

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 3, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 521 Sherman Street	<ul style="list-style-type: none"> ✓ 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 for the property located at 521 Sherman Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the January 3, 2012 consent agenda.

BACKGROUND

The 7,920 square foot property, commonly known as 521 Sherman Street is zoned R-4 Single Family Residential and consists of two 30-foot wide by 132-foot deep lots. Both lots are owned by the petitioner. The property is currently vacant. The petitioner is proposing to consolidate the two lots into a single 60-foot wide by 132-foot deep lot. The consolidation of the two lots into a single lot will allow the property owner to construct the proposed home.

All required infrastructure, including sidewalks, currently exists 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:

521 Sherman St.	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet (no change)	140 feet	132 feet (no change)	7,500 sq. ft.	7,920 sq. ft. (no change)

Staff believes the proposed consolidation is consistent with the Comprehensive Plan. The Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes. The proposed 60-foot wide single family lot is consistent in width and area with other single family lots along this block of Sherman Street.

The Plan Commission considered the petition at their December 5, 2011 meeting. No public comments were received at the hearing. The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. Based on their findings, the Plan Commission recommended unanimous approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated December 5, 2011

Draft Minutes of the Plan Commission Hearing dated December 5, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 521 SHERMAN 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 to consolidate two lots into one lot for the Mastalarz Subdivision, located on the south side of Sherman Street approximately 160 feet west of Douglas Road, commonly known as 521 Sherman Street, Downers Grove, Illinois, legally described as follows:

Lots 7 and 8 in Block 6 in Street's addition to Downers Grove, a subdivision in the east 92 rods of the southeast quarter of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded October 9, 1875 as Document 20678 in DuPage County, IL.

Commonly known as 521 Sherman Street, Downers Grove, IL (PIN #'s 09-05-406-008 and -009)

WHEREAS, notice has been given and a public hearing held on December 5, 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 Mastalarz Subdivision, located at 521 Sherman Street, Downers Grove, Illinois, 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 Mastalarz Subdivision, located at 521 Sherman Street, Downers Grove, Illinois, 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 Ridgeline Consultants, dated November 16, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

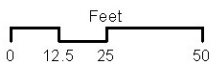
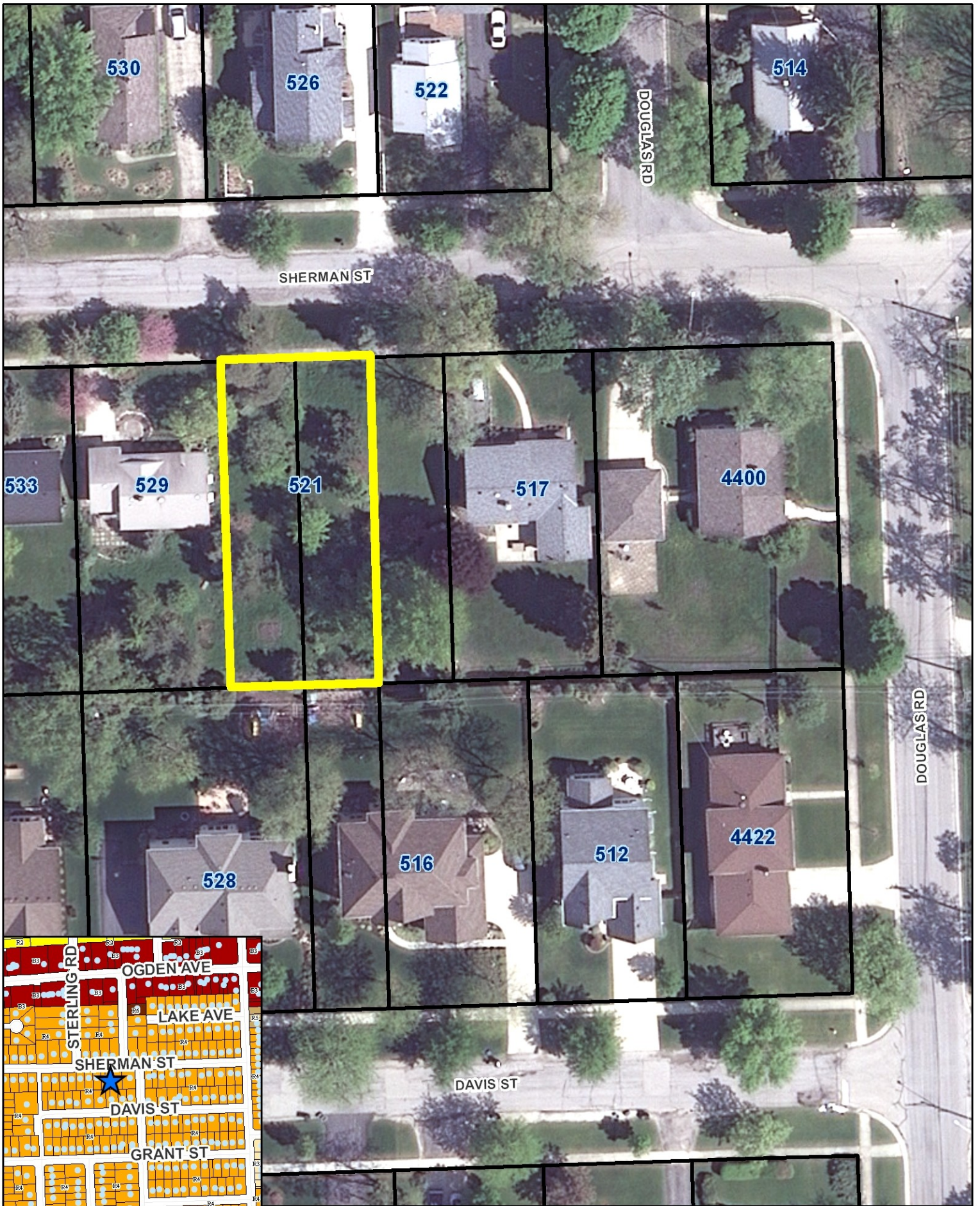
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



521 Sherman Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 5, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-40-11 521 Sherman 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 lot of record.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Jerry and Erika Mastalarz
4111 N. Park Street
Westmont, IL 60559

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 7,920 square feet (0.18 acres)
PINS: 09-05-406-008 and -009

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence District	Single Family Residential
SOUTH:	R-4 Single Family Residence District	Single Family Residential
EAST:	R-4 Single Family Residence District	Single Family Residential
WEST:	R-4 Single Family Residence District	Single Family Residential

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. Plat of Survey
3. 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 521 Sherman Street, is zoned R-4 Single Family Residential and is 60 feet wide by 132 feet deep. The property is made up of two 30-foot wide by 132 feet deep lots. The property 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, the petitioner would not be permitted to construct the new single family house.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Residential Area Plan section of the Comprehensive Plan recommends residential areas provide a variety of housing and dwelling unit types and densities, generally organized by dwelling types and lot sizes as identified in the Land Use Plan. The existing neighborhood is a single family neighborhood, as such, the proposed single family house will fit in with the neighborhood. Additionally, the proposed 60-foot wide lot is consistent in width and area with other lots along this block of Sherman Street. Staff believes the proposed consolidation of two lots into one lot is consistent with the Comprehensive Plan.

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:

521 Sherman St.	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	60 feet (no change)	140 feet	132 feet (No change)	7,500 sq. ft.	7,920 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. At this time, staff has not received any comments regarding this petition.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two 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 the Comprehensive Plan.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications and the Comprehensive Plan. 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:

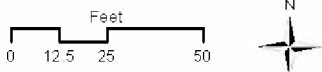
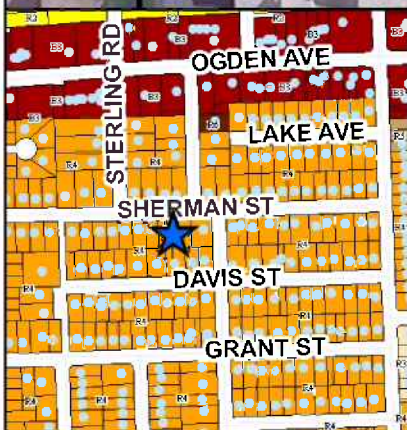
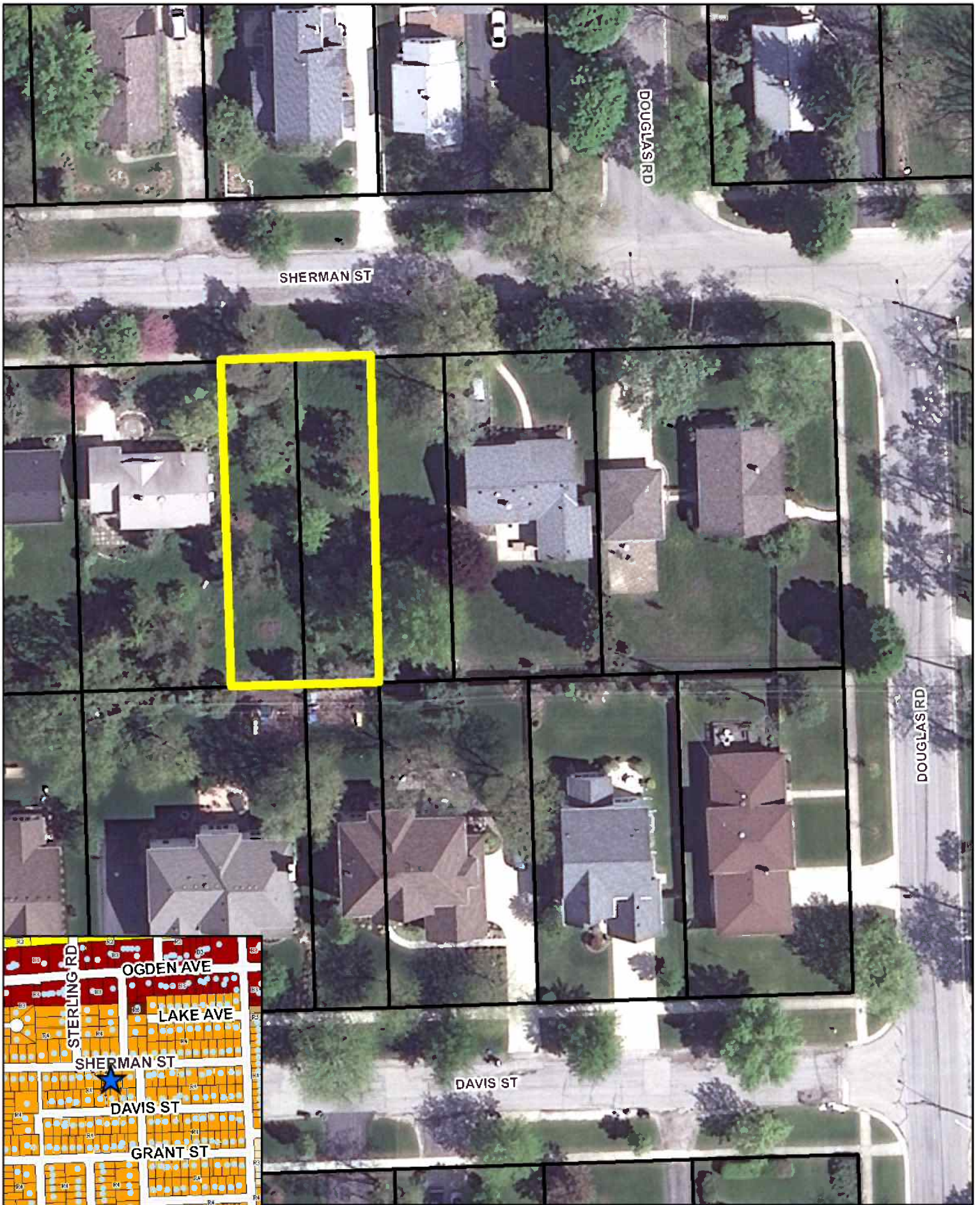
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Ridgeline Consultants, dated November 16, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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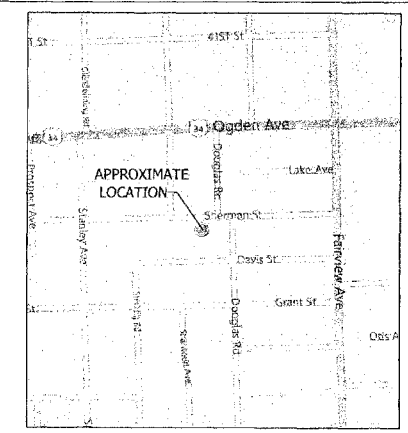


521 Sherman Street

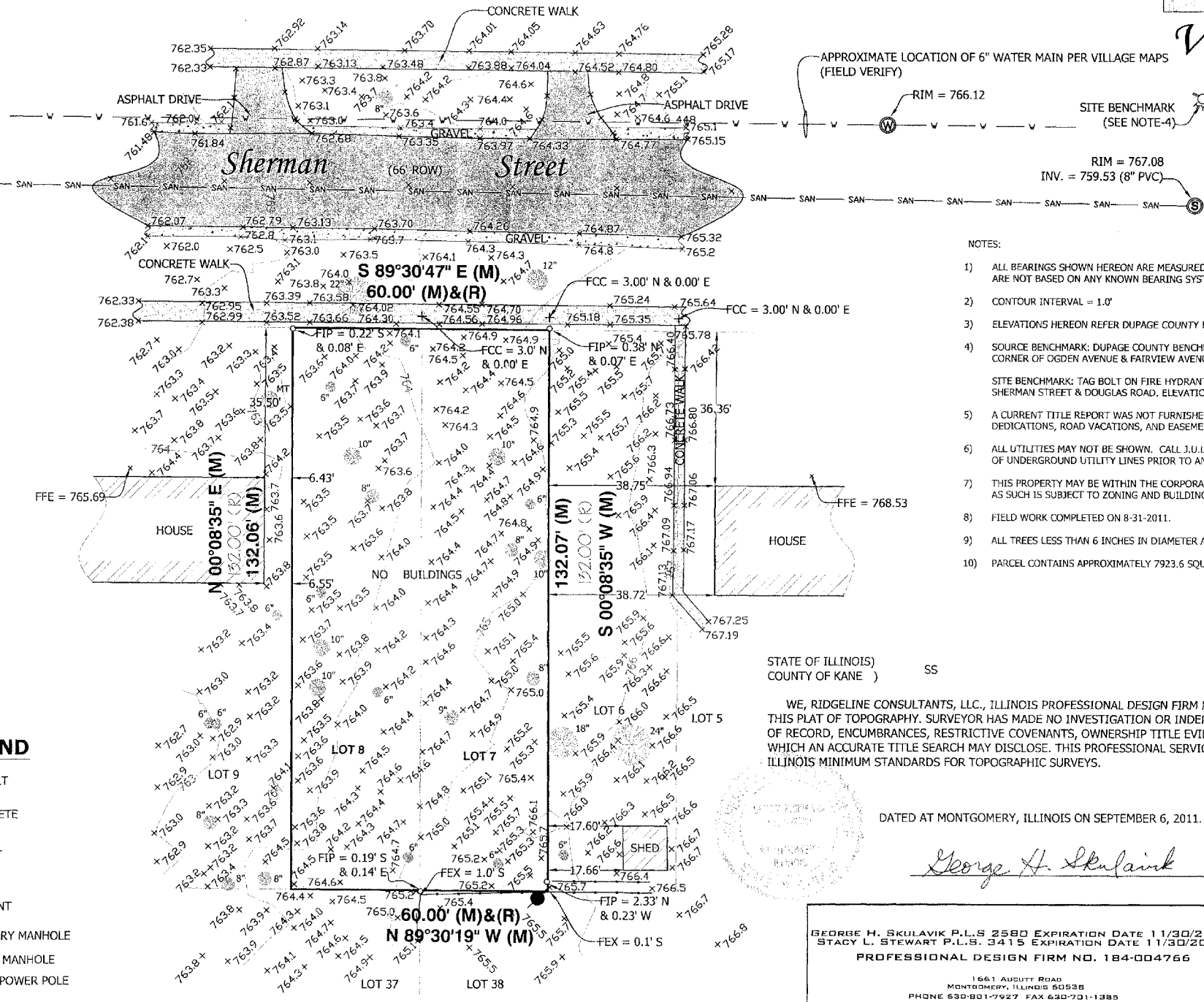
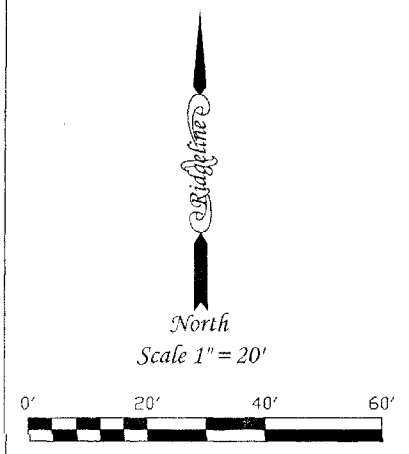
Plat of Topography

LOTS 7 AND 8 IN BLOCK 6 IN STREET'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN THE EAST 92 RODS OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1875 AS DOCUMENT 20678 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 529 SHERMAN STREET, DOWNERS GROVE, ILLINOIS.



Vicinity Map
(No Scale)



ABBREVIATION LEGEND

- C/L = CENTERLINE
- E = EAST
- E'LY = EASTERLY
- FCC = FOUND CUT CROSS
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- F.I.P. = FOUND IRON PIPE
- (M) = MEASURED DISTANCE
- MT = MULTIPLE TRUNK
- N = NORTH
- N'LY = NORTHERLY
- (R) = RECORD DISTANCE
- S = SOUTH
- S'LY = SOUTHERLY
- W = WEST
- W'LY = WESTERLY

LINE TYPE LEGEND

- FENCE = — x — x — x — x —
- SANITARY SEWER = — SAN — SAN — SAN —
- WATER LINE = — W — W — W — W —

SYMBOL LEGEND

- [Pattern] = ASPHALT
- [Pattern] = CONCRETE
- [Pattern] = GRAVEL
- [Symbol] = TREE
- [Symbol] = HYDRANT
- [Symbol] = SANITARY MANHOLE
- [Symbol] = WATER MANHOLE
- [Symbol] = WOOD POWER POLE

NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE MEASURED TO SHOW ANGULAR RELATIONSHIP AND ARE NOT BASED ON ANY KNOWN BEARING SYSTEM.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER DUPAGE COUNTY DATUM (NGVD 29).
- 4) SOURCE BENCHMARK: DUPAGE COUNTY BENCHMARK #DGN05003 LOCATED AT THE S.W. CORNER OF OGDEN AVENUE & FAIRVIEW AVENUE. ELEVATION = 764.70
SITE BENCHMARK: TAG BOLT ON FIRE HYDRANT LOCATED AT THE N.E. CORNER OF SHERMAN STREET & DOUGLAS ROAD. ELEVATION = 768.53
- 5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF DOWNERS GROVE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 8) FIELD WORK COMPLETED ON 8-31-2011.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCEL CONTAINS APPROXIMATELY 7923.6 SQUARE FEET.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS PLAT OF TOPOGRAPHY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON SEPTEMBER 6, 2011.

George H. Skulavik



GEORGE H. SKULAVIK P.L.S. 2580 EXPIRATION DATE 11/30/2012
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2012
PROFESSIONAL DESIGN FIRM NO. 184-004766
1661 AUGUST ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385
Survey is valid only if original seal is shown in red.

Rev. Date	Rev. Description

Book #:	Dwg. Size:	T:
Drawn By: TMS(JJ)	Checked By: GHS	
Reference:		
Date: 9-2-2011		
Client: JERRY & ERICA MASTALARZ		
Project Number: 2011-0342-TOPO		

Chairman Jirik reviewed the protocol for the meeting. Due to one person being interested in Agenda Item No. 2, the Chairman asked for any objection in switching the two agenda items. No objections were voiced; a change in the agenda followed:

File PC-40-11 A petition seeking final plat of subdivision approval to consolidate two existing parcels into one lot for the property located on the south side of Sherman Street approximately 160 feet west of Douglas Road, commonly known as 521 Sherman Street, Downers Grove, IL (PIN #'s 09-05-406-008 and -009) Jerry Mastalarz, Petitioner; Owner.

Chairman Jirik swore in those individuals who would be speaking on this matter.

Village Planner, Stan Popovich, discussed that the petition was for a final plat of subdivision to consolidate two separate parcels (both 30 feet wide by 120 feet deep lots) into one buildable lot at 521 Sherman Street. The property was zoned R-4 Single Family Residential. No structures currently existed on the properties. The petitioner was proposing to construct a single-family home on the property and has to consolidate the two lots to make the parcel buildable. The property does fall in line with other adjacent single family homes with a similar lot size. Staff believed the proposal was consistent with the Village's Comprehensive Plan and complied with the Village's Zoning Ordinance and Subdivision Ordinance. Easements were reviewed.

Per staff, public notice for this property was sent out according to village requirements and staff had not received any public comments on the proposal. Mr. Popovich stated that staff supported the proposal and recommended that the Plan Commission forward a positive recommendation to the Village Council subject to staff's one condition listed in its staff report.

Commissioners directed no questions to staff.

Petitioner/Owner, Mr. Jerry Mastalarz, 4111 N. Park, Westmont, IL, stated his intention was to construct a single family home.

No commissioner questions were directed to the petitioner. Chairman Jirik opened up the meeting to public comment. None received. The public comment portion was closed.

Mr. Mastalarz waived his right to provide a closing statement.

MR. MATEJCZYK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL RECOMMENDING APPROVAL OF A FINAL PLAT OF SUBDIVISION SUBJECT TO THE ONE CONDITION BELOW:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY RIDGELINE CONSULTANTS, DATED NOVEMBER 16, 2011 EXCEPT**

**AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE
VILLAGE CODES AND ORDINANCES.**

SECONDED BY MRS. RABATAH. ROLL CALL:

**AYE: MR. MATEJCZYK, MS. RABATAH, MR. BEGGS, MR. COZZO, MR.
HOSE, MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 7-0