

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
APRIL 17, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 1018 Palmer 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 parcels into one lot for the property located at 1018 Palmer Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 17, 2012 consent agenda.

BACKGROUND

The petitioner for this property is proposing to consolidate two parcels into a single lot in order to demolish the existing home and construct a new single family residence. The 10,332 square foot property, commonly known as 1018 Palmer Street is zoned R-4 Single Family Residential. The property consists of one 50-foot wide by 155-foot deep parcel and one 16.66-foot wide by 155-foot deep parcel. Both parcels are owned by the petitioner.

All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include five-foot wide public utility and drainage easements along the side property lines and a ten-foot wide public utility and drainage 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 per 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 Ordinance. The dimensions for the new lot are outlined in the table below:

1018 Palmer Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	66.66 feet (no change)	140 feet	155 feet (No change)	7,500 sq. ft.	10,332 sq. ft. (no change)

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 construction of a new single family home meets the Plan's goal to ensure quality housing stock remains a staple of the community. The proposed lot is consistent in width and area with other single family lots along this block of Palmer Street.

The Plan Commission considered the petition at their March 26, 2012 meeting. One resident spoke in support of the proposed lot consolidation and a new home. The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. Based on their findings, the Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Resolution

Plat

Aerial Map

Staff Report with attachments dated March 26, 2012

Minutes of the Plan Commission Hearing dated March 26, 2012

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 1018 PALMER 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 parcels into one lot for the Osmani Estate Subdivision, located on the north side of Palmer Street, approximately 230 feet west of Main Street, commonly known as 1018 Palmer Street, Downers Grove, Illinois, legally described as follows:

The East 16 feet 8 inches of Lot 20 and all of Lot 21 in Block 9 in Downers Grove Estates, being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11 East or the Third Principal meridian, according to the plat thereof recorded July 9, 1926 as Document 217375, in DuPage County, Illinois

Commonly known as 1018 Palmer Street, Downers Grove, IL (PIN #'s 09-20-111-015)

WHEREAS, notice has been given and a public hearing held on March 26, 2012 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 Osmani Estate Subdivision, located at 1018 Palmer 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 Osmani Estate Subdivision, located at 1018 Palmer Street, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to Osmani Estate subdivision plat prepared by Professional Land Surveying, Inc., dated March 8, 2012 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: _____

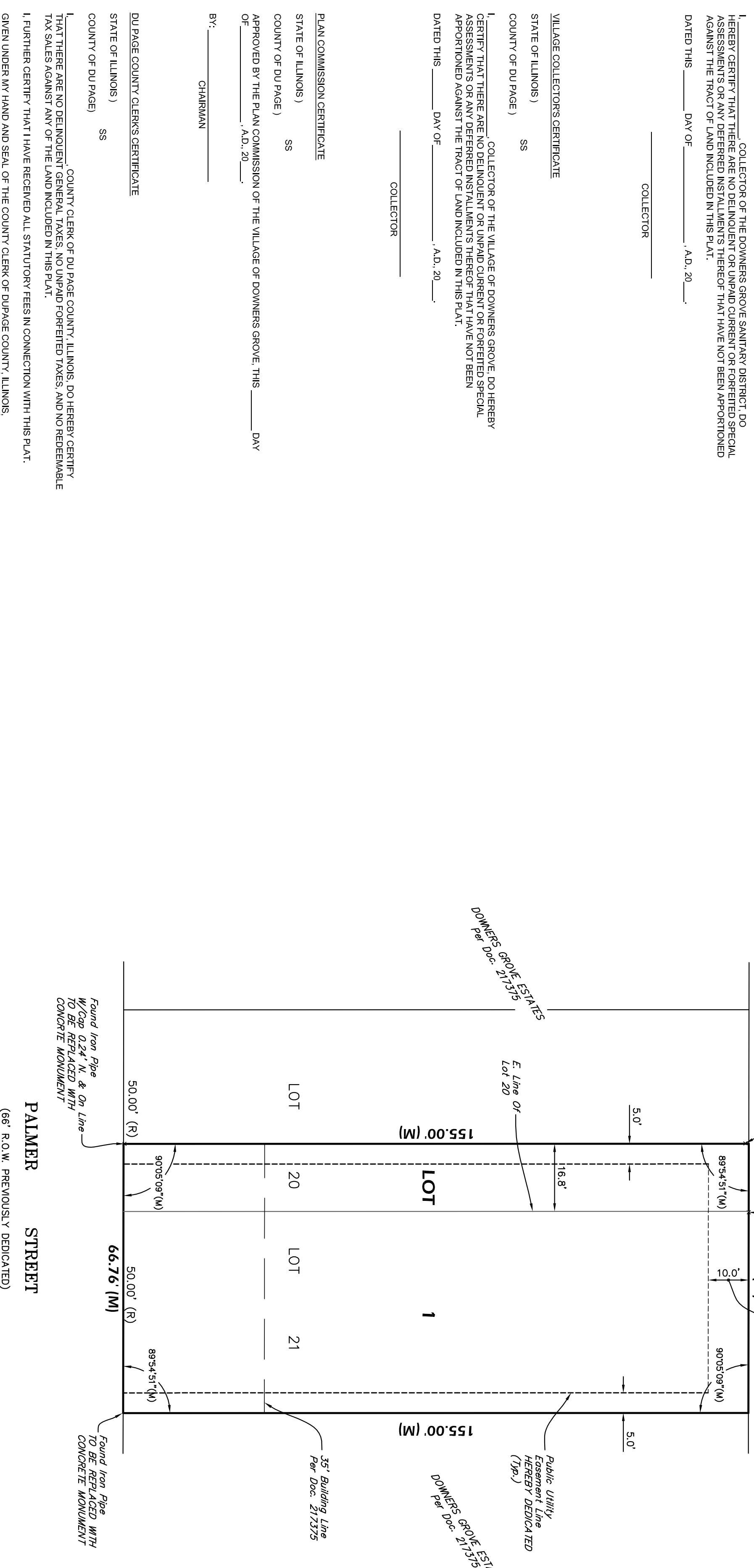
Village Clerk

FINAL PLAT OF SUBDIVISION

OSMANI ESTATE

PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
1018 PALMER STREET
DOWNERS GROVE, ILLINOIS



DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(a) THE UNDERSIGNED OWNER HEREBY AGREES TO CONVEY TO THE PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES OF THE PLAT OF SUBDIVISION.

(b) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, SHALL BE CONVEYED TO THE PUBLIC OR PRIVATE PROPERTY OF THE VILLAGE OF DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES AND SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND OR DRAINAGE EASEMENT, OR DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS PURPOSES, RESTRICTIONS SHALL NOT BE PLACED OVER GRANITE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANITE'S, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PLAT OR EASEMENT SHALL BE MAINTAINED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DECLARATIONS CERTIFICATE

WHEREAS SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PARTIES TO THIS INSTRUMENT, AND THAT THE SAME SHALL BE CONSIDERED AS PART OF THE CONSIDERATION AND THEIR RESPECTIVE HERITS AND ASSIGNS, AND

WHEREAS THE FORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS; AND

WHEREAS ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND AGREEMENTS, RESTRICTIONS, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HERITS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION EXCEPT FOR UNDERGROUND UTILITY LINES AND DRIVEWAYS, BUSHES AND GRASSES AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
 - EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPROPRIATE TO THE LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED FROM WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
 - IN THE EVENT ANY OWNER OF PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE ENTITLED TO TAKE SUCH ACTION AS MAY BE NECESSARY TO INSURE ADEQUATE INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE INCLUDING DETENTION OR RETENTION AREAS.
 - IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHOULD BE REQUIRED TO PERFORM, OR HAVE PERFORMED SAID WORK, THE PURCHASER SHALL BE RESPONSIBLE FOR THE COST OF SUCH WORK, IN ADDITIONAL, SAID PERCENT SHALL UPON RECOBATION OF A NOTICE OF LEIN WITHIN SIXTY DAYS OF THE DATE OF THE FORECLOSURE, THE COST TOGETHER WITH THE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
 - THE FORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERMANENT EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES, AND THE PARTIES HEREBIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HERITS, AND ASSIGNS.
- IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.
- DATED THIS _____ DAY OF _____, A.D. 20__.

OWNER _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND ATTORNEY DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, REASONABLE ENGINEERING PRACTICES HAVE BEEN OBSERVED IN THE DESIGN AND CONSTRUCTION OF THE DRAINAGE AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PROTECT THE SUBDIVISION, FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, A.D. 20__.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER _____

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

PROPERTY OWNERS SIGNATURES _____ BY: _____ OTHER OR ATTORNEY _____

PRINT NAME _____ PRINT NAME _____

DRAINAGE COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20__.

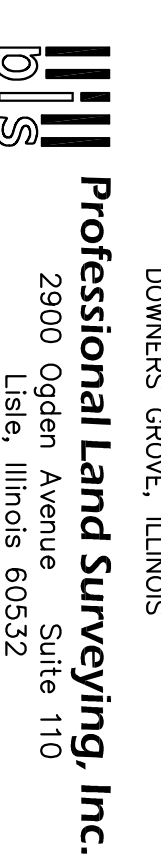
AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

RECORDED OF DEEDS _____

PREPARED FOR: OSMANI
JOB ADDRESS: 1018 PALMER STREET
DOWNERS GROVE, ILLINOIS

Professional Land Surveying, Inc.
2900 Ogden Avenue Suite 110
Naperville, IL 60563
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: JRP F.L.D. /P.G. NO.:
COMPLETION DATE: 03-08-12 JOB NO.: 126801



REVISOR: _____

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SUMMARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20__.

COLLECTOR _____

VILLAGE COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20__.

COLLECTOR _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____, A.D. 20__.

BY: CHAIRMAN _____

DUPAGE COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20__.

COUNTY CLERK _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #2483 HAVE SURVEYED AND REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF: THE EAST 18 FEET 8 INCHES OF LOT 20 AND ALL OF LOT 21, IN BLOCK 911 DOWNERS GROVE ESTATES, BEING A PART OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1986 AS DOCUMENT 217375, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS COMMUNITY PANEL NUMBER 1704302904H EFFECTIVE DATE DECEMBER 16, 2004.

DATED THIS 8TH DAY OF MARCH, A.D. 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR #488 _____

LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2012

SURVEYORS NOTES:

IRON PIPES OR SURVEYORS NAIL ARE SET AT ALL LOT CORNERS AND ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.

ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

AREA OF SURVEY: CONTAINING 10,348.50 SQ. FT. = 0.22725 ACRES

PROFESSIONAL DESIGN FIRM NO. 184-004198

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, SAID PROPERTY IS LOCATED WITHIN THE _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____, A.D. 20__.

BY: _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMUNICATIONS COMPANY

SEC. AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, AND MAINTAIN AND REMOVE FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PESTERALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH COMMUNICATIONS, SIGNALS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION ON THE PLAT AND MARKED EASEMENT) THAT ARE SHOWN ON THE ATTACHED PLAT OF SUBDIVISION. THIS EASEMENT SHALL NOT BE PLACED OVER GRANITE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAKLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE OF THE PLAT OR TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANITE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "T.U.E.", OR SIMILAR DESIGNATION, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANITE'S, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PALMER STREET
(66' R.O.W. PREVIOUSLY DEDICATED)

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

BY: _____ MAYOR _____ ATTEST: _____ VILLAGE CLERK _____

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

INDIVIDUALS OR CORPORATION, HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HERON DRAWN.

DATED THIS _____ DAY OF _____, A.D. 20__.

OWNER: _____

ADDRESS: _____

OWNER: _____

ADDRESS: _____

NOTARY CERTIFICATE

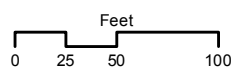
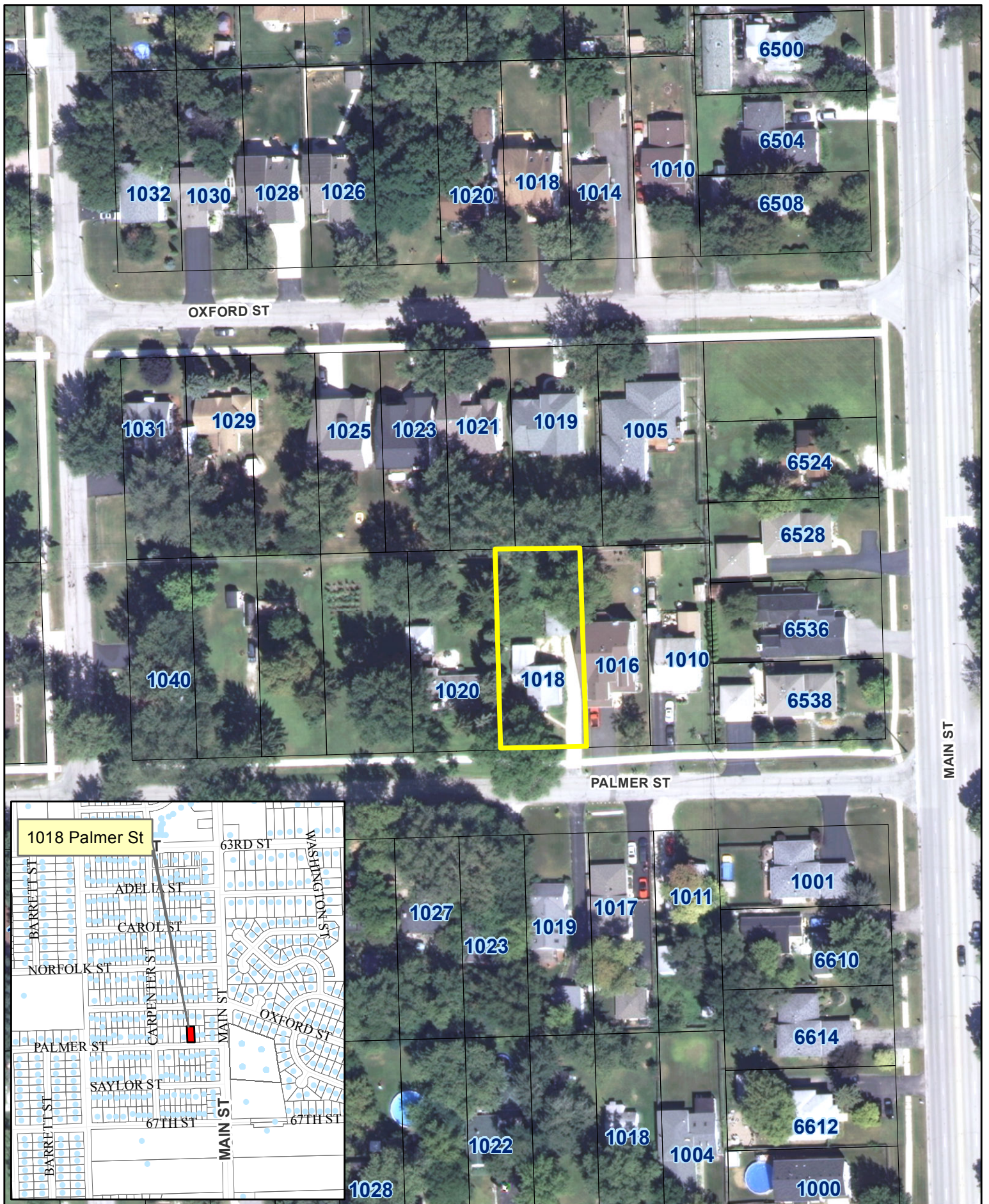
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



1018 Palmer Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 26, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-14-12 1018 Palmer Street	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

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

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Qani and Vezire Osmani
1018 Palmer Street
Downer Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 10,332 square feet
PINS: 09-20-111-015

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. Project Narrative
3. Plat of Survey
4. Plat of Subdivision

PROJECT DESCRIPTION

The petitioner is requesting approval of a final plat of subdivision to consolidate two existing parcels into one lot. The property, commonly known as 1018 Palmer Street, is zoned R-4 Single Family Residential. The property is made up of one 50-foot wide by 155-foot deep parcel, and one 16.66-foot wide by 155-foot deep parcel. A single family house and detached garage are currently located on the property.

The petitioner is proposing to demolish the existing home and garage and construct a new single family home in the future. Without the consolidation, the petitioner would not be permitted to construct a new home. The petitioner is awaiting the decision by the Village Council to apply for a building permit.

COMPLIANCE WITH 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 residential neighborhood. As such, a new single family home meets the Plan’s goal to ensure quality housing stock remains a staple of the community. Additionally, the proposed 66.66-foot wide lot is consistent in width and area with other lots along this block of Palmer Street. Majority of lots in the area are between 50-66 feet wide. Staff believes the proposed consolidation of two parcels 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 28.1104(d) of the Zoning Ordinance. If the subdivision is approved, the petitioner will be able to construct a new single family home in the future. The new home 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 district. The lot dimensions are specified in the table below:

1018 Palmer Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	66.66 feet (no change)	140 feet	155 feet (No change)	7,500 sq. ft.	10,332 sq. ft. (no change)

The petitioner is not requesting any exceptions from Sections 20.101 and 20.301(b) of the Subdivision Ordinance. The proposed lot will include new five-foot wide public utility easements along the side property lines and a new ten-foot wide public utility easement along the rear property line which will satisfy the requirements for public utility easements. A public sidewalk already exists along the front property line.

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 parcels into a single lot meets 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

Comprehensive Plan and Zoning and Subdivision Ordinances 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 the Plan Commission make a positive recommendation to the Village Council regarding PC-14-12 subject to the condition below:

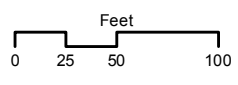
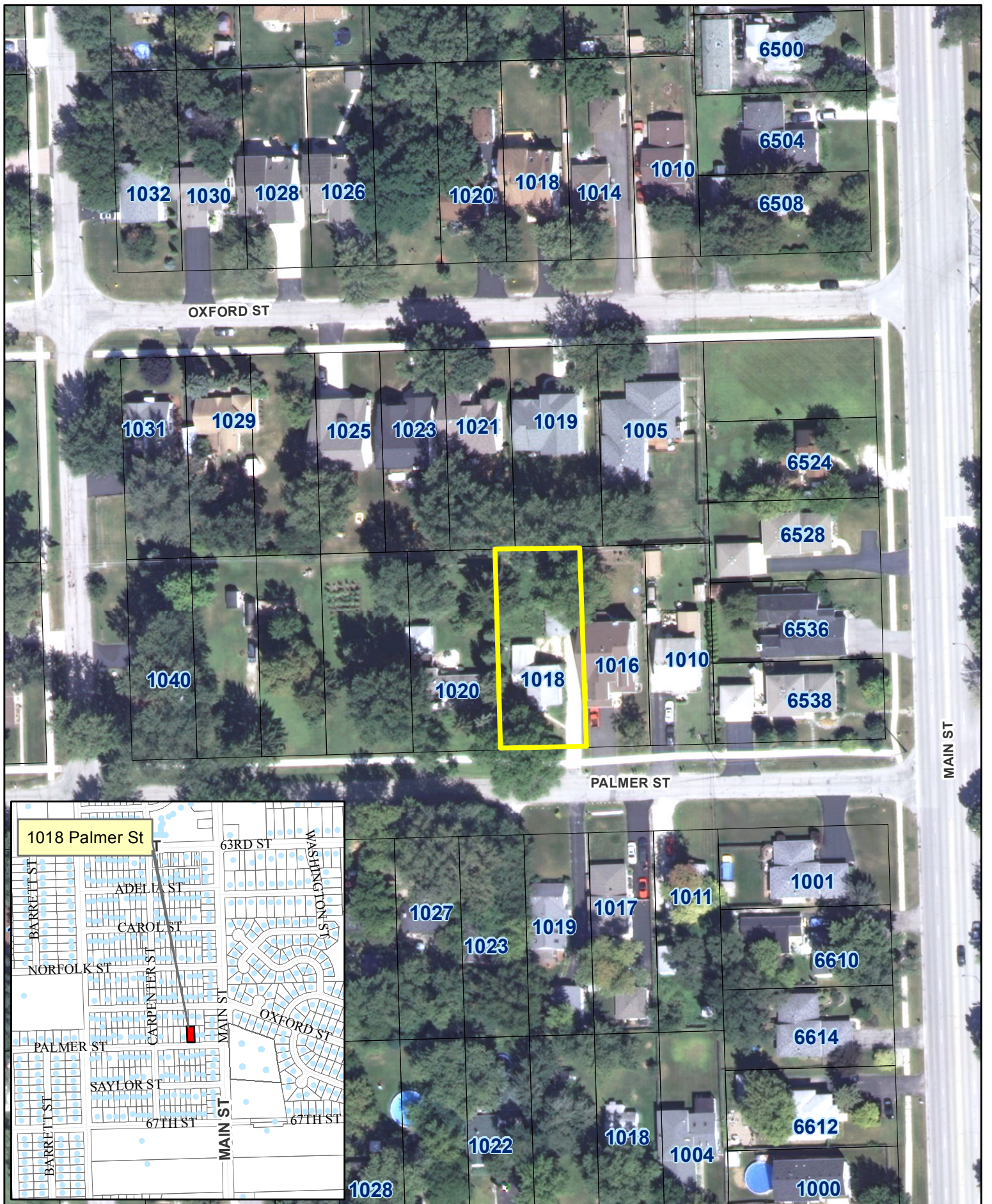
1. The final plat of subdivision shall substantially conform to Osmani Estates subdivision plat prepared by Professional Land Surveying, Inc., dated March 8, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 14-12 1018 Palmer St - Final Plat of Subdivision - Lot Consolidation\Staff Report PC-14-12.doc



1018 Palmer Street

February 28, 2012

Qani Osmani
5774 Elinor Ave
Downers Grove, IL 60516

I Qani Osmani am requesting permission to consolidate the property known as 1018 Palmer Street, in Downers Grove, IL. This request is being made in order to build a single residence home in the future. The property currently has a lot size of 50x155 and another portion at 16.66x 155 which I am requesting to consolidate to make the property 66x155.

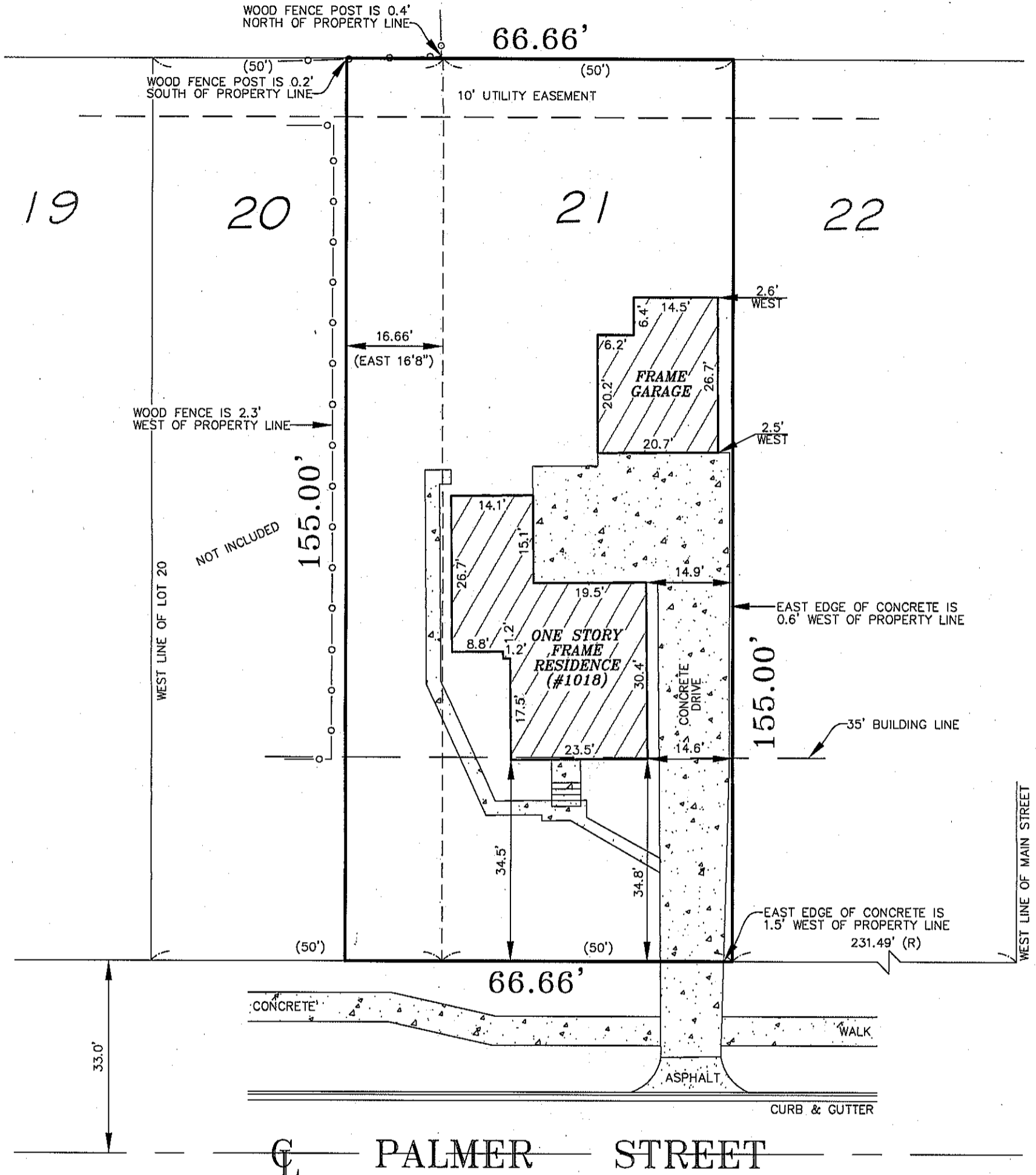
Sincerely,

Qani Osmani
Qani Osmani

PLAT OF SURVEY

OF

THE EAST 16 FEET 8 INCHES OF LOT 20 AND ALL OF LOT 21 IN BLOCK 9 IN DOWNERS GROVE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1926 AS DOCUMENT 217375, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

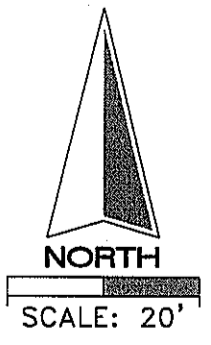
- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 10,332 SQ. FT.
MORE OR LESS

PREPARED FOR: JOHN QANOSMANI
 JOB ADDRESS: 1018 PALMER ST., DOWNERS GROVE, IL
 JOB NO.: 12-02-0063

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 16TH DAY OF FEBRUARY, 2012.

(STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 17TH DAY OF FEBRUARY, 2012.

Wayne W. Nekola
 PLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2012.

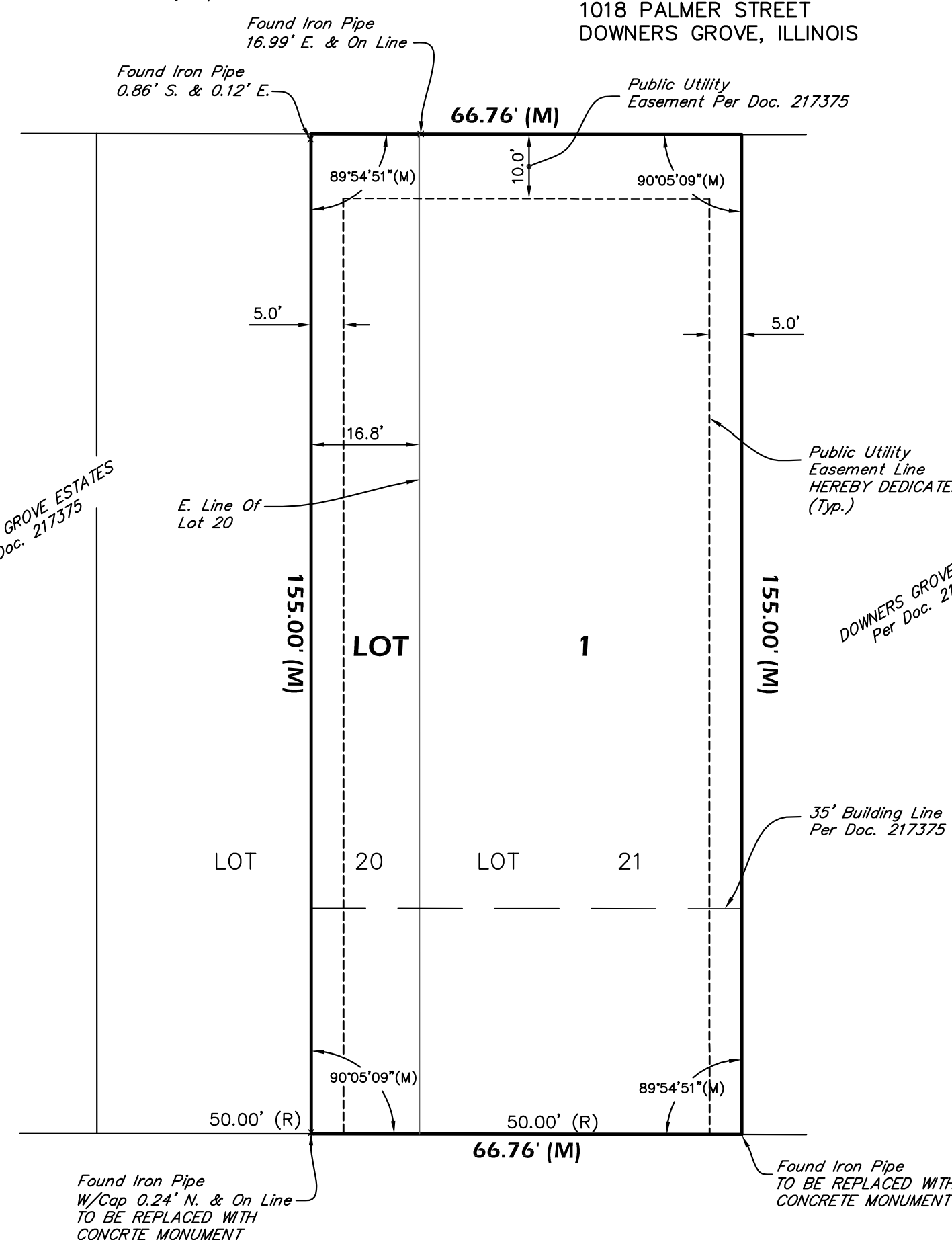
☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FINAL PLAT OF SUBDIVISION

OSMANI ESTATE

OF PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1018 PALMER STREET DOWNERS GROVE, ILLINOIS



SANITARY DISTRICT CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) I, _____ COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

VILLAGE COLLECTOR'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) I, _____ COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____, A.D., 20____ BY: _____ CHAIRMAN

DU PAGE COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

SCHOOL DISTRICT BOUNDARY STATEMENT STATE OF ILLINOIS) SS COUNTY OF DU PAGE) THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

EASEMENT PROVISIONS AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON COMPANY AND SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

SURVEYOR'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

SURVEYOR'S NOTES: IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL EASEMENTS ARE HERETOFRE DEDICATED UNLESS OTHERWISE NOTED.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.

VILLAGE COUNCIL CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

OWNER'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) _____ INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE OWNERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

NOTARY CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

DECLARATION OF RESTRICTIVE COVENANTS THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS: (A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

DECLARATIONS CERTIFICATE WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

- WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND
WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

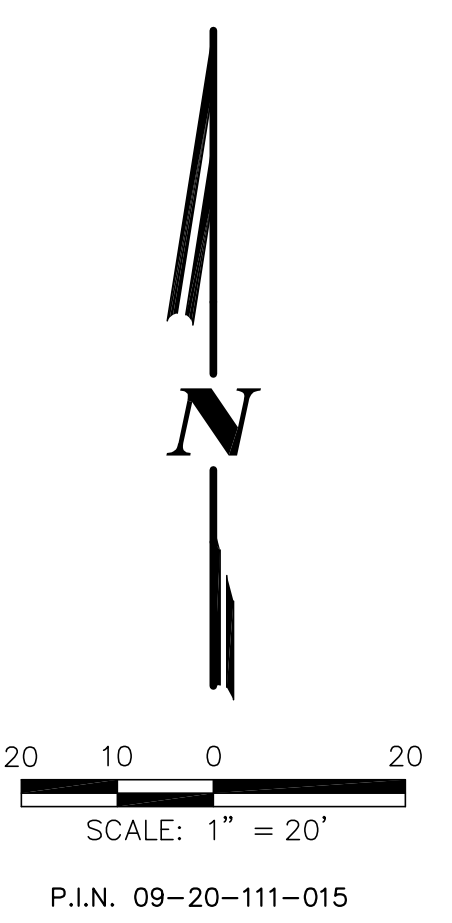
IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON. DATED THIS _____ DAY OF _____, A.D., 20____ OWNER NOTARY PUBLIC MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND _____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER STATE REGISTRATION NUMBER REGISTRATION EXPIRATION DATE PROPERTY OWNER'S SIGNATURES BY: OWNER OR ATTORNEY BY: OWNER OR ATTORNEY PRINT NAME PRINT NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DU PAGE) THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____ RECORDER OF DEEDS

PREPARED FOR: OSMANI JOB ADDRESS: 1018 PALMER STREET DOWNERS GROVE, ILLINOIS Professional Land Surveying, Inc. 2900 Ogden Avenue Suite 110 Lisle, Illinois 60532 Phone 630.778.1757 Fax 630.778.7757 DRAWN BY: JRP FLD. BK./PG. NO.: COMPLETION DATE: 03-08-12 JOB NO.: 126801 REVISED:



DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MARCH 26, 2012, 7:00 P.M.

Chairman Jirik called the March 26, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mr. Hose, Mr. Waechtler, Mr. Webster (at 7:04pm)

ABSENT: Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah

STAFF PRESENT: Jeff O'Brien, Damir Latinovic and Stan Popovich

VISITORS: Mr. Gordon Goodman, 5834 Middaugh, Downers Grove; Mr. and Mrs. Qani Osmani, 1018 Palmer St., Downers Grove; Dr. Kathleen Goepfinger, President, Midwestern University, 555 31st St., Downers Grove; Mr. Kevin McCormick, Midwestern University, 555 31st St, Downers Grove; Dwight Todd, DWL Architects, 2333 North Central Ave, Phoenix, AZ; Damienne Souter, 605 Prairie; and Mr. Jim Lavery, 1016 Palmer St., Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets. (Mr. Webster arrives 7:04 p.m.)

APPROVAL OF THE MARCH 5, 2012 MINUTES

Mr. Hose, noted on page 7, fourth paragraph, final sentence, insert the word "not" between the words "did" and "affect". **MR. HOSE MADE A MOTION TO APPROVE THE MINUTES, AS CORRECTED. SECONDED BY MR. BEGGS.**

MOTION CARRIED BY VOICE VOTE OF 6-0.

Chairman Jirik reviewed the protocol for the public hearing.

.....

PC-14-12 A petition seeking approval of a Final Plat of Subdivision to consolidate two existing parcels into one lot. The property is located on the north side of Palmer Street, approximately 230 feet west of Main Street, commonly known as 1018 Palmer Street, Downers Grove, IL (PIN 09-20-111-015); Qani Osmani, Petitioner; Qani and Vezire Osmani, Owners

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

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Planner, Mr. Damir Latinovic, reported the petition before them was due to changes made to the Village Ordinance that now required owners to consolidate their multiple lots prior to constructing any additions or doing new construction on their property. Currently the property was zoned R-4 Single-Family Residential with an improved single-family residence and detached garage and was located on two parcels: Lot 21 was 50 feet wide by 155 feet deep; the western parcel was 16.66 feet wide by 155 feet deep.

Petitioners were requesting to combine the two parcels into one lot in order to construct a new single-family home after demolishing the existing structures. The request was consistent with the Village's Comprehensive Plan and was also in character with surrounding lot sizes. The request met the Village's Subdivision Ordinance and no exceptions were being requested at this time. The two parcels, when combined, comprised of a lot 66 feet wide by 155 feet deep and exceeded the minimum lot area dimension requirements for the R-4 District. Per Mr. Latinovic, the new single-family home would also meet the Village's bulk requirements of the zoning ordinance.

Neighbors within 250 feet were notified by staff via individual notices, the newspaper notice and a posted sign on the property with only one person inquiring about the general nature of the project. Staff believed the proposal met the requirements of the Village and recommended that the Plan Commission forward a positive recommendation to the Village Council, subject to staff's one condition in its report.

Regarding the identification of the 16.66 feet, Mr. Latinovic stated it probably had to do with the previous owners acquiring the 16 feet from their neighbor. He confirmed the current owners did have possession of the 16 feet.

The Petitioner, Ms. Vezire Osmani, 5774 Eleanor Avenue, confirmed she was requesting to consolidate two parcels into one existing lot for a future single-family residential home. No questions followed from the commissioners.

Chairman Jirik opened up the meeting to public comment.

Mr. Jim Laverty, 1016 Palmer Street, asked how soon demolition would take place and he encouraged the Commission to move forward with the request as the current dwelling was uninhabitable and a safety risk. He asked the Commission to consider single-family homes for this block as the remainder of the block was of the same housing stock.

Chairman Jirik explained that the Commission currently was only considering consolidation of the two lots and not approving the demolition of the buildings or construction of a new house. He could not compel the petitioner to begin the demolition.

Ms. Osmani responded to Mr. Laverty that after receiving approval at the Plan Commission level, she would be applying for a demolition permit and expected to begin demolition soon.

Mr. Waechtler commented on the overall improvement to the neighborhood under discussion but added there was another home on the block that was in very poor condition.

Mr. Laverty concurred and proceeded to discuss his own home which was purchased new on Lot 22. He was excited to have more construction coming to the area.

DRAFT

Hearing no further comments, public comment was closed. Commissioners had no questions.

Ms. Osmani stated she and her husband specifically sought the neighborhood because they did not want to be in the typical subdivision and wanted to improve a neighborhood. They were excited to bring their children to the area.

WITH RESPECT TO FILE PC-14-12, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITION:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO OSMANI ESTATES SUBDIVISION PLAT PREPARED BY PROFESSIONAL LAND SURVEYING, INC., DATED MARCH 8, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

SECONDED BY MR. HOSE . ROLL CALL:

**AYE: MR. WAECHTLER, MR. HOSE, MR. BEGGS, MR. COZZO, MR. WEBSTER,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Mr. O'Brien announced that there were four agenda items on the April 2, 2012 agenda. He reminded the Commissioners to take their Open Meetings Act training. Mr. O'Brien said he was providing Commissioners with a welcome letter from the American Planners Association.

**THE MEETING WAS ADJOURNED AT 8:20 P.M. ON MOTION BY MR. COZZO,
SECONDED BY MR. WEBSTER MOTION CARRIED UNANIMOUSLY BY VOICE
VOTE OF 6-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)