

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

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

RECOMMENDATION FROM: Plan Commission **FILE REF:** 1064
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE APPROVING A LOT SPLIT WITH AN EXCEPTION AS REGARDS LOT WIDTH FOR THE PROPERTY COMMONLY KNOWN AS 728 PRAIRIE AVENUE ", as presented.

03

SUMMARY OF ITEM:

At their meeting of November 6, 2001, the Plan Commission recommended on a 5:3 vote to approve the lot split with an exception for the property commonly known as 728 Prairie Avenue.

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 728 PRAIRIE AVENUE**

WHEREAS, the Owners of the property known as 728 Prairie 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 49.25 foot wide lots as shown on Exhibits A, B and C; and,

WHEREAS, Section 20-7(a)(6) 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-4 Zoning District and Section 28-1104 of the Downers Grove Municipal Code requires that lots have a width of not less than 50 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 approved.

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 728 Prairie Avenue. (PIN 09-08-200-020) (As shown on Exhibits A, B and C, 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 49.25 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. The existing garage and two sheds shall be razed prior to issuance of any building permits. No building permit shall be issued for any new structure for either lot created by this lot split until this condition is met.
- 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 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: _____

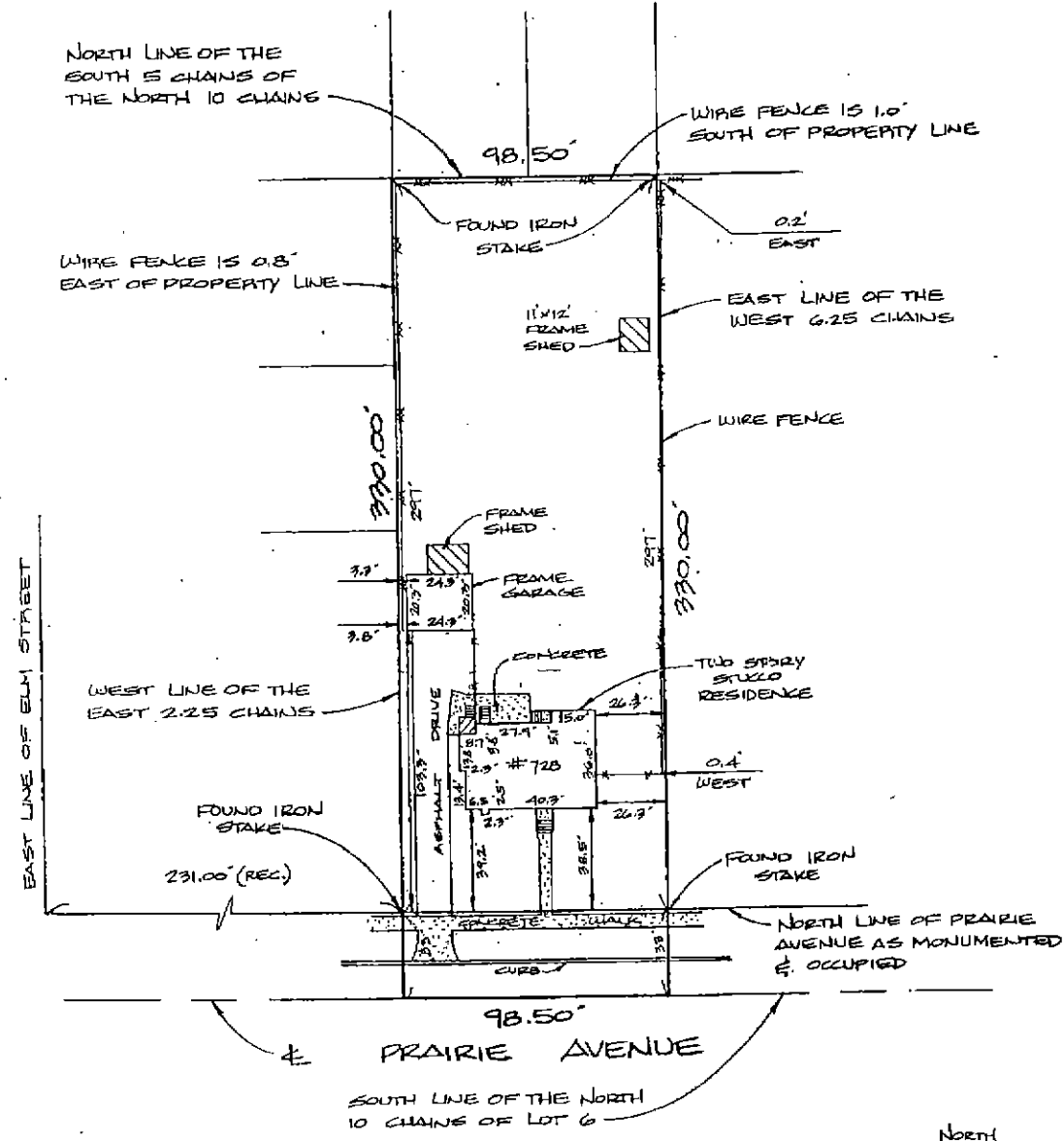
Village Clerk

PLAT OF SURVEY

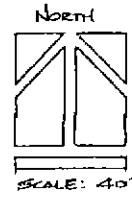
OF

THE WEST 98.5 FEET OF THE EAST 2.25 CHAINS OF THE WEST 6.25 CHAINS OF THE SOUTH 5 CHAINS OF THE NORTH 10 CHAINS, OF LOT 6 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXISTING LOT



PREPARED FOR: JURGEN SCHLENDER
 ADDRESS: 728 PRAIRIE AVE. DOWNERS GROVE, IL
 JOB NUMBER: 01-03-0045



NEKOLA
 SIGNATURE SURVEY
 A DIVISION OF MORRIS ENGINEERING
 5100 S. LINCOLN
 LISLE, IL 60632
 (630)271-0699 phone (630)271-0922 fax

(STATE OF ILLINOIS)
 (COUNTY OF DUPAGE) SS
 NIKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.
 DATED THIS 25th DAY OF MARCH, 2021.
Wayne W. Nekola
 I.P.S. No. 2923

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

PLAT OF SURVEY

FILE
1064

OF
THE EAST 49.25 FEET OF THE WEST 98.5 FEET OF THE EAST 2.25 CHAINS OF THE WEST 6.25 CHAINS OF THE SOUTH 5 CHAINS OF THE NORTH 10 CHAINS, OF LOT 6 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

NORTH LINE OF THE SOUTH 5 CHAINS OF THE NORTH 10 CHAINS

49.25'

49.25'

EAST LINE OF THE WEST 6.25 CHAINS

PROPOSED
EASTERLY
LOT

330.00'

330.00'

297'

297'

330.00'

EAST LINE OF ELM STREET

WEST LINE OF THE EAST 2.25 CHAINS

231.00' (REC)



CURB

NORTH LINE OF PRAIRIE AVENUE AS MONUMENTED & OCCUPIED

49.25'

49.25'

PRAIRIE AVENUE

SOUTH LINE OF THE NORTH 10 CHAINS OF LOT 6

NO IMPROVEMENTS SHOWN HEREON

PREPARED FOR: MIKE LETO

JOB ADDRESS: 728 PRAIRIE AVE. DOWNERS GROVE, IL

CLIENT:

JOB NUMBER: 01-06-0084B



SCALE: 40'

NEKOLA

SIGNATURE SURVEY
A DIVISION OF MORRIS ENGINEERING
5100 S. LINCOLN
LISLE, IL 60532
(630)271-0599 phone (630)271-0922 fax

(STATE OF ILLINOIS) S.S.
(COUNTY OF DUPAGE)

NEKOLA SIGNATURE SURVEY DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREOF DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 20TH DAY OF JUNE 20 01

Wayne W. Nekola
PLS NO. 2923

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