

**VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY**

INITIATED: Applicant DATE: December 18, 2001
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: 1068
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING LOT RECONFIGURATION FOR PROPERTIES LOCATED AT 908 PRAIRIE AVENUE AND 4730 WASHINGTON STREET, DOWNERS GROVE, ILLINOIS", as presented.

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SUMMARY OF ITEM:

At their meeting of November 6, 2001, the Plan Commission unanimously recommend adoption of the attached ordinance which will approve a lot reconfiguration and permit the transfer a 16 foot by 52 foot section of land from 908 Prairie Avenue to 4730 Washington Street.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING LOT RECONFIGURATION FOR
PROPERTIES LOCATED AT 908 PRAIRIE AVENUE AND
4730 WASHINGTON STREET, DOWNERS GROVE, ILLINOIS**

WHEREAS, the owners of the property located at 908 Prairie Avenue and 4730 Washington Street, Downers Grove, Illinois have petitioned for a lot reconfiguration pursuant to Section 20-601 of the Downers Grove Municipal Code to transfer a 16 foot by 52 foot section of land from 908 Prairie Avenue to 4730 Washington Street; and

WHEREAS, a lot reconfiguration must be approved by the Downers Grove Village Council if exceptions have been requested or if the Plan Commission determines that the lot reconfiguration increases the net non-conformity of the parcels; and

WHEREAS, this lot reconfiguration will reduce the lot width of the northerly 52 feet of the 908 Prairie Avenue property from 66 feet to 50 feet. The southerly 146 feet of 908 Prairie Avenue property will continue to have a lot width of 66 feet; and,

WHEREAS, the new lots are required to have a 75 foot lot width, although the minimum zoning lot width requirement for this property (Zoned R-4) is 50 feet; and,

WHEREAS, an application has been made for an exception to permit the lot width of the northerly 52 feet of the 908 Prairie Avenue be 50 feet; and

WHEREAS, the Plan Commission has given the required public notice and has conducted a public hearing respecting the proposed lot reconfiguration with an exception for lot width 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 has recommended that the lot reconfiguration with exception for lot area be granted.

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

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

SECTION 2. A lot reconfiguration is hereby approved to permit the transfer a 16 foot by 52 foot section of land from 908 Prairie Avenue to 4730 Washington Street.

SECTION 3. An exception for lot width is hereby approved to permit a lot width of the northerly 52 feet of 908 Prairie Avenue to be 50 feet.

SECTION 4. That this lot reconfiguration and exception are subject to the following conditions:

- a. The properties may be reconfigured into no more than two (2) parcels in general conformance with the site plans attached hereto and made a part hereof as Exhibits 1, 2 and 4.
- b. The owners shall comply with the conditions and recommendations of the Plan Commission as set forth in the minutes of their meeting of November 6, 2001.
- c. A copy of this ordinance shall be recorded in the Office of the Recorder of Deeds for DuPage County, at the expense of the applicants.

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 reconfiguration.

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

Mayor

Passed:

Attest:

Village Clerk