

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant

**DATE:** May 15, 2001

**RECOMMENDATION FROM:** Plan Commission

**FILE REF:** 1038

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

Resolution

Motion to adopt "A **RESOLUTION APPROVING LOT SPLITS WITH A FLAG LOT FOR THE PROPERTY AT 4346 CUMNOR ROAD**", as presented.

**SUMMARY OF ITEM:**

At their meeting of March 6, 2001, the Plan Commission unanimously recommended that a lot split with a flag lot be granted for 4346 Cumnor Road. This is subject to the condition that the existing garage structures located at 4346 Cumnor Road be razed and that no building permit will be issued for any new structure for either lot created by this lot split until this condition is met.

**RECORD OF ACTION TAKEN:**

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING LOT SPLITS WITH A FLAG LOT  
FOR THE PROPERTY AT 4346 CUMNOR ROAD**

WHEREAS, the Owners of the property commonly known as 4346 Cumnor Road, have requested lot splits with a flag lot pursuant to sections 20-302, 20-600 and 20-602 of the Downers Grove Municipal Code; and,

WHEREAS, the lot is proposed to be divided as shown on Exhibits A, attached hereto, which will result in two lots with one of the lots being a flag lot as defined under the Downers Grove Municipal Code; 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 splits with a flag lot in accordance with the statutes of the State of Illinois and the Resolutions 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 splits with a flag lot be granted.

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

SECTION 1. That the provision of the preamble are incorporated into this Resolution.

SECTION 2. A lot split with a flag lot as described above is hereby approved for the property located at 4346 Cumnor Road.

SECTION 3. This lot split and flag lot shall be subject to the following conditions:  
a. The lot split shall be in conformance with the site map attached hereto.  
b. The existing detached garage structure located at 4346 Cumnor Road 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. The conditions and recommendations of the Downers Grove Plan Commission as set forth in their findings of April 4, 2001 and the minutes of their meeting of March 6, 2001.

SECTION 3. The Village Manager and staff are authorized and directed to take all steps necessary to implement the Village's approval of this lot split with flag lot.

SECTION 4. This Resolution shall be in full force and effect from and after its passage and publication in the manner provided by law.

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Mayor

Passed:  
Attest: \_\_\_\_\_  
Village Clerk