

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**MAY 27, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Final Plat of Consolidation for 4729 Washington Street	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A resolution for a Final Plat of Consolidation has been prepared to combine two separate parcels into one parcel located at 4729 Washington Street.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting these goals are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval on the June 3, 2008, active agenda.

**BACKGROUND**

The property, commonly known as 4729 Washington Street, is located at the southeast corner of Washington Street and Birch Avenue. The property is currently zoned R-4, Single Family Residential and consists of two separate lots, Lot 36 and the west half of Lot 35. The petitioner owns both lots and the existing house spans the common lot line. The petitioner is requesting a Plat of Consolidation to consolidate the two lots into one, which will allow the petitioner to construct an addition.

The proposed parcel would be 9,407.5 square feet with 71 feet of frontage along Birch Avenue and 132.5 feet along Washington Street. The lot meets the minimum lot width and area requirements of the R-4 Single Family Residential District and is summarized in the table below:

<b>4729 Washington</b>	<b>Lot Width</b>	<b>Lot Area</b>
Required	50 feet	7,500 square feet
Proposed	71 feet	9,407.5 square feet

The Plan Commission considered the petition at its May 5, 2008, meeting and recommended unanimous approval of the Final Plat of Consolidation. Staff concurs with the Plan Commission recommendations.

**ATTACHMENTS**

Resolution

Staff Report with attachments dated May 5, 2008

Minutes of the Plan Commission Hearing dated May 5, 2008

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL  
PLAT OF CONSOLIDATION FOR 4729 WASHINGTON STREET**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the final Plat of Consolidation for 4729 Washington Street, located on the Southeast corner of Washington Street and Birch Avenue, Downers Grove, Illinois, legally described as follows:

Lot 36 and the West Half of Lot 35 in Leffler's Subdivision of Block 6 in Richmond & Whitney's Addition to the Village of Downers Grove, in the Northwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 19, 1892 as Document No. 47959, in DuPage County, IL

Commonly known as 4729 Washington Street, Downers Grove, IL (PIN 09-08-106-001,-002)

WHEREAS, notice has been given and hearing held on May 5, 2008 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the final Plat of Consolidation for 4729 Washington Street as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the final Plat of Consolidation for 4729 Washington Street, be and is hereby approved subject to the following conditions:

1. The Plat of Consolidation shall substantially conform to the Plat of Consolidation prepared by Professional Land Surveying, Inc. dated March 5, 2008 except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to Village Council consideration, the petitioner shall submit a Mylar copy of the Plat of Consolidation for signature. Prior to the issuance of a certificate of occupancy, the petitioner shall record the signed plat and return three recorded copies to the Community Development Department.

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

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

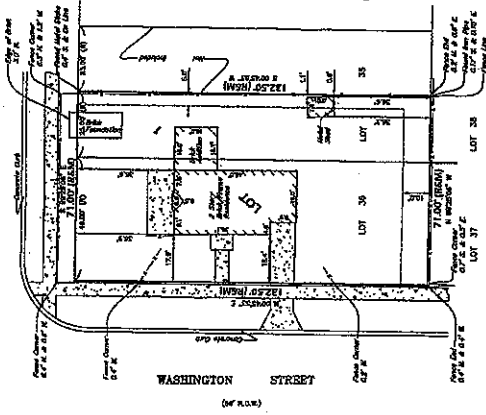
Passed:

Attest: \_\_\_\_\_  
Village Clerk

PLAT OF CONSOLIDATION

OF  
4729 WASHINGTON STREET, DOMERS GROVE,  
LINCOLN.

BRUCE AVENUE  
(OF MAP)



(OF PLAT)

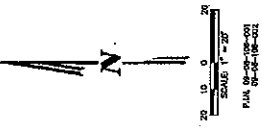
AGREEMENT OF CONVEYANCE  
STATE OF ILLINOIS )  
COUNTY OF HANCOCK )  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of \_\_\_\_\_, do hereby certify that the within and foregoing plat of consolidation of the several lots and parcels of land hereinafter described is a true and correct copy of the original plat as recorded in the public records of the County of \_\_\_\_\_, State of \_\_\_\_\_, and that the same is in full compliance with the provisions of the Act in that behalf made.

STATE OF ILLINOIS )  
COUNTY OF HANCOCK )  
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CONVEYANCE CONTRACTOR  
STATE OF ILLINOIS )  
COUNTY OF HANCOCK )  
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Professional Land Surveying Inc.  
1-800-692-0123  
Professional Land Surveying Inc.  
2020 Oak Grove Road  
Oak Grove, IL 60452  
Phone: 815/281-1111  
Fax: 815/281-1111  
Completion Date: 08/02/08

Official Public Record Copy Available at: 312-988-1600 (Toll Free)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MAY 5, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-17-08 4729 Washington Street	Final Plat of Consolidation	Stan Popovich, AICP Planner

**REQUEST**

The owners currently own two separate lots that are zoned R-4 Single Family Residential. They are requesting a Final Plat to consolidate the two lots to construct an addition onto their existing house.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/APPLICANT:** David Prepejchal  
Nicole Gundich  
4729 Washington Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Single Family Residential  
**EXISTING LAND USE:** Single Family Residential  
**PROPERTY SIZE:** 9,407.5 square feet (0.216 acres)  
**PINS:** 09-08-106-001, -002

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>North:</b>	R-4, Single Family Residential	Residential 0-6 DU/Acre
<b>South:</b>	R-4, Single Family Residential	Residential 0-6 DU/Acre
<b>East:</b>	R-4, Single Family Residential	Residential 0-6 DU/Acre
<b>West:</b>	R-4, Single Family Residential	Residential 0-6 DU/Acre

**ANALYSIS**

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**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 Summary

3. Plat of Consolidation
4. Preliminary Site Plan, Floor Plan, and Elevations

**PROJECT DESCRIPTION**

The property, commonly known as 4729 Washington Street, is located at the southeast corner of Washington Street and Birch Avenue. The property is currently zoned R-4, Single Family Residential. The property consists of two separate lots, Lot 36 and the west half of Lot 35. The existing house is primarily located on Lot 36 with an addition being located partially on the west half of Lot 35. The petitioner is proposing to construct another addition which would again be partially located on Lot 35. The Zoning Ordinance does not allow new buildings to be constructed over property lines. The petitioner is requesting a Plat of Consolidation to consolidate the two lots into one and construct an addition.

The proposed parcel would be 9,407.5 square feet with 71 feet of frontage along Birch Avenue and 132.5 feet along Washington Street. The lot meets the minimum lot width and area requirements of the R-4 Single Family Residential District and is summarized in the table below:

4729 Washington	Lot Width	Lot Depth	Lot Frontage	Lot Area
Required	50 feet	N/A	45 feet	7,500 square feet
Proposed	71 feet	132.5 feet	71 feet	9,407.5 square feet

Prior to the September 2006 Zoning Ordinance revisions, the petitioner would have been allowed to construct the addition on the property line without Plan Commission approval because the two contiguous parcels were considered to be a single zoning lot. When the Village modified the Zoning Ordinance, the concept of a zoning lot was removed. The two contiguous parcels are now considered separate parcels which are required to meet all zoning requirements, including the side yard setback, on their own merit. To comply with the current requirements, the petitioner has to consolidate the two contiguous lots through a Plat of Consolidation to create one lot that contains the entire structure.

The property is adequately serviced by storm and sanitary sewer lines. The petitioner will have to meet all provisions of the Stormwater Management Ordinance when they apply for a building permit.

The petitioner has not requested any exceptions from the Subdivision Ordinance.

**COMPLIANCE WITH FUTURE LAND USE PLAN**

The Future Land Use Plan designates the site as Residential at a density of 0-6 dwelling units per acre. The proposal is consistent with the intent of the Future Land Use Plan to maintain the property for residential use and will not diminish the value of the surrounding properties.

**COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned R-4, Single Family Residential. The new 9,407.5 square foot lot with 71 feet of lot width exceeds the minimum requirements for lot area and lot width. The Zoning Ordinance requires 25 foot setbacks from the north and west property lines, a 7.1 foot setback from the east property line and a 20 foot setback from the south property line. As proposed, the addition meets these requirements. The house and proposed addition also meets the Zoning Ordinance requirements for height and lot coverage. The proposal complies with the Zoning Ordinance.

**COMPLIANCE WITH SUBDIVISION CONTROL ORDINANCE**

As a result of the consolidation, the existing single family house will remain, and no additional single family homes will be created. As such, the School and Park District donations are not required. At this

time no public improvements are required. The petitioner has not requested any exceptions from the Subdivision Ordinance.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

The petitioner is proposing to consolidate the two existing lots of record into a single lot. The Plat of Consolidation identifies utility easements which comply with Village requirements.

#### **PUBLIC SAFETY REQUIREMENTS**

*This section is not applicable as there are no proposed changes in land use or site layout for this property at this time.*

#### **NEIGHBORHOOD COMMENT**

*Staff has not received any written neighborhood comment regarding the proposal at this time.*

### **RECOMMENDATIONS**

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The proposed Plat of Consolidation is compatible with 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:

1. The Plat of Consolidation shall substantially conform to the Plat of Consolidation prepared by Professional Land Surveying, Inc. dated March 5, 2008 except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to Village Council consideration, the petitioner shall submit a Mylar copy of the Plat of Consolidation for signature. Prior to the issuance of a certificate of occupancy, the petitioner shall record the signed plat and return three recorded copies to the Community Development Department.

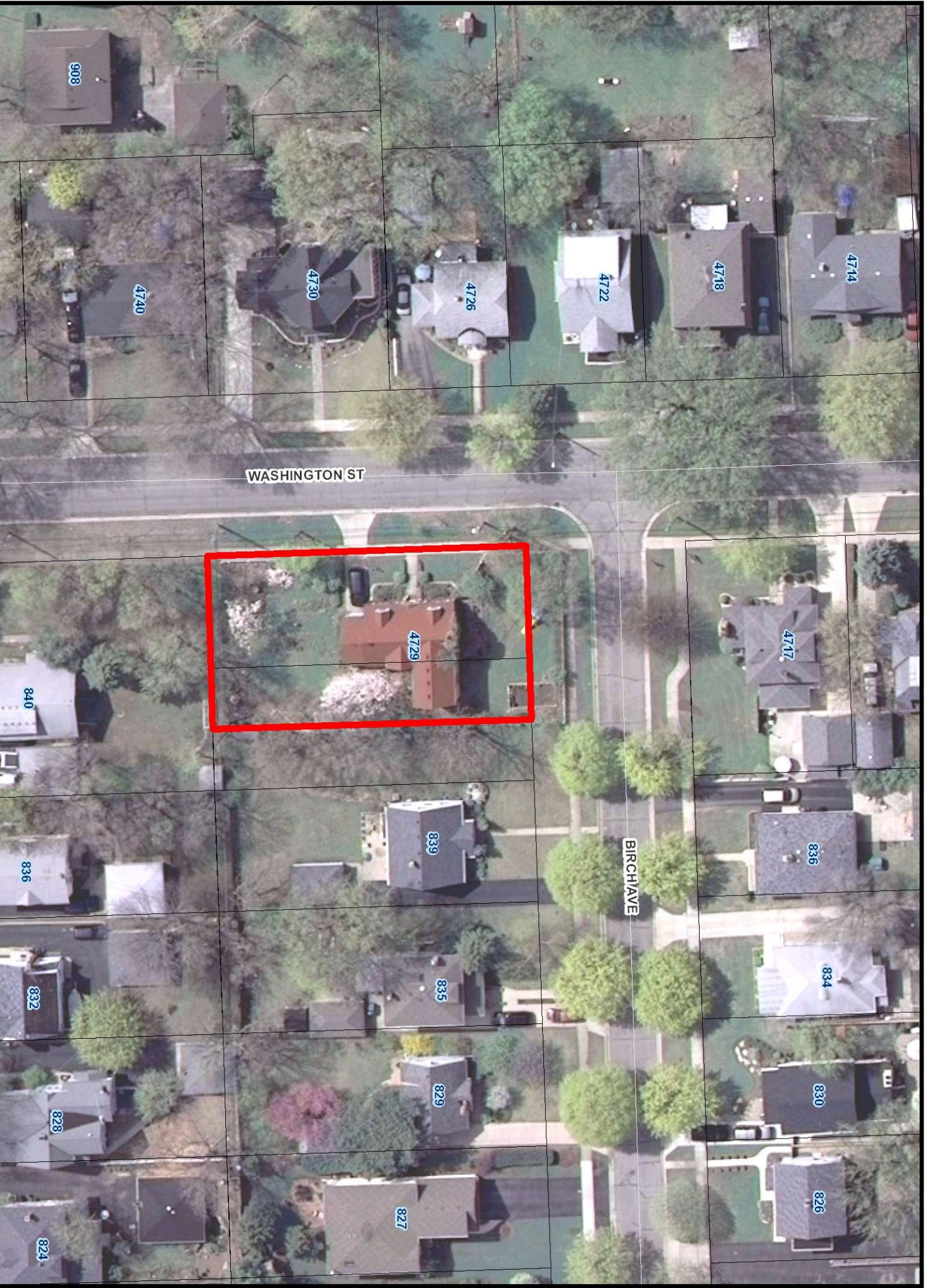
Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:jwo  
-att

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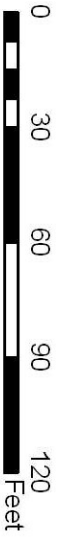
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# 4729 Washington Street Location Map







BRANDT & SCHNEIDER ARCHITECTS  
 4724 WASHINGTON STREET  
 POWER GARDEN, ILLINOIS 60545  
 PH: 630-331-1111 FAX: 630-331-1112  
 WWW.BSARCHITECTS.COM

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NO.	DATE	DESCRIPTION
1	01/13/07	PRELIMINARY
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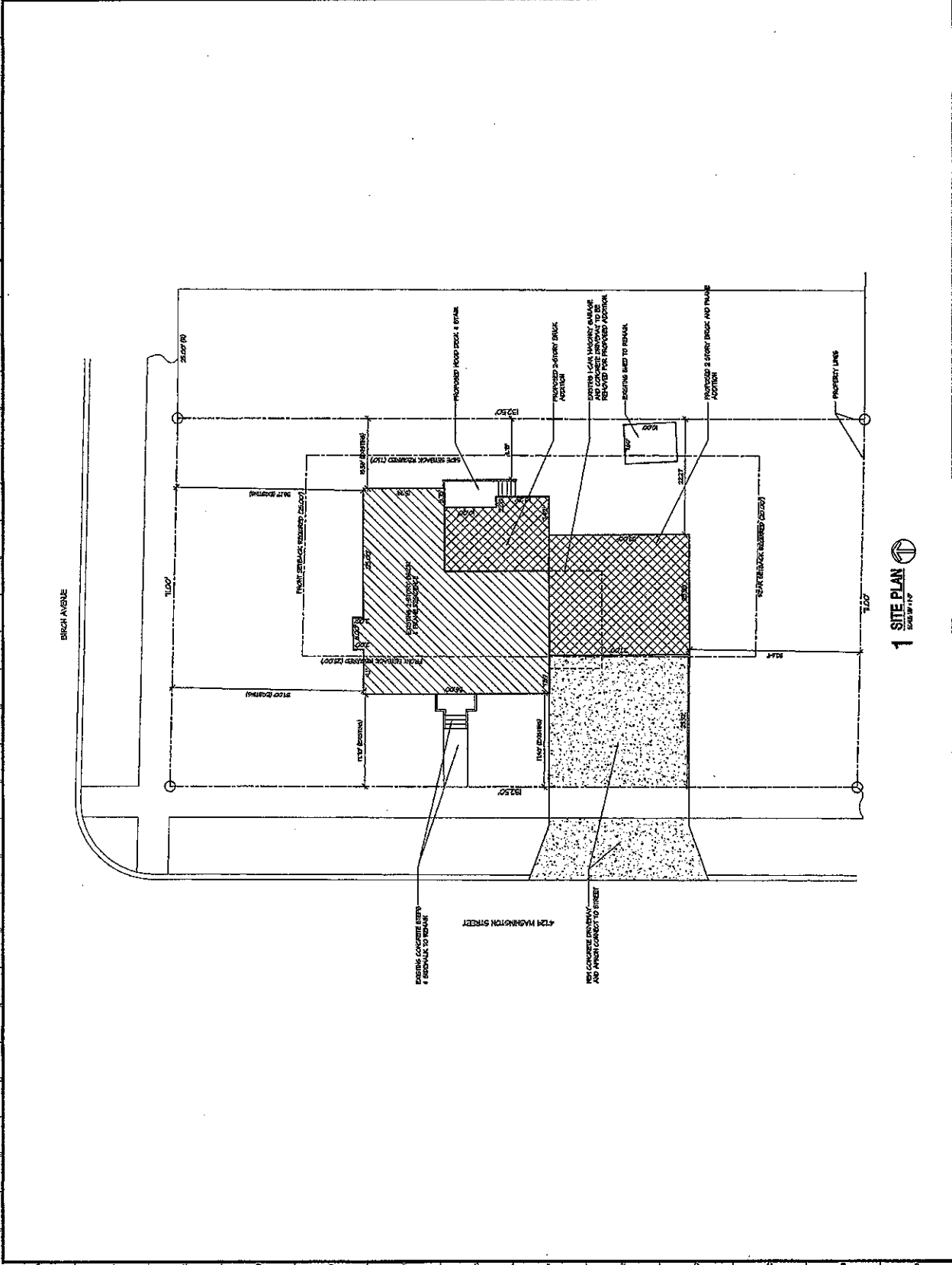


DAVID J. SCHAEFER  
 PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 NO. 001234567  
 EXPIRES 12/31/2008

PRELIMINARY ADDITION  
 4724 WASHINGTON STREET  
 POWER GARDEN, ILLINOIS 60545

DATE: 01/13/07  
 DRAWN BY: D. SCHAEFER  
 CHECKED BY: D. SCHAEFER  
 PROJECT NO.: 07-001  
 SHEET NO.: 1  
 TOTAL SHEETS: 1

**C1**



**1 SITE PLAN**  
 SCALE: 1/4" = 1'-0"

**BARBO & ASSOCIATES ARCHITECTS**  
 1000 S. MICHIGAN STREET, SUITE 200  
 ANN ARBOR, MI 48106  
 PHONE: 734.769.1234 FAX: 734.769.1235  
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DATE	DESCRIPTION
11/15/07	PRELIMINARY
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09/15/23	REVISED PER CITY COMMENTS
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11/15/25	REVISED PER CITY COMMENTS
12/15/25	REVISED PER CITY COMMENTS



REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MICHIGAN  
 LICENSE NO. 26318  
 MECHANICAL

PROJECT: PREPARE/ACHAL ADDITION  
 4125 WASHINGTON STREET  
 DOWNERS GROVE, IL 60515

DATE: 04/12/2008

PROJECT NO. **A1**

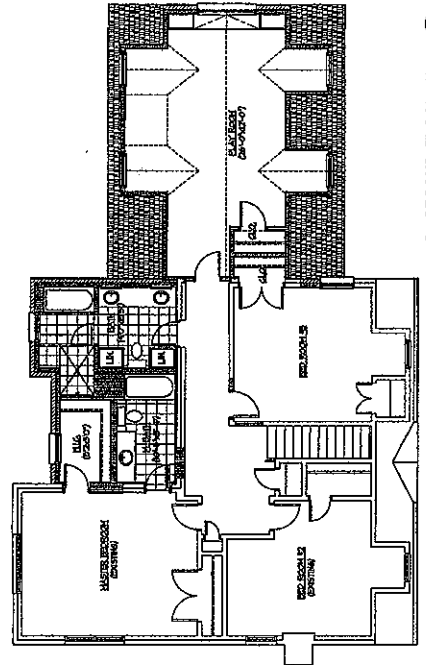
DATE: 04/12/2008

SCALE: AS SHOWN

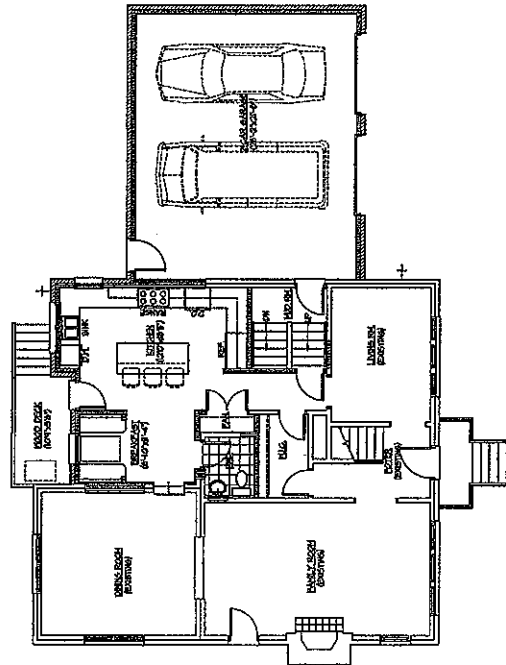
BY: [Signature]

CHECKED BY: [Signature]

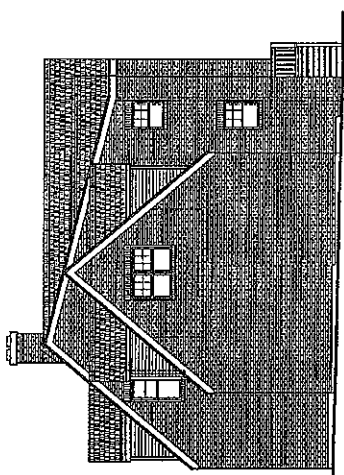
DATE: 04/12/2008



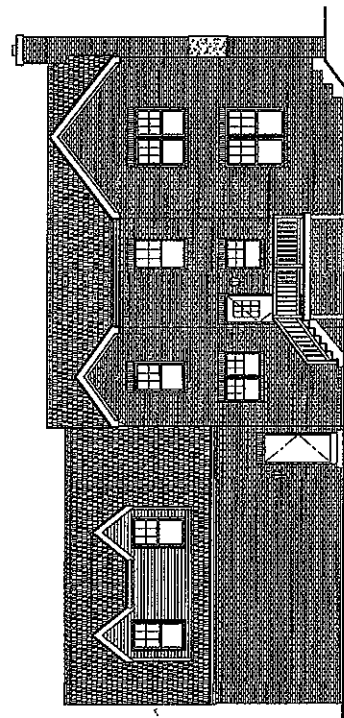
**2 SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**1 FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**5 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING MAY 5, 2008, 7:00 P.M.

Chairman Jirik called the May 5, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk  
Mrs. Rabatah, Mr. Waechtler

**ABSENT:** Mr. Webster

**STAFF PRESENT:** Mr. Jeff O'Brien, Senior Planner; Mr. Stan Popovich, Planner

**VISITORS:** David Prepejchal, 4729 Washington St., Downers Grove, IL

Minutes of the April 7, 2008 Meeting - Mr. Matejczyk moved to approve the minutes, seconded by Mrs. Rabatah. Motion carried by voice vote of 8-0.

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Chairman Jirik briefly explained the protocol for the meeting and swore in those individuals who would be speaking on File No. PC-17-08.

**FILE NO. PC-17-08** A petition seeking a lot consolidation to combine the West Half of Lot 35 with all of Lot 36; the property is located at the southeast corner of Washington Street and Birch Avenue, commonly known as 4729 Washington Street, Downers Grove, Illinois (PIN's 09-08-106-001, -002); David Prepejchal and Nicole Gundich, Petitioners/Owners

Stan Popovich, Village Planner, explained the petition was for a final plat of consolidation at 4729 Washington Street located at the southeast corner of Washington Street and Birch Avenue. The property consists of Lot 36 and the west half of Lot 35. The existing house is primarily located on Lot 36 with an addition being located partially over the property line on the west half of Lot 35. Reviewing the map on the overhead, Mr. Popovich explained the petitioner is proposing to construct another addition, which will extend over the property line onto Lot 35 but reminded the plan commissioners that in order to do so, the lots have to be consolidated due to the September 2006 Zoning Ordinance change. The proposed parcel will total 9,407.5 square feet with 71 feet of frontage along Birch Avenue and 132.5 feet along Washington Street.

The proposal meets the Village's Future Land Use Map and complies with the Village's Zoning Ordinance and Subdivision Control Ordinance. A five-foot utility easement exists along the east side yard and a 10 foot easement along the south property line. No concerns were raised by the neighbors.

Staff recommended approval of the petition subject to the conditions listed in staff's report.

Mr. Prepejchal, 4729 Washington St., Downers Grove, owner of the property, stated he and his wife have resided at the property for 18 years, and they would like to add onto the home. He stated the

storage shed would eventually come down. Mr. Prepejchal confirmed the two lots were configured as they are currently when he purchased the property.

Mr. Matejczyk confirmed with staff that the other half of Lot 35 was not buildable. Mr. Waechtler believed the addition would be a benefit to the property owner and the neighborhood.

Chairman Jirik opened up the meeting to public participation. None received. The public portion of the meeting was closed.

Mrs. Rabatah confirmed with staff that the neighbor owned the other half of Lot 35.

**WITH RESPECT TO FILE NO. PC-17-08, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL INCLUDING STAFF'S CONDITIONS 1 AND 2 BELOW:**

- 1. THE PLAT OF CONSOLIDATION SHALL SUBSTANTIALLY CONFORM TO THE PLAT OF CONSOLIDATION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED MARCH 5, 2008 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. PRIOR TO VILLAGE COUNCIL CONSIDERATION, THE PETITIONER SHALL SUBMIT A MYLAR COPY OF THE PLAT OF CONSOLIDATION FOR SIGNATURE. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PETITIONER SHALL RECORD THE SIGNED PLAT AND RETURN THREE RECORDED COPIES TO THE COMMUNITY DEVELOPMENT DEPARTMENT.**

**MRS. RABATAH SECONDED THE MOTION.**

**ROLL CALL:**

**AYE: MR. WAECHTLER, MRS. RABATAH, MR. BEGGS, MR. COZZO, MRS. HAMERNIK, MR. MATEJCZYK, MR. QUIRK, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**

(Petition completed 7:11 p.m.)

Mr. O'Brien discussed the upcoming text amendment for the June 2, 2008 meeting noting it mainly had to do with minor administrative issues with the Zoning Ordinance. He also reminded the commissioners to RSVP whether they would be attending the upcoming May 17, 2008 Village Board and Plan Commission's workshop. Mr. O'Brien wrote down the names of those who would be attending.

Chairman Jirik spoke about the discussion that took place at a recent pre-meeting with the Village Council, which focused on coordination and collaboration between the boards and their chairpersons. At this meeting, Chairman Jirik said he did make some suggestions, which included