

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 3, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Consolidation for 4729 Washington Street	✓ Resolution Ordinance Motion 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.

UPDATE & RECOMMENDATION

This item was discussed at the May 27, 2008 Workshop. Staff recommends 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:

4729 Washington	Lot Width	Lot Area
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

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

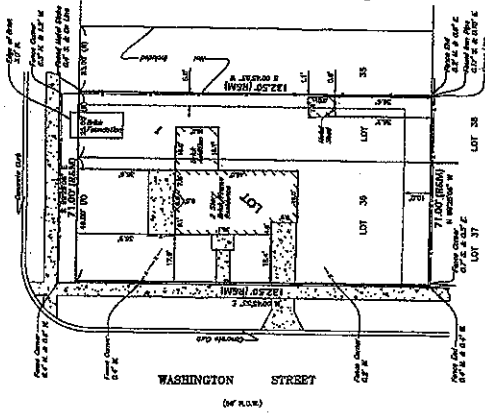
Passed:

Attest: _____
Village Clerk

PLAT OF CONSOLIDATION

OF
4729 WASHINGTON STREET, DOMERS GROVE,
ILLINOIS.

BRUCE AVENUE
(OF MAP)



ABSTRACT OF RECORDS
STATE OF ILLINOIS
COUNTY OF ILLINOIS
THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 19____, AT _____ O'CLOCK _____ M.

STATE OF ILLINOIS
COUNTY OF ILLINOIS
I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 19____, AT _____ O'CLOCK _____ M.

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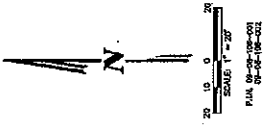
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Professional Land Surveying Inc.
1-800-692-0123
PREPARED FOR: DOMERS GROVE, ILLINOIS
JOB ADDRESS: DOMERS GROVE, ILLINOIS
2020 OLIVE AVENUE, SUITE 110
DOMERS GROVE, ILLINOIS 60429
COMPLETION DATE: 03/02/08
DRAWN BY: [Name]
CHECKED BY: [Name]

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