

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 21, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 3940 Sterling Road	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots into one lot for the property located at 3940 Sterling Road.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the July 5, 2011 active agenda.

BACKGROUND

The 27,400 square foot property, commonly known as 3940 Sterling Road is zoned R-2 Single Family Residential and consists of two 50-foot wide by 274-foot deep lots all of which are owned by the petitioner. There are no buildings or structures currently located on either lot. The petitioner is proposing to consolidate the two lots into one 100-foot wide by 274-foot deep lot.

The petitioner is proposing to construct a new single family home that would stretch across the common property line. The consolidation of the two lots into a single lot will permit the property owner to construct the proposed new single family home.

The petitioner has not requested any exceptions from the Subdivision Ordinance. All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include five-foot wide utility easements along the side property lines and a ten-foot wide utility easement along the rear property line which meet the requirements for public utility easements. The proposed consolidation will increase the side yard setback requirements from seven feet to ten feet. The proposed lot will meet all minimum lot dimension requirements for the R-2 Single Family Residence district as specified in the table below:

3940 Sterling Road	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	85 feet	100 feet	140 feet	274 feet (No change)	15,000 sq. ft.	27,400 sq. ft.

The Plan Commission considered the petition at their May 23, 2011 meeting. No public comments were received at the hearing. The Commission found that the request met the standards of the Subdivision Ordinance. Based on their findings, the Plan Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated May 23, 2011

Minutes of the Plan Commission Hearing dated May 23, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR THE 3940 STERLING ROAD SUBDIVISION**

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 to consolidate two lots into one lot for the 3940 Sterling Road Subdivision, located on the west side of Sterling Road, approximately 370 feet south of 39th Street, Downers Grove, Illinois, legally described as follows:

The south 50 feet of Lot 4 and the north 50 feet of Lot 5 in Block 14 in Arthur T. McIntosh and Company's Fairview Avenue Subdivision, being a subdivision in the east half of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, and in the southeast quarter of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 7, 1923 as Document No. 16923, in DuPage County, Illinois.

Commonly known as 3940 Sterling Road, Downers Grove, IL (PIN 09-05-202-018).

WHEREAS, notice has been given and hearing held on May 23, 2011 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 the 3940 Sterling Road Subdivision located at 3940 Sterling Road, 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 3940 Sterling Road Subdivision located at 3940 Sterling Road, be and is hereby approved subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Intech Consultants, Inc. dated April 28, 2011 and revised on May 9, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

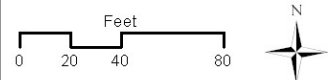
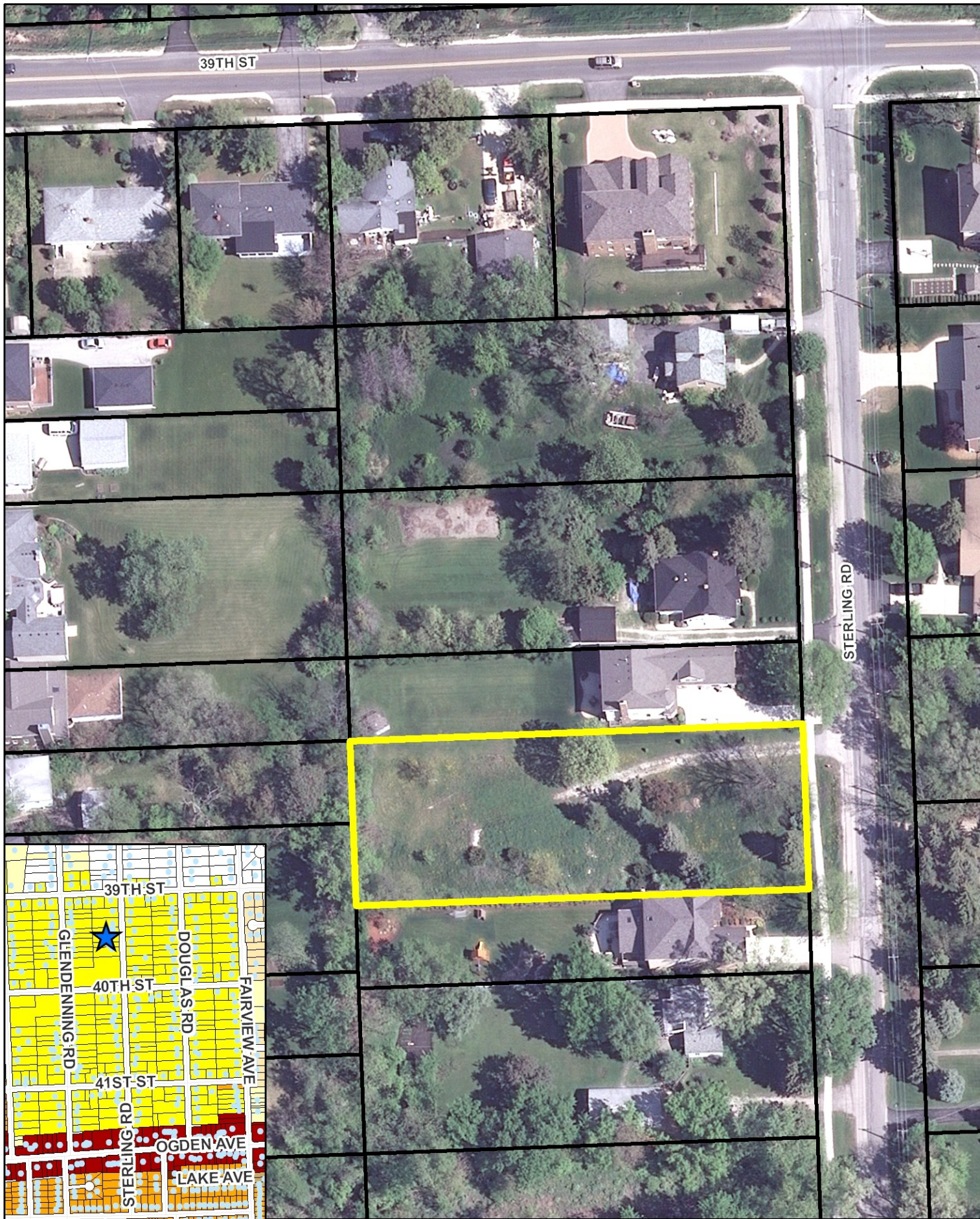
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat of subdivision.

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



3940 Sterling Road Location Map



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 23, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-16-11 3940 Sterling Road	Final Plat of Subdivision	Stan Popovich, AICP Planner

REQUEST

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

NOTICE

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

GENERAL INFORMATION

OWNER: Concorde Berkshire Property Investments, LLC
222 W. Roosevelt Road
Wheaton, IL 60187

APPLICANT: Concorde Builders, LLC
22 W. Roosevelt Road
Wheaton, IL 60187

PROPERTY INFORMATION

EXISTING ZONING: R-2 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 27,400 square feet (0.63 acres)
PINS: 09-05-202-018

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2 Single Family Residence District	Residential 0-6 DU/Acre
SOUTH:	R-2 Single Family Residence District	Residential 0-6 DU/Acre
EAST:	R-2 Single Family Residence District	Residential 0-6 DU/Acre
WEST:	R-2 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. Plat of Subdivision

PROJECT DESCRIPTION

The petitioners are requesting approval of a final plat of subdivision to consolidate two existing lots into a single lot. The property, commonly known as 3940 Sterling Road, is zoned R-2 Single Family Residential and is 100 feet wide by 274 feet deep. The property is made up of two partial lots that are both 50 feet wide and 274 feet deep. The lot is currently vacant.

The petitioners are proposing to construct a new single family house on the property. The proposed house would be located over the existing common lot line. Without the consolidation of the two lots into one, the petitioner would not be permitted to construct the new single family house.

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, the petitioner will be able to construct the new single family house. Staff believes the proposed final plat of subdivision is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-2 Single Family Residence District. The existing residential use is a permitted use in the district. If the subdivision is approved, the petitioners will be able to construct a new single family house. The proposed addition will meet all Zoning Ordinance bulk and setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed lot will meet all minimum lot dimension requirements for residential lots in the R-2 single family zoning district. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

3940 Sterling Road	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	85 feet	100 feet	140 feet	274 feet (No change)	15,000 sq. ft.	27,400 sq. ft.

The proposed lot will include new five-foot wide utility easements along the side (east and west) property lines and a new ten-foot wide utility easement along the rear (south) property line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into a single lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a

motion recommending approval of a final plat of subdivision associated with PC-16-11 to the Village Council subject to the conditions below:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Intech Consultants, Inc. dated April 28, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-16-11 3940 Sterling - Lot Consolidation\Staff Report PC-16-11.doc



0 20 40 80 Foot N

3940 Sterling Road Location Map

PROJECT SUMMARY

3940 Sterling Rd.

The owner would like to consolidate the south 50 feet of Lot 4 and the north 50 feet of Lot 5 into one lot. The individual lots are 50' by 274' individually and combined would have a dimension of 100' by 274'. This lot would comply with all zoning requirements for the Village of Downers Grove and this consolidation is being done in conjunction with the application of a construction permit for a single family home that is to be built on the property.

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MAY 23, 2011, 7:00 P.M.

PC-16-11 A petition seeking a final plat of subdivision approval to consolidate two existing parcels into one lot for the property located on the west side of Sterling Road, approximately 370 feet south of 39th Street, commonly known as 3940 Sterling Road, Downers Grove, IL (PIN 09-05-202-018); Sterling Berkshire Property Investments, LLC., Owner; Jim Pesavento, Concorde Builders LLC, Petitioner

Chairman Jirik swore in those individuals who would be speaking on File PC-16-11.

Mr. Stan Popovich summarized the petition was to consolidate two existing lots of record into a single lot of record at 3940 Sterling Road. The lots were zoned R-2 Single Family Residential and the total vacant parcel was 100 feet wide by 274 feet deep but comprised of two partial lots, each lot measuring 50 feet wide by 274 feet deep each. Planned was a new single-family home over the common property line with 10-foot setbacks on the north and south property lines. A 20-foot setback would exist in the rear and a 35-foot setback would exist in the front yard. Without the consolidation, the petitioner would not be permitted to construct the new single-family house.

Staff believed the proposed final plat of subdivision met the Village's Future Land Use Plan and met the Village's Zoning Ordinance and Subdivision Ordinance. Minimum and proposed setbacks were reviewed by Mr. Popovich, noting the proposal met the setback requirements. Five-foot wide utility easements were noted along the east and west property lines as well as a new ten-foot wide utility easement at the rear property line.

Staff received a few general inquiries about this property from neighbors but no objections were received once staff shared the plans of the proposal. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council.

Mr. Webster confirmed with staff that the 40-foot building line along Sterling Road was a neighborhood restriction when the parcels were originally platted. Mr. Waechtler mentioned that the public notice sign on the property was difficult to see and that the Public Works Department should better position such signs in the future.

Owner, Mr. Jim Pesavento, with Concorde Builders, LLC, 222 W. Roosevelt Road, Wheaton, IL, was seeking to consolidate the two 50-foot wide lots into one record lot for the purpose of constructing a new home. His understanding was that a prior home, with similar dimensions, existed on this lot.

Mr. Webster asked how the new home would be positioned on the lot, i.e., similar or pushed back; wherein Mr. Pesavento recalled that the plans called for it to be right at the setback of 40 feet, in line similar to the homes to the north and south. He mentioned the home will have an attached three-car side-load garage with a minimum 20-foot concrete pad on the side of the garage for vehicular access.

DRAFT

Mr. Waechtler stated the proposal was a nice addition to the area, given a few similar new homes were recently constructed in the neighborhood

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

Mr. Pesavento had no closing statement to add. No further comments/questions followed.

WITH RESPECT TO FILE PC-16-11, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSTIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPOSED FINAL PLAT OF SUBDIVISION IS COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USE CLASSIFICATIONS. BASED ON THE FINDINGS LISTED ABOVE, THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY INTECH CONSULTANTS, INC. DATED APRIL 28, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. SECONDED BY MR. WEBSTER.

ROLL CALL:

**AYE: MRS. RABATAH, MR. WEBSTER, MR. BEGGS, MR. MATEJCZYK,
MR. WAECHTLER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

DRAFT

Mr. O'Brien updated the commissioners on the comprehensive plan. He expects Village Council to begin discussions on it in June. Minor details followed on the upcoming June 6th agenda.

THE MEETING WAS ADJOURNED AT 7:58 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)