

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
OCTOBER 18, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 405 Sherman 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 three existing lots into one lot for the property located at 405 Sherman Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the October 18, 2011 consent agenda

BACKGROUND

The 11,880 square foot property, commonly known as 405 Sherman Street is zoned R-4 Single Family Residential and consists of three 30-foot wide by 132-foot deep lots. All three lots are owned by the petitioner. A single family house and a detached garage are currently located on the property. The petitioner is proposing to consolidate the three lots into a single 90-foot wide by 132-foot deep lot to facilitate the construction of a new single family home which would stretch across the common property lines. The consolidation of the three lots into a single lot will permit the property owner to construct the proposed new single family home.

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 lot will meet all minimum lot dimension requirements for the R-4 Single Family Residence district contained in Sections 28.1103(d) and 28.1104(d) of the Zoning Ordinance. The petitioner is not requesting any exceptions from Sections 20.101 and 20.301 of the Subdivision Control Ordinance. The dimensions for the new lot are outlined in the table below:

405 Sherman St.	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	90 feet (no change)	140 feet	132 feet (no change)	7,500 sq. ft.	11,880 sq. ft. (no change)

The Plan Commission considered the petition at their October 3, 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 unanimously recommended approval of the Final Plat of Subdivision. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated October 3, 2011

Minutes of the Plan Commission Hearing dated October 3, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 405 SHERMAN 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 three lots into one lot for the 405 Sherman Subdivision, located on the south side of Sherman Street approximately 115 feet west of Fairview Avenue, commonly known as 405 Sherman Street, Downers Grove, Illinois, legally described as follows:

Lot 5, 6, and 7 in Block 5 in Street's addition to Downers Grove in the southeast quarter of the Section 5, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Commonly known as 405 Sherman Street, Downers Grove, IL (PIN 09-05-417-010).

WHEREAS, notice has been given and hearing held on October 3, 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 405 Sherman Subdivision, located at 405 Sherman 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 405 Sherman Subdivision, located at 405 Sherman Street, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Haeger Engineering, LLC., dated September 6, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

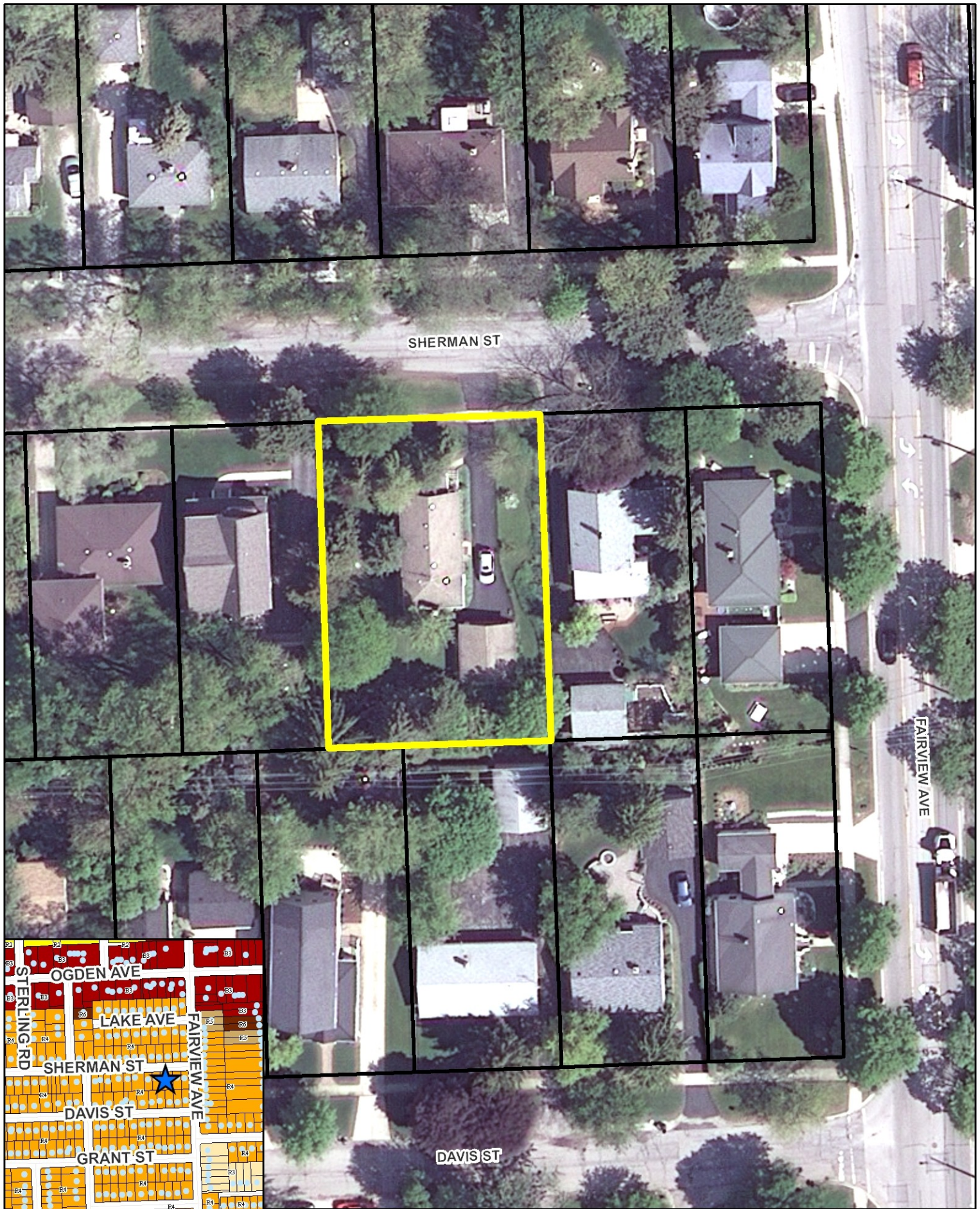
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



405 Sherman Street Location Map



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 3, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-36-11 405 Sherman Street	Final Plat of Subdivision	Stan Popovich, AICP Planner

REQUEST

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

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Greenscape Homes
4355 Weaver Parkway
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 11,880 square feet (0.27 acres)
PINS: 09-05-417-010

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 three existing lots into a single lot. The property, commonly known as 405 Sherman Street, is zoned R-4 Single Family Residential and is 90 feet wide by 132 feet deep. The property is made up of three 30-foot wide by 132 feet deep lots. A single family house and detached garage are currently located on the property.

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 lines. Without the consolidation of the three lots, 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 three 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-4 Single Family Residence District. The existing residential use is a permitted use in the district. The proposed lot complies with Sections 28.1103(d) and 1104(d) of the Zoning Ordinance. If the subdivision is approved, the petitioners will be able to construct a new single family house. The proposed single family house 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 lot dimensions are specified in the table below:

405 Sherman St.	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	90 feet (no change)	140 feet	132 feet (No change)	7,500 sq. ft.	11,880 sq. ft. (no change)

Per Sections 20.101 and 20.301(b), the petitioner is not requesting any exceptions from the Subdivision Ordinance. 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

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice. A single neighbor contacted staff regarding this proposal to inquire about the nature of the project. The neighbor did not express any concern regarding the proposed plat of subdivision.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the three existing lots into a single lot meet the standards of Sections 28.1103(d) and 28.1104(d) of the Zoning Ordinance and Sections 20.101 and 20.301(b) of the Subdivision Ordinance. Staff believes the request 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-36-11 to the Village Council subject to the conditions below:

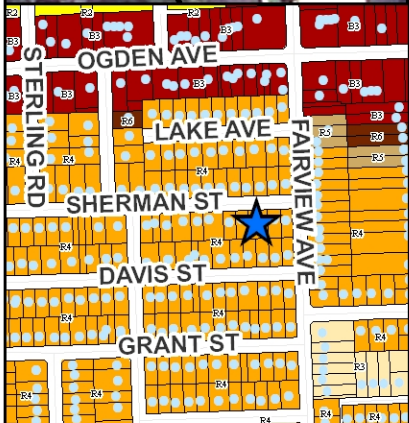
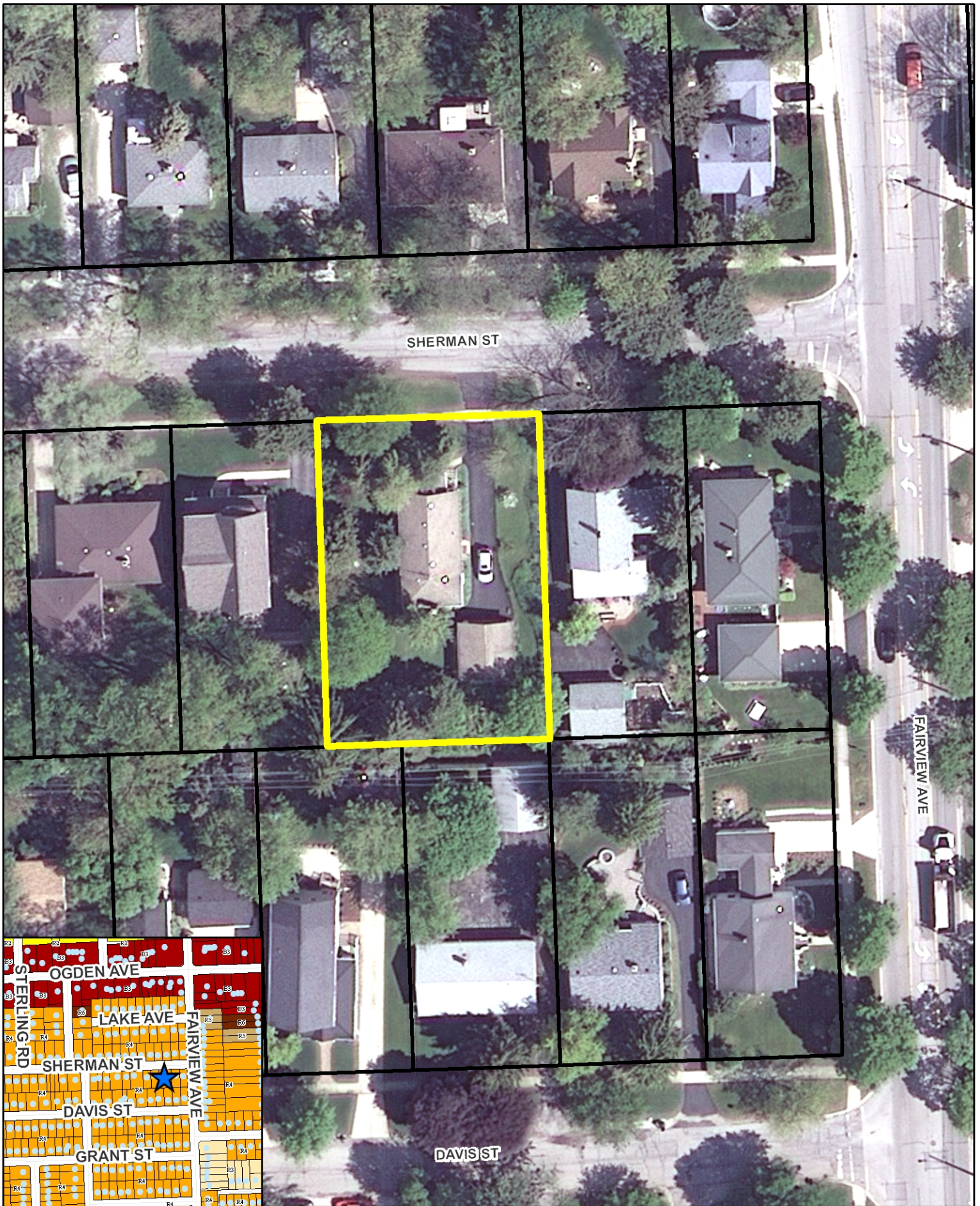
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Haeger Engineering, LLC., dated September 6, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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Feet
0 12.5 25 50



405 Sherman Street Location Map



GREENSCAPE HOMES, LLC

**Telephone: 630-281-2037
Fax: 630-281-2021**

**4355 Weaver Parkway Suite 350
Warrenville, IL. 60555**

September 6, 2011

VIA PERSONAL DELIVERY

Department of Community Development
Plan Commission
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL. 60515
Phone: 630-434-5515
Fax: 630-434-5572

Dear Downers Grove Plan Commission:

Subject: 405 Sherman Street Downers Grove, IL. 60515
Current Lots: 5, 6, & 7

In order to build a new construction single family home at 405 Sherman Street Downers Grove, IL. 60515 we must consolidate Lots 5, 6, & 7 to make one buildable lot. We are submitting with our documents a Boundary & Topographical Survey of the current lots: 5, 6, & 7 and are also including a Plat of Consolidation for the new proposed Lot 1.

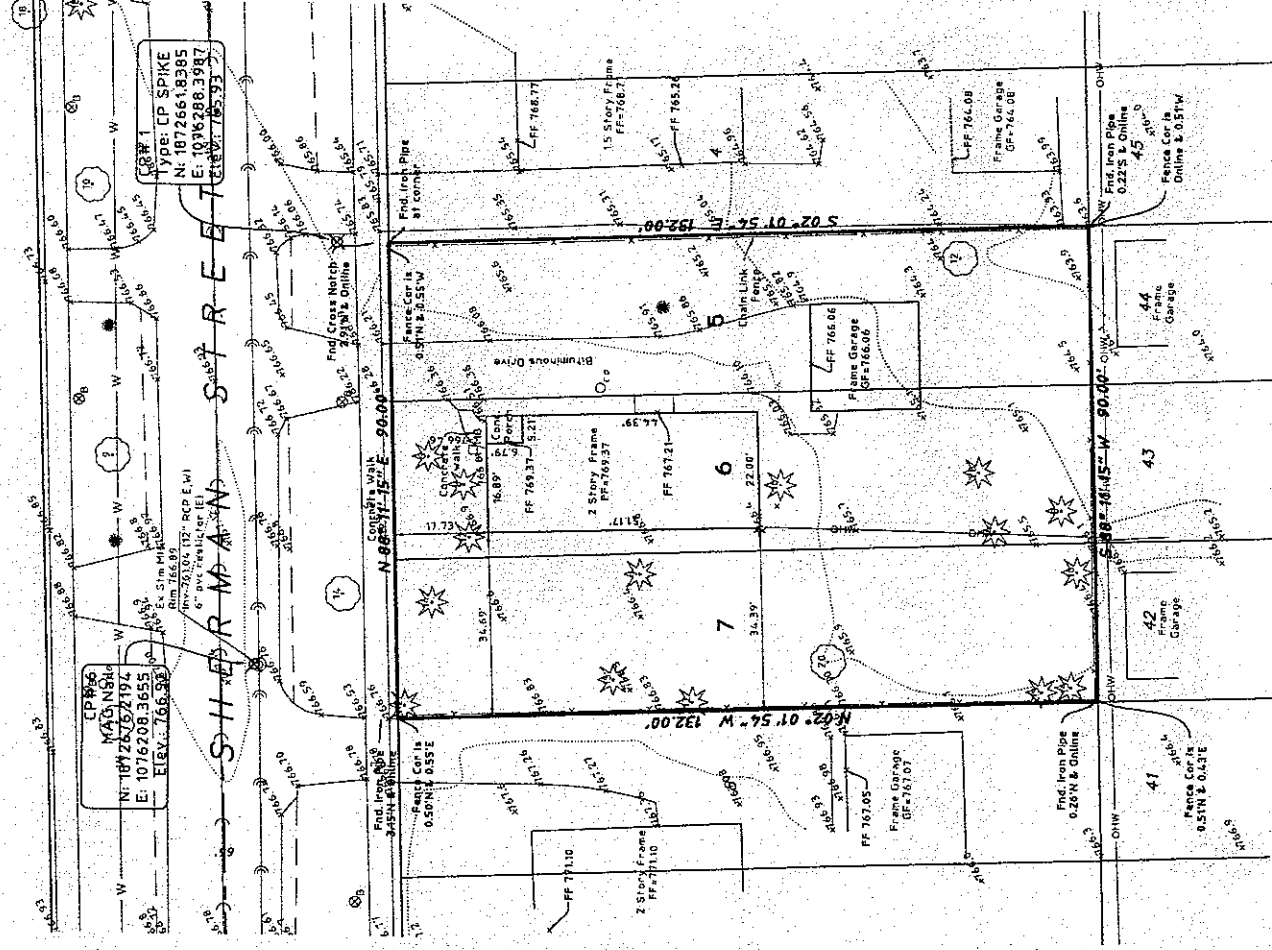
If you have any questions, please do not hesitate to contact me.
Sincerely,

Keith Neumann
Director of Operations

KRN/agm

LEGAL DESCRIPTION

LOT 5, 6 AND 7 IN BLOCK 5 IN STREET'S ADDITION TO DOWNERS GROVE IN THE SOUTHEAST QUARTER OF THE SECTION 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



Surveyor's Notes:

- Field work was completed on September 2, 2011.
- The horizontal coordinates and basis of bearing shown hereon are based on NAD 83 (Corpus) and the Illinois State Plane Coordinates as referenced from the State Plane RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the survey.
- Utility information shown hereon is based upon field measurements available. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact JILLIE (1-800-982-0122).

State of Illinois } SS:
County of Cook }

This professional service conforms to the current Illinois minimum standards for topographic surveys and boundary surveys.

Schaumburg, Illinois

September 5, 2011

By:

Jeffrey W. Glunt
Illinois Professional Land Surveyor No. 3695
HAEGER ENGINEERING LLC
Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
1300 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/394-0600 Fax: 847/394-6608



EXPIRES 11-30-12

Topographic and Boundary
Survey

405 Sherman Street
Downers Grove Illinois

HAEGER ENGINEERING
consulting engineers
land surveyors
1300 N. Plum Grove Road, Schaumburg, IL 60173 Tel: 847/394-0600 Fax: 847/394-6608
www.haegerengineering.com

Project Manager: WJC
Engineer: JWG
Date: 09/06/11
Project No. 11-126
Sheet 1/1



