

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 13, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision - 339 6 th 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 three existing lots into one lot for the property located at 339 6th Street.

STRATEGIC PLAN ALIGNMENT

The Goals 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the September 6, 2011 Village Council meeting. Staff recommends approval on the September 13, 2011 Consent Agenda.

BACKGROUND

The 11,880 square foot property, commonly known as 339 6th Street is zoned R-4 Single Family Residential and consists of three 30-foot wide by 132-foot deep lots. An existing single-family home with an attached two-car garage is located on the property. The petitioner is proposing to consolidate the three lots into one 90-foot wide by 132-foot deep lot to construct a future addition to home. The consolidation of the three lots into a single lot will allow the property owner to proceed with the plans for the addition.

All required infrastructure, including sidewalks, currently exist and no new public improvements are required. The proposed lot will include five-foot wide public utility easements along the side property lines and a ten-foot wide public utility easement along the rear property line which meet the requirements for public utility easements. The new lot will conform to the Zoning Ordinance dimensional requirements contained in Sections 28.1103 d) and 28.1104 d). Per Sections 20.101 and 20.301 c) the petitioner is not requesting any exceptions from the Subdivision Ordinance and the proposed lot consolidation does not increase the net nonconformity of the property. The dimensions for the new lot are outlined in the table below:

339 6 th Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	90 feet	140 feet	132 feet (No change)	10,500 sq. ft.	11,880 sq. ft.

The Plan Commission considered the petition at their August 1, 2011 meeting. One neighbor voiced his concern about the impact of the future addition on the stormwater runoff in the area. Staff indicated the plans for the home addition have not been submitted yet, but the plans will have to comply with all requirements of the Stormwater Ordinance prior to issuance of the building permit.

The Plan Commission 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 to consolidate the three lots into one. Staff concurs.

ATTACHMENTS

Aerial Map

Resolution

Staff Report with attachments dated August 1, 2011

Draft Minutes of the Plan Commission Hearing dated August 1, 2011

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR 339 6th 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 three lots into one lot for the Moy's Resubdivision, located on the south side of 6th Street, approximately 126 feet east of Fairview Avenue, commonly known as 339 6th Street, Downers Grove, Illinois, legally described as follows:

Lots 18, 19 and 20 in Block 11 in the resubdivision of Blocks 2 to 16 inclusive, in Victor Fredenhagen Jr's Subdivision at East Grove, being a subdivision in the west ½ of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said resubdivision recorded September 8, 1886 as Document 36375, in DuPage County, Illinois.

Commonly known as 339 6th Street, Downers Grove, Illinois (PIN #'s 09-09-305-008, -009, -010).

WHEREAS, notice has been given and hearing held on August 1, 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 Moy's Resubdivision, located at 339 6th 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 Moy's Resubdivision, located at 339 6th Street, be and is hereby approved subject to the following condition:

1. The final plat of subdivision shall substantially conform to the Moy's Resubdivision plat prepared by Nelson Surveyors LLC. dated May 25, 2011 except as such plat may be modified to conform to the Village Codes and Ordinances.

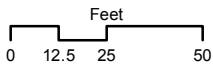
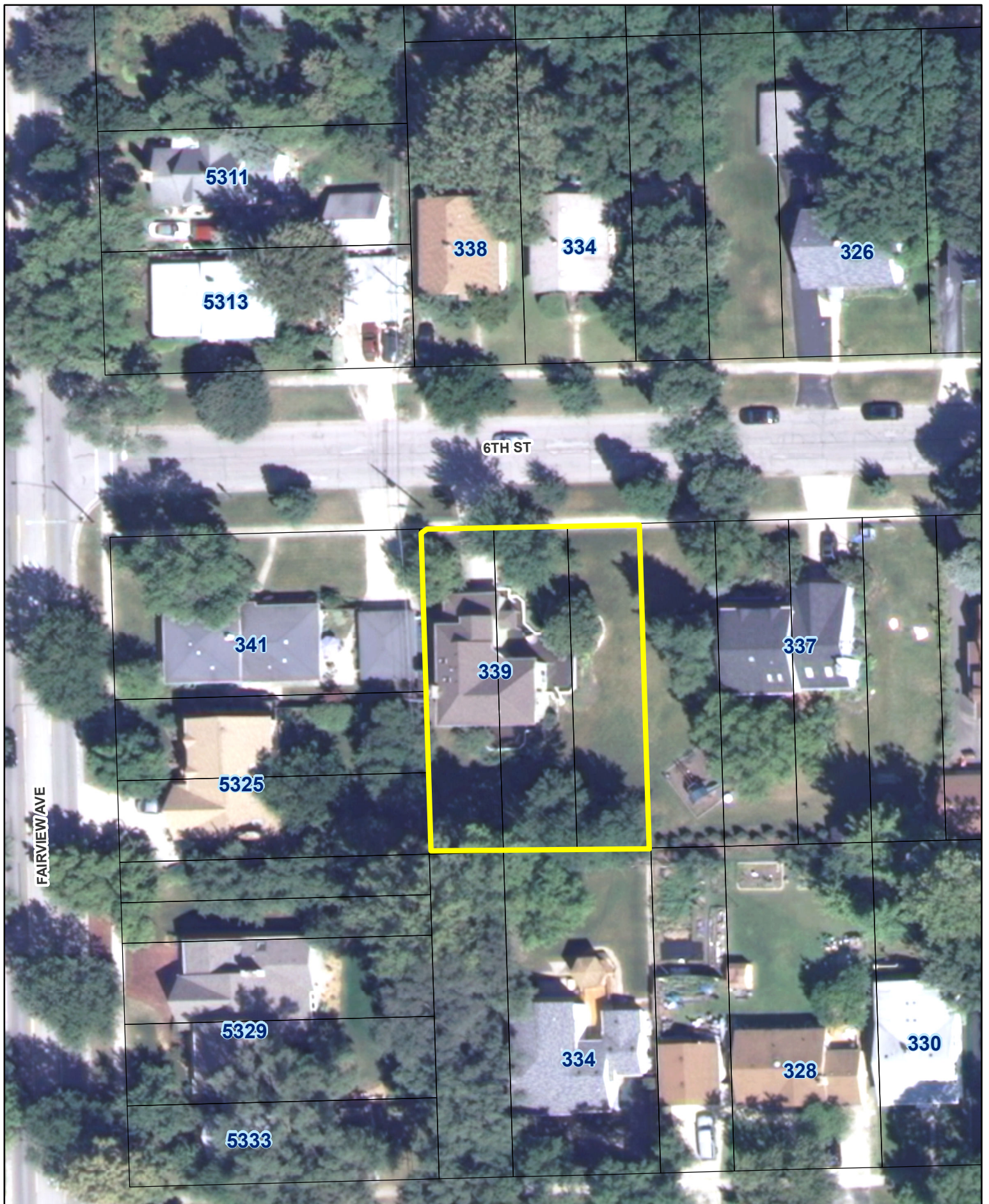
BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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



339 6th Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 1, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-20-11 339 6 th Street	Final Plat of Subdivision	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of a final plat of subdivision to consolidate three lots into one.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Cecilia and Phillip Moy
339 6th Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single Family Residential District
EXISTING LAND USE: Residential
PROPERTY SIZE: 11,880 square feet
PINS: 09-09-305-008, -009, -010

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 petitioner is requesting approval of a final plat of subdivision to consolidate three existing lots into a single lot. The property, commonly known as 339 6th Street, is zoned R-4 Single Family Residence and is 90 feet wide by 132 feet deep. The property is made up of three 30-foot wide by 132-foot long lots. The property is improved with a single family house with an attached two-car garage.

The petitioner is proposing to construct an addition to the existing house located on the east side of the existing structure and over the common lot line. Without the consolidation of the three lots into one, the petitioner would not be permitted to construct the 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 three lots into one, the petitioner will be able to construct an addition to the existing house and preserve the property for residential use. 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. The new lot will conform to the Zoning Ordinance dimensional requirements contained in Sections 28.1103 and 28.1104. If the subdivision is approved, the petitioners will be able to construct the addition to the existing house. The petitioner has not applied for a building permit yet, but the addition will have to meet all Zoning Ordinance bulk and setback requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The petitioner is not proposing any changes to the existing property. The dimensions for the new lot are outlined in the table below:

339 6 th Street	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 feet	90 feet	140 feet	132 feet (No change)	10,500 sq. ft.	11,880 sq. ft.

Per Sections 20.101 and 20.301 c) the petitioner is not requesting any exceptions from the Subdivision Ordinance and the proposed lot consolidation does not increase the net non-conformity of the property. The proposed lot will include new five-foot wide public utility and drainage easements along the side (east and west) property lines and a new ten-foot wide easement along the rear (south) property line which will satisfy the requirements for public utility easements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property lines in addition to posting the public hearing sign and publishing the legal notice. 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 three existing lots into a single lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village. The proposed consolidation meets the standards for lot dimensions for the R-4 zoning district, Sections 28.1103 d) and 28.1104 d) of the Zoning Ordinance and per Sections 20.101 and 20.301 c) of the Subdivision Ordinance.

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 associated with PC-20-11 subject to the condition outlined below:

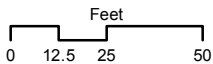
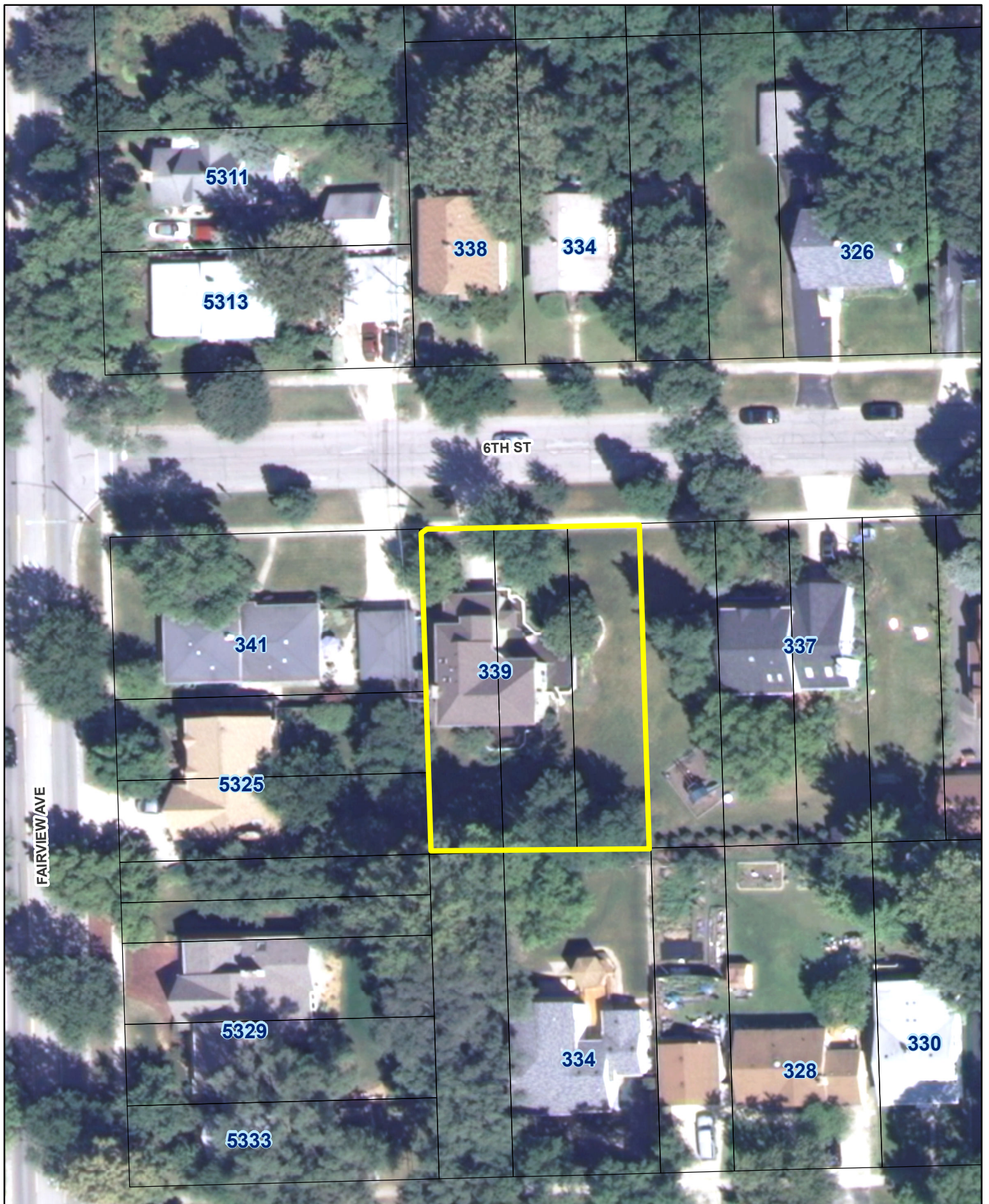
1. The final plat of subdivision shall substantially conform to the Moy's Resubdivision plat prepared by Nelson Surveyors LLC. dated May 25, 2011 except as such plat may be modified to conform to the Village Codes and Ordinances.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

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339 6th Street


May 31, 2011

To Whom It May Concern:

We, Phillip and Cecilia Moy, want to combine the following PIN 0909305008, 0909305009, & 0909305010 to a subdivision in order to make an addition to our house to accommodate my mother living with us. We are interested in adding to our dining area and putting an additional one-bedroom suite that only includes a $\frac{3}{4}$ bathroom. We have not finalized any plans for the addition. Enclosed are the following:

1. Petition for plan commission
2. Proof of ownership
3. Application fee
4. Legal registered surveyor's plat of survey
5. Certification of public notice information and list of surrounding property owners.
6. Final subdivision plat.

Sincerely,


Cecilia Moy & Phillip Moy

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- (50.0') RECORD DIMENSION
- PUE. PUBLIC UTILITY EASEMENT
- DE. DRAINAGE EASEMENT
- ROW. RIGHT OF WAY
- IP. IRON PIPE
- WF. WOOD FENCE
- CP. CONCRETE PORCH
- CF. CONCRETE WALK

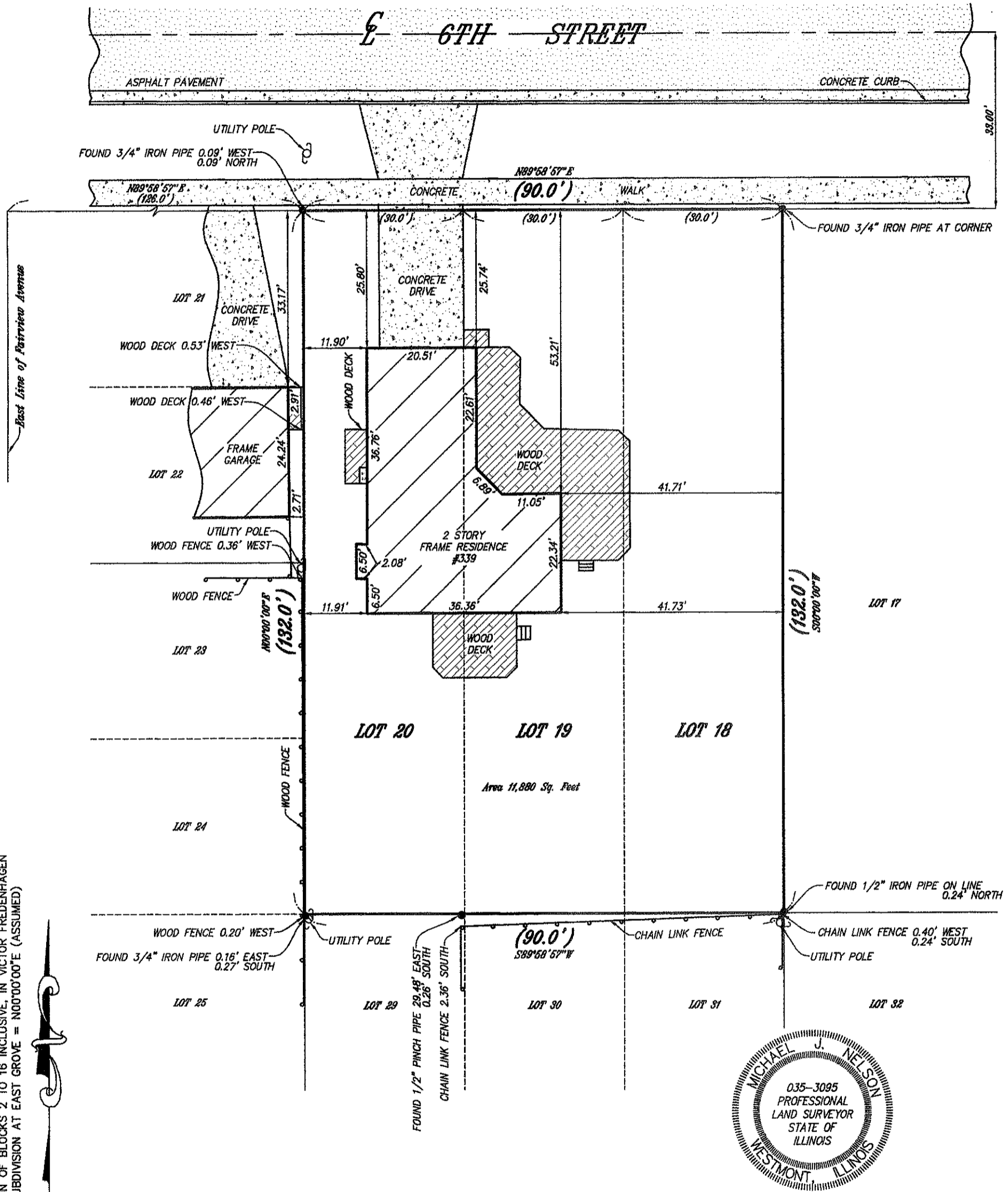
NELSON SURVEYORS, LLC.

PLAT OF SURVEY

NELSON SURVEYORS, LLC.
 418 SOUTH CASS AVENUE
 WESTMONT, ILLINOIS 60559
 NELSONSURVEYORSLLC.COM
 (815) 436-8520 OFFICE
 (815) 436-8528 FAX

LOTS 18, 19 AND 20 IN BLOCK 11 IN THE RESUBDIVISION OF BLOCKS 2 TO 16 INCLUSIVE, IN VICTOR FREDENHAGEN JR'S SUBDIVISION AT EAST GROVE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 8, 1886 AS DOCUMENT 36375, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 339 6TH STREET



BASIS OF BEARINGS = WEST LINE OF LOT 20 IN BLOCK 11 IN THE RESUBDIVISION OF BLOCKS 2 TO 16 INCLUSIVE, IN VICTOR FREDENHAGEN JR'S SUBDIVISION AT EAST GROVE = N00°00'00"E (ASSUMED)



PIN: 09-09-305-008-0000 (LOT 20)
 09-09-305-009-0000 (LOT 19)
 09-09-305-010-0000 (LOT 18)

MY LICENSE EXPIRES NOVEMBER 30, 2012

STATE OF ILLINOIS) SS.
 COUNTY OF DUPAGE)

I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL MEASUREMENTS BEING CORRECTED TO THE STANDARD AT 68 DEGREES FAHRENHEIT.

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

WESTMONT, ILLINOIS, MAY 19, 2011
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004898 EXPIRES 04/30/2013

NOTES:
 THIS COPY NOT VALID WITHOUT EMBOSSED SEAL
 ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.
 CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.
 DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

MAY 25, 2011 REV. COMMON ADDRESS
 MAY 19, 2011 BNDRY. SURVEY

PREPARED FOR:	CECILIA MOY
DATE:	MAY 19, 2011
SCALE:	1"=20'
DRAWN BY:	M.J.N.
JOB#	11-59
FLD. BK/PG:	74-43

