

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

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

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

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 resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk

FINAL PLAT OF SUBDIVISION
FOR

SHEET 1 OF 2

HAIDER'S MAIN STREET RESUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

ADDRESS

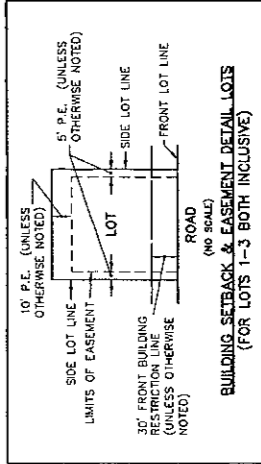
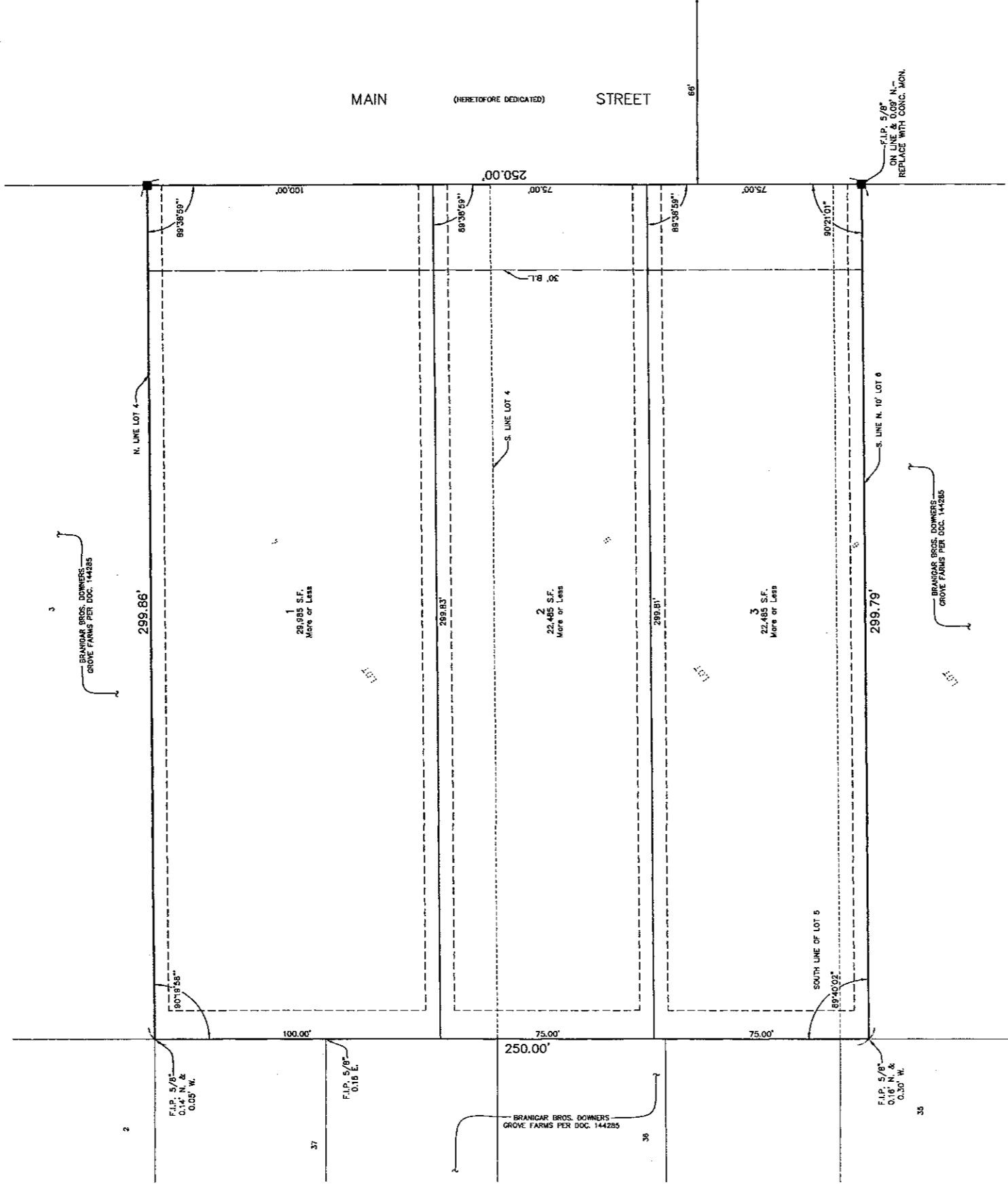
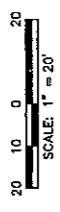
CITY/TOWN

STATE

ZIP CODE

TOTAL AREA OF SUBDIVISION
1.721 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
09-17-101-032
09-17-101-033



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

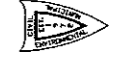
P.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS PART DETAILS.

B.L. - BUILDING SETBACK LINE

F.I.P. - FOUND IRON PIPE (AS SHOWN)

LEGEND

- SUBDIVISION BOUNDARY LINE (THICK SOLID LINE)
- LOT LINE/PROPERTY LINE (DASHED LINE)
- ADJACENT LOT LINE/PROPERTY LINE (DASHED LINE)
- EASEMENT LINE (DASHED LINE)
- CASUALTY LINE/LIMITS OF EASEMENT (DASHED LINE)
- UNRECORDED ORIGINAL LOT LINES (THIN DASHED LINE)
- SET CONCRETE MONUMENT (Double Dashed Lines)



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DISC NO.: 244218 FILE NAME: SUBPLAT
DRAWN BY: KOA FLD. BK. / PG. NO.: 978/3-B-10-12
COMPLETION DATE: 10-17-07 JOB NO.: 244.218

