VILLAGE OF DOWNERS GROVE REPORT FOR THE VILLAGE COUNCIL MEETING AUGUST 5, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
	✓ Resolution	
	Ordinance	
	Motion	Tom Dabareiner, AICP
Final Plat of Subdivision for	Discussion Only	Community Development Director
5532 and 5540 Main Street		

SYNOPSIS

A Final Plat of Subdivision resolution has been prepared that will subdivide two parcels into three parcels located at 5532 and 5540 Main 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 July 22, 2008 Workshop. Staff recommends approval on the August 5, 2008 active agenda.

BACKGROUND

The petitioner is requesting a Final Plat of Subdivision to divide two existing lots into three lots. The properties, commonly known as 5532 and 5540 Main Street, are located approximately 420 feet south of 55th Street along the west side of Main Street. The properties are currently zoned R-3, Single Family Residential. The property at 5532 Main Street measures 120 feet wide by 299.83 feet deep. The property at 5540 Main Street measures 130 feet wide by 299.79 feet deep.

The proposed northern lot (Lot 1) would measure 100 feet by 299.83 feet with the two southern lots (Lot 2 and 3) each measuring 75 feet by 299.79 feet. The three proposed lots meet the minimum lot depth, width and area requirements of the R-3 Single Family Residential District and are summarized in the table below.

	Required	Lot 1	Lot 2	Lot 3
Lot Width	75	100	75	75
Lot Depth	140	299.83	299.81	299.79
Lot Area	10,500	29,983	22,485	22,485

The existing house at 5540 Main Street is proposed to be demolished while the house at 5532 Main Street is proposed to remain. The 5532 Main Street house will be located on Lot 1 approximately 5.01 feet from the south property line. According to Section 28.1111(c) of the Zoning Ordinance, the required side yard

setback for a 100-foot wide lot is ten feet. If the proposed subdivision is approved, the house at 5532 Main Street will be considered non-conforming because it does not meet the ten foot side yard setback requirements. The petitioner has stated the ultimate disposition of 5532 Main Street is demolition of the existing house and redevelopment with a new house. When the existing house is demolished, the non-conformity will be eliminated and any new development will be required to meet the Zoning Ordinance's bulk regulations.

The Future Land Use Plan designates the site as Residential at a density of 0-6 dwelling units per acre. The proposed density is 1.74 dwelling units per acre. The petitioner will be required to submit School and Park District donations to the Village totaling \$4,736.72 (\$1,668.59 to Elementary School District 58, \$784.80 to High School District 99, and \$2,283.33 to the Park District). The petitioner has not requested any exceptions from the Subdivision Ordinance. At this time no public improvements are required as they are already in place.

The Plan Commission considered the petition at its July 7, 2008 meeting and recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendations.

ATTACHMENTS

Resolution

VILLAGE OF DOWNERS GROVE COUNCIL ACTION SUMMARY

INITIATED:	Applicant	DATE:	August 5, 2008
	(Nam	e)	
RECOMMEND		Plan Commission FIL: or Department)	E REF: PC-11-08
NATURE OF A	CTION:	STEPS NEEDED T	O IMPLEMENT ACTION:
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X Resolution	n		STREET SUBDIVISION", as
Motion			
Other			
SUMMARY OF	<u> TTEM</u> :		
_	of July 7, 2008, the e Haider's Main Stree		ded approval of the Final Plat of
RECORD OF A	CTION TAKEN:		

RESOLUTION	

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR HAIDER'S MAIN STREET SUBDIVISION

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision for the Haider's Main Street Subdivision, located on the West side of Main Street, approximately 420 feet South of 55th Street, Downers Grove, Illinois, legally described as follows:

Lots 4, 5 and the North ten feet of Lot 6 in Branigar Brothers Downers Grove Farms, being a subdivision situated in the East Half of Section 18 and the West Half of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian in DuPage County, IL

Commonly known as 5532 and 5540 Main Street, Downers Grove, IL (PIN 09-17-101-032,-033)

WHEREAS, notice has been given and hearing held on July 7, 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 Subdivision of Haider's Main Street Subdivision 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 Subdivision for the Haider's Main Street Subdivision, be and is hereby approved subject to the following conditions:

- 1. The Plat of Subdivision shall substantially conform to the Plat of Subdivision prepared by Cemcon, Ltd., dated October 17, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
- 2. Prior to recording the plat, the petitioner shall pay to the Village a total donation of \$4,736.72 (\$1,668.59 to Elementary School District 58, \$784.80 to High School District 99, and \$2,283.33 to the Park District) subject to verification by the Department of Community Development.
- 3. Upon recording of the Final Plat of Subdivision the existing house at 5532 Main Street shall be deemed legal non-conforming. Any modifications to the existing structure shall be subject to Section 28.1201 of the Downers Grove Zoning Ordinance.
- 4. Prior to recording the plat with the DuPage County Recorder, the house and all accessory structures at 5540 Main Street shall be demolished.
- 5. Prior to the demolition of 5540 Main Street, a common grading and soil erosion control plan shall be developed for all three parcels. The plan shall include the grading that will occur when the 5540 Main Street house and accessory structures are demolished.
- 6. Prior to the issuance of any development permits, the Plat of Subdivision shall be recorded with the DuPage County Recorder, and three copies of the recorded plat shall be submitted to the Village.
- 7. Stormwater permit applications and individual lot grading plans shall be reviewed for compliance with the approved common grading plan for the entire site during the building permit phase.

BE IT FURTHER RESOLVED,	that the Mayor and	Village Clerk are	authorized to sign	the Final Plat
of Subdivision.				

	BE IT FURTHER	RESOLVED,	that this r	esolution	shall t	be in full	force an	d effect f	from an	d after	its
adoptio	n in the manner pro	vided by law.									

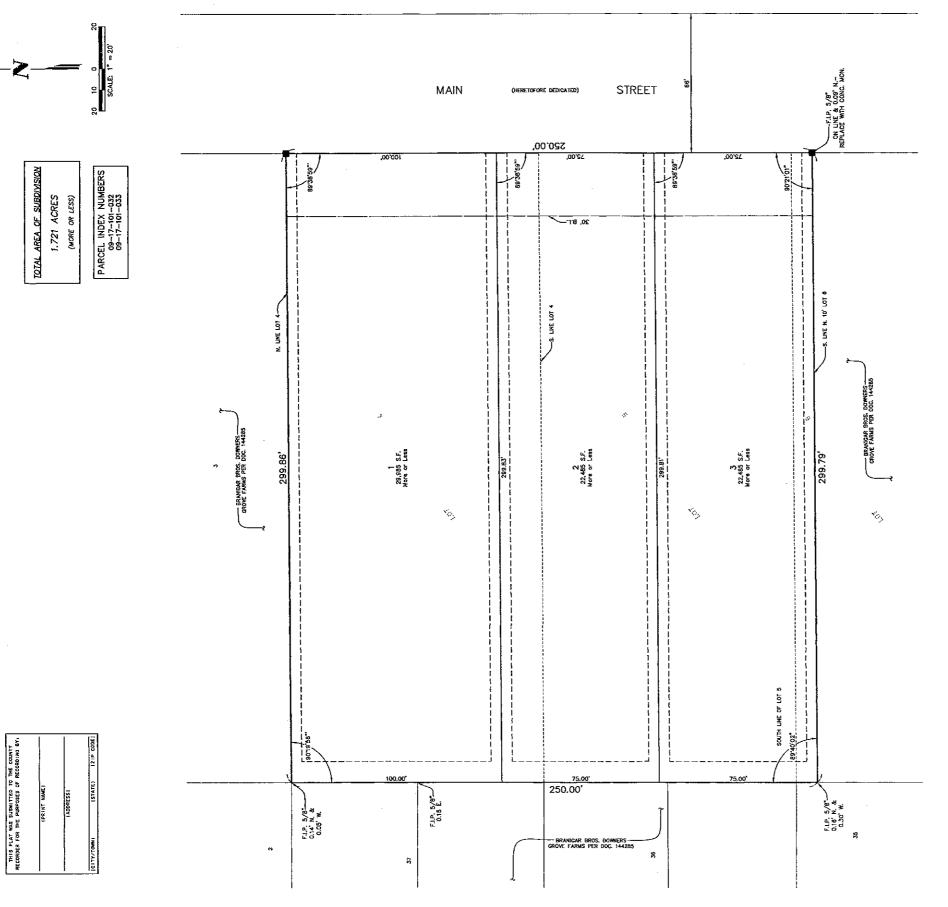
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Attest:		
V	illage Clerk	

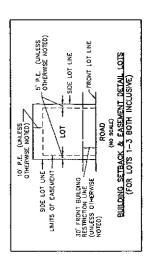
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FINAL PLAT OF SUBDIVISION FOR

HAIDER'S MAIN STREET RESUBDIVISION

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CEMCON, Ltd.

Consulting Engineers, Lond Surveyors & Plonners
22809 White Oak Circle, Suite 100
PH; 50,8972,100
PH; 50,0872,100
PH; 50,0872,10

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOISS.

COUNTY OF DU PAGE!

THIS INSTRUMENT

THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,
ON THE ON DAY OF AND WAS RECORDED IN BOOK

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DUPAGE COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS! SS.

COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINOLENT GENERAL TAXES, NO UNFAID CURRENT TAXES, NO UNFAID CURRENT TAXES, NO UNFAID CURRENT TAXES, NO UNFAID CURRENT TAXES, NO UNFAINT THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS DAY OF

COUNTY CLERK

VILLAGE COUNCIL CERTIFICATE STATE OF ILLINOIS) SCOUNTY OF DUPAGE!

VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE STATE OF ILLINOIS! SS.

GOLLECTOR FOR THE VILLAGE OF DOWNERS
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A.D. 20

VILLAGE COLLECTOR

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE STATE OF ILLINOIS) SS. COUNTY OF DIPAGE!

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DISTRICT OFFICER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
S.
COUNTY OF DUPAGE!
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GLOTOBER, 2007.

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ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBJIVIDES AFOREABLE LIES, TO THE REST OF OWNER'S KNOWLEDGE AND BELIEF. ENTIFIELY WITHIN THE LIMITS OF UNIT SCHOOL DISTRICT.

ALSO, THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS FLAT OF SUBDIVISION SHALL BE FIELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING CONFINATS AND FESTRICTURED AND ACLILITIES, WHETHER (OCCUPIED ON SUBJECT OF AND ACLILITIES, WHETHER COCCUPIED ON SUBJECT OF AND ACCILITIES WHETHER COCCUPIED MODILITY STRUCTURES AND ACLILITIES, WHETHER COURTED ON SUBJECT OF THE NEW PROPERTY SHALL BE AND STRUCTURES AND ACLILITIES, WHETHER CONTINUES MODILITIES, WHETHER COURTED MODILITY OF SUBJECT FOR TRANSFORMERS, TRANSFORMER PASS, LIGHT POLES, REQUIRED OF THE VILLAGE ENGINEER OF THE VILLAGE CONTINUES SHOWN TO FELLING.

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RELOCATE AND REMAYE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CANDUITS, MANIOLES, OF THER PROPERTY SPECKTALS, EQUIPMENT CABLESTS OR OTHER FACILLITIES USED IN CONNECTION WITH OVERHEAD AND UNDERREDUBLY SECONDAINS AND THE DAYS BUTTED. LINES OF THE PROPERTY SHOWN WITHIN THE DASHED ON THE SINEARCE OF THE PROPERTY SHOWN WITHIN THE DASHED ON THE PROPERTY SHOWN WITHIN THE DASHED ON THE PLAT AND MAKED ON THE PLAT AND MAKED ON THE PLAT AND WAKED ON THE PLATE ON THE WAY TO NOT AND THE ROUTED ON THE PLATE ON THE WAY TO NOT AND THE PROPERTY ON THE NOT THE PLATE ON THE WAY TO CUT, THE SUBLY INCOME THE SUBLY INCOME. THE SUBLY INCOME THE SUBLY INCOME. THE SUBLY INCOME THE SUBLY INCOME THE SUBLY INCOME THE SUBLY INCOME. THE SUBLY INCOME THE SUBLY INCOME THE SUBLY INCOME THE SUBLY INCOME THE SUBLY INCOME. THE SUBLY INCOME THE SUBLY I

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AND ASSIGNS.

OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BY NOT LAIRTED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAYBERT, CURB, GUTTER, TREES, LAWN OR SHRUBBERT, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO REFAIL NISHTABLE DRAINARD. TO GOLD PATCH ANY ASPALL OR CONCRETE SURFACE. TO REMOVE ALL EXCESS DEBIN AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NOW. THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW COMMING THE AFORESALD PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER CACCU IRING AND PROPERTY OR LOT'S SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING MESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMSOEVER OWNED, TO WIT.

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWITER EASSMENT. INCLUDING DETERTION OR RETENTION AREA, AS DESCRIBED IN THE PLAT OF SUBDIVISION. EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND ORASS OR INE MAD THE INSTALLATION OF UNDERGROUND UTILITY LINES AND OR INEWAYS.

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3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN HES STORMATER FAREMENT INCLUDING DETENTION OR RETENTION AREAS. THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVET THE RIGHT TO PREPARE ABENDATE ASSEMBLY.

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PRINT NAME SIGNATURE ATTEST: PRINT NAME SIGNATURE TITLE

NOTARY'S CERTIFICATE | ILLINOIS| | SS. |

9 P

NOTARY PUBLIC
MY COMMISSION EXPIRES

SURFACE WATER STATEMENT STATE OF ILLINGIS) COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH WATER DRAIN AND THE THE SUCH SUBFACE WATER PRAINED BELL FROM SUBFACE BEDN WATER OR COLLECTION AND DIVERSION OF SUCH SUBFACE WATERS INTO UBLIC AREAS, OR DRAIN SWHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR INTO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN TO REDUGE THE LIKELHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

A.D., 20_ DATED THIS ____

OWNER

ENGINEER MY LICENSE EXPIRES ON ...

CEMCON, Ltd.

Consulting Engineers, Lond Surveyors & Plenners
2280 white Oak Circle, Suite 100
America, Illinois 60902–8075
PH; 650.882_2100
DISC Not: 244218 FILE NAME: SUBPLAT
DISC Not: 244218 FILE NAME: SUBPLAT
COMPLETION DATE: 10–17–07 JOB NO: 244218