

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

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 4112 Elm 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 4112 Elm 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 property located at 4112 Elm Street is proposing to consolidate two lots into a single 100-foot wide by 150-foot deep lot in order to construct an addition to an existing single family house. The 15,000 square foot property is zoned R-4 Single Family Residential.

All required infrastructure 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:

4112 Elm Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	100 feet (no change)	140 feet	150 feet (No change)	7,500 sq. ft.	15,000 sq. ft. (no change)

Staff believes the proposed consolidation is consistent with the Comprehensive Plan. The Comprehensive Plan notes the property is located within the single family modified grid residential area. The modified grid allows for a greater range of lot sizes and provides a transition between the traditional grid and the curvilinear subdivision development types. 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 100-foot wide single family lot is consistent in width and area with other single family lots along this block of Elm Street.

The Plan Commission considered the petition at their June 4, 2012 meeting. No public comments were received at the hearing. The Commission found that the request met the standards of the Subdivision and Zoning Ordinances. The Plan Commission unanimously recommended approval of the Final Plat of Subdivision. Staff concurs with the Plan Commission recommendation.

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 4112 ELM 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 Russell Subdivision, located on the west side of Elm Street approximately 400 feet south of 40th Street, commonly known as 4112 Elm Street, Downers Grove, Illinois, legally described as follows:

Lots 9 and 10 in Block 5 of Lyman Park, being a subdivision of part of Section 5, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 15, 1926 as Document #213564, in DuPage County, Illinois

Commonly known as 4112 Elm Street, Downers Grove, IL (PIN 09-05-113-020).

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 Russell Subdivision, located at 4112 Elm 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 Russell Subdivision, located at 4112 Elm 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 Russell Subdivision prepared by Morris Engineering, Inc., dated May 18, 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

SYMBOL LEGEND

- SUBDIVISION BOUNDARY LINE
ADJACENT BOUNDARY
FRONT YARD SETBACK LINE
SIDE & REAR SETBACK LINE
EXISTING EASEMENT

- IRON PIPE SET
IRON PIPE FOUND

ABBREVIATIONS

- (R) = RECORD
(M) = MEASURED
(D) = DEED
(A) = ASSUMED
N = NORTH
S = SOUTH
E = EAST
W = WEST
NE = NORTHEAST
W = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
P.I.N. = PARCEL INDEX NUMBER
F.I.P. = FOUND IRON PIPE
S.I.P. = SET IRON PIPE
R.O.W. = RIGHT-OF-WAY

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.

(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, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND 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 EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY 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 SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY 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 HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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.

WHEREAS, SAID LOT 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 LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- 1. 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 LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS 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 PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE THE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
5. THE AFORESAID 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 PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, 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 _____, 20____.

OWNER: DANIEL RUSSELL
OWNER: CORNELIA RUSSELL

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DANIEL RUSSELL AND CORNELIA RUSSELL ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

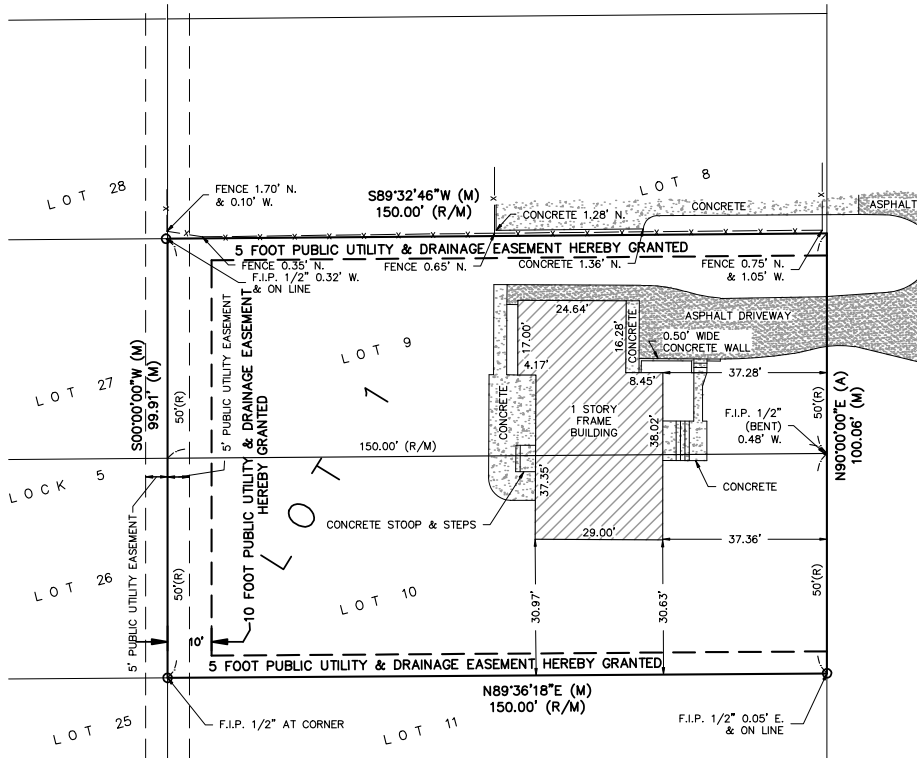
THIS ____ DAY OF _____, 20____.

BY: NOTARY PUBLIC

FINAL PLAT OF SUBDIVISION
RUSSELL SUBDIVISION

OF
PART OF NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
AREA OF SURVEY:

CONTAINING 14,998 SQ. FT. 0.34 ACRES MORE OR LESS



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,

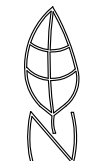
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS 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, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS 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 OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR 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 SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THROUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: ADDRESS:



Scale: 1" = 20 FEET

P.I.N. 09-05-113-020

CERTIFICATE FOR THE COUNTY RECORDER OF DUPAGE COUNTY

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ON THE ____ DAY OF _____ A.D. 20____.

AT ____ O'CLOCK ____ M

BY: RECORDER OF DEEDS

CERTIFICATE FOR THE COUNTY CLERK OF DUPAGE COUNTY

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE 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____.

THIS ____ DAY OF _____, 20____.

BY: COUNTY CLERK OF DUPAGE COUNTY

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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.

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

BY: _____

DRAINAGE CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND _____, THE OWNERS OF THE LAND DEPICTED HEREON OR THEIR 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. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS ____ DAY OF _____, AD, 20____.

ILLINOIS PROFESSIONAL ENGINEER NO. _____
LICENSE EXPIRATION DATE: NOVEMBER 30, 2013
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

OWNER OR AUTHORIZED ATTORNEY

PRELIMINARY FOR REVIEW

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 9 AND 10 IN BLOCK 5 OF LYMAN PARK, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1926 AS DOCUMENT #213564, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT: THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THAT IRON PIPES OR CUT CROSS, WHEN FALLING IN CONCRETE PAVEMENT, WILL BE PLACED AT ALL LOT CORNERS, POINTS OF BEARING CHANGE AND POINTS OF CURVATURE, UPON THE RECORDING OF THIS PLAT AND THAT THE SUBDIVISION IS MONUMENTED ACCORDING TO STATE AND LOCAL ORDINANCES.

THAT THE PROPERTY SUBDIVIDED BY THIS PLAT LIES WITHIN THE COUNTY LIMITS OF DUPAGE COUNTY, ILLINOIS.

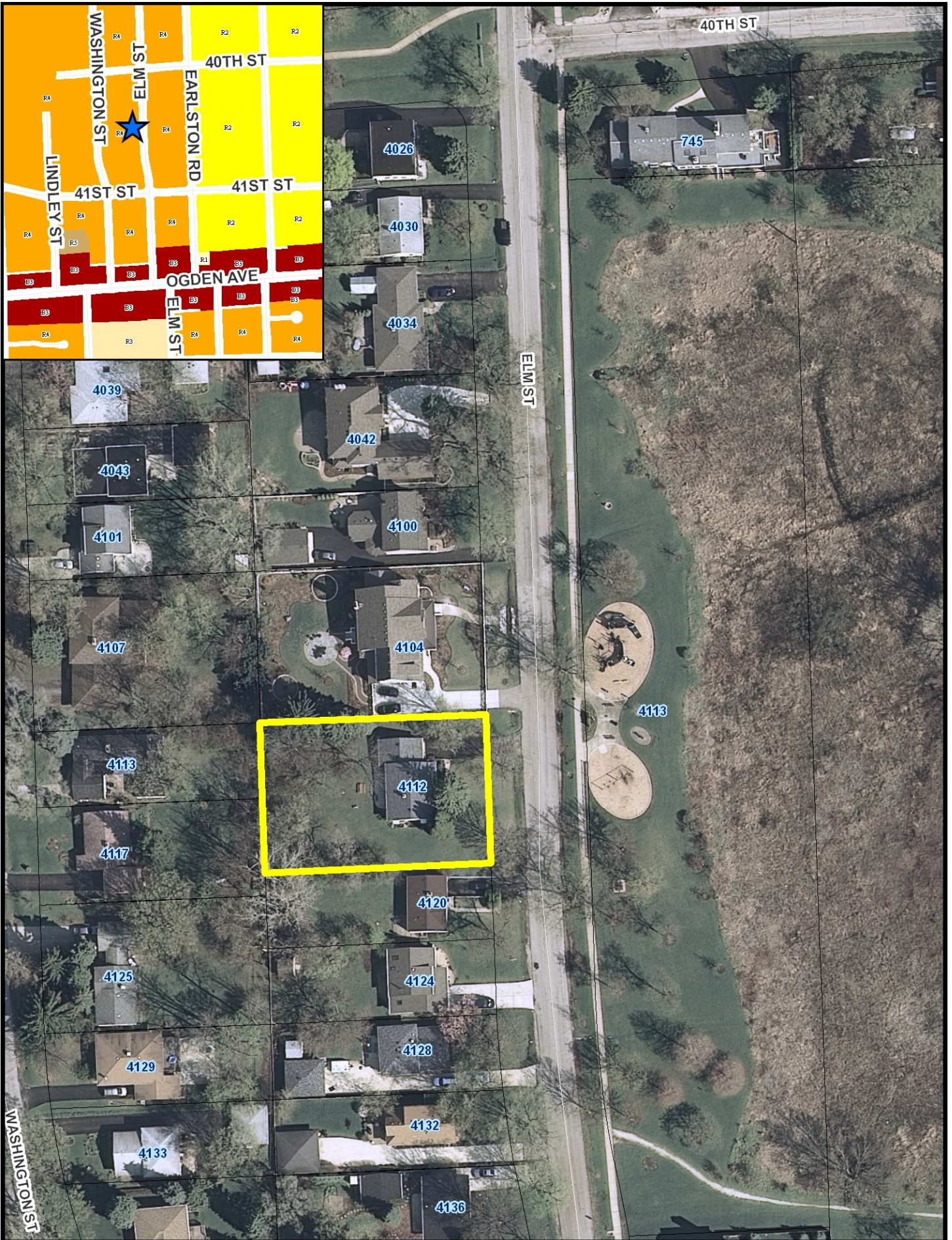
DATED, THIS ____ DAY OF _____, A.D., 2012, AT LISLE, ILLINOIS.

ROBERT J. SILANDER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2181
MY LICENSE EXPIRES NOVEMBER 30, 2012.
ILLINOIS PROFESSIONAL DESIGN FIRM
PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245
CLIENT: DAN RUSSELL



PLAT OF SUBDIVISION
RUSSELL SUBDIVISION
DOWNERS GROVE, ILLINOIS
MORRIS ENGINEERING, INC.
Civil Engineering Consulting & Land Surveying
1100 Lincoln Ave. Lisle, IL 60532. Phone: (630) 271-0770
Website: www.ecivil.com
FAX: (630) 271-0774
FIELD CREW: _____
DRAWN BY: RJS / OZ
CHECKED BY: RJS
APPROVED BY: RJS
DATE: 5/18/12
SCALE: HORIZ 1"=20'
VERT NONE
SHEET
1
OF 1 SHEETS
PRCJ# 12-05-002

1100 Lincoln Ave. Lisle, IL 60532. Phone: (630) 271-0770. Website: www.ecivil.com. FAX: (630) 271-0774.



0 25 50 75 100 Feet

4112 Elm Street Location Map





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

SUBJECT:	TYPE:	SUBMITTED BY:
PC-18-12 4112 Elm Street	Final Plat of Subdivision	Stan Popovich, 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: Daniel & Cornelia R. Russell
4112 Elm Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 15,000 square feet (0.34 acres)
PIN: 09-05-113-020

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	Parks and Open Space
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 4112 Elm Street, is zoned R-4 Single Family Residential. The property is made up of two 50-foot wide by 150-foot deep lots totaling 15,000 square feet in size.

The property is improved with a single family home. The petitioner is proposing to construct an addition onto the rear of the house. Without the consolidation, the petitioner would not be permitted to construct the addition.

COMPLIANCE WITH COMPREHENSIVE PLAN

The Residential Area Plan section of the Comprehensive Plan identifies the property being within the single family modified grid residential area. The modified grid allows for a greater range of lot sizes than the traditional grid and provides a transition between the traditional grid and the curvilinear subdivision development type. The lots in this neighborhood are between 50 and 100-feet wide. The subject property is 100-feet wide and is consistent with other lots in the neighborhood. 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. 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 single family 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 an addition onto the existing house. The renovated 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:

4112 Elm Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	100 feet (no change)	140 feet	150 feet (No change)	7,500 sq. ft.	15,000 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 utility easements along the side (east and west) property lines and a new ten-foot wide utility 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 in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. At this time, staff has not received any comments regarding this petition. Staff received one inquiry about the petition and when the petition was explained the individual had no concerns.

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-18-12 subject to the condition below:

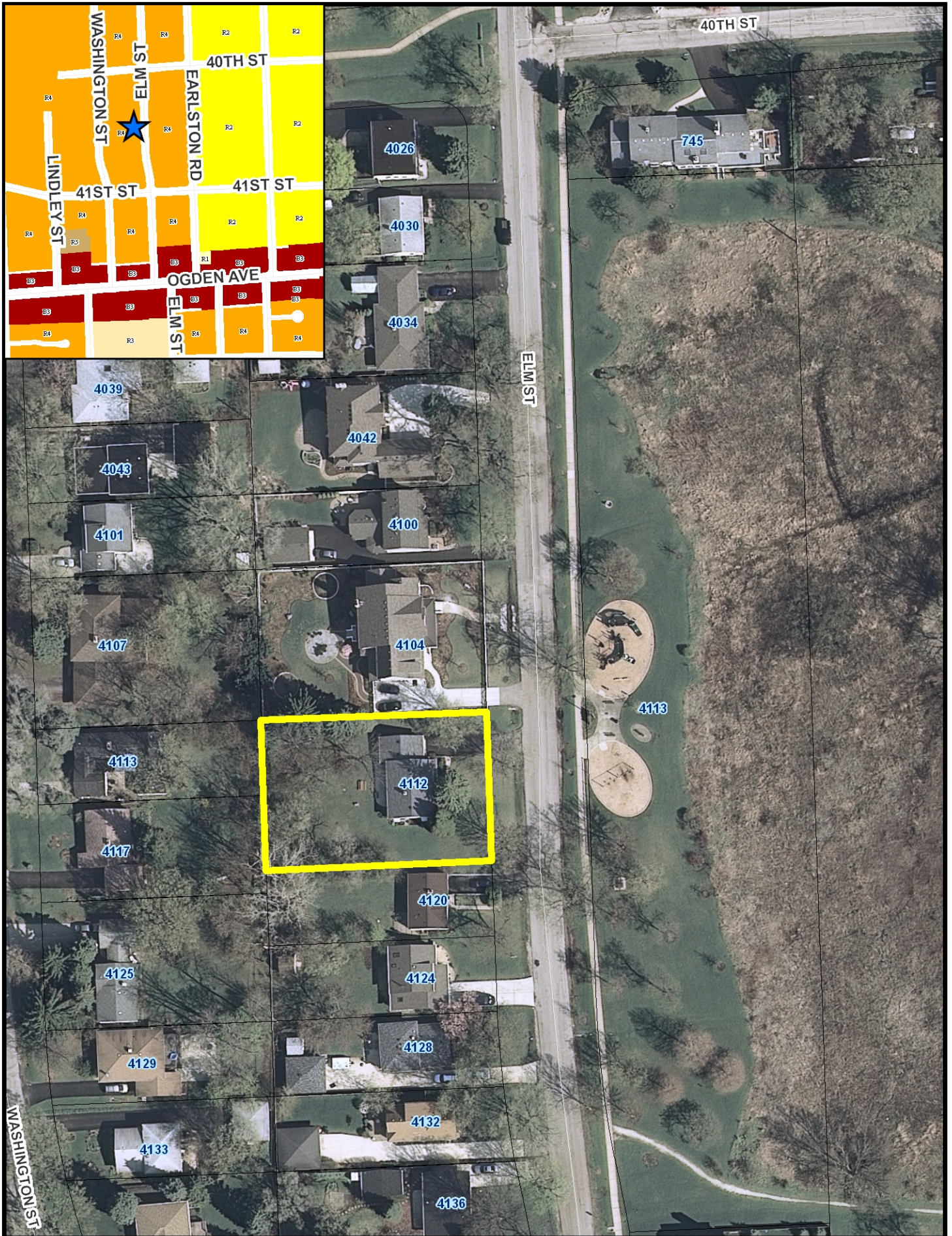
1. The final plat shall substantially conform to the Final Plat of Subdivision of Russell Subdivision prepared by Morris Engineering, Inc., dated May 18, 2012 except as such plat may be modified to conform to the Village Codes and Ordinances.

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 18-12 4112 Elm St - Lot Consolidation\Staff Report PC-18-12.doc



0 25 50 75 100 Feet

4112 Elm Street Location Map



Daniel P Russell
4112 Elm St.
Downers Grove, IL 60515

Department of Community Development
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515
Attn. Plan Commission

To Whom it may concern,

I am planning to expand my current residence to accommodate my mother in law, who recently lost her spouse. I am planning to expand a bedroom, add a bathroom, dining room, screened in porch, and move laundry facilities from the basement to the main floor of the house.

I have contacted Workman Surveyors of Downers Grove to survey the property.

Dan Russell

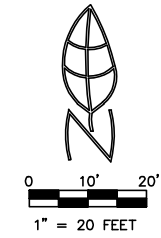
PLAT OF SURVEY

OF

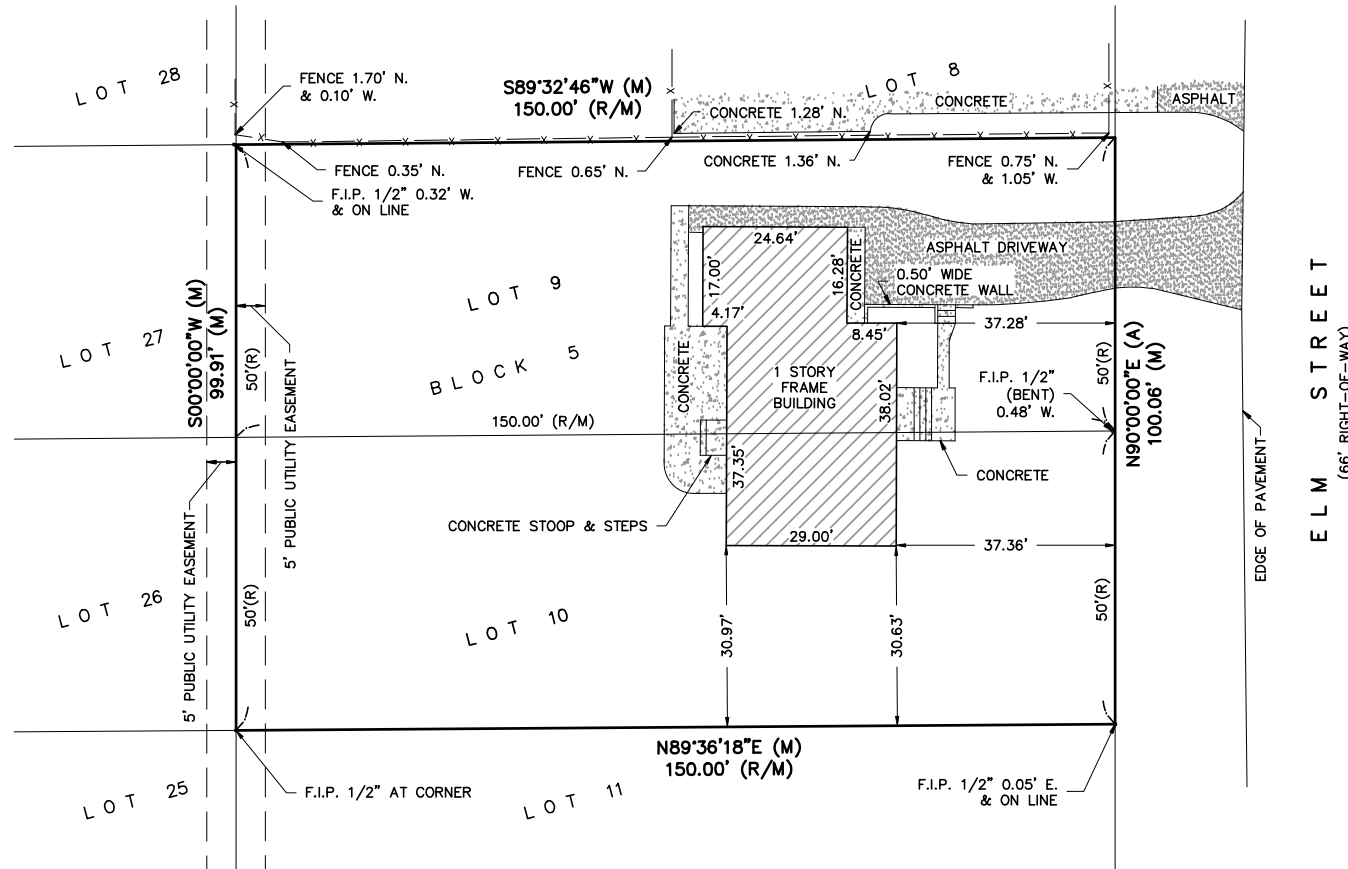
LOTS 9 AND 10 IN BLOCK 5 OF LYMAN PARK, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1926 AS DOCUMENT #213564, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
 CONTAINING 14,998 SQ. FT. 0.34 ACRES MORE OR LESS

BASIS OF BEARING:
 WEST LINE OF ELM STREET AS FOUND
 MONUMENTED AND OCCUPIED PER RECORDED
 SUBDIVISION PLAT.
 N90°00'00"E (ASSUMED)



- LEGEND**
- N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - R RECORD
 - M MEASURED
 - A ASSUMED
 - F.I.P. FOUND IRON PIPE
-
- LOT LINE
 - BOUNDARY LINE
 - - - - EASEMENT LINE
 - x-x-x-x FENCE LINE



STATE OF ILLINOIS } ss
 COUNTY OF DuPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A "PLAT OF SURVEY", AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS _____ DAY OF _____, 2012 A.D., AT LISLE, ILLINOIS,

GENERAL NOTES:

- 1.) COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- 2.) NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
- 3.) FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, CONTRACT, COUNTY AND/OR VILLAGE BUILDING LINE REGULATIONS.
- 4.) NO TITLE POLICY PROVIDED AT TIME OF SURVEY.

ROBERT J. SILANDER
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-2181
 MY LICENSE EXPIRES NOVEMBER 30, 2012
 ILLINOIS PROFESSIONAL DESIGN FIRM
 PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245
 FIELD WORK COMPLETED ON 05/11/12
 CLIENT: DANIEL RUSSELL



DATE				
	1	2	3	4

PLAT OF SURVEY
 4112 ELM STREET
 DANIELS DRIVE ILLINOIS

MORRIS
ENGINEERING, INC

FIELD CREW: CS
 DRAWN BY: OZ
 CHECKED BY: RJS
 APPROVED BY: RJS
 DATE: 05/16,
 SCALE: HORIZ 1"
 VERT N

SHEET

1

OF 1 SHE

PROJ# 12-054

I:\12-05-0002\12-05-0002-SUBDIVISION-PLAT.dwg 5/16/2012 2:26:30 PM DWG TO PDF.PC3

PC-18-12 A petition seeking approval of a Final Plat of Subdivision to consolidate two existing lots into one lot. The property is located on the west side of Elm Street approximately 400 feet south of 40th Street, commonly known as 4112 Elm Street, Downers Grove, IL (PIN 09-05-113-020); Daniel Russell, Petitioner; Daniel and Cornelia Russell, Owners.

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

Village Planner, Mr. Stan Popovich, reviewed the above petition noting that the petition was for a consolidation of two parcels (each lot 50 feet wide by 150 feet deep) into one plat of record. A single-family home currently existed over the common property line and the owner was proposing to add an addition at the southwest corner of his home, which would be over the common property line also. The consolidation of the two lots would allow the addition to be constructed. The proposed lot was presented, noting the five-foot easements on the north and south sides and an additional five feet on the rear lot line to provide 10 feet of easement. The Comprehensive Plan identified the property as a "Single Family Modified Grid" which was the transition between the Traditional Grid and a curvilinear subdivision development. The area was considered in transition but typical adjacent properties were 50 feet x 150 feet deep. Staff believed the property was consistent with the neighborhood and area and the lot consolidation was consistent with the Comprehensive Plan.

All bulk requirements were being met in this R-4 zoning district and the proposal met the public utility and drainage easements. 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 being met, staff recommended the Plan Commission forward a positive recommendation to the Village Council subject to the one condition in its staff report.

A correction was noted on page 2 of staff's report; staff was aware of it. No questions followed.

Petitioner, Mr. Dan Russell, 4112 Elm Street, Downers Grove, explained that the addition was to accommodate his mother-in-law. It will include an extension of a bedroom, new bathroom, dining room and screened-in porch.

Mr. Waechtler stated it was nice that Mr. Russell was adding an addition for his mother-in-law.

Public comment was invited by the chairman. None followed. Public comment was closed.

Mr. Russell waived the closing statement. Commissioners had no further comments.

WITH RESPECT TO PC-18-12, MR.WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD 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 RUSSELL SUBDIVISION PREPARED BY MORRIS ENGINEERING, INC., DATED MAY 18, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

SECONDED BY MRS. RABATAH. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0