

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** August 21, 2001
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 1063
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt (or deny) "AN ORDINANCE APPROVING A LOT SPLIT WITH AN EXCEPTION AS REGARDS LOT WIDTH FOR THE PROPERTY COMMONLY KNOWN AS 5626 FAIRMOUNT AVENUE", as presented.

SUMMARY OF ITEM:

At their meeting of June 5, 2001, the Plan Commission recommended on a 4:1 vote with 1 abstention, to deny the lot split with an exception for the property commonly known as 5626 Fairmount Avenue. Should the Council desire to approve this lot split, it would adopt the motion as set forth above, ignoring the parenthetical reference to denial. In the alternative, the Council could simply not move at all to adopt this matter, thus removing this from the Council agenda and effectively constitute a denial. In the alternative a second could be withheld achieving the same result. Finally, the Council could expressly adopt a motion as set forth above denying the request for a lot split.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

AN ORDINANCE APPROVING A LOT SPLIT
WITH AN EXCEPTION AS REGARDS LOT WIDTH
FOR THE PROPERTY COMMONLY KNOWN AS 5626 FAIRMOUNT AVENUE

WHEREAS, the Owners of the property known as 5626 Fairmont Avenue have requested a lot split with an exception as regards lot width for the resulting parcels pursuant to Section 20-600 and 20-602 of the Downers Grove Municipal Code; and,

WHEREAS, the proposed lot split will result in two 65 foot wide lots as shown on Exhibit A; and,

WHEREAS, Section 20-301 of the Downers Grove Municipal Code requires that all new lots have a width of not less than 75 feet or the zoning district minimum, whichever is greater; and,

WHEREAS, this property is in the R-3 Zoning District and Section 28-1104 of the Downers Grove Municipal Code requires that lots have a width of not less than 75 feet; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing respecting the proposed lot split with an exception in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission recommended that the lot split with exceptions for the lot width of the parcels be denied.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. A lot split with an exception for the lot width of each resulting parcel is hereby approved for the property commonly known as 5626 Fairmont Avenue. (PIN 09-17-200-042) (As shown on Exhibit A, attached hereto and made a part hereof.)

SECTION 3. This lot split shall be subject to the following conditions:

a. The property may divided into no more than two parcels, with exceptions to permit 65 foot lot widths for each. This division shall be in general conformance with the site plans attached hereto and made a part hereof as Exhibits B and C.

b. A copy of this ordinance shall be recorded in the Office of the Recorder of Deeds for DuPage County, at the expense of the Applicant.

SECTION 4. The Village Manager and staff are authorized and directed to take all steps necessary to implement the Village's approval of this lot split.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest:

Village Clerk

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FILE 1063

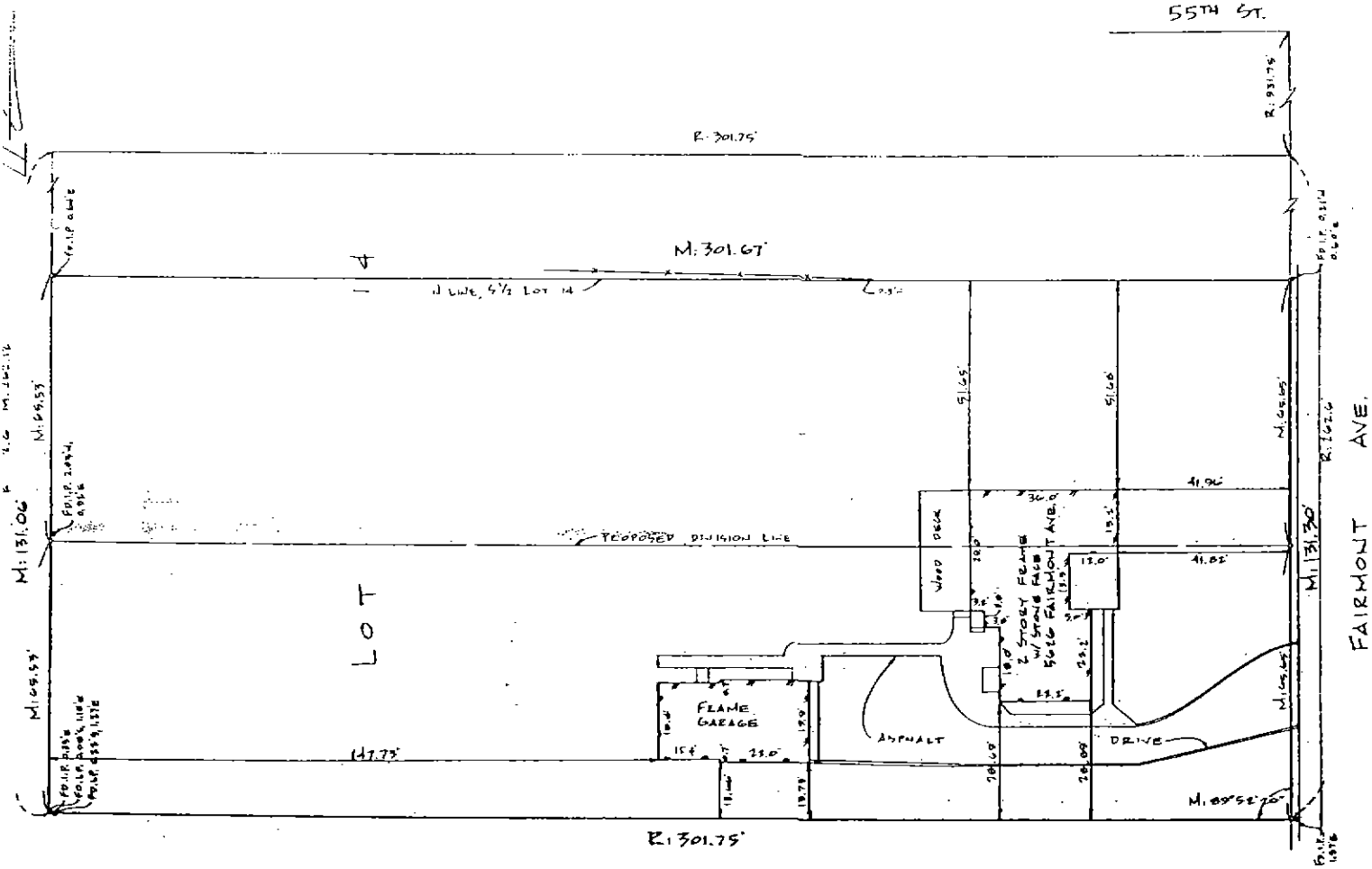
EXISTING

PLAT OF SURVEY

Exhibit A

PLAT OF SURVEY

Of the South 1/2 of Lot 14 in Highland's Addition to Downers Grove, being a Subdivision of the West half of the Northeast quarter of Section 17, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 21, 1912 as Document Number 109123, in DuPage County, Illinois.



DATE OF SURVEY Feb. 20 2001

STATE OF ILLINOIS

COUNTY OF DUPAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCELS ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCR OACH ON THE ABOVE DESCRIBED PROPERTY.

Vincent B. Jupp

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.



LEGEND
 R- RECORD DISTANCE CH - CHORD
 M- MEASURED DISTANCE @ FOUND IRON
 D- DEED O SET IRON
 CONCRETE SHOWN SHADED UTILITY POLE W/ OVD. WIRES
 --- FENCE LINE
 --- LIMITS OF BUILDING
 SCALE 1" = 20 FEET **REDUCED**

SCHLAF-SEDIG & ASSOCIATES, INC.
 1030 Summerfield Drive
 Roselle, Illinois 60172
 (630) 974-7100



FILE 1063

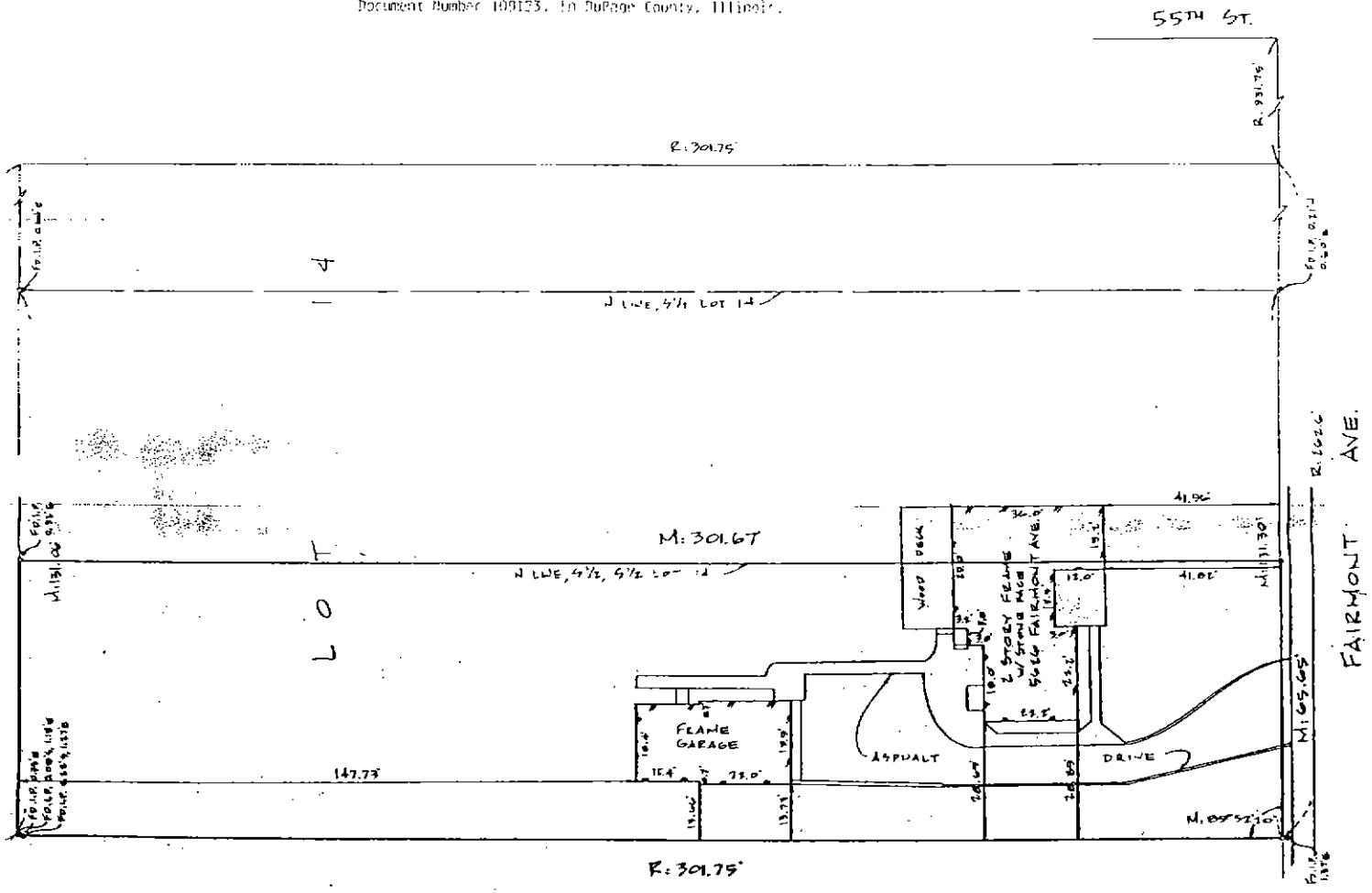
PROPOSED
SOUTHERLY LOT

Exhibit C

55 194

PLAT OF SURVEY

Of the South 1/2 of the South 1/2 Lot 14 in Howard's Addition to Downers Grove, being a Subdivision of the West half of the Northeast quarter of Section 17, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 21, 1917 as Document Number 189123, in DuPage County, Illinois.



LEGEND
 A - RECORD DISTANCE CH - CHORD
 B - MEASURED DISTANCE F - FOUND IRON
 C - DEED O - SET IRON
 CONCRETE SHOWN SHADED UTILITY POLE W/ OVRD. WIRES
 ——— FENCE LINE
 - - - - - LIMITS OF BUILDING
 SCALE = 20 FEET **REDUCED**

SCHLAF-SEDIG & ASSOCIATES, INC.
 1030 Summerfield Drive
 Roseville, Illinois 60172
 (630) 924-7100

DATE OF SURVEY FEB. 20, 2001

STATE OF ILLINOIS
 COUNTY OF DUPAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRUCH ON THE ABOVE DESCRIBED PROPERTY.

Vincent B. Frye

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SEWER LINES ARE NOT SHOWN.



↑ NORTH