

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 19, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 629 Gierz 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 629 Gierz Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the June 19, 2012 consent agenda

BACKGROUND

The owner of the 6,250 square foot property at 629 Gierz Street is proposing to consolidate the two lots into a single lot to construct a new single family residence. The property, zoned R-4 Single Family Residential, consists of two 25-foot wide lots and is improved with a single family home and a detached garage.

All required infrastructure currently exists and no new public improvements are required. 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.

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:

629 Gierz St	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet (no change)	140 feet	125 feet (no change)	7,500 sq. ft.	6,250 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 property is located in a single family residential neighborhood classified as traditional grid. The lot consolidation would allow construction of a home that is consistent with the existing homes in this traditional grid neighborhood. The proposed 50-foot wide lot is consistent in width and area with other lots on Gierz Street. The majority of lots in the area are between 50 and 60 feet wide.

The Plan Commission considered the petition at their June 4, 2012 meeting. No members of the public spoke for or against the proposal. 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.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated June 4, 2012

Minutes of the Plan Commission Hearing dated June 4, 2012

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 629 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 parcels into one lot for the G&Ms Subdivision, located on the south side of Gierz Street approximately 840 feet west of Douglas Road, commonly known as 629 Gierz Street, Downers Grove, Illinois, legally described as follows:

Lots 39 and 40 in Block 3 in Gostyn, being a subdivision of 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 41158, in DuPage County, Illinois.

Commonly known as 629 Gierz Street, Downers Grove, IL (PIN 09-08-213-002)

WHEREAS, notice has been given and a public hearing held on June 4, 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 G&Ms Subdivision, located at 629 Gierz 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 G&Ms Subdivision, located at 629 Gierz Street, Downers Grove, Illinois, be and is hereby approved subject to the following condition:

1. The final plat shall substantially conform to the Final Plat of Subdivision of G&Ms Subdivision plat prepared by Intech Consultants, Inc., dated May 4, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

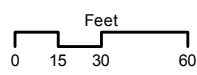
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



629 Gierz Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 4, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-19-12 629 Gierz 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 lots into one lot.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Gregory Ginex
400 N. LaSalle #1411
Chicago, IL 60654

OWNER: Estate of James and Elaine Bryar
c/o Donna Dixon, Executor of the Estate
629 Gierz Street
Downer Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 6,250 square feet
PINS: 09-08-213-002

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 lots into one lot. The property, commonly known as 629 Gierz Street, is zoned R-4 Single Family Residential. The property is made up of two 25-foot wide by 125-foot deep lots. A single family house and a 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. 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 property is located in a single family residential neighborhood classified as traditional grid. The lot consolidation would allow construction of a home that is consistent with the existing homes in this traditional grid neighborhood. The proposed 50-foot wide lot is consistent in width and area with other lots on Gierz Street. The majority of lots in the area are between 50 and 60 feet wide. 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 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:

629 Gierz St	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	50 feet (no change)	140 feet	125 feet (no change)	7,500 sq. ft.	6,250 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 lots 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-19-12 subject to the condition below:

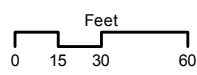
1. The final plat shall substantially conform to the Final Plat of Subdivision of G & Ms Subdivision plat prepared by Intech Consultants, Inc., dated May 4, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

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629 Gierz Street

April 26, 2012

Village of Downers Grove
Department of Community Development
Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

Re: 629 Gierz Avenue, Downers Grove, IL 60515
PIN: 0908213002
Petition for lot consolidation

Dear Sir or Madame:

I am the Executor of the Estate of James and Elaine Bryar, the current owners of record of the above referenced property.

Please allow this correspondence to serve as a Letter of Authorization permitting Gregory Glnex to submit a petition to the Village for purposes of consolidating the land parcels that comprise the property located at 629 Gierz Avenue in Downers Grove, Illinois. Mr. Glnex and his wife have signed a contract to purchase the subject property. The anticipated closing date is May 30, 2012.

I have no objection to this petition being filed with and granted by the Village.

Very truly yours,



Donna Dixon,
Executor of the Estate of James and Elaine Bryar

BOLLINGER

BOLLINGER CONNOLLY KRAUSE

April 29, 2012

Village of Downers Grove
Department of Community Development
Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

Re: 629 Gierz Avenue, Downers Grove, IL 60515
PIN: 0908213002
Petition for Lot Consolidation

Dear Sir or Madame:

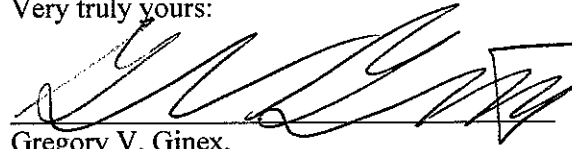
This petition for lot consolidation is being submitted for purposes of consolidating the parcels that currently make up the property commonly known as 629 Gierz Avenue in Downers Grove, Illinois. The above-referenced property currently consists of two parcels and contains a one-story home situated across both parcels. It is the desire of petitioner that the parcels be consolidated into one lot in accordance with the applicable sections of the Village Code.

For review by the Plan Commission the following materials are submitted:

- Petition for Plan Commission;
- Proof of Ownership submitted by way of letter of authorization from the executor of the estate of the owners of record;
- Application Fee of \$200;
- Current legal description of the subject property
- Legal Registered Surveyor's Plat of Survey is to be provided within seven days;
- Certification of Public Notice Information and List of Surrounding Property owners along with mailing labels;
- Final Subdivision Plat to be provided within seven days;

Please advise if additional information is required. Thank you for your consideration of this petition.

Very truly yours:



Gregory V. Ginex,
Petitioner

BOLLINGER CONNOLLY KRAUSE LLC

CitiGroup Center ♦ 500 West Madison Street ♦ Suite 2430 ♦ Chicago, Illinois 60661-2593

(312) 253-6200 ♦ Facsimile (312) 253-6201

www.bollingertrials.com

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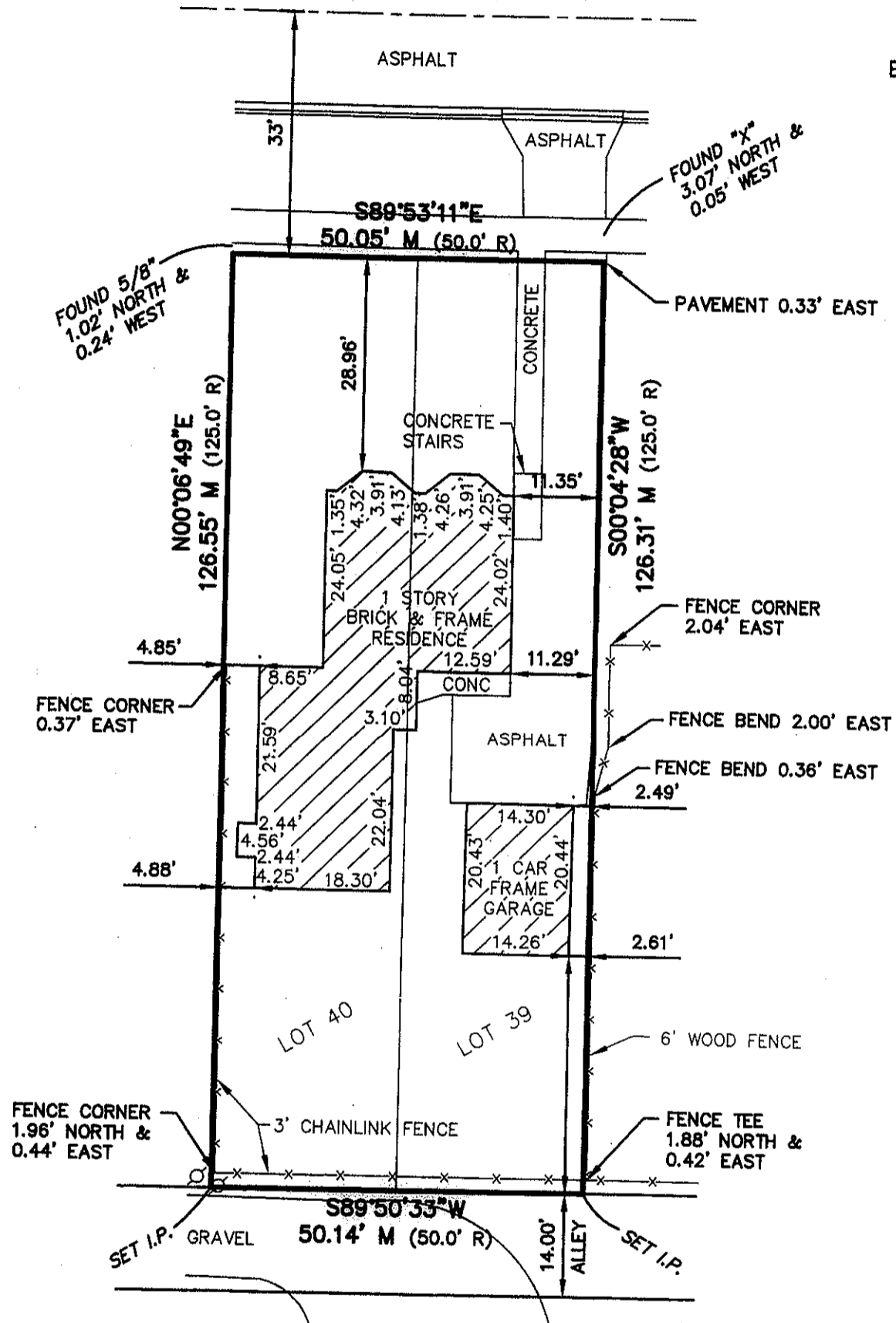
LOTS 39 AND 40 IN BLOCK 3 IN GOTSYN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889, AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 629 GIERZ AVENUE, DOWNERS GROVE, ILLINOIS



GIERZ AVENUE

SCALE: 1" = 20'
BASIS OF BEARING - ASSUMED



LEGEND

M = MEASURED DIMENSION
R = RECORD DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

PREPARED BY **GREG GINEX**



STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

LISLE, MAY 1 A.D. 2012

BY Mark S. Stimac
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-2587
MY LICENSE EXPIRES/RENEWS ON 11/30/2012

PREPARED: 5-1-12

FILE 6573

INTECH CONSULTANTS, INC.
PROFESSIONAL ENGINEERS - SURVEYORS
9 UNIVERSITY LANE, SUITE D
DOWNERS GROVE, ILLINOIS 60532-4500
PHONE (630) 964-5656

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR REMOVED, THE SURVEYOR SHALL BE RESPONSIBLE FOR CORRECTING THE PLAT.

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JUNE 4, 2012, 7:00 P.M.

Chairman Jirik called the June 4, 2012 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Cozzo, Mr. Hose, Mr. Quirk, Mrs. Rabatah, Mr. Waechter, Mr. Webster

ABSENT: Mr. Beggs, Mr. Matejczyk

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic

VISITORS: Mr. Ray Rahn, 4911 Washington; Mr. Gil Schroeder, 7020 Webster St.; Mr. Kevin Comer, 824 Franklin St.; Mr. Ricardo Ginex, 5424 Carpenter St.; Mr. Mark Ginex, 4100 N. LaSalle St., #1411, Chicago, IL; Mr. Greg Mast, CBRE, 20 N. Martingale, Schaumburg, IL; Mr. Justin Bretzke, Hertz Corp., 1728 Ogden Ave.; Mr. Dan Russell, 4112 Elm Street; Mr. Greg Ginex, 629 Gierz Street

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

APPROVAL OF THE MAY 7, 2012 MINUTES

MINUTES OF THE MAY 7, 2012 MEETING WERE APPROVED ON MOTION BY MR. WEBSTER, SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE of 7-0.

Chairman Jirik reviewed the protocol for the public hearing.

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PC-19-12 A petition seeking approval of a Final Plat of Subdivision to consolidate two existing lots into one lot. The property is located on the south side of Gierz Street approximately 840 feet east of Fairview Avenue, commonly known as 629 Gierz Street, Downers Grove, IL (PIN 09-08-213-002); Gregory Ginex, Petitioner; James and Elaine Bryar, Owners

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

Mr. Latinovic stated the petitioner was seeking a lot consolidation at 629 Gierz Street, which was zoned R-4 Single family Residential District. The survey was placed on the overhead, noting an existing home was on the site with detached garage. The property was made up of two 25 ft. wide by 125 ft. deep lots. The petitioner planned to raze the home and construct new but was seeking to consolidate the two lots prior to construction. The petitioner would provide village-required

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easements along the sides and rear lot lines. Staff had not received the plans for the new home but stated the new home would be required to meet all requirements of the zoning ordinance.

The proposal met all the requirements of the Comprehensive Plan and was consistent with the "Traditional Grid Neighborhood." Proper public notification was provided and to date, only one phone call was received by staff concerning a general inquiry about the property. Due to the above requirements and ordinances being met, staff recommended the Plan Commission forward a positive recommendation to the Village Council subject to the one condition in its staff report.

No questions followed. The petitioner was invited to speak.

Petitioner, Mr. Greg Ginex, 629 Gierz, Downers Grove, stated he and his wife plan to raze the existing home and construct new. He asked that the Plan Commission support the proposal.

No questions followed from the commissioners. The public was invited to speak. No comments received. Public comment was closed. Mr. Ginex had no closing statement.

Mrs. Rabatah commented that the proposal was not presenting any unique conditions.

WITH RESPECT TO PC-19-12, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE CONDITION BELOW:

- 1. THE FINAL PLAT SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION OF G & MS SUBDIVISION PLAT PREPARED BY INTECH CONSULTANTS, INC., DATED MAY 4, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

SECONDED BY MR. HOSE. ROLL CALL:

AYE: MRS. RABATAH, MR. HOSE, MR. COZZO, MR. QUIRK, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 7-0

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)