

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 26, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision – 4822 Washington	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared for the Final Plat of Subdivision to consolidate two existing lots into one for the property located at 4822 Washington Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals 2008-2013 identified *Preservation of our Residential and Neighborhood Character*. Supporting this goal is the objective *Tolerance of Neighborhood Private Development*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the June 2, 2009 active agenda.

BACKGROUND

The 8,252-square foot property is zoned R-4 Single Family Residence district and consists of two lots of record. The south lot is 40.66 feet wide by 136 feet long and the north lot is 20 feet wide by 136.14 feet long. The south lot is improved with a single family residence while a detached garage in the rear of the property is located across both lots. The petitioner is requesting approval of the Final Plat of Subdivision to consolidate the two existing lots on the property into one new 60-foot wide by 136-foot long lot.

The petitioner has not requested any exceptions from the Subdivision Ordinance. All required infrastructure currently exists and no new public improvements are required. The proposed lot will include new five-foot wide utility easements along side and rear property lines which meet the requirement for public utility easements. The proposed lot will exceed all minimum lot dimension requirements for the R-4 Single Family Residence district as specified in the table below:

4822 Washington Avenue	Required	Proposed
Frontage	45 feet	60.66 feet
Lot Width	50 feet	60.66 feet
Lot Depth	140 feet	136 feet (existing, no change)
Lot Area	7, 500 sq. ft.	8,252 sq. ft.

The petitioner is consolidating the two lots into one larger lot to facilitate construction of an addition to the north side of the existing home in the future. The petitioner has not submitted plans for a building permit. The future addition will replace a portion of the existing driveway and will have to meet all Zoning and Stormwater Ordinance requirements. The proposed consolidation will increase the side yard setback requirement from five feet to six feet. The increase in the side yard setback requirement will allow adequate space for appropriate drainage pattern on the property for any future building addition. Staff believes the proposed lot consolidation is consistent with the Future Land Use Plan and Village Planning documents.

The Plan Commission considered the petition at their May 4, 2009 meeting and found the proposal meets the standards for approval. Based on their findings, the Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

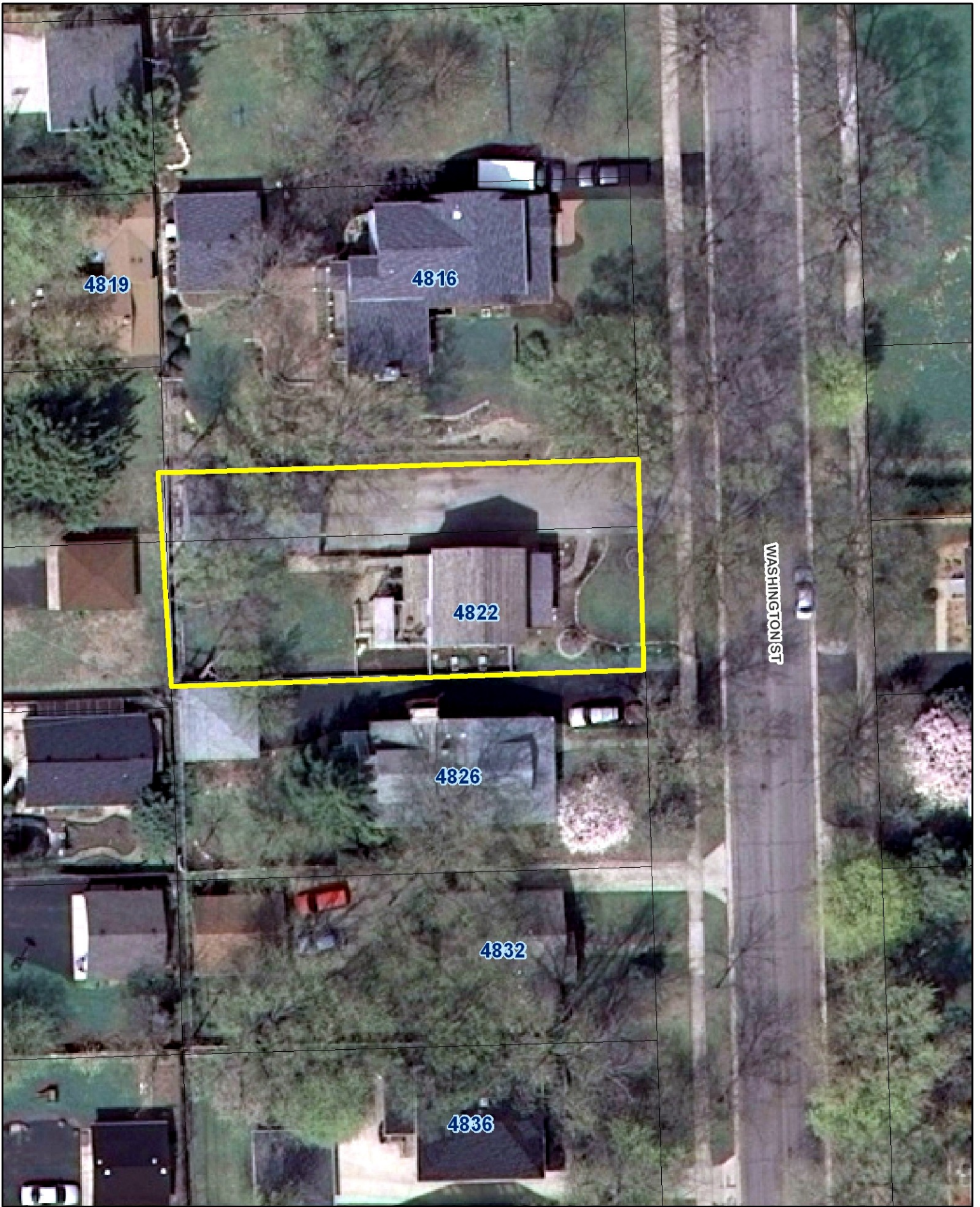
ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated May 4, 2009

Minutes of the Plan Commission Hearing dated May 4, 2009



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4832

4836

WASHINGTON ST



4822 Washington Ave

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL
PLAT OF SUBDIVISION FOR 4822 WASHINGTON AVENUE**

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 Subdivision for 4822 Washington Avenue, located on the West side of Washington Street, approximately 205 feet North of Franklin Street, Downers Grove, Illinois, legally described as follows:

Parcel One: The South 48.46 feet (except the South 7.80 feet) of the East 136.00 feet of the North 394.46 feet of Lot 1 of Fuller's Subdivision of Block 4 of Richmond and Whitney's Addition to the town of Downers Grove, in the East Half of the Northwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Fuller's Subdivision recorded April 21, 1914 as Document 116193, in DuPage County, Illinois. Parcel Two: The South 20 feet of Lot 4 of Rayner and Snyder Subdivision, being a subdivision of the South 200 feet of the North 346.00 feet of Block 1 in Fuller's Subdivision of Block 4 of Richmond and Whitney's Addition to the town of Downers Grove, being a part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of Rayner and Snyder Subdivision recorded January 11, 1926 as Document 206010, in DuPage County, Illinois.

Commonly known as 4822 Washington Street, Downers Grove, IL (PIN 09-08-112-018,-019)

WHEREAS, notice has been given and hearing held on May 4, 2009 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 for 4822 Washington Avenue 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 Resubdivision for 4822 Washington Avenue, be and is hereby approved subject to the following condition:

1. The final Plat of Subdivision shall substantially conform to the Van Anne Resubdivision plat prepared by Joseph M. Decraene, dated April 16, 2009 except as such plan may be modified to conform to the Village Codes and Ordinances.

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



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 4, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-11-09 4822 Washington Avenue	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of the Final Plat of Subdivision to consolidate two existing lots into one new lot.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Sheryl Van Anne
4822 Washington Avenue
Downers Grove, IL 60515

OWNER: Daniel and Sheryl Van Anne
4822 Washington Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residence District
EXISTING LAND USE: Residential
PROPERTY SIZE: 8,252 square feet
PINS: 09-08-112-018; -019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
SOUTH:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
EAST:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)
WEST:	R-4 Single Family Residence District	Residential (0-6 DU/Acre)

ANALYSIS

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 Narrative
3. Plat of Survey
4. Final Plat of Re-subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of the final plat of subdivision to consolidate two existing lots into one.

The property, commonly known as 4822 Washington Avenue, is zoned R-4 Single Family Residence district and consists of one 40.66-foot wide by 136-foot long lot and one 20-foot wide by 136.14 long lot of record. The south lot is improved with a single family residence while a detached garage in rear is located partially on both south and north lots. An existing single family home is located across both lots. A detached two-car garage is located in rear of the north lot.

The petitioner, owner of both lots, is proposing to consolidate the two lots into one new larger 60-foot wide by 136-foot deep lot to allow for future addition on the north side of the existing home.

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for residential use. By consolidating the two lots into one larger lot, the petitioner will be able to construct an addition on the north side of the existing home and maintain the property for residential use. Staff believes the proposed lot consolidation is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. Existing residential use is a permitted use in the district. By consolidating the two existing lots on the property into one larger lot, the required side yard setback (ten percent of the lot width) will increase from five feet to six feet. The petitioner is not proposing any new construction at this time. Any future building additions will have to meet all Zoning Ordinance requirements.

The existing garage located 5.81 feet from the north side property line and 5.37 feet from the west rear property line will remain. The five-foot side and rear yard setback requirement for the detached garage will not change. As such, the existing garage will remain in full compliance with all setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed new lot will meet all minimum lot dimension requirements for residential lots. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

4822 Washington Avenue	Required	Proposed
Frontage	45 feet	60.66 feet
Lot Width	50 feet	60.66 feet
Lot Depth	140 feet	136 feet (existing no change)
Lot Area	7, 500 sq. ft.	8,252 sq. ft.

The proposed lot will include new five-foot wide utility easements along the rear and side property line, and new five-foot wide easements along north and south side property lines which meet the requirement for public utility easements.

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed consolidation will increase the required side yard setbacks from five feet to six feet and allow adequate space for appropriate drainage pattern on the property for any future building addition.

RECOMMENDATIONS

The proposed Final Plat of Subdivision to consolidate the two existing lots into one new lot is compatible with surrounding zoning and land use classifications. Staff recommends Plan Commission make a **positive** recommendation for the Final Plat of Subdivision associated with PC 11-09 to the Village Council subject to the following conditions:

1. The final Plat of Subdivision shall substantially conform to the Van Anne Resubdivision plat prepared by Joseph M. Decraene, dated April 16, 2009 except as such plan may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att



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WASHINGTON ST



4822 Washington Ave

Sheryl Van Anne
4822 Washington Street
Downers Grove, IL 60515
630-960-2334

March 26, 2009

Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

To Whom it May Concern:

I am writing to apply for a Final Subdivision (Consolidation) Plat for our property located at 4822 Washington Street. Our property consists of two parcels which we would like to consolidate into a single parcel.

Attached is all of the submittal information required per the Petitioner's Submittal Checklist I received from the Village. Attached is:

- Item #1 on the Checklist: Three copies, with original signature, of the Petition for Plan Commission Application is attached.
- Item #2 on the Checklist, Proof of Ownership, is not required as the Owner's signature is on the application.
- Item #3 on the Checklist: Application Fee of \$200 is included
- Item #4 on the Checklist: Two copies of a certified current plat of survey is attached.
- Item #5 on the Checklist: Project Summary/Narrative Letter is this letter
- Item #6 on the Checklist: Certification of Public Notice Information and List of Surrounding Property Owners is attached. I have also included address labels as the list includes more than 30 names.
- Item #7 on the Checklist: The Final Subdivision of Plat is attached.
- Item #8-20 on the Checklist are not applicable.

Please advise when this matter will be brought before the Plan Commission so that I can be in attendance.

If you have any questions, please contact me on my cell phone at 630-730-2841 or at home at 630-960-2334.

Regards,

Sheryl Van Anne

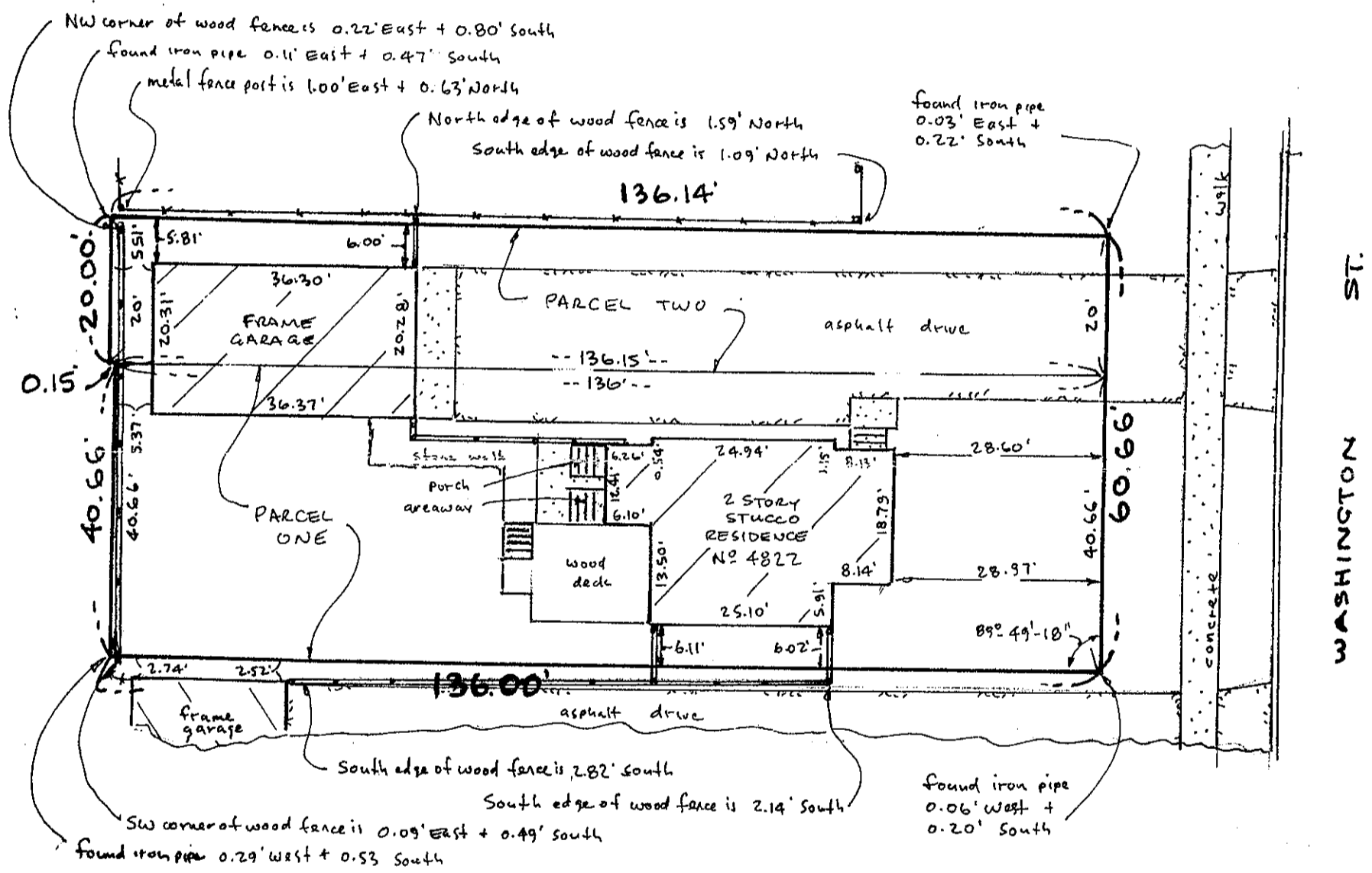
JOSEPH M. DE CRAENE
 ILLINOIS LAND SURVEYOR
 8710 SKYLINE DRIVE
 HINSDALE, IL 60527
 (830) 789-0898
 FAX (830) 789-0897

Plat of Survey

11-20'

PARCEL ONE: THE SOUTH 48.46 FEET (EXCEPT THE SOUTH 7.80 FEET) OF THE EAST 136.00 FEET OF THE NORTH 394.46 FEET OF LOT 1 OF FULLER'S SUBDIVISION OF BLOCK 4 OF RICHMOND AND WHITNEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FULLER'S SUBDIVISION RECORDED APRIL 21, 1914 AS DOCUMENT 116193; IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO: THE SOUTH 20 FEET OF LOT 4 OF RAYNER AND SNYDER SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 200 FEET OF THE NORTH 346.00 FEET OF BLOCK 1 IN FULLER'S SUBDIVISION OF BLOCK 4 OF RICHMOND AND WHITNEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RAYNER AND SNYDER SUBDIVISION RECORDED JANUARY 11, 1926 AS DOCUMENT 206010, IN DUPAGE COUNTY, ILLINOIS.



- NOTES:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Consult with surveyor prior to using this plat for any construction purposes.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

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

DATE: MARCH 3 A.D. 2003

Joseph M. De Craene

ILLINOIS LAND SURVEYOR NO. 2476
 LIC. EXP. 11-30-2004

ORDERED BY: KIMBERLY GEE

ORDER NO. 030216

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VAN ANNE RESUBDIVISION

OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned owner hereby declares that the real property described in and depicted on this plat of subdivision shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions:

- (a) All public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, regulators, meter markers and similar structures approved by the village engineer of the Village of Downers Grove prior to recording of this plat of subdivision.
- (b) An easement for serving the subdivision, and other property with storm drainage, sanitary sewer, street lighting, potable water service and other public utility services, is hereby reserved and granted to the Village of Downers Grove and Downers Grove Sanitary District, their respective successors and assigns, jointly and severally, to install, operate and maintain and remove, from time to time, facilities and equipment used in connection with the public water supply, transmission lines, sanitary sewers, storm drainage system, street lighting system, or other public utility service, and their appurtenances, either on, over, across, below or through the ground shown within the dotted lines on the plat marked "Public Utility and/or Drainage Easement", or similar language designating a stormwater or sewer easement, and the property designated on the plat for streets and alleys, with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grates' facilities or in, upon or over, the property within the stormwater or sewer easement without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Whereas, said lots will be conveyed to purchasers subject to this declaration to the end that the restrictions imposed shall inure to the benefit of each and all of the purchasers of such lots whether they shall have become such before or after the date thereof, and their respective heirs and assigns, and

Whereas, the aforesaid property described on the attached plat is located entirely within the corporate limits of the Village of Downers Grove, Illinois, and

Whereas, all of the provisions, covenants, conditions, agreements, and charges herein contained shall run with and bind all of said lots and land and shall inure to the benefit of, and be enforceable by the Village of Downers Grove, Illinois, and the owners or owner of any of the lots of lands comprised within said plat, and their respective heirs, executors, administrators, successors and assigns.

Now, therefore, all persons, firms or corporations now owning the aforesaid property do covenant and agree that they or any person, firm or corporation hereafter acquiring any property or lots shown upon the attached plat of subdivision are hereby subjected to the following restrictive covenants running with said property by which they are bound:

1. No improvements shall be made in or upon the stormwater easement, including detention or retention areas, as described in the plat of subdivision, except for landscape installation of trees, shrubs, bushes and grass and the installation of underground utility lines and ditches.
 2. Each owner or purchaser shall be responsible for maintaining the stormwater easement, including detention or retention areas, applicable to his lot in such manner as to insure the free and uninterrupted flow of storm water through the drainage system of the subdivision, and shall destroy or modify grades or slopes without having first received prior written approval of the Village of Downers Grove, Illinois.
 3. In the event any owner or purchaser fails to properly maintain the stormwater easement, including detention or retention areas, the Village of Downers Grove, Illinois, shall upon ten day prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the stormwater easement, including detention or retention areas, reasonably necessary to insure adequate storm water storage and free flow of storm water through the stormwater easement, including detention or retention areas.
 4. In the event the Village of Downers Grove, Illinois, shall be required to perform, or have performed on its behalf, any maintenance work to or upon the stormwater easement, including detention or retention areas, the cost together with the additional sum of ten percent shall, upon recitation of a notice of lien within sixty days of completion of the work, constitute a lien against his lot which may be foreclosed by an action brought by or on behalf of the Village of Downers Grove, Illinois.
 5. The aforesaid restrictions and covenants, and each and every one of them, are hereby expressly made an essential part of this instrument, and shall be and remain of perpetual efficacy and obligation in respect to the said premises and the parties herein designated, their and each of their successors, heirs, and assigns.
- In witness whereof, the owner hereunto sets his hands upon the attached plat the day and date first written thereon.

DATE: _____
BY: _____

STATE OF ILLINOIS) OWNER NOTARY CERTIFICATE
COUNTY OF) ss

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY AS SUCH OWNERS, SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATE: _____
NOTARY PUBLIC

STATE OF ILLINOIS) RECORDER'S CERTIFICATE
COUNTY OF DUPAGE) ss
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY ON THE _____ DAY OF _____ AD 20__ AT _____ M. AS DOCUMENT NUMBER _____

RECORDER OF DEEDS _____
STATE OF ILLINOIS) COUNTY CLERK CERTIFICATE
COUNTY OF DUPAGE) ss

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES NO UNPAID FORFEITED TAXES AND NO RECEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

DATE: _____
COUNTY CLERK

STATE OF ILLINOIS) SANITARY DISTRICT CERTIFICATE
COUNTY OF DUPAGE) ss

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATE: _____
SANITARY DISTRICT COLLECTOR

STATE OF ILLINOIS) PLAN COMMISSION CERTIFICATE
COUNTY OF DUPAGE) ss

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

DATE: _____
CHAIRMAN

STATE OF ILLINOIS) VILLAGE COLLECTOR CERTIFICATE
COUNTY OF DUPAGE) ss

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATE: _____
VILLAGE COLLECTOR, DOWNERS GROVE, ILLINOIS

STATE OF ILLINOIS) VILLAGE COUNCIL CERTIFICATE
COUNTY OF DUPAGE) ss

APPROVED BY THE VILLAGE COUNCIL OF DOWNERS GROVE, ILLINOIS.

DATE: _____
BY: _____ MAYOR
ATTES: _____ VILLAGE CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Ameritech Illinois s.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, reclosures, cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install related service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein granted, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the Condominium Property Act, Chapter 765 ILCS 0/52, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "open grass", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with exterior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structure such as a pool, recreation pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/lot Owner, upon written request.

PROPERTY DESCRIPTION:
PARCEL ONE: THE SOUTH 48.46 FEET EXCEPT THE SOUTH 7.80 FEET OF THE EAST 136.00 FEET OF THE NORTH 200.00 FEET OF BLOCK 1 OF FULLER'S SUBDIVISION OF BLOCK 4 OF RICHMOND AND WHITNEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FULLER'S SUBDIVISION RECORDED APRIL 21, 1914 AS DOCUMENT 10100, IN DUPAGE COUNTY, ILLINOIS.
PARCEL TWO: THE SOUTH 20 FEET OF LOT 4 OF RAYNOR AND SNYDER SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 200 FEET OF THE NORTH 346 FEET OF BLOCK 1 IN FULLER'S SUBDIVISION OF BLOCK 4 OF RICHMOND AND WHITNEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RAYNOR AND SNYDER SUBDIVISION RECORDED JANUARY 11, 1928 AS DOCUMENT 20010, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS) SCHOOL DISTRICT CERTIFICATE
COUNTY OF DUPAGE) ss

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPERTY DESCRIBED HEREON IS SITUATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:

GRADE SCHOOL DISTRICT: _____
HIGH SCHOOL DISTRICT: _____
OTHER: _____
DATE: _____
OWNER: _____

STATE OF ILLINOIS) OWNERS CERTIFICATE
COUNTY OF DUPAGE) ss

AND
COHENRY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATE: _____
BY: _____

STATE OF ILLINOIS) OWNER NOTARY CERTIFICATE
COUNTY OF) ss

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY AS SUCH OWNERS, SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATE: _____
NOTARY PUBLIC

STATE OF ILLINOIS) MORTGAGEE'S CERTIFICATE
COUNTY OF) ss

THIS IS TO CERTIFY THAT _____ AS MORTGAGEE HOLDING MORTGAGE NO. _____ DATED _____ HEREBY CONSENTS TO THE RESUBDIVISION OF THE PROPERTY DESCRIBED HEREON, AS INDICATED BY THE PLAT DRAWN HEREON.

DATE: _____
BY: _____ TITLE: _____
ATTEST: _____ TITLE: _____

STATE OF ILLINOIS) MORTGAGEE NOTARY CERTIFICATE
COUNTY OF) ss

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATE: _____
NOTARY PUBLIC

STATE OF ILLINOIS) DRAINAGE CERTIFICATE
COUNTY OF) ss

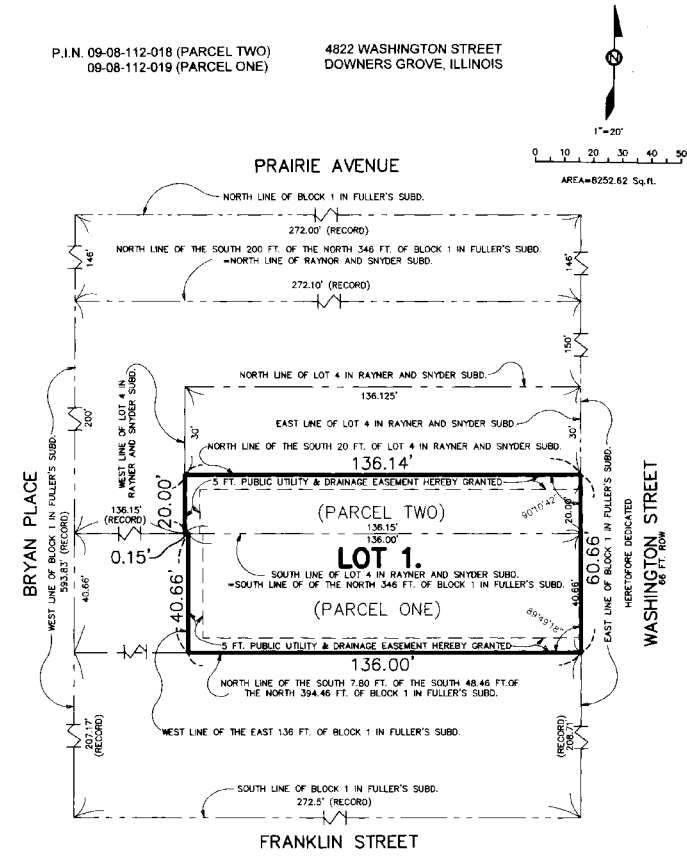
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND WHOSE ONLY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DRAINAGE OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATE: _____
ILLINOIS PROFESSIONAL ENGINEER NO. _____
LIC. EXP. 11/30/20__

OWNER OR ATTORNEY

P.I.N. 09-08-112-018 (PARCEL TWO)
09-08-112-019 (PARCEL ONE)

4822 WASHINGTON STREET
DOWNERS GROVE, ILLINOIS



FRANKLIN STREET

NOTE: MAN-MADE IMPROVEMENTS ARE NOT SHOWN HEREON

AFTER RECORDING, PLEASE RETURN TO:

STATE OF ILLINOIS) SURVEYOR CERTIFICATE
COUNTY OF DUPAGE) ss

I, JOSEPH M. DE CRADINE, ILLINOIS LAND SURVEYOR, HAVE SURVEYED AND RESUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THE PLAT HEREON DRAWN. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS SITUATED IN A "ZONE C" (AREA OF MINIMAL FLOODING) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF DOWNERS GROVE, COMMUNITY PANEL NUMBER 17024A-0002, DATED OCTOBER 19, 1983.

THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

DATE: APRIL 16, 2009

Joseph M. De Cradine
JOSEPH M. DE CRADINE, ILLINOIS LAND SURVEYOR NO. 2478
8710 SKYLINE DRIVE
HENSLEY, IL 60142



090307 Sub

PC-11-09 A petition seeking Final Plat of Subdivision approval to consolidate two existing lots into one lot on the west side of Washington Street, approximately 205 feet North of Franklin Street, commonly known as 4822 Washington Street, Downers Grove, IL (PIN's 09-08-112-018,-019); Sheryl Van Anne, Petitioner; Daniel & Sheryl Van Anne, Owners

Chairman Jirik swore in those individuals who would be speaking on behalf of File PC-11-09.

Mr. Latinovic summarized that the subject property is zoned R-4, Single-Family Residence, and the property currently has a home and detached garage on it. The property consists of two lots of record with the south lot being 40 ft. wide by 136 ft. in length with a single-family residence. The northern 20-foot by 136-foot lot contains the majority of the detached garage, which is on the common property line. The owners would like to consolidate the two lots into one lot, 60 feet wide by 136 feet in length, in order to construct an addition in the future to the north side of the home. The Future Land Use Plan and Map lists the property as residential and by consolidating the lots, it will allow for the construction of the addition, which will protect the property as residential use in the future.

The current side yard setback minimum is five feet and once the lots are consolidated, a minimum of six feet for the side yard setback will be required. The garage will remain as is. The proposed consolidation will meet all requirements of the Subdivision Ordinance. The petitioner will also provide five-foot utility easements along side and rear property lines. To date, no comments have been received from the neighbors. Staff finds that the petition meets the Zoning and Subdivision Ordinance, the Future Land Use Plan, and other Village planning documents and supports the petition.

Questions followed regarding the neighbor's lot to the north and its size being similar to the lot being proposed as well as access to the garage once the house is expanded. Staff responded that the proposed addition would meet all of the requirements of the zoning ordinance, one of which was to preserve a 10-foot wide asphalt driveway to the garage. Mr. Latinovic pointed out the petitioner had more than enough width to accommodate the driveway.

Mr. Waechtler inquired about the required width for the driveway, which currently sits on the north side of the house where the future addition will be constructed. Staff explained that the existing driveway is wider than a typical driveway. The Village requires private driveways to garage must be minimum ten feet wide. The petitioner will have to meet this requirement when they propose an addition to the house.

Mr. Cozzo inquired how a 20-foot wide lot existed initially, wherein Mr. Latinovic explained it was not a right-of-way and he could not offer an explanation for the 20-ft. wide lot.

Petitioner, Ms. Sheryl Van Anne, 4822 Washington Street, Downers Grove, thanked staff for their assistance on this matter. She explained plans for the expansion were not yet completed, but she understood the requirements of the Village in terms of the driveway, which she intended to follow. As to the two lots, they were purchased that way, and she intends to keep the existing garage with the ten-foot driveway.

Chairman Jirik opened up the meeting to public comment. No comments received. Public comment was closed.

The petitioner had no closing comment.

WITH RESPECT TO PC-11-09, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION FOR THE FINAL PLAT OF SUBDIVISION TO THE VILLAGE COUNCIL INCLUDING THE RECOMMENDATION IN THE STAFF REPORT:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE VAN ANNE RE-SUBDIVISION PLAT PREPARED BY JOSEPH M. DECRAENE DATED APRIL 16, 2009 EXCEPT AS SUCH PLAN MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

SECONDED BY MR. MATEJCZYK.

ROLL CALL:

AYE: MR. WAECHTLER, MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. QUIRK, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 6-0