

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 2, 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.

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

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

