

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MARCH 15, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 421 Grant 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 421 Grant Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 5, 2011 active agenda.

BACKGROUND

The 11,880 square foot property, commonly known as 421 Grant Street, is zoned R-4 Single Family Residential and consists of two lots. The first lot, located on the western portion of the property, of a 60 feet wide by 132 feet deep. The second lot, located on the eastern portion of the property, is 30 feet wide by 132 feet deep. Both lots are owned by the petitioner. An existing single-family home is located on the western lot while a detached garage is located on the eastern lot. The petitioner is proposing to consolidate the two lots into one 90-foot wide by 132-foot deep lot.

The petitioner is proposing to demolish the existing detached garage and construct an addition to the east side of the existing house. The consolidation of the two lots into a single lot will permit the property owner to construct the proposed addition.

The petitioner has not requested any exceptions from the Subdivision Ordinance. All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include five-foot wide utility easements along the side property lines and a ten-foot wide utility easement along the rear property line which meet the requirements for public utility easements. The proposed consolidation will increase the side yard setback requirements from six feet to nine feet. The proposed lot will meet all minimum lot dimension requirements for the R-4 Single Family Residence district as specified in the table below:

421 Grant Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	90 feet	140 feet	132 feet (No change)	7,500 sq. ft.	11,880 sq. ft.

The Plan Commission considered the petition at their February 28, 2011 meeting and found that the request met the standards of the Subdivision Ordinance. 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 February 28, 2011

Minutes of the Plan Commission Hearing dated February 28, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF SUBDIVISION FOR THE LECKIE ESTATE (421 GRANT 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 lots into one lot for the Leckie Estate, 421 Grant Street, located on the south side of Grant Street, approximately 235 feet west of Fairview Avenue, Downers Grove, Illinois, legally described as follows:

Parcel 1: Lots 10 and 11 in Block 9 in Street's Addition to Downers Grove, in the southeast quarter of Section 5, Township 38 North, Range 11, east of the third principal meridian, according to the plat thereof, recorded in DuPage County, Illinois;

and

Parcel 2: Lot 9 in Block 9 in Street's Addition to Downers Grove, a subdivision of 70 acres in the east 92 rods of the southeast ¼ of Section 5, Township 38 North, Range 11, east of the third principal meridian, according to the plat thereof, recorded in DuPage County, Illinois.

Commonly known as 421 Grant Street, Downers Grove, IL (PINs 09-05-419-007, -008).

WHEREAS, notice has been given and hearing held on February 28, 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 Leckie Estate located at 421 Grant Street as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Leckie Estate located at 421 Grant Street, be and is hereby approved subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Professional Land Surveying, Inc. dated November 22, 2010 and revised on January 27, 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 of subdivision.

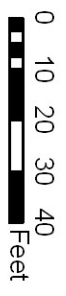
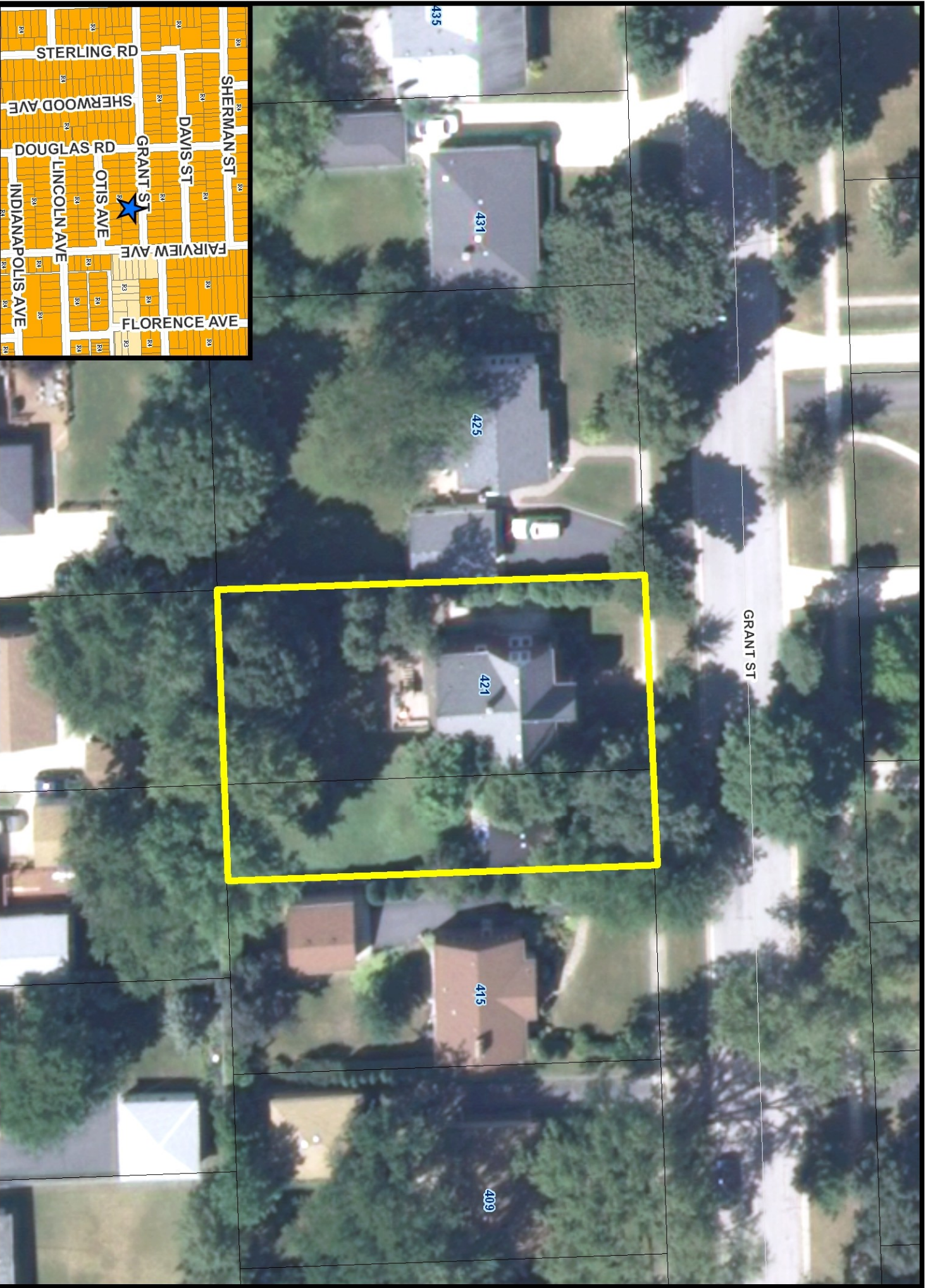
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



421 Grant Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 28, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-07-11 421 Grant 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.

NOTICE

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

GENERAL INFORMATION

OWNER\APPLICANT: Jennifer and David Leckie
421 Grant Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 11,904 square feet (0.27 acres)
PINS: 09-05-419-007, -008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
SOUTH:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
EAST:	R-4 Single Family Residence District	Residential 0-6 DU/Acre
WEST:	R-4 Single Family Residence District	Residential 0-6 DU/Acre

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Plat of Subdivision

PROJECT DESCRIPTION

The petitioners are requesting approval of a final plat of subdivision to consolidate two existing lots into a single lot. The property, commonly known as 421 Grant Street, is zoned R-4 Single Family Residential and is 90 feet wide by 132 feet deep. The property is made up of a western 60-foot wide lot and a 30-foot wide eastern lot. A single family home is located on the 60-foot wide lot while a detached garage is located on the smaller eastern lot.

The petitioners are proposing to demolish the existing detached garage and construct an addition to the east side of the existing house. The proposed addition would be located over the existing common lot line. Without the consolidation of the two lots into one, the petitioner would not be permitted to construct the proposed addition.

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for residential use. By consolidating the two lots into one, the petitioner will be able to demolish the existing detached garage and construct an addition onto the existing house. Staff believes the proposed final plat of subdivision is consistent with the Future Land Use Plan and Village planning documents.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned R-4 Single Family Residence District. The existing residential use is a permitted use in the district. If the subdivision is approved, the petitioners will be able to demolish the existing detached garage and add an addition to the east side of the existing single family home. The proposed addition 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 petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

421 Grant Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	90 feet	140 feet	132 feet (No change)	7,500 sq. ft.	11,880 sq. ft.

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

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into a single lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village.

RECOMMENDATIONS

The proposed final plat of subdivision is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a

motion recommending approval of a final plat of subdivision associated with PC-07-11 to the Village Council subject to the conditions below:

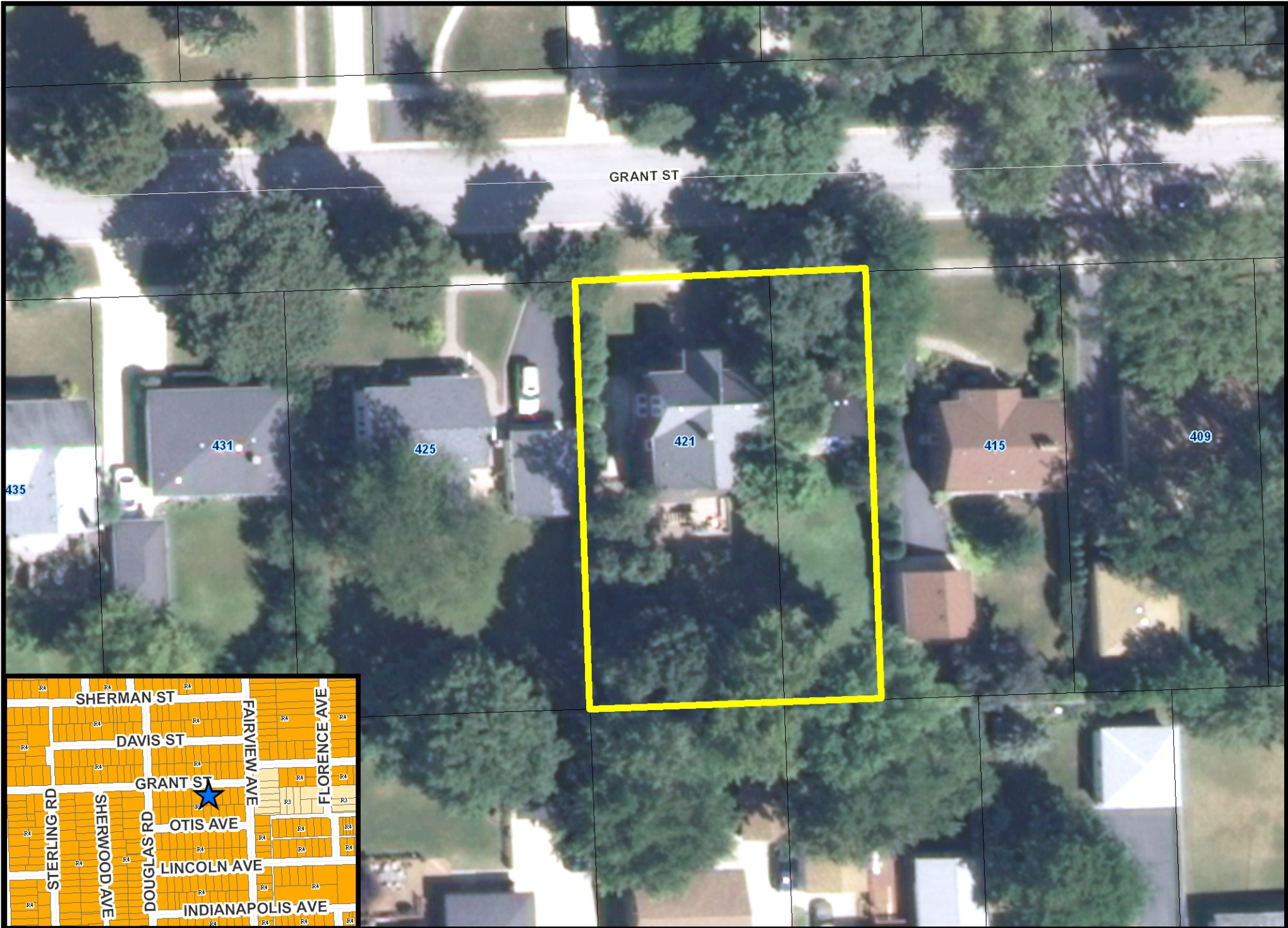
1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by Professional Land Surveying, Inc. dated November 22, 2010 and revised on January 27, 2011 except as such plans may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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0 10 20 30 40
Feet

421 Grant Street Location Map



michael mondschein
renovation / restoration / project management

January 11, 2011

Stan Popovich
Planner
Department of community Development
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

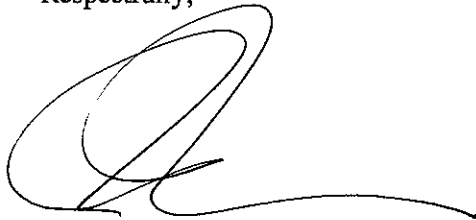
Re: Narrative Letter
421 Grant Ave

Mr. Popovich,

Jennifer and David Leckie, owner's of parcels 09-05-419-007 and 09-05-419-008 at 421 Grant Avenue in Downers Grove are filing for the consolidation of said parcels for the purpose of building a new two car garage and new family room addition with adjoining mud room between their existing two story single family and the proposed garage. Currently the existing one and one half car garage that will be demolished if the consolidation is approved is on parcel no. 008 and the existing house is on parcel no. 007.

Thank you for your consideration and please contact me for any additional information you or the Village may require.

Respectfully,



Michael Mondschein
Project Manager
(773) 497-8390

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

FEBRUARY 28, 2011, 7:00 P.M.

PC-07-11 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 Grant Street, approximately 235 feet west of Fairview Avenue, commonly known as 421 Grant Street, Downers Grove, IL (PINs 09-05-419-007, -008); Jennifer and David Leckie, Petitioners and Owners.

Planner Stan Popovich summarized that the petition is for the consolidation of two lots (one 60-ft. wide western lot and one 30-ft wide eastern lot) into a single lot at 421 Grant Street, which is currently zoned R-4 Single Family Residential and is 90 feet wide by 132 feet deep. He described the property, noting it included a single-family home on the western lot with a detached garage on the eastern lot. The petitioners were proposing to demolish the existing detached garage and construct an addition to the east side of the existing house. The proposed addition would be located over the existing common lot line. Without the consolidation of the two lots into one, Mr. Popovich stated the petitioners would not be permitted to construct the proposed addition.

Continuing, Mr. Popovich noted that the Future Land Use Plan designates the property as Single Family Residential and staff felt the consolidation of the two lots complied with the Future Land Use Plan. As to zoning, the property met the current bulk and setback requirements and also complied with the Village's current Subdivision Ordinance. A five-foot utility easement on the east and west property lines, however, was being required by village staff, along with a 10-ft utility easement on the south property line. Per staff, the petitioner was not requesting any exceptions from the Subdivision Ordinance.

To date, staff received four phone calls from neighbors regarding this proposal, regarding general questions with no specific concerns.

Staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the condition in the staff report.

Per a question by Mr. Matejczyk, Mr. Popovich noted there are other 90-foot wide lots in the area. Most likely, these properties were 90-feet wide since their original platting.

Chairman Pro tem Waechtler invited the petitioner forward.

Mr. Michael Mondschein, 3318 N. Menard, Chicago, Illinois, representing the petitioners and project manager/designer for the proposal, explained that his clients would like to add a family room/mudroom and upper bathroom to their older home, along with a two-car attached garage. The current 1-1/2 car detached garage would be demolished. In summary, his clients wanted to modernize their home.

Chairman Pro tem Waechtler invited the public to speak. No comments received. Public participation was closed.

DRAFT

WITH RESPECT TO FILE PC-07-11, MR. MATEJCZYK 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 THE FINAL PLAT OF SUBDIVISION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED NOVEMBER 22, 2010 AND REVISED ON JANUARY 27, 2011 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

SECONDED BY MR. BEGGS.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. QUIRK, MRS. RABATAH,
MR. WAECHTLER**

NAY: NONE

MOTION PASSED. VOTE: 6-0