY;
 2. FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE COMMITMENT, ORDINANCE, ETC.
 3. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
 4. SURVEY IS BASED ON FIELD WORK COMPLETED ON SEPTEMBER 11, 2014

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

STATE OF ILLINOIS } SS
 COUNTY OF DUPAGE }

WE, GEPOOL SURVEYORS, INC. DO HEREBY STATE THAT WE HAVE PREPARED THE BOUNDARY SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

LEMONT, ILLINOIS SEPTEMBER 19, 2014

Kenneth Kennedy



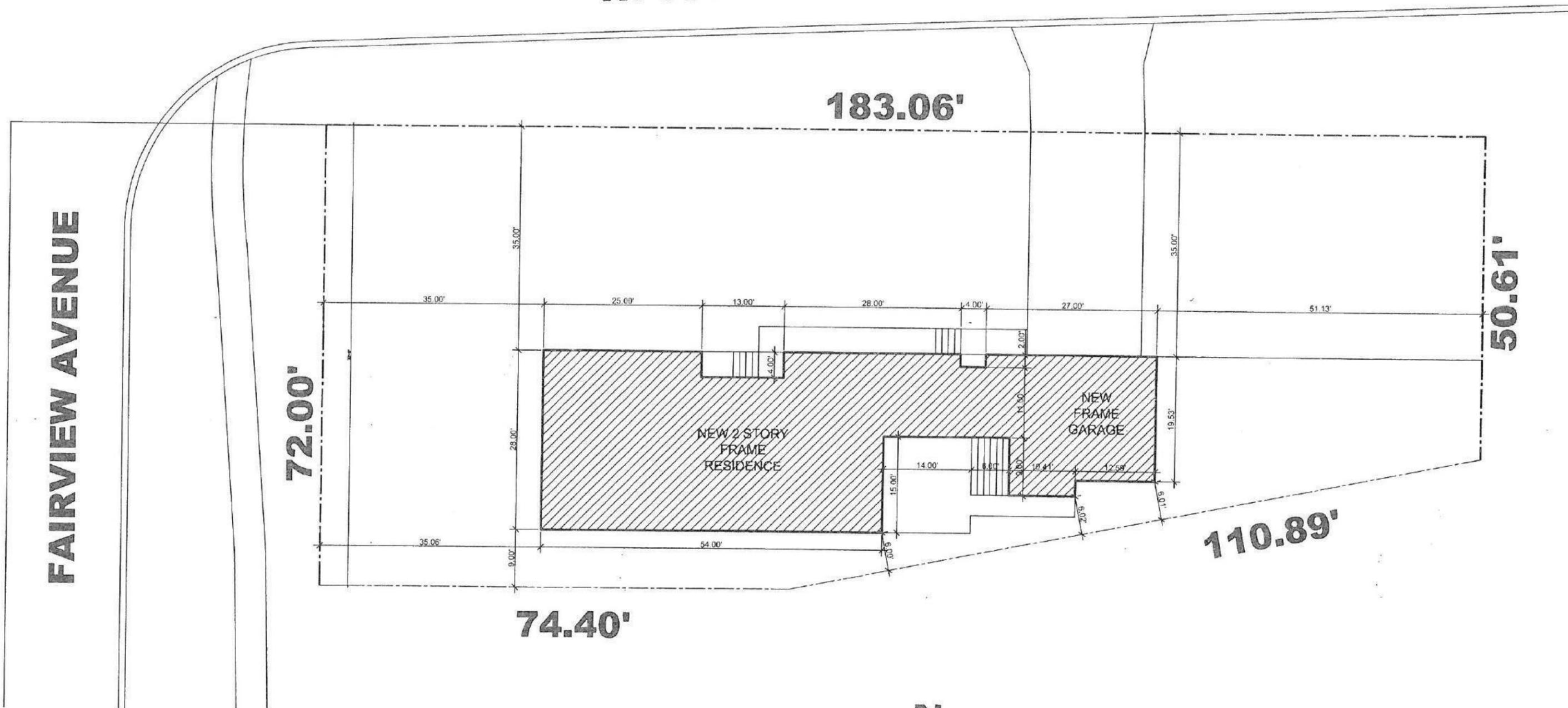
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003403
 MY LICENSE EXPIRES 11/30/2014

ORDERED BY: 2MB DESIGN STUDIO
 DRAWN BY: KB
 SURVEYED BY: ZM/AB
 ORDER NO: 14-275T

SCALE 1 INCH EQUALS 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

LOT 3
 (GOLFVIEW ADDITION TO DEER CREEK DOC. NO. R1978-104205)

W. 58TH STREET



FAIRVIEW AVENUE

72.00'

183.06'

50.61'

110.89'

74.40'

SITE PLAN

1/16"=1'-0"

