

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 6, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 318 4th Street	✓ 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 318 4th Street.

STRATEGIC PLAN ALIGNMENT

The Goals 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the September 13, 2011 active agenda.

BACKGROUND

The 7,920 square foot property, commonly known as 318 4th Street is zoned R-4 Single Family Residential and consists of two 30-foot wide by 132-foot deep lots. An existing single-family home and a detached garage are located on the property. The petitioner is proposing to consolidate the two lots into one 60-foot wide by 132-foot deep lot.

The petitioner is proposing to construct an addition with a two-car attached garage to the existing home. The consolidation of the two lots into a single lot will permit the property owner to construct the proposed addition.

All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include a five-foot wide public utility easement along the west side property line, a four-foot wide public utility easement along the east side property line and a ten-foot wide public utility easement along the rear property line which satisfy the requirements for public utility easements. The new lot will conform to the Zoning Ordinance dimensional requirements contained in Sections 28.1103 d) and 28.1104 d). Per Sections 20.101 and 20.301 c) the petitioner is not requesting any exceptions from the Subdivision Ordinance and the proposed lot consolidation does not increase the net nonconformity of the property. The dimensions for the new lot are outlined in the table below:

318 4th Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	60 feet (No change)	140 feet	132 feet (No change)	10,500 sq. ft.	7,920 sq. ft. (No change)

The Plan Commission considered the petition at their August 1, 2011 meeting. One neighbor spoke at the meeting and inquired about the need for the consolidation process and the development process in general. Staff explained a separate building permit is required. The petitioner has submitted plans for the building permit. Staff has reviewed the plans and sent a review letter to the property owner on June 21, 2011 with comments that need to be addressed prior to issuance of the building permit. The plans for the home addition will have to comply with all requirements of the Village Code prior to issuance of the building permit.

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 to consolidate the two lots into one. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated August 1, 2011

Draft Minutes of the Plan Commission Hearing dated August 1, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 318 4th 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 Torello's Resubdivision, located on the north side of 4th Street, approximately 426 feet east of Fairview Avenue, commonly known as 318 4th Street, Downers Grove, Illinois, legally described as follows:

Lots 32 and 33 in block 6 in the resubdivision of blocks 2 to 16, inclusive, in Victor Fredenhagen Jr.'s Subdivision at East Grove, in the southwest quarter of Section 9, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 8, 1886 as Document 36375, in DuPage County, Illinois

Commonly known as 318 4th Street, Downers Grove, Illinois. (PIN # 09-09-302-019).

WHEREAS, notice has been given and hearing held on August 1, 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 Torello's Resubdivision, located at 318 4th 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 Torello's Resubdivision, located at 318 4th Street, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Torello's Resubdivision plat prepared by Steinbrecher Land Surveyors, Inc. dated June 20, 2011 except as such plat may be modified to conform to the Village Codes and Ordinances.

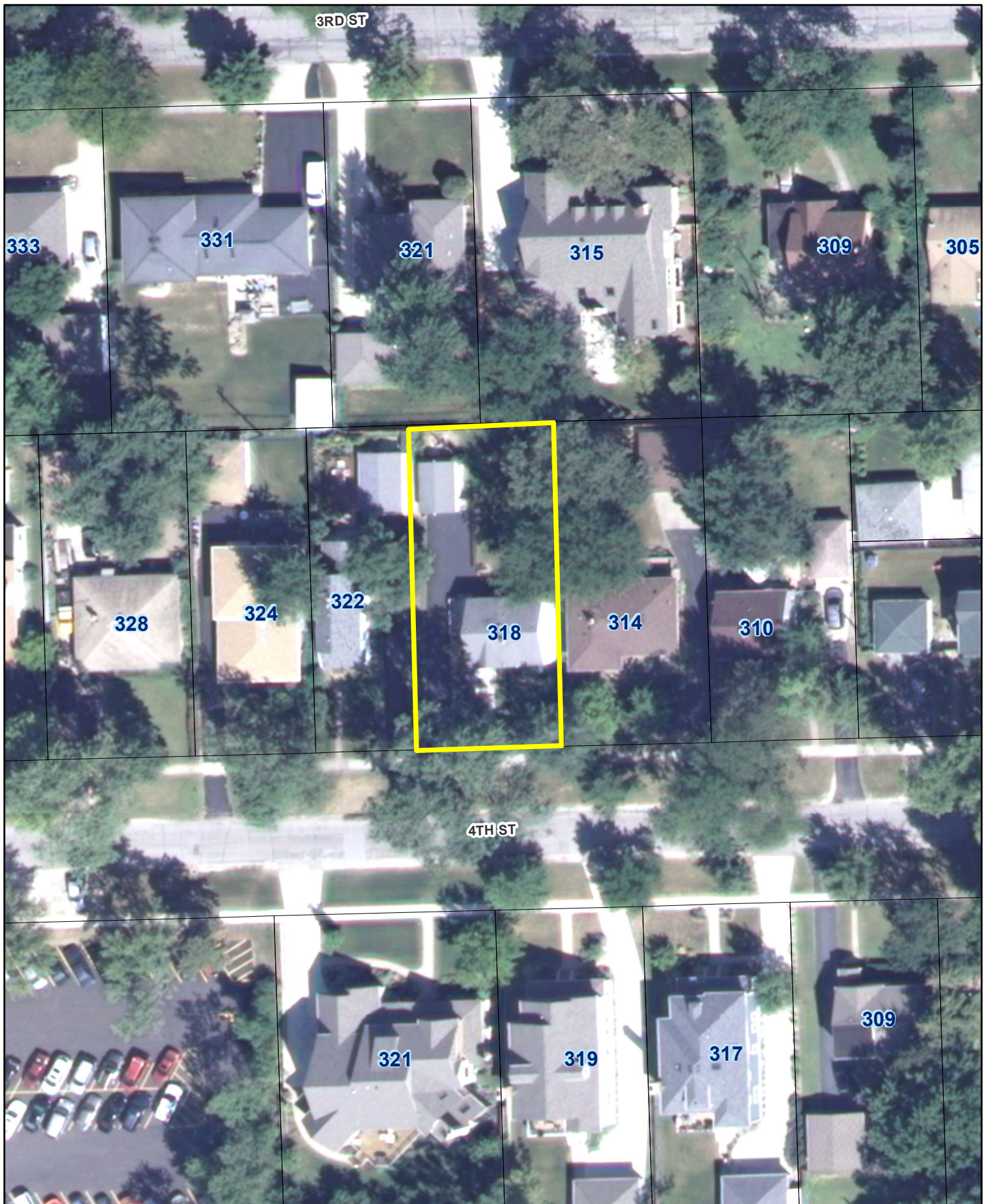
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



3RD ST

333

331

321

315

309

305

328

324

322

318

314

310

4TH ST

321

319

317

309

Feet
0 12.5 25 50



318 4th Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 1, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-27-11 318 4th Street	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

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

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Amanda M. Craig
318 4th Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 7,920 square feet
PINS: 09-09-302-019

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. Site Plan
4. Plat of Subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing lots into a single lot. The property, commonly known as 318 4th Street, is zoned R-4 Single Family Residence and is 60 feet wide by 132 feet deep. The property is made up of two 30-foot wide by 132-feet long lots. The property is improved with a single family house and a detached one-car garage.

The petitioner is proposing to construct an addition to the existing house with an attached two-car garage which would be located over the common lot line. Without the consolidation of the two lots into one, the petitioner would not be permitted to construct the addition. The petitioner has applied for a building permit.

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 addition to the existing house and preserve the property for residential use. 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 single family residential use is a permitted use in the district. The new lot will conform to the Zoning Ordinance dimensional requirements contained in Sections 28.1103 d) and 28.1104 d). If the subdivision is approved, the petitioner will be able to construct the addition to the existing house. The proposed addition will have to meet all Zoning Ordinance bulk and setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The petitioner is not proposing any changes to the existing property. The dimensions for the new lot are outlined in the table below:

318 4 th Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	60 feet (No change)	140 feet	132 feet (No change)	10,500 sq. ft.	7,920 sq. ft. (No change)

Per Sections 20.101 and 20.301 c) the petitioner is not requesting any exceptions from the Subdivision Ordinance and the proposed lot consolidation does not increase the net non-conformity of the property. The proposed lot will include new five-foot wide public utility and drainage easement along the west side property line, a four-foot wide public utility and drainage easement along the east side property line and a new ten-foot wide easement along the rear (north) property line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property lines in addition to posting the public hearing sign and publishing the legal notice. 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. The proposed consolidation meets the standards for lot dimensions for the R-4 zoning district, Sections

28.1103 d) and 28.1104 d) of the Zoning Ordinance and per Sections 20.101 and 20.301 c) of the Subdivision Ordinance.

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 the Plan Commission make a positive recommendation to the Village Council associated with PC-27-11 subject to the condition outlined below:

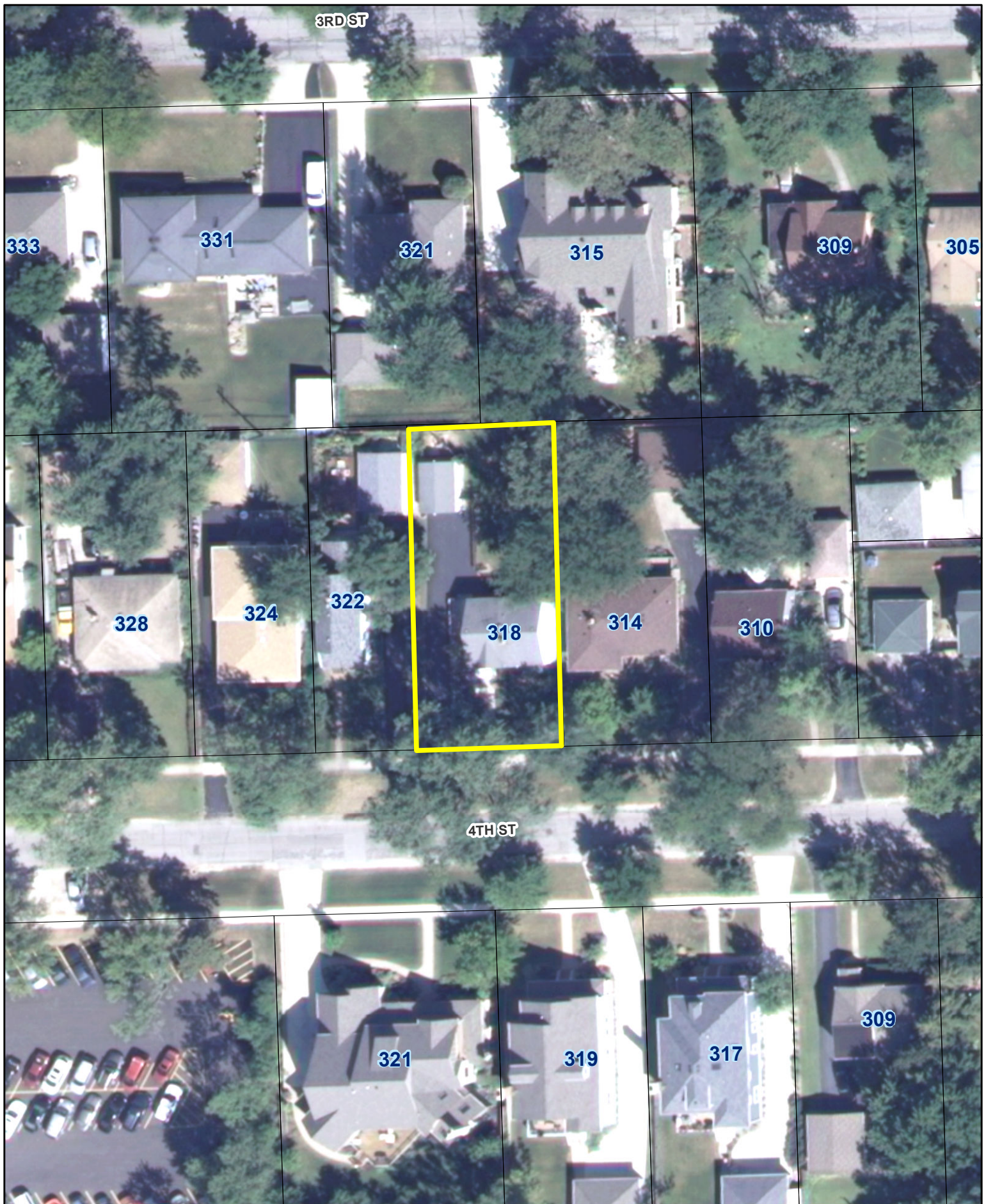
1. The final plat of subdivision shall substantially conform to the Torello's Resubdivision plat prepared by Steinbrecher Land Surveyors, Inc. dated June 20, 2011 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

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3RD ST

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4TH ST

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Feet
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318 4th Street



DAVENPORT Architects

6636 Blackstone Drive Downers Grove Illinois 60516
tel: (630) 512-0917 email: mike@davenportarchitects.com
www.davenportarchitects.com

June 20, 2011

Mr. Stan Popovich, AICP
Planner
Village of Downers Grove

Dear Stan,

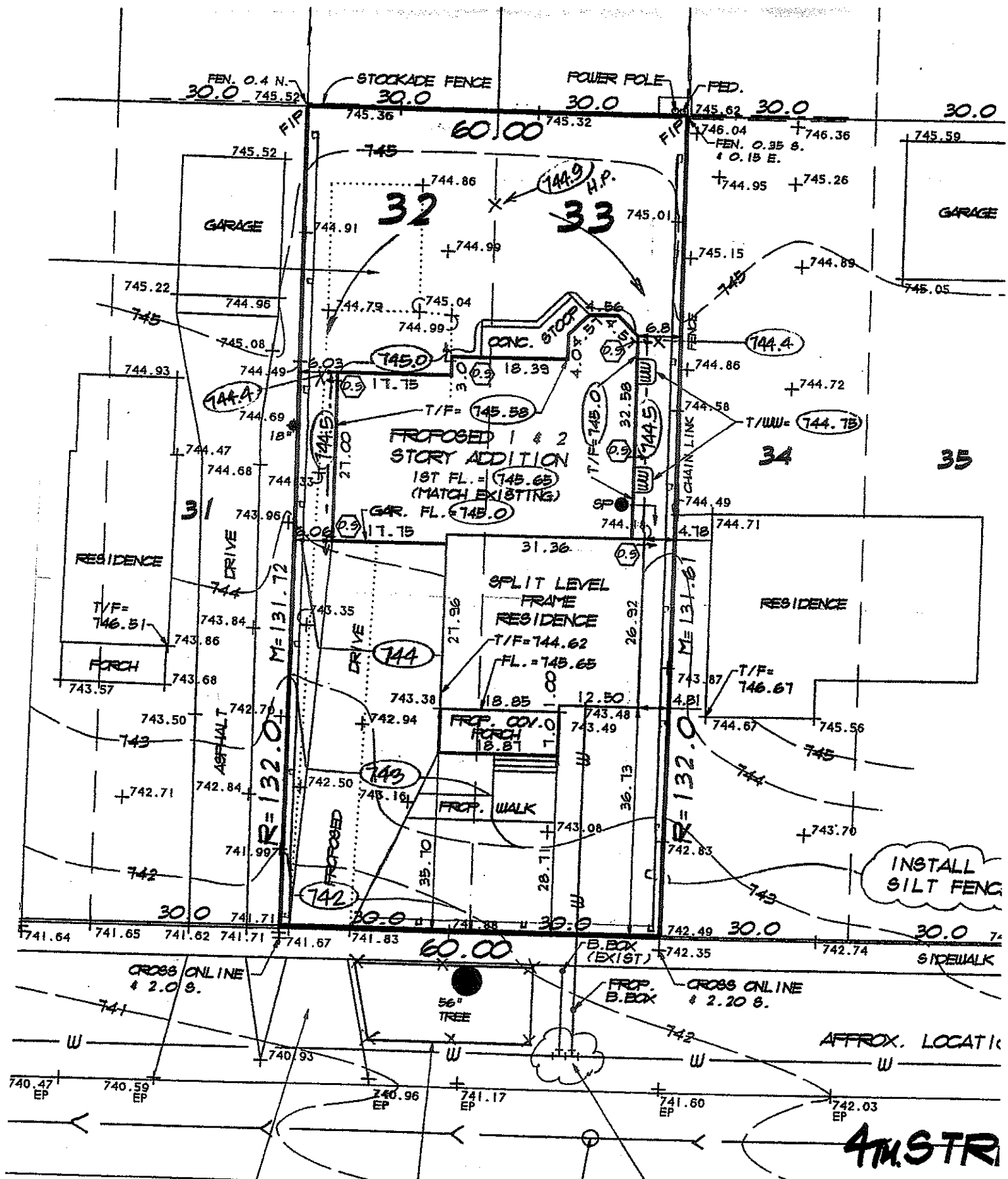
On behalf of our client, Amanda Craig, we are requesting a lot consolidation for 318 4th Street. The address currently consists of two 30' wide lots with a single family residence straddling the lot line. Our client intends to construct a two story addition. Other than this request for lot consolidation, no other special permissions or variances will be requested for this project. Complete drawings for the project, prepared by our firm, were previously submitted to the Village of Downers Grove as part of the building permit process. It was during this process that you notified us of the need for lot consolidation, hence this request.

Please contact us if you have any questions.

Sincerely,

Michael J. Davenport, ALA
Architect

Cc: Amanda Craig, Danny Torello



EXISTING APPROACH

INSTALL PROTECTIVE FENCING AROUND PARKWAY TREE (SEE DETAIL)

318 4TH ST.

SEE SITE PLAN PREPARED BY STEINBRECHER FOR LEGAL DESCRIPTION & STAMP

NEW WATER SERVICE CONNEC SHALL BE 18" FROM OLD SET COMPLETELY REMOVE OLD B.E AND RESTORE PARKWAY WITH

DATED MAY 26, 2011

SCALE: 1" = 30 FEET

N
W E

TORELLO'S

IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP
IN DU PAGE COUNTY, ILLINOIS.

P. I. N. 09 -09 - 302 - 019

13 12 11 10 9 8 7 1-6

30.0 30.0 30.0 30.0 30.0 30.0 30.0

R=132.0 19 30 R=132.0 30 R=132.0 31 N 0°57'57" W 131.72 32 33 34 35 36-41 R=132.0

LOT 1

PUBLIC UTILITIES
DRAINAGE EASEMENTS
(HEREBY GRANTED)

60.00
89°04'42" E
4.0
131.61
0°58'17" E
60.00
88°58'15" W
30.0 30.0 30.0 30.0 30.0 30.0 180.0

CROSS IN WALK
ONLINE & 1.17 S.

CROSS IN WALK
ONLINE & 2.00 S.

CROSS IN WALK
ONLINE & 2.20 S.

4TH STREET

(66.0' R.O.W.)

A:\TORELCON.GCD -- 06/23/2011 -- 10:19 AM -- Scale 1 : 360.00