

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

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 500 Gierz Avenue	✓ 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 500 Gierz Avenue.

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 12,024 square foot property, commonly known as 500 Gierz Avenue, is zoned R-4 Single Family Residential and consists of a 60-foot by 130-foot east-west lot on the corner and a 32-foot by 125-foot lot that runs north-south east of the corner lot. A single family house with an attached garage is located on the corner lot while the eastern parcel is vacant.

The petitioner is proposing to consolidate the two lots into one to increase the value of their property and provide additional buildable areas for any future construction they would wish to pursue. The consolidation would allow the petitioners to expand their existing house or build a detached garage to the east.

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. On the former east-west parcel a five-foot easement will be granted along the northern property line. On the former north-south parcel, a five foot-easement will be granted along the eastern property line and the western property to the north of the existing east-west parcel. A ten-foot easement will be granted along the northern property line of the former north-south parcel.

The proposed consolidation will only change the rear yard setback along the east property line. The 20-foot rear yard setback would now be from the far eastern property line, instead of the common property line. The proposed lot will meet all minimum lot dimension requirements for the R-4 Single Family Residence district as specified in the table below:

500 Gierz Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet (No change)	140 feet	162 feet (No change)	7,500 sq. ft.	12,024 sq. ft.

The Plan Commission considered the petition at their May 23, 2011 meeting. No public comments were received. The Plan Commission asked staff where a detached garage could be constructed. Staff has prepared an exhibit that details the buildable area for any detached accessory structures. The accessory structure buildable area is located in the same area that is generally available to other corner lots. The Plan 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

Exhibit – Available space for an accessory structure

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR THE DOUGLAS - GIERZ RESUBDIVISION (500 GIERZ STREET)**

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 Douglas-Gierz Resubdivision, 500 Gierz Street, located at the northeast corner of Douglas Road and Gierz Street, Downers Grove, Illinois, legally described as follows:

Parcel 1:

The south 10 feet of Lot 31, all of Lots 32 and 33 together with the west one half of the vacated alley lying east of and adjoining said lots in Block 1 in Gostyn, being a subdivision of a part of the northeast quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1889 as Document No. 41158, in DuPage County, Illinois and;

Parcel 2:

Lot 34 and also the east one half of the vacated alley lying west of and adjoining said Lot 34 and the south one half of the vacated alley lying north of and adjoining said Lot 34 and said east half of the vacated alley, in Block 1 in Gostyn, being a subdivision of a part of the northeast quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1889 as Document No. 41158, in DuPage County, Illinois.

Commonly known as 500 Gierz Street, Downers Grove, IL (PINs 09-08-220-015, -027).

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 Douglas-Gierz Resubdivision located at 500 Gierz Street, 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 Douglas-Gierz Resubdivision located at 500 Gierz Street, 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 Steinbrecher Land Surveyors, Inc. dated April 27, 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.

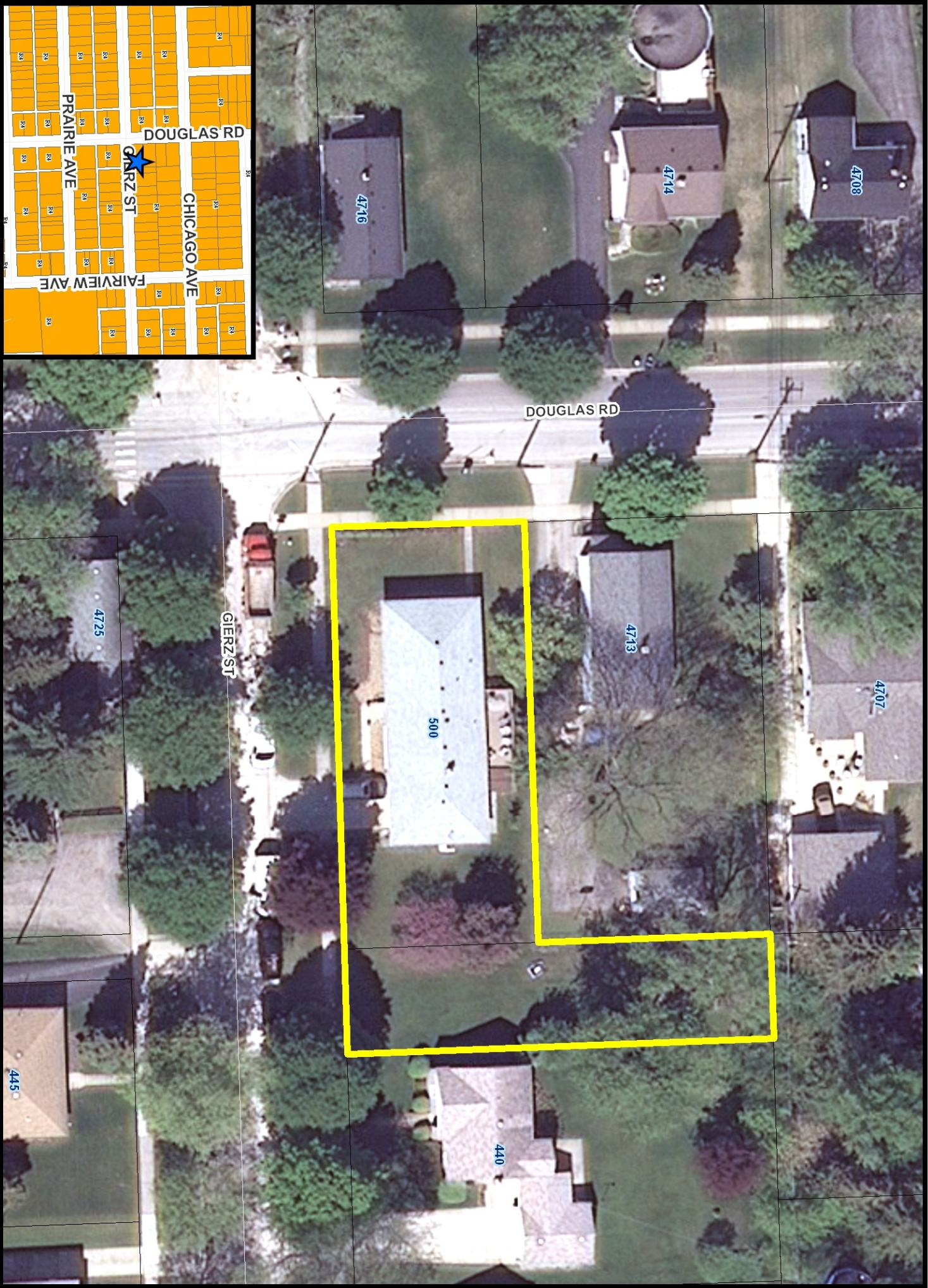
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



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Feet

500 Gierz Street Location Map





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

SUBJECT:	TYPE:	SUBMITTED BY:
PC-14-11 500 Gierz Street	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

OWNERS\APPLICANTS: Bob and Michele King
500 Gierz Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 12,024 square feet (0.28 acres)
PINS: 09-08-220-015, -027

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. 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 500 Gierz Street, is zoned R-4 Single Family Residential and consists of a 60-foot by 130-foot east-west lot on the corner and a 25-foot by 125-foot lot that runs north-south to the east of the corner lot. The property is in the shape of an 'L.' The owners originally owned the corner lot property and recently purchased the smaller 25-foot by 125-foot eastern lot. A single family home is located on the corner lot while the eastern parcel is vacant.

The petitioners are proposing to consolidate the two lots into one to increase the value of their property and provide additional buildable areas for any future construction they would wish to pursue. The consolidation would allow the petitioners to expand their existing house or build a detached garage to the east.

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 an addition or build a detached garage on the property. 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-4 Single Family Residence District. The existing residential use is a permitted use in the district. If the subdivision is approved, the petitioners would be able to add onto their home in the future or construct a detached accessory structure. 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-4 single family zoning district. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

500 Gierz Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet (No change)	140 feet	162 feet (No change)	7,500 sq. ft.	12,024 sq. ft.

On the former east-west parcel a five-foot easement will be granted along the northern property line. On the former north-south parcel, a five foot-easement will be granted along the eastern property line and the western property to the north of the existing east-west parcel. A ten-foot easement will be granted along the northern property line of the former north-south parcel.

NEIGHBORHOOD COMMENT

Staff has received one phone call from a resident who requested information regarding the proposal. The resident did not express any concerns about the proposal. 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-14-11 to the Village Council subject to the conditions below:

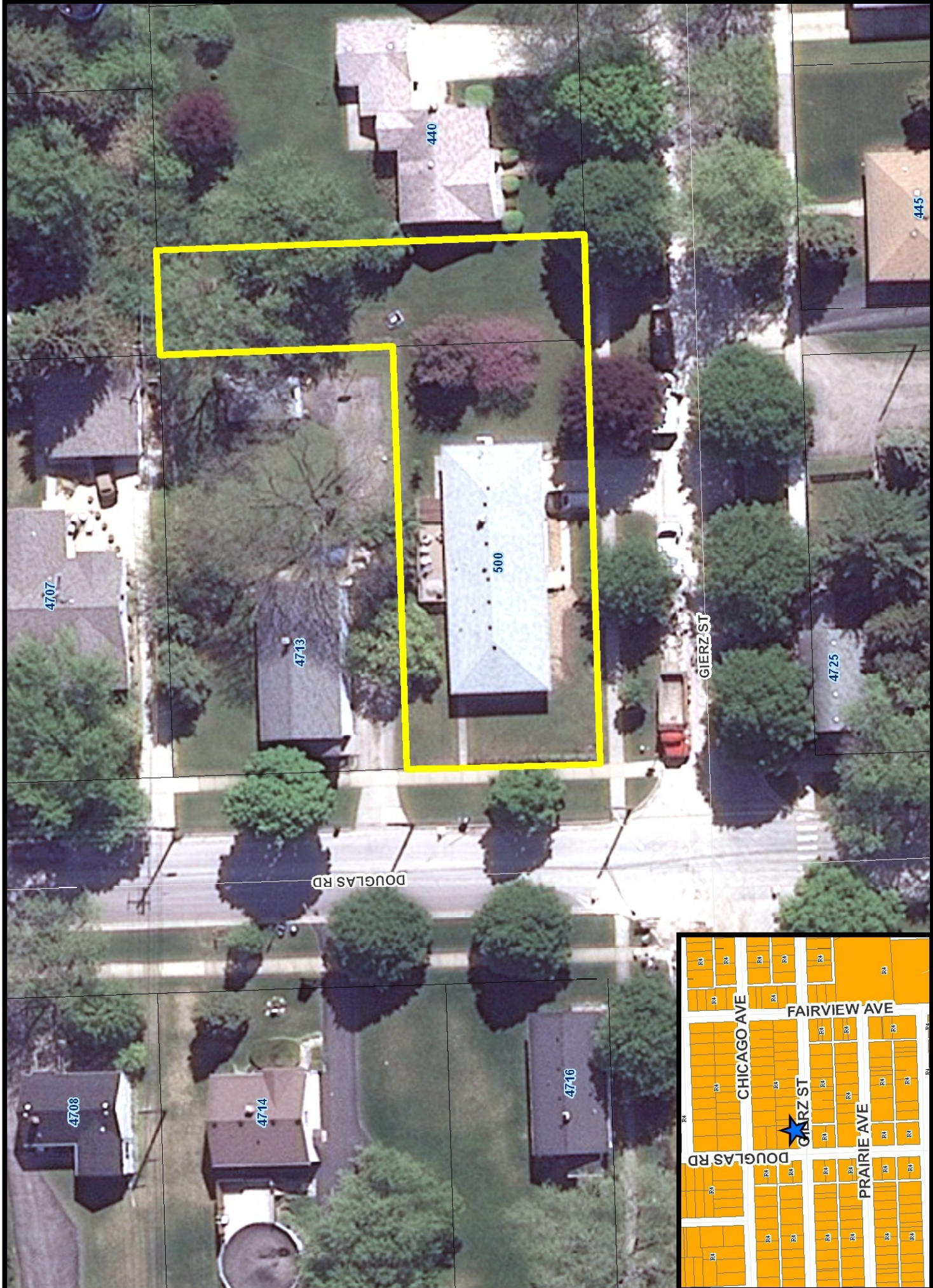
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Steinbrecher Land Surveyors, Inc. except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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500 Gierz Street Location Map

April 22, 2011

RE: 500 Gierz Street Lot Consolidation

0908220027 – Primary Residence

0908220015 – Empty Lot

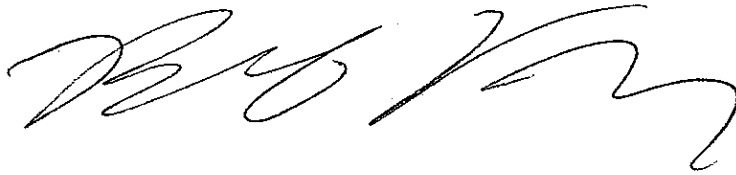
We are applying to combine our current empty lot with our existing lot. As property values have been plummeting recently, we are looking to refinance and need to increase the equity of our house. Combining lots will add tangible/measurable value to our primary residence.

Owners of record

Michele King

A handwritten signature in cursive script, appearing to read "Michele King", with a long, sweeping horizontal stroke extending to the right.

Robert King

A handwritten signature in cursive script, appearing to read "Robert King", with a large, stylized "R" and "K" and a long, sweeping horizontal stroke extending to the right.

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

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

Chairman Jirik called the May 23, 2011 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Matejczyk, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Cozzo, Mr. Quirk

STAFF PRESENT: Village Planning Manager Jeff O'Brien; Planner Stan Popovich

VISITORS: Ms. Marge Earl, 4720 Florence, Downers Grove; Mr. Robert and Ms. Michele King, 500 Gierz Street, Downers Grove; Mr. James Pesavento, Concorde Builders, LLC, 222 W. Roosevelt Rd., Wheaton, IL; Blake and Amy Peters, 442 Davis St., Dowers Grove; Brian Halloran, 435 Davis St., Downers Grove; Jeff and Melanie Crane, 4825 Saratoga Ave., Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

Mr. Waechtler thanked the recording secretary for her transcription services.

APPROVAL OF THE APRIL 4, 2011 MINUTES

MR. WAECHTLER MADE A MOTION TO APPROVE THE MINUTES, AS PRESENTED, SECONDED BY MR. MATEJCZYK. ROLL CALL:

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

NAY: NONE

MOTION CARRIED: VOTE 6-0.

Chairman Jirik explained the protocol for the meeting.

FILE PC-14-11 A petition seeking final plat of subdivision approval to consolidate two existing parcels into one lot for the property located at the northeast corner of Douglas Road and Gierz Street, commonly known as 500 Gierz Street, Downers Grove, IL (PINs 09-08-220-015, -027); Bob and Michele King, Petitioner and Owner

Chairman Jirik swore in those individuals speaking on behalf of File PC-14-11.

DRAFT

Village Planner, Mr. Stan Popovich, referring to the overhead, explained that the petitioners were requesting approval of a final plat of subdivision to consolidate two parcels, zoned R-4 Single Family Residential, into one parcel. The corner property (500 Gierz Street) consists of a 60-foot by 130-foot corner lot with a home situated on it, and a 32-foot by 125-foot interior unbuildable lot. The owners recently purchased the smaller, eastern parcel. Combining the lots would create an “L”-shaped lot and allow the petitioners to have an additional buildable area for future construction should they wish to expand their home or add a detached garage. Currently, the petitioners could not build a detached garage or add an addition due to the current setback requirements. Nor could they build an accessory structure on the smaller parcel due to setback requirements.

Staff believed the proposal was consistent with the Village’s Future Land Use Plan and was consistent with the Village’s zoning ordinance. Minimum lot dimensions were noted in staff’s report. Mr. Popovich added that a five-foot easement will exist on the northern property line of the corner lot and the east/west property line of the longer interior lot. A 10-foot setback will exist on the northern end of the interior lot.

To date, staff spoke to a couple of residents inquiring about the proposal. No objections were raised. Staff recommended the Plan Commission forward a positive recommendation to the Village Council.

Due to the unique configuration of the proposed consolidation, Mr. Matejczyk inquired of staff how the back lot came about to which Mr. Popovich explained there was an alley but the parcel was not part of the alley and many of the lots in the area were 25 or 30-foot wide lots. He noted the lot had been purchased by someone as part of a multiple lot purchase throughout the village or it may have been part of larger lot to the east, and assumed the lot may have been parceled out and had become an unbuildable vacant lot.

Mr. Waechtler commended staff on providing maps of the location; others concurred. He further asked staff for clarification about a line on the survey map.

Petitioner, Mr. Robert King, 500 Gierz Street, Downers Grove, stated he purchased the side lot about three years ago for his children to play. He was told that by purchasing the lot it would increase the equity in his home and make it easier for him to sell it as one lot. Because some of his children were nearing driving age, he envisioned adding a garage in the future, but stated he could not build currently. Mr. King confirmed he owned the smaller parcel.

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

Mr. King had no further closing statement.

Commissioners Matejczyk and Waechtler saw no reason to deny the petition. Per Mrs. Rabatah’s question, staff explained that if the Kings decided to consolidate and then sell off a piece to the neighbors, a plat of subdivision would be necessary to designate the property lines and the easements would be revised again due to their changes and it would return to this commission. If a garage were to be constructed in an area that would be further subdivided and sold to a neighboring property, as Mr. Popovich pointed out on the overhead, the garage would have to be transferred to the other property owner or be demolished.

DRAFT

WITH RESPECT TO FILE PC-14-11, MR. MATEJCYK, MADE A MOTION THAT THE PLAN COMMISSION SUBMIT A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING: THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY STEINBRECHER LAND SURVEYORS, INC., DATED APRIL 11, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES. SECONDED BY MR. WACHTLER.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. WATCHTLER, MR. BEGGS, MRS. RABATAH,
MR. WEBSTER, CHAIRMAN JIRIK
NAY: NONE**

MOTION CARRIED. VOTE: 6-0

0 6 12 18 24
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500 Gierz Street - Available space for an accessory structure

