VILLAGE OF DOWNERS GROVE REPORT FOR THE VILLAGE COUNCIL MEETING JUNE 2, 2009 AGENDA

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

UPDATE & RECOMMENDATION

This item was discussed at the May 26, 2009 workshop. Staff recommends 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.

ATTACHMENT

Resolution

VILLAGE OF DOWNERS GROVE COUNCIL ACTION SUMMARY

INITIATED:		Applicant	DATE:	June 2, 20	June 2, 2009	
		(Name)				
REC	OMMENDAT	ΓΙΟΝ FROM: _	Plan Commission (Board or Department)	FILE REF:	PC-11-09	
NAT	URE OF ACT	<u>rion</u> :	STEPS NEEDED	TO IMPLEMENT	Γ ACTION:	
	Ordinance		Motion to Adopt "A			
<u>X</u>	Resolution		WASHINGTON A			
	Motion					
	Other					
<u>SUM</u>	MARY OF IT	<u>ΓΕΜ</u> :				
		May 4, 2009, the 2 Washington A	Plan Commission recommervenue.	nded approval of th	e Final Plat of	
REC	ORD OF ACT	<u>ΓΙΟΝ TAKEN</u> :				

 $1\ wp8\ cas. 09\ FP-4822-Washington-PC-11-09$

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	

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P.I.N. 09-08-112-018 (PARCEL TWO) 09-08-112-019 (PARCEL ONE) 207.17' (RECORD) WEST LINE OF LOT 4 IN PROPERTY RAYNER AND SNYDER SUBD. 0.15 NORTH LINE OF THE SOUTH 200 FT, OF THE NORTH 346 FT, OF BLOCK I IN FULLER'S SUBD. -NORTH LINE OF RAYNOR AND SNYDER SUBD. WEST LINE OF THE EAST 136 FT. OF BLOCK 1 IN FULLER'S SUBD. 40.66 NORTH LINE OF THE SOUTH 20 FT. OF LOT 4 IN RAYNER AND SHYDER SUBD NORTH LINE OF THE SOUTH 7.80 FT. OF THE SOUTH 48.46 FT.OF THE NORTH 394.46 FT. OF BLOCK 1 IN FULLER'S SUBD. SOUTH LINE OF OF THE NORTH ANS FT. OF BLOCK 1 IN PALEETS SUBD NORTH LINE OF BLOCK 1 IN FULLER'S SUBD. FT. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTE NORTH LINE OF LOT 4 IN RAYNER AND SNYDER SUBD. PRAIRIE AVENUE LINE OF BLOCK 1 IN FULLER'S SUBD 272.5' (RECORD) EAST LINE OF LOT 4 IN RAYNER AND SNYDER SUBD. 272.10' (RECORD) 272.00' (RECORD) (PARCEL ONE) (PARCEL TWO) 4822 WASHINGTON STREET DOWNERS GROVE, ILLINOIS 136.00 0 10 20 30 40 50 AREA=8252.62 Sq.ft. - 60.66' - EAST LINE OF BLOCK I IN FULLER'S SU HERETOFORE DEDICATED WASHINGTON STREET 66 FT. ROW

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COUNTY OF DUPAGE) SS SURVEYOR CERTIFICATE

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STATE OF ILLINOIS)
COUNTY OF DUPAGE) 35

VILLAGE COLLECTOR CERTIFICATE

VILLAGE COLLECTOR, DOWNERS GROVE, ILLINOIS

STATE OF ILLINOIS)

VILLAGE COUNCIL CERTIFICATE

APPROVED BY THE VILLAGE COUNCIL OF DOWNERS GROVE, ILLINOIS,

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extremally 2. Each course of purchaser shall be expossible for maleshaling the attenuates externed, including descriptions of restrates described, applicable for his in such manner as to insure the first and training restration of the state of the country of the desirage postum of the subdivision, and all all allocation or monthly grades or looper solven their first in accordance to the subdivision, and all lead belongs or modify grades or looper solven their first in accordance to the subdivision, and the village of Downers Grown, Ellinois, shall be received by the country of the cou

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STATE OF ILUNOIS)	BY:	DATE
OWNER NOTARY CERTIFICATE	BY:	

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AFTER RECORDING, PLEASE RETURN TO

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY ON

RECORDER'S CERTIFICATE

however Circus prior to proceeding of this play of embedication	ulators, valves, markers and similar structures approved by the village engineer of	be constructed wholly underground, except for transformers, transformer pads,	public utility structures and facilities, whether located on public or private	nants and restrictions:	division shall be held, transferred, sold, conveyed and occupied subject to the	averages a control indexes decisales may the rest property described at said depicted on

STATE OF ILLINOIS) RECORDER OF DEEDS

COUNTY CLERK

STATE OF ILLINOIS)

SANITARY DISTRICT CERTIFICATE

It aforesaid property described on the attached plat is booked entirely within the	aid lots will be conveyed to purchasers subject to this declaration to the end that SANTIAE possess shall insure to the benefit of each and all of the purchasers of such lots have become such before or after the date thereof, and their respective heirs and	ereur. DATE:_	to or over, me property within the stormwater of sewer extendent sufficient the 1. 1. of grantees. After installation of any mach facilities, the grantee of the SANTIN COURTS of the SANTIN COURTS of the storm of the storm of the SANTIN COURTS of the storm of the storm of the SANTIN COURTS of the storm of the storm of the SANTIN COURTS of the storm of th
STATE OF ILLINOIS) P	SANITARY DISTRICT COLLECTOR		RY DISTRICT, DO HEREBY CERTIF NT OR FORFEITE SPECIAL ASSESS AVE NOT BEEN APPORTIONED ACAIN
PLAN COMMISSION CERTIFICATE		· -	KORBIANI SIMBINTYLINING THE TOLLOWLE LIKENYONG CHIEROLDBOOM NEGATION BOND TO THE STREET

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

	WITHOUT CHOCKED.
BY:	

FRANKLIN STREET

EASEMENT PROVISIONS easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to and Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees

e term "Common Stements" shall have the meaning set forth for such term in the condomination Property Act". Chapter 765 ILOS 80542, as amended from time to time.

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