

## COUNCIL WORKSHOP ITEM

**ITEM:** Zoning Board of Appeals File No. MC-3-02  
**DATE:** February 12, 2002  
**PREPARED BY:** Amanda Browne, Planner  
**PURPOSE:** To obtain approval to rezone certain properties in the Downers Grove Estates, Meadow Lawn and Buzek's First and Second Survey Subdivisions which are generally located South of the intersection of 63rd and Main Streets, between 63rd Street on the North and 67th Street on the South and between Saratoga Avenue on the West and Washington Street on the East

### DISCUSSION:

At its January 23, 2002 meeting, the Zoning Board of Appeals voted unanimously to recommend that the Village Council approve the petition seeking rezoning of the properties mentioned to Village R-3, Single Family Residential, Village R-4, Single Family Residential and B-2, General Retail classifications as presented. The Board made this recommendation based upon the evidence presented that the requested rezoning, upon annexation, is consistent with the zoning of the surrounding area, and with the provisions of the Village's Future Land Use Plan. This is the second and final phase of the rezoning of this recently annexed area.

### ATTACHMENTS:

1. Letter to Mayor & Council from Zoning Board of Appeals Chairman Dated February 12, 2002
2. Draft Minutes of the Zoning Board of Appeals Public Hearing on January 23, 2002
3. Staff Findings regarding Case MC-3-02 with Attachments

### RECOMMENDATION:

Approval by Ordinance



February 12, 2002

Village of  
DOWNERS GROVE  
ILLINOIS

Mayor Brian Krajewski and Village Council  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Civic Center  
801 Burlington Avenue  
Downers Grove  
Illinois 60515-4776  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5571

**RE: MC-3-02** A petition seeking rezoning of certain properties in Downers Grove Estates, Meadow Lawn and Buzek's First and Second Survey Subdivisions which are generally located South of the intersection of 63rd and Main Streets, between 63rd Street on the North and 67th Street on the South, and between Saratoga Avenue on the West and Washington Street on the East; Village of Downers Grove, Petitioner

CBD Redevelopment Office  
1015 Curtiss Street  
Downers Grove  
Illinois 60515  
630.434.5940  
FAX 630.968.6346

Dear Mayor Krajewski and Village Council:

Fire Department  
Administration  
3900 Highland Avenue  
Downers Grove  
Illinois 60515-1506  
630.434.5980  
FAX 630.434.5988

At its January 23, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case MC-3-02:

**Mr. Sleeter moved that in case MC-3-02, the Board recommend to the Village Council approval of the proposal to rezone the properties in the Downers Grove Estates, Meadow Lawn and Buzek's First and Second Survey Subdivisions to Village R-3, R-4 and B-2 zoning classifications as presented. Mr. Lukas seconded the Motion.**

Police Department  
825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

**AYES: Mr. Sleeter, Mr. Lukas, Mr. Benes, Mr. Gray,  
Ch. White**

**NAYS: None**

**Chairman White declared the Motion passed unanimously.**

Public Works Department  
5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4074  
630.434.5460  
FAX 630.434.5495

Sincerely,

VILLAGE OF DOWNERS GROVE

William White, Chairman  
Zoning Board of Appeals  
WW/tmh

Department of  
Social & Health Services  
842 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
630.434.5595  
FAX 630.434.5599

Village of  
Downers Grove Web site  
<http://www.vil.downers-grove.il.us>

Info Line

630.434.6800



**ROUGH DRAFT**

1 Quarter of Section 20, Township 38 North, Range 11, East of the Third  
2 Principal Meridian in DuPage County, Illinois; (Permanent Index  
3 Numbers 09-20-101-001, -002, -003, -004, -009, -010, -011, -012, -020,  
4 and -023); and  
5 Lots 1 through 12, 14, 19, 20, and 21 in Block 4 in Downers Grove  
6 Estates being a subdivision of the West Half of the Northwest Quarter of  
7 Section 20, Township 38 North, Range 11, East of the Third Principal  
8 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
9 108-001, -003 through 009, -014, -015, -016, and -019 through -023);  
10 and  
11 Lots 6, 7, 10 through 16, and Lot 23 and the east half of Lot 22 in Block  
12 5 in Downers Grove Estates being a subdivision of the West Half of the  
13 Northwest Quarter of Section 20, Township 38 North, Range 11, East of the  
14 Third Principal Meridian in DuPage County, Illinois; (Permanent  
15 Index Numbers 09-20-109-001 through -005, -008, -009, -015, -021,  
16 and -022); and  
17 Lots 5, 8, 10, 12 through 16, 21, and 22 in Block 6 in Downers Grove  
18 Estates being a subdivision of the West Half of the Northwest Quarter of  
19 Section 20, Township 38 North, Range 11, East of the Third Principal  
20 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
21 102-002, -004, -007, -013, -016, -017, -021, -022, and -023); and  
22 Lots 1, 6, 10, 11, 12, 13, 20, 21, and 22 in Block 7 in Downers Grove  
23 Estates being a subdivision of the West Half of the Northwest Quarter of  
24 Section 20, Township 38 North, Range 11, East of the Third Principal  
25 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
26 103-001, -002, -006, -017, -018, -019, and -023); and  
27 Lots 1, 3, 4, 5, the east half of Lot 9, Lots 11 through 19, 22 and 23 in  
28 Block 8 in Downers Grove Estates being a subdivision of the West Half of  
29 the Northwest Quarter of Section 20, Township 38 North, Range 11, East  
30 of the Third Principal Meridian in DuPage County, Illinois; (Permanent  
31 Index Numbers 09-20-110-001, -002, -003, -004, -010 through -014, -  
32 017, -018, -020, -021, -022, -024, and -026); and  
33 Lots 1, 2, 3 and 5, Lot 6 and the east 32 feet of Lot 7, Lot 8 and the west  
34 18 feet of Lot 7, Lots 9 through 17, Lot 18 and the west 16.67 feet of Lot  
35 19, the east 33.33 feet of Lot 19 and the west 33.33 feet of Lot 20, Lot 21  
36 and the east 16.67 feet of Lot 20, and Lot 22 in Block 9 in Downers  
37 Grove Estates being a subdivision of the West Half of the Northwest  
38 Quarter of Section 20, Township 38 North, Range 11, East of the Third  
39 Principal Meridian in DuPage County, Illinois; (Permanent Index  
40 Numbers 09-20-111-001 through -006, -010 through -016, -018, -019, -  
41 020, -023, -025 and -026); and

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1 Lots 1 through 11, and Lots 14 through 22 in Block 10 in Downers Grove  
2 Estates being a subdivision of the West Half of the Northwest Quarter of  
3 Section 20, Township 38 North, Range 11, East of the Third Principal  
4 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
5 104-001 through -011, and -014 through -021); and

6 Lots 1 through 12, and Lots 14 through 22 in Block 11 in Downers Grove  
7 Estates being a subdivision of the West Half of the Northwest Quarter of  
8 Section 20, Township 38 North, Range 11, East of the Third Principal  
9 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
10 105-001 through -011, -013 through -019, and -022); and

11 Lots 2, 4, and 5, and Lots 8 through 23 in Block 12 in Downers Grove  
12 Estates being a subdivision of the West Half of the Northwest Quarter of  
13 Section 20, Township 38 North, Range 11, East of the Third Principal  
14 Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-  
15 112-001 through -006, -009 through -017, -019, -021, and -022); and

16 Lots 1, 2, 3, and 4, and Lots 7 through 16, and Lots 18, 19, 21, 22 and  
17 23 in Block 13 in Downers Grove Estates being a subdivision of the West  
18 Half of the Northwest Quarter of Section 20, Township 38 North, Range  
19 11, East of the Third Principal Meridian in DuPage County, Illinois;  
20 (Permanent Index Numbers 09-20-113-001 through -007, -009, -012  
21 through -018, -022, and -023); and

22 Lots 1 through 8, Lots 11, 14, and 15, Lot 17 and the west 26.5 feet of  
23 Lot 18, Lot 19 and the east 26.5 feet of Lot 18, and Lot 22 in Block 14 in  
24 Downers Grove Estates being a subdivision of the West Half of the  
25 Northwest Quarter of Section 20, Township 38 North, Range 11, East of  
26 the Third Principal Meridian in DuPage County, Illinois; (Permanent  
27 Index Numbers 09-20-106-001, -004 through -011, -017, -018, -021,  
28 and -023); and

29 **From R-1, Single Family Residential to R-3, Single Family**  
30 **Residential:**

31 Lot A, and Lots 1 through 7, Lots 11, 12, 13, 16, 17, 18, 19, and Lots 23  
32 through 29 in Downers Grove Meadow Lawn being a subdivision of the  
33 East Half of the Northwest Quarter of Section 20, Township 38 North,  
34 Range 11, East of the Third Principal Meridian, in DuPage County,  
35 Illinois; (Permanent Index Numbers 09-20-118-001, -002 and -003; 09-  
36 20-114-004 through -010, and -013 through -016; 09-20-115-001  
37 through -008); and

38 Lot 1 in Buzek's First Plat of Survey of that part of the Northeast Quarter  
39 of the Northwest Quarter of Section 20, Township 38 North, Range 11,  
40 East of the Third Principal Meridian described by commencing at the  
41 Northwest Corner of said Northeast Quarter of the Northwest Quarter  
42 and running thence east along the North Line of said Section 20, 1167.0  
43 feet to the Northeast Corner of Downers Grove Meadow Lawn, a

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1 subdivision recorded as Document 628245; thence south along the east  
2 line of said Downers Grove Meadow Lawn and along said East Line  
3 extended (being also along the west line of a tract of land heretofore  
4 conveyed to Clarence Black) 496.0 feet to the South Line of Meadow  
5 Lawn Avenue extended east for a Place of Beginning; thence continuing  
6 south along the West Line of said Clarence Black tract 100.0 feet; thence  
7 west at right angles with said West Line 185.5 feet to a line that is  
8 parallel with and 66.0 feet east of the East Line of Lot 22 in said Downers  
9 Grove Meadow Lawn; thence north along said line 100.0 feet to said  
10 South Line of Meadow Lawn Avenue extended east; thence east along  
11 said extended line 185.5 feet to the Place of Beginning in DuPage County,  
12 Illinois; and also a strip of land lying north of and adjoining Lot 1 in  
13 Buzek's survey lying southerly of Lot 2 in Downers Grove Meadow Lawn,  
14 lying westerly of the easterly line of Lot 1 aforesaid, extended northerly  
15 and easterly of the east line of Washington Street, as dedicated in the  
16 Plat of Downers Grove Meadow Lawn, by Document 628245, all in the  
17 Northeast Quarter of the Northwest Quarter of Section 20, Township 38  
18 North, Range 11, East of the Third Principal Meridian, in DuPage  
19 County, Illinois, (Permanent Index Numbers 09-20-118-007 and 09-20-  
20 119-001); and

21 Lot 1 in Buzek's Second Survey being a subdivision of the East Half of  
22 the Northwest Quarter of Section 20, Township 38 North, Range 11, East  
23 of the Third Principal Meridian in DuPage County, Illinois; (Permanent  
24 Index Number 09-20-119-002).

25 **From R-1, Single Family Residential to B-2, General Retail Business:**

26 Lots 1 through 10 of Block 1 of Downers Grove Estates, being a  
27 subdivision of the West Half of the Northwest Quarter of Section 20,  
28 Township 38 North, Range 11, East of the Third Principal Meridian in  
29 DuPage County, Illinois (Permanent Index Numbers 09-20-107-023, -  
30 024, and -028); and

31 Lot 9, the west 150 feet of Lot 10, and the east 50 feet of Lot 10 in  
32 Downers Grove Meadow Lawn being a subdivision of the East Half of the  
33 Northwest Quarter of Section 20, Township 38 North, Range 11, East of  
34 the Third Principal Meridian, in DuPage County, Illinois; (Permanent  
35 Index Numbers 09-20-114-002, -017, and -018.

36 Individuals with a disability requiring a reasonable accommodation in order to  
37 participate in any meeting should contact the Community Information Officer  
38 (630) 434-5550 prior to the meeting. Wheelchair access may be gained  
39 through the side (South) entrance of Village Hall.

40 All interested persons should attend this hearing and will be given an  
41 opportunity to be heard. Please call (630) 434-5531 with questions regarding  
42 this rezoning petition. The hearing may be continued from time to time without

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1 prior public notice. Zoning Board of Appeals, William White, Chairman.  
2 Published in the Downers Grove Reporter Friday, January 4, 2002.

3  
4 **Staff's Presentation:**

5  
6 Ms. Browne said that the Village is acting as petitioner in this second and final  
7 phase of proposals to rezone certain recently annexed properties within the  
8 Downers Grove Estates and Meadow Lawn Subdivisions located generally  
9 south of the intersection of 63<sup>rd</sup> Street and Main Street.

10  
11 Ms. Browne said the Village proposes to rezone the residential properties on the  
12 west side of Main Street to R-4, Single Family Residence; the residential  
13 properties on the east side of Main Street to R-3, Single Family Residence; and  
14 the commercial properties located at the southeast and southwest corners of  
15 the intersection of 63<sup>rd</sup> Street and Main Street to B-2, General Retail Business.

16  
17  
18 As a matter of background information, Ms. Browne said that the Downers  
19 Grove Estates and Meadow Lawn Subdivisions were subdivided and developed  
20 under the jurisdiction of DuPage County, and were annexed in two phases. On  
21 May 15, 2001, the annexation of approximately 1/3 of the properties within  
22 these subdivisions was authorized as a result of the execution of pre-  
23 annexation agreements which were signed by the owners of the properties in  
24 order to connect to Village water services. The properties that comprised that  
25 first phase of the annexation were the subject of a rezoning petition in Zoning  
26 Board of Appeals Case MC-9-01 which was considered by the Zoning Board of  
27 Appeals on July 25, 2001 and received a unanimous recommendation for  
28 approval.

29  
30 Ms. Browne said the properties within the second phase of the annexation,  
31 which became effective on January 10, 2002, were zoned to the default zoning  
32 classification of R-1, Single Family Residence upon their annexation pursuant  
33 to Section 28-402 of the Zoning Ordinance. The R-1 District carries a  
34 minimum lot area requirement of 20,000 square feet; a minimum lot width  
35 requirement of 100 feet; and a front yard setback requirement of 40 feet plus  
36 one additional foot of setback for every two feet in average height over 20 feet.

37  
38 With respect to the residential properties, Ms. Browne said that because the  
39 existing lot sizes and the setbacks of the existing homes in the area are  
40 typically much less than is required by the default R-1 District, this rezoning  
41 petition is being sought by the Village in order to make the underlying zoning  
42 district requirements more consistent with the typical characteristics of the  
43 area.

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1  
2 Ms. Browne then described the properties on the west side of Main Street,  
3 which are proposed to be rezoned to R-4, Single Family Residence, as having  
4 the following typical characteristics. The properties which front the east-west  
5 streets are typically 50 to 53 feet in width and approximately 155 feet in depth,  
6 with lot areas of approximately 7,750 to 8,215 square feet in area. The  
7 properties which front Main Street are typically approximately 60 feet wide and  
8 131 feet in depth, with lot areas of approximately 7,860 square feet.  
9 Residences in Downers Grove Estates were typically constructed with front  
10 setbacks of approximately 30 feet. Given these lot area and structure setback  
11 characteristics, the residential properties within this area on the west side of  
12 Main Street are proposed to be rezoned to R-4, Single Family Residence, which  
13 carries a minimum lot area requirement of 7,500 square feet; a minimum lot  
14 width requirement of 50 feet; and a front yard setback requirement of 25 feet  
15 plus one additional foot of setback for every two feet in average height over 20  
16 feet.

17  
18 Ms. Browne said the residential properties within the Meadow Lawn and  
19 Busek's First Subdivisions on the east side of Main Street are typically 95 to  
20 100 feet in width, 185 to 190 feet in depth, with lot areas of approximately  
21 18,500 to 19,000 square feet. Residences in this area were constructed with  
22 typical front setbacks ranging from 30 to 40 feet. Therefore, the residential  
23 properties within this area on the east side of Main Street are proposed to be  
24 rezoned to R-3, Single Family Residence. This district carries a minimum lot  
25 area requirement of 10,500 square feet; a minimum lot width requirement of  
26 75 feet; and a minimum front yard setback requirement of 30 feet plus one  
27 additional foot of setback for every two feet in average height over 20 feet.

28  
29 Ms. Browne indicated that this petition also includes the rezoning of six  
30 commercial properties located at the southeast and southwest corners of the  
31 intersection of 63<sup>rd</sup> Street and Main Street. While under the zoning jurisdiction  
32 of DuPage County, these properties were previously zoned County B-2, General  
33 Business. Upon their annexation, the zoning designation of these non-  
34 residential properties defaulted to R-1, Single Family Residence, and the Village  
35 is proposing that they be rezoned to Village B-2, General Retail Business. This  
36 zoning district is the closest comparable Village zoning district which will  
37 accommodate the existing businesses as either a permitted use or as a special  
38 use.

39 With respect to the number of subject properties within each subdivision, the  
40 Downers Grove Estates Subdivision located on the west side of Main Street  
41 consists of approximately 283 residential properties, and three commercial  
42 properties located at the southwest corner of the intersection of 63<sup>rd</sup> and Main.

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1  
2 Within Downers Grove Estates, 62 residential properties were annexed in  
3 Phase I on May 15, 2001, and were petitioned to be rezoned from R-1, Single  
4 Family Residence to R-4, Single Family Residence in Case MC-9-01.

5  
6 There are also 18 residential properties in Downers Grove Estates which were  
7 voluntarily annexed by their owners prior to the Village acting upon either  
8 phases of the annexation. Of these 18 previously annexed properties, eight  
9 were petitioned by their owners to be rezoned to R-4, Single Family Residence.  
10 However, ten properties have retained the default R-1, Single Family Residence  
11 classification since their annexation and are, therefore, included in this  
12 rezoning petition to R-4, Single Family Residence.

13  
14 The remaining 202 residential properties in Downers Grove Estates which were  
15 annexed in the second and final phase of the annexation are also being  
16 proposed to be rezoned from R-1, Single Family Residence to R-4, Single  
17 Family Residence.

18  
19 Ms. Browne stated that the Meadow Lawn Subdivision area, which also  
20 includes two lots within Busek's First and Second Subdivisions, located on the  
21 east side of Main Street is comprised of 30 residential properties, as well as  
22 three commercial properties located at the southeast corner of the intersection  
23 of 63<sup>rd</sup> and Main, two of which are held in common ownership.

24  
25 Within the Meadow Lawn Subdivision area, six residential properties were  
26 annexed in Phase I on May 15, 2001, and were petitioned to be rezoned from R-  
27 1, Single Family Residence to R-3, Single Family Residence in Case MC-9-01.

28  
29 Ms. Browne said there are also three residential properties within the Meadow  
30 Lawn subdivision area which were voluntarily annexed by their owners prior to  
31 the Village acting upon either phases of the annexation. Since all three of  
32 these previously annexed properties have retained the default R-1, Single  
33 Family Residence classification since their annexation, they are also included  
34 in this rezoning petition to rezone them to R-3, Single Family Residence.

35  
36 The remaining 27 residential properties which were annexed in the second and  
37 final phase of the annexation are also being proposed to be rezoned from R-1,  
38 Single Family Residence to R-3, Single Family Residence.

39  
40 The Village's Future Land Use Map designates the residential lots which are  
41 proposed to be rezoned to R-3 and R-4 as "Residential at 0-6 dwelling units per

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1 acre." This Land Use designation is consistent with the Village's R-1 through  
2 R-4 Single Family Residence Zoning Districts.

3  
4 With respect to the three commercial properties located at the southwest  
5 corner of 63<sup>rd</sup> and Main within the Downers Grove Estates Subdivision, Ms.  
6 Browne said the proposed rezoning to B-2, General Retail Business is  
7 consistent with the County B-2 zoning district which was applicable when the  
8 properties were under County zoning jurisdiction. Additionally, the proposed  
9 rezoning to B-2, General Retail Business is consistent with the Village's Future  
10 Land Use Map which indicates a land use designation of "Commercial."

11  
12 With respect to the three commercial properties located at the southeast corner  
13 of 63<sup>rd</sup> and Main in the Meadow Lawn Subdivision, Ms. Browne indicated that  
14 the proposed B-2, General Retail Business zoning district is consistent with the  
15 County B-2 zoning district which was applicable when the properties were  
16 under County zoning jurisdiction. The proposed B-2, General Retail Business  
17 zoning district does, however, extend one lot further to the east than those  
18 properties designated Commercial on the Village's Future Land Use Map. She  
19 said it is Staff's opinion that the proposed rezoning of the one additional lot to  
20 B-2, General Retail Business as compared to the Future Land Use Map is a  
21 minimal departure because all three lots are currently used for commercial  
22 purposes, and also because all three lots carried a commercial zoning  
23 classification while under the jurisdiction of DuPage County. Additionally, the  
24 third lot is held in common ownership and is used in conjunction with the  
25 adjacent lot to the west which is designated as Commercial on the Village's  
26 Future Land Use Map.

27  
28 Ms. Browne informed the Board that the legal notice of the public hearing  
29 regarding this rezoning petition was sent by regular mail to all property owners  
30 within the Downers Grove Estates and Meadow Lawn Subdivisions, as well as  
31 all property owners within 250 feet of the entire area. The distribution list  
32 includes over 500 property owners and is available for inspection at the  
33 Planning Services Department.

34  
35 She further said that the Planning Staff is of the opinion that the proposed  
36 rezoning will make the underlying zoning district requirements more consistent  
37 with the lot sizes of the properties and the setback characteristics of the  
38 existing residences, as well as with the previously approved rezoning for the  
39 properties within the first phase of the annexation of the subject area.

40  
41 The properties to be rezoned to B-2, General Retail Business are consistent  
42 with the previous B-2 zoning classification which was applicable when the

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1 properties were under the zoning jurisdiction of DuPage County. Additionally,  
2 the existing commercial uses located on these properties will be authorized  
3 within the proposed B-2 District as either permitted uses or as special uses.  
4

5 The proposed rezoning is also consistent with the of the provisions of the  
6 Village's Future Land Use Plan, with the exception of one minor departure  
7 regarding the commercial properties located at the southeast corner of the  
8 intersection of 63<sup>rd</sup> and Main.  
9

10 Mr. Benes asked if this rezoning will include all of the properties annexed, and  
11 Ms. Browne said they would all be rezoned upon completion of this second and  
12 final phase.  
13

14 Mr. Sleeter said he was concerned about enlarging the commercially zoned  
15 section along 63rd Street and asked for an explanation of the common  
16 ownership and how it currently is used. Ms. Browne responded that the first  
17 property right at the corner is the Shell gas station. The next two lots to the  
18 east are occupied by a veterinary clinic. These two parcels are in common  
19 ownership and used for one commercial purpose and also were both zoned B-2  
20 in the County. Only one of these two parcels is shown on the Future Land Use  
21 Map as Commercial; however, she clarified that this is not a commercial use  
22 expansion from what already exists.  
23

24 Mr. Gray asked her to display the previous zoning map on the overhead  
25 projector. He then asked about the corner of Palmer and Saratoga on the map  
26 and asked what the "4" represented. Ms. Browne said that particular property  
27 was previously voluntarily annexed and its owners petitioned to have it zoned  
28 R-4, single family residential which is what is shown on the map. That  
29 property is not included in this rezoning, as it was rezoned upon its prior  
30 annexation.  
31

32 In response to Mr. Benes' question concerning the church on 63rd Street, east  
33 of Washington, Ms. Browne said the church and its parish house were already  
34 incorporated into the Village and are zoned R-1, single family residential. She  
35 indicated that the church is legally non-conforming and recognized as having  
36 been issued a special use since they were there prior to being incorporated into  
37 the Village.  
38

39 There being no further questions from the Board, Chairman White called upon  
40 those in the audience wishing to speak in favor of the petition. There being  
41 none, he called for those in opposition to the petition. There being none,  
42 Chairman White closed the opportunity for further public comment.

1 **Board's Deliberations:**

2  
3 Mr. Sleeter said it was a clear-cut petition, and he was comfortable with it.

4  
5 **Mr. Sleeter moved that in case MC-3-02, the Board recommend to the**  
6 **Village Council approval of the proposal to rezone the properties in the**  
7 **Downers Grove Estates, Meadow Lawn and Buzek's First and Second**  
8 **Survey Subdivisions to Village R-3, R-4 and B-2 zoning classifications as**  
9 **presented. Mr. Lukas seconded the Motion.**

10  
11 **AYES: Mr. Sleeter, Mr. Lukas, Mr. Benes, Mr. Gray, Ch. White**

12  
13 **NAYS: None**

14  
15 **Chairman White declared the Motion passed unanimously.**

16  
17 .....  
18

19 Ms. Browne informed the Board that as of this date, no petitions have been  
20 filed for the February meeting. She indicated that the deadline for filing is  
21 February 1.

22  
23 There being no further questions or discussion, Chairman White adjourned the  
24 meeting at 8:38 PM.

25  
26 Respectfully submitted,

27  
28  
29  
30 Tonie Harrington  
31 Recording Secretary

**PUBLIC HEARING:**

MC-3-02. A petition to rezone certain properties within the Downers Grove Estates and Meadow Lawn Subdivisions located generally south of the intersection of 63<sup>rd</sup> Street and Main Street. Village of Downers Grove, Petitioner.

**FINDINGS:**

1. The Village is acting as petitioner in this second and final phase of proposals to rezone certain recently annexed properties within the Downers Grove Estates and Meadow Lawn Subdivisions located generally south of the intersection of 63<sup>rd</sup> Street and Main Street.

The Village proposes to rezone the residential properties on the west side of Main Street to R-4, Single Family Residence; the residential properties on the east side of Main Street to R-3, Single Family Residence; and the commercial properties located at the southeast and southwest corners of the intersection of 63<sup>rd</sup> Street and Main Street to B-2, General Retail Business.

2. As a matter of background information, the Downers Grove Estates and Meadow Lawn Subdivisions were subdivided and developed under the jurisdiction of DuPage County, and were annexed in two phases. On May 15, 2001, the annexation of approximately 1/3 of the properties within these subdivisions was authorized as a result of the execution of pre-annexation agreements which were signed by the owners of the properties in order to connect to Village water services. The properties that comprised that first phase of the annexation were the subject of a rezoning petition in Zoning Board of Appeals Case MC-9-01 which was considered by the Zoning Board of Appeals on July 25, 2001 and received a unanimous recommendation for approval.
3. The properties within this second phase of the annexation, which became effective on January 10, 2002, were zoned to the default zoning classification of R-1 Single Family Residential upon their annexation pursuant to Section 28-402 of the Zoning Ordinance. The R-1 District carries a minimum lot area requirement of 20,000 square feet; a minimum lot width requirement of 100 feet; and a front yard setback requirement of 40 feet plus one additional foot of setback for every two feet in average height over 20 feet.

With respect to the residential properties, because the existing lot sizes and the setbacks of the existing homes in the area are typically much less than is required by the default R-1 District, this rezoning petition is being sought by the Village in order to make the underlying zoning district requirements more consistent with the typical characteristics of the area.

4. The residential properties within the Downers Grove Estates Subdivision on the west side of Main Street, which are proposed to be rezoned to R-4, Single Family, have the following typical characteristics. The properties which front the east-west streets are typically 50 to 53 feet in width and approximately 155 feet in depth, with lot areas of approximately 7,750 to 8,215 square feet in area. The properties which front Main Street are typically approximately 60 feet wide and 131 feet in depth, with lot areas of

approximately 7,860 square feet. Residences in Downers Grove Estates were typically constructed with front setbacks of approximately 30 feet. Given these lot area and structure setback characteristics, the residential properties within this area on the west side of Main Street are proposed to be rezoned to R-4, Single Family Residence, which carries a minimum lot area requirement of 7,500 square feet; a minimum lot width requirement of 50 feet; and a front yard setback requirement of 25 feet plus one additional foot of setback for every two feet in average height over 20 feet.

5. The residential properties within the Meadow Lawn and Busek's First Subdivisions on the east side of Main Street are typically 95 to 100 feet in width, 185 to 190 feet in depth, with lot areas of approximately 18,500 to 19,000 square feet. Residences in this area were constructed with typical front setbacks ranging from 30 to 40 feet. Therefore, the residential properties within this area on the east side of Main Street are proposed to be rezoned to R-3, Single Family Residential. This district carries a minimum lot area requirement of 10,500 square feet; a minimum lot width requirement of 75 feet; and a minimum front yard setback requirement of 30 feet plus one additional foot of setback for every two feet in average height over 20 feet.
6. This petition also includes the rezoning of six commercial properties located at the southeast and southwest corners of the intersection of 63<sup>rd</sup> Street and Main Street. While under the zoning jurisdiction of DuPage County, these properties were previously zoned County B-2, General Business. Upon their annexation, the zoning designation of these non-residential properties defaulted to R-1, Single Family Residence, and the Village is proposing that they be rezoned to Village B-2, General Retail Business. This zoning district is the closest comparable Village zoning district which will accommodate the existing businesses as either a permitted use or as a special use.
7. With respect to the number of subject properties within each subdivision, the Downers Grove Estates Subdivision located on the west side of Main Street consists of approximately 283 residential properties, and three commercial properties located at the southwest corner of the intersection of 63<sup>rd</sup> and Main.

Within Downers Grove Estates, 62 residential properties were annexed in Phase I on May 15, 2001, and were petitioned to be rezoned from R-1, Single Family to R-4, Single Family in Case MC-9-01.

There are also 18 residential properties in Downers Grove Estates which were voluntarily annexed by their owners prior to the Village acting upon either phases of the annexation. Of these 18 previously annexed properties, eight were petitioned by their owners to be rezoned to R-4, Single Family. However, ten properties have retained the default R-1 classification since their annexation and are, therefore, included in this rezoning petition to R-4, Single Family.

The remaining 202 residential properties in Downers Grove Estates which were annexed in the second and final phase of the annexation are also being proposed to be rezoned from R-1, Single Family to R-4, Single Family.

8. The Meadow Lawn Subdivision area (which also includes two lots within Busek's First and Second Subdivisions) located on the east side of Main Street is comprised of 30 residential properties, as well as three commercial properties located at the southeast corner of the intersection of 63<sup>rd</sup> and Main (two of these commercial properties are held in common ownership).

Within the Meadow Lawn Subdivision area, six residential properties were annexed in Phase I on May 15, 2001, and were petitioned to be rezoned from R-1, Single Family to R-3, Single Family in Case MC-9-01.

There are also three residential properties within the Meadow Lawn subdivision area which were voluntarily annexed by their owners prior to the Village acting upon either phases of the annexation. Since all three of these previously annexed properties have retained the default R-1 classification since their annexation, they are also included in this rezoning petition to rezone them to R-3, Single Family.

The remaining 27 residential properties which were annexed in the second and final phase of the annexation are also being proposed to be rezoned from R-1, Single Family to R-3, Single Family.

9. The Village's Future Land Use Map designates the residential lots which are proposed to be rezoned to R-3 and R-4 as "Residential at 0-6 dwelling units per acre." This Land Use designation is consistent with the Village's R-1 through R-4 Zoning Districts.

With respect to the three commercial properties located at the southwest corner of 63<sup>rd</sup> and Main within the Downers Grove Estates Subdivision, the proposed rezoning to B-2, General Retail Business is consistent with the County B-2 zoning district which was applicable when the properties were under County zoning jurisdiction. Additionally, the proposed rezoning to B-2 is consistent with the Village's Future Land Use Map which indicates a land use designation of "Commercial."

With respect to the three commercial properties located at the southeast corner of 63<sup>rd</sup> and Main in the Meadow Lawn Subdivision, the proposed B-2 zoning district is consistent with the County B-2 zoning district which was applicable when the properties were under County zoning jurisdiction. The proposed B-2 zoning district does, however, extend one lot further to the east than those properties designated Commercial on the Village's Future Land Use Map. It is Staff's opinion that the proposed rezoning of the one additional lot to B-2 as compared to the Future Land Use Map is a minimal departure because all three lots are currently used for commercial purposes, and also because all three lots carried a commercial zoning classification while under the jurisdiction of DuPage County. Additionally, the third lot is held in common ownership and is used in conjunction with the adjacent lot to the west which is designated as Commercial on the Village's Future Land Use Map.

10. The legal notice of the public hearing regarding this rezoning petition was sent by regular mail to all property owners within the Downers Grove Estates and Meadow Lawn

Subdivisions, as well as all property owners within 250 feet of the entire area. The distribution list includes over 500 property owners and is available for inspection at the Planning Services Department.

**RECOMMENDATION:**

The Planning Staff is of the opinion that the proposed rezoning will make the underlying zoning district requirements more consistent with the lot sizes of the properties and the setback characteristics of the existing residences, as well as with the previously approved rezoning for the properties within the first phase of the annexation of the subject area.

The properties to be rezoned to B-2, General Retail Business are consistent with the previous B-2 zoning classification which was applicable when the properties were under the zoning jurisdiction of DuPage County. Additionally, the existing commercial uses located on these properties will be authorized within the proposed B-2 District as either permitted uses or as special uses.

The proposed rezoning is also consistent with the of the provisions of the Village's Future Land Use Plan, with the exception of one minor departure regarding the commercial properties located at the southeast corner of the intersection of 63<sup>rd</sup> and Main.

AGB:amd  
Attachments  
01/17/02

# DOWNERS GROVE TOWNSHIP NW 1/4 SECTION 20

Revised for the 1999 Assessment

Gary A. King, DuPage County Clerk

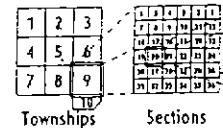
THIS MAP WAS PREPARED FOR THE ILLINOIS DEPARTMENT OF REVENUE BY THE ILLINOIS STATE BOARD OF EQUALIZATION AND IS SUBJECT TO THE ILLINOIS STATE BOARD OF EQUALIZATION'S REVIEW AND APPROVAL. THE ILLINOIS STATE BOARD OF EQUALIZATION'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ILLINOIS STATE BOARD OF EQUALIZATION'S REVIEW AND APPROVAL IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ILLINOIS STATE BOARD OF EQUALIZATION'S REVIEW AND APPROVAL IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



DuPage County Data Processing Department

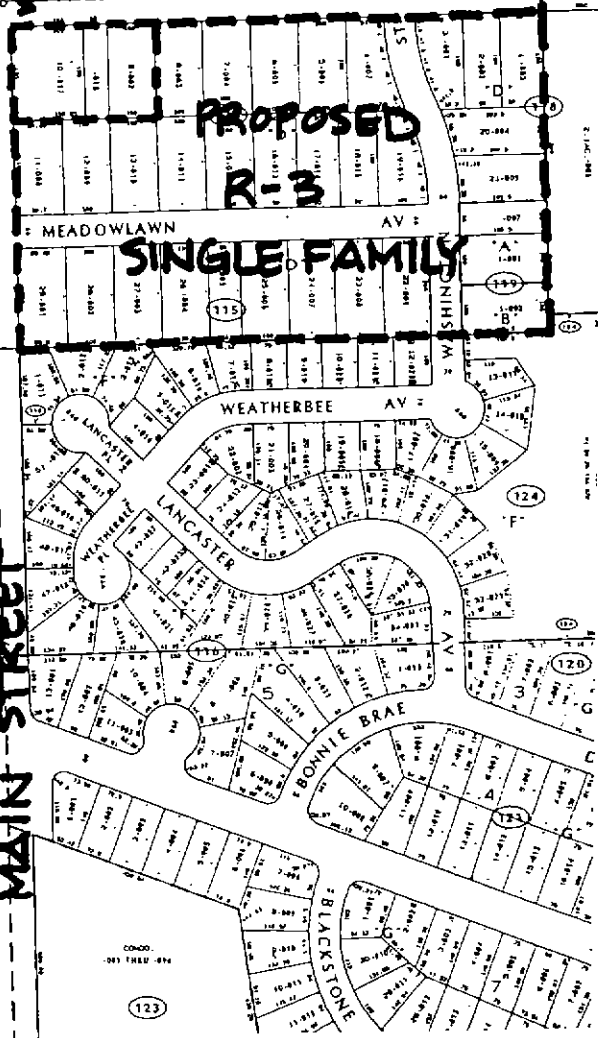
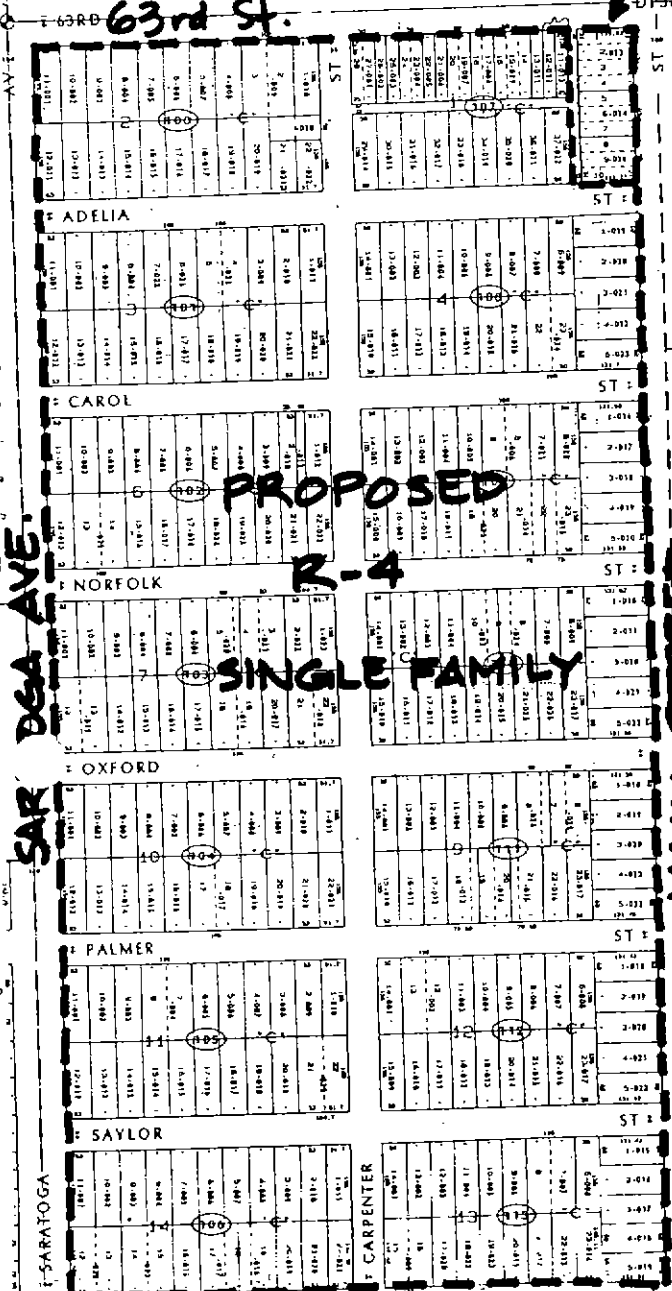
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T38N-R11E of the 3rd Principal Meridian



# MC-3-02

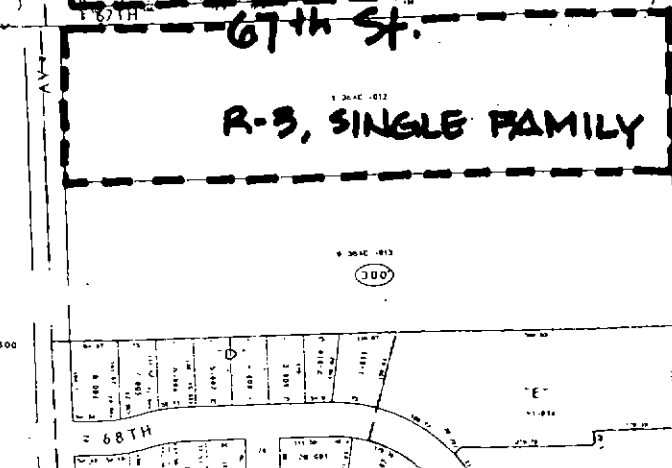
## PROPOSED B-2, GENERAL RETAIL



Downers Grove Estates  
Meadowlawn Subdivisions

**FINAL  
ZONING DISTRICT  
CLASSIFICATION**

For Illustration Only  
January 2002



Quarter Section Tax Parcel Map

**DOWNERS GROVE TOWNSHIP**  
NW 1/4 SECTION 20

Revised for the 1999 Assessment

Gary A. King, DuPage County Clerk

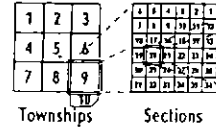
THIS MAP WAS PREPARED FOR ASSISTANCE PURPOSES ONLY. PLEASE REFER TO THE OFFICIAL RECORDS PLATS ON FILE FOR THE ACTUAL LINES, BEARING, DISTANCE, AND AREA. THIS MAP IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW. THE COUNTY OF DUPAGE DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE COUNTY OF DUPAGE DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE COUNTY OF DUPAGE DOES NOT WARRANT THE ACCURACY OF THIS MAP.



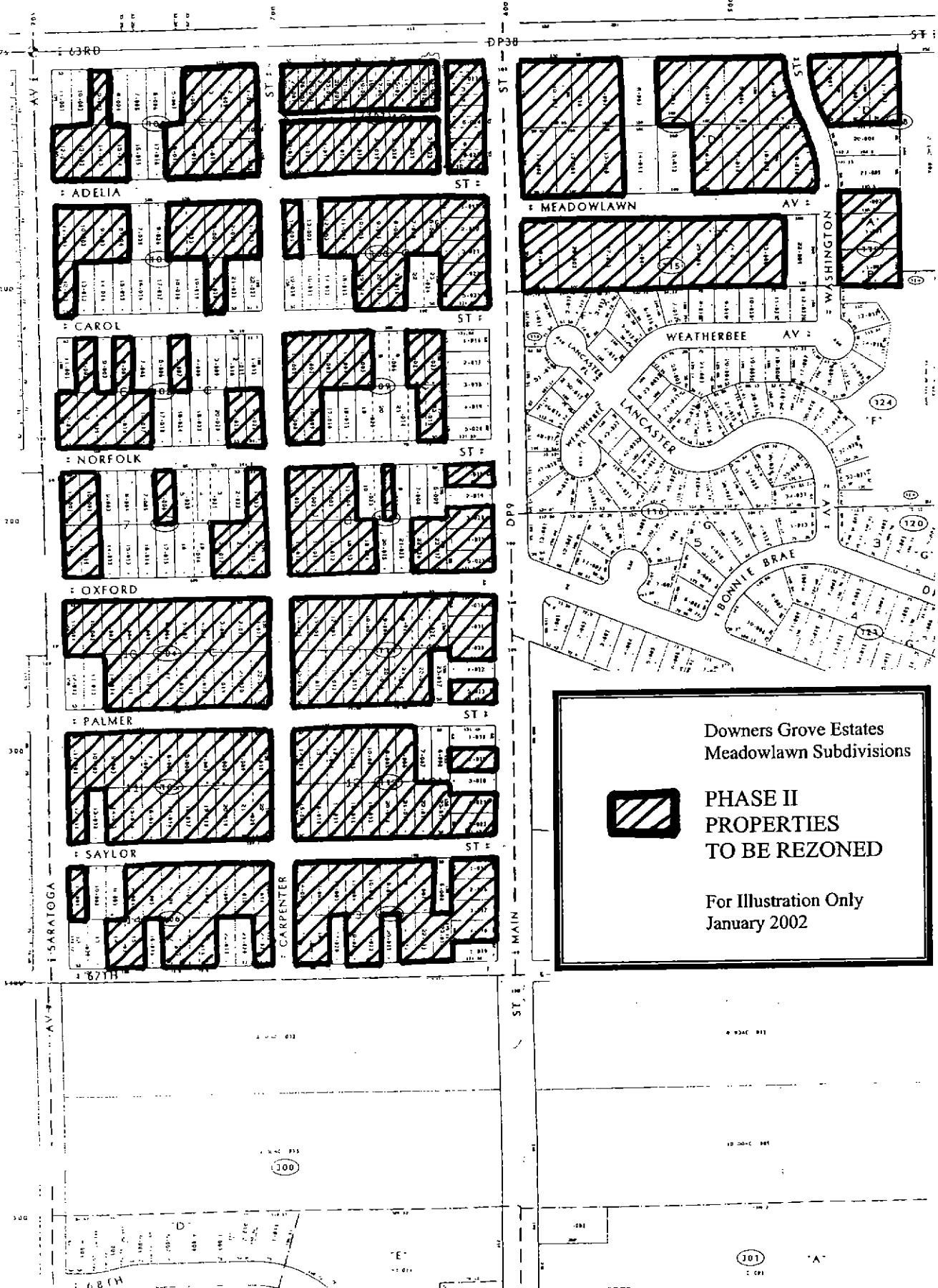
DuPage County Data Processing Department

Scale in Feet 0 100 200 400


T38N-R11E of the 3rd Principal Merid



**MC-3-01**



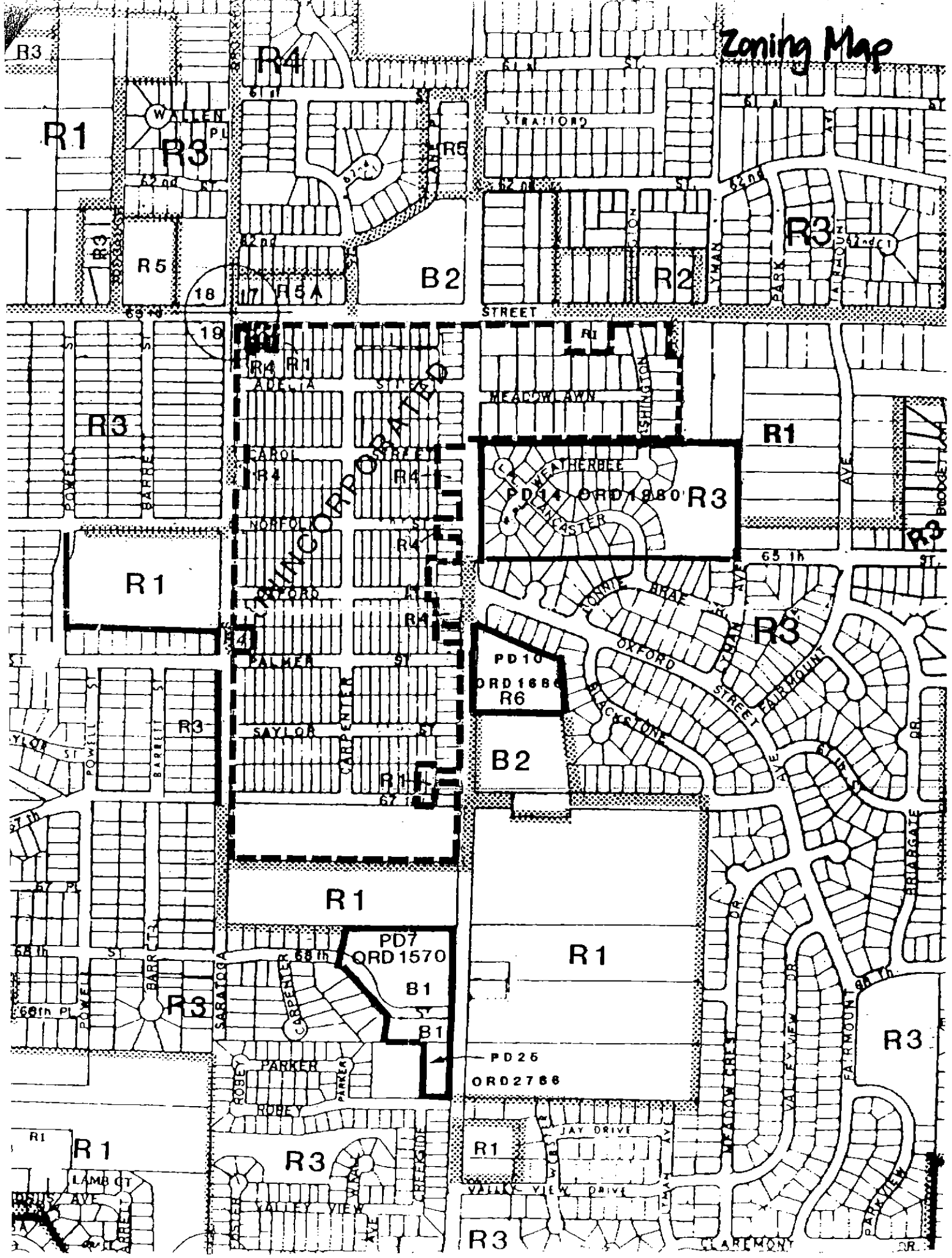
Downers Grove Estates  
Meadowlawn Subdivisions



**PHASE II  
PROPERTIES  
TO BE REZONED**

For Illustration Only  
January 2002

# Zoning Map



**Downers Grove Estates - Meadowlawn Subdivisions Phase II - REZONING Address List**  
 Per DuPage County Records unless otherwise noted

**TO BE REZONED TO R-4, SINGLE FAMILY RESIDENCE**

PIN #	Number	Street Name
0920107012	1025	63RD ST
0920107013	1025	63RD ST
0920107011	1027	63RD ST (County records indicate no street number, Village records indicate 1027 63rd)
0920107029	1027	63RD ST
0920107005	1051	63RD ST
0920107006	1051	63RD ST
0920107007	1051	63RD ST
0920107008	1051	63RD ST
0920107002	1053	63RD ST
0920107003	1053	63RD ST
0920107004	1053	63RD ST
0920107001	1057	63RD ST
0920100009	1109	63RD ST
0920100008	1113	63RD ST
0920100004	1129	63RD ST (Previously voluntarily annexed but not rezoned)
0920100003	1133	63RD ST
0920113014	1010	67TH ST (Previously voluntarily annexed but not rezoned)
0920113013	1014	67TH ST (Previously voluntarily annexed but not rezoned)
0920113012	1018	67TH ST
0920113023	1024	67TH ST
0920113022	1028	67TH ST
0920113024	1060	67TH ST (Previously 0920113009)
0920113025	1060	67TH ST (Previously 0920113009)
0920106021	1100	67TH ST
0920106018	1114	67TH ST
0920106017	1130	67TH ST
0920106023	1148	67TH ST
0920108019	1001	ADELIA ST
0920108009	1011	ADELIA ST
0920107022	1012	ADELIA ST
0920108008	1015	ADELIA ST
0920107021	1016	ADELIA ST
0920108007	1017	ADELIA ST
0920107020	1018	ADELIA ST
0920107019	1020	ADELIA ST
0920108006	1023	ADELIA ST
0920107018	1026	ADELIA ST
0920108005	1027	ADELIA ST
0920107017	1030	ADELIA ST
0920108004	1031	ADELIA ST
0920107016	1034	ADELIA ST
0920107015	1038	ADELIA ST
0920108001	1043	ADELIA ST
0920108003	1045	ADELIA ST
0920101011	1101	ADELIA ST
0920100022	1102	ADELIA ST (County records indicate 6348 Carpenter Street)
0920101009	1105	ADELIA ST
0920101010	1105	ADELIA ST
0920100021	1106	ADELIA ST (County records indicate 6348 Carpenter Street)
0920101023	1107	ADELIA ST
0920100019	1108	ADELIA ST
0920100018	1114	ADELIA ST

**TO BE REZONED TO R-4, SINGLE FAMILY RESIDENCE CONTINUED**

0920100017	1116	ADELIA ST
0920101004	1131	ADELIA ST
0920100014	1130	ADELIA ST (County records indicate no street number, Village records indicate 1130 Adelia)
0920100013	1132	ADELIA ST
0920101003	1133	ADELIA ST (County records indicate no street number, Village records indicate 1133 Adelia)
0920100012	1134	ADELIA ST
0920101002	1137	ADELIA ST
0920109022	1015	CAROL ST
0920109021	1019	CAROL ST
0920108015	1032	CAROL ST
0920109005	1033	CAROL ST
0920108014	1034	CAROL ST
0920109004	1037	CAROL ST
0920109002	1041	CAROL ST
0920109003	1041	CAROL ST
0920109001	1043	CAROL ST
0920102007	1117	CAROL ST
0920102002	1137	CAROL ST
0920102004	19W757	CAROL ST (County assigned address)
0920101020		CAROL ST (County records indicate 3636 Sterling)
0920108016		CAROL ST (County records indicate 3636 Sterling)
0920100010	6301	CARPENTER ST
0920107014	6400	CARPENTER ST (County has assigned same address to lot one block south 09-20-108-010 and -011)
0920100022	6348	CARPENTER ST (Village assigned address is 1102 Adelia)
0920100021	6348	CARPENTER ST (Village assigned address is 1106 Adelia)
0920100020	6307	CARPENTER ST (Village assigned address is 6320 Carpenter)
0920100020	6320	CARPENTER ST (County records indicate 6307 Carpenter)
0920108020	6336	MAIN ST
0920108021	6336	MAIN ST
0920108022	6433	MAIN ST (Annexed in Phase I)
0920108022	6433	MAIN ST (Annexed in Phase I)
0920110018	6440	MAIN ST (Previously voluntarily annexed but not rezoned)
0920110020	6500	MAIN ST
0920110021	6504	MAIN ST (Previously voluntarily annexed but not rezoned)
0920110022	6508	MAIN ST (Previously voluntarily annexed but not rezoned)
0920111020	6528	MAIN ST
0920111023	6536	MAIN ST
0920112019	6610	MAIN ST
0920112021	6612	MAIN ST
0920113015	6628	MAIN ST
0920113016	6632	MAIN ST
0920113017	6636	MAIN ST
0920113018	6640	MAIN ST (Previously voluntarily annexed but not rezoned)
0920109015	1010	NORFOLK ST
0920110024	1019	NORFOLK ST
0920110003	1031	NORFOLK ST
0920110004	1031	NORFOLK ST
0920109009	1038	NORFOLK ST
0920109008	1042	NORFOLK ST
0920110001	1045	NORFOLK ST
0920102022	1100	NORFOLK ST
0920103023	1103	NORFOLK ST
0920102021	1104	NORFOLK ST
0920102017	1124	NORFOLK ST
0920102016	1128	NORFOLK ST
0920102023	1132	NORFOLK ST

**TO BE REZONED TO R-4, SINGLE FAMILY RESIDENCE CONTINUED**

0920103001	1141	NORFOLK ST
0920103002	1141	NORFOLK ST
0920102013	1148	NORFOLK ST
0920110002	19W671	NORFOLK ST (County assigned address)
0920103006	19W743	NORFOLK ST (County assigned address)
0920111025	1005	OXFORD ST
0920110017	1010	OXFORD ST
0920110026	1014	OXFORD ST
0920111026	1019	OXFORD ST
0920110014	1020	OXFORD ST
0920111006	1021	OXFORD ST
0920111004	1023	OXFORD ST
0920111005	1023	OXFORD ST
0920110012	1026	OXFORD ST
0920110013	1026	OXFORD ST
0920111002	1029	OXFORD ST
0920111003	1029	OXFORD ST
0920110011	1030	OXFORD ST
0920111001	1031	OXFORD ST
0920110010	1032	OXFORD ST
0920103018	1100	OXFORD ST
0920104010	1101	OXFORD ST
0920104011	1101	OXFORD ST
0920104009	1105	OXFORD ST
0920104008	1107	OXFORD ST
0920103017	1108	OXFORD ST
0920104007	1109	OXFORD ST
0920104005	1125	OXFORD ST
0920104006	1125	OXFORD ST
0920104002	1129	OXFORD ST
0920104003	1129	OXFORD ST
0920103019	1136	OXFORD ST
0920104001	1137	OXFORD ST
0920104004		OXFORD ST (County records indicate 3636 Sterling)
0920111015	1018	PALMER ST
0920111016	1018	PALMER ST
0920112006	1019	PALMER ST
0920111014	1020	PALMER ST
0920112003	1027	PALMER ST
0920112004	1027	PALMER ST
0920112005	1027	PALMER ST
0920112001	1037	PALMER ST
0920112002	1039	PALMER ST
0920111010	1040	PALMER ST
0920104021	1100	PALMER ST
0920105010	1101	PALMER ST
0920104020	1104	PALMER ST
0920105009	1105	PALMER ST
0920104019	1108	PALMER ST
0920105008	1109	PALMER ST
0920104018	1112	PALMER ST
0920105007	1113	PALMER ST
0920104017	1116	PALMER ST
0920105006	1117	PALMER ST
0920104016	1118	PALMER ST
0920105004	1125	PALMER ST

**TO BE REZONED TO R-4, SINGLE FAMILY RESIDENCE CONTINUED**

0920104015	1128	PALMER ST
0920105002	1137	PALMER ST
0920105001	1139	PALMER ST
0920111011		PALMER ST (County records indicate 1031 Oxford Street, property fronts Palmer)
0920111012		PALMER ST (County records indicate 1031 Oxford Street, property fronts Palmer)
0920111013		PALMER ST (County records indicate 1031 Oxford Street, property fronts Palmer)
0920104014		PALMER ST (County records indicate 1129 Oxford Street, property fronts Palmer)
0920105005		PALMER ST (County records indicate 3636 Sterling)
0920105003		PALMER ST (No Street Number provided by County records)
0920100011	6315	SARATOGA AVE
0920101001	6325	SARATOGA AVE
0920101012	6335	SARATOGA AVE
0920112022	1000	SAYLOR ST
0920112017	1004	SAYLOR ST
0920112015	1018	SAYLOR ST
0920112016	1018	SAYLOR ST
0920113007	1019	SAYLOR ST
0920112014	1022	SAYLOR ST
0920113006	1023	SAYLOR ST
0920113005	1027	SAYLOR ST
0920112012	1028	SAYLOR ST
0920112013	1028	SAYLOR ST
0920113003	1035	SAYLOR ST
0920113004	1035	SAYLOR ST
0920113001	1039	SAYLOR ST
0920113002	1039	SAYLOR ST
0920112009	1040	SAYLOR ST
0920112010	1040	SAYLOR ST
0920106011	1101	SAYLOR ST
0920105022	1104	SAYLOR ST
0920106010	1105	SAYLOR ST
0920105019	1108	SAYLOR ST
0920106009	1109	SAYLOR ST
0920105018	1112	SAYLOR ST
0920106008	1113	SAYLOR ST
0920106007	1115	SAYLOR ST
0920106006	1119	SAYLOR ST
0920105016	1120	SAYLOR ST
0920105017	1120	SAYLOR ST
0920105015	1124	SAYLOR ST
0920105014	1128	SAYLOR ST
0920106004	1129	SAYLOR ST
0920105013	1136	SAYLOR ST
0920105011	1140	SAYLOR ST
0920106001	1141	SAYLOR ST
0920106005	1141	SAYLOR ST (County records in apparent error. 09-20-106-001 is also 1141 Saylor, 3 lots west)
0920112011	19W670	SAYLOR ST (County assigned address)

**TO BE REZONED TO R-3, SINGLE FAMILY RESIDENCE**

0920118002	821	63RD ST
0920118001	825	63RD ST
0920114007	901	63RD ST
0920114006	907	63RD ST (Previously voluntarily annexed but not rezoned)
0920114005	911	63RD ST (Previously voluntarily annexed but not rezoned)
0920114004	913	63RD ST
0920118003		63RD ST (Previously voluntarily annexed but not rezoned - no street number provided by County)
0920114016	900	MEADOWLAWN AVE
0920115008	911	MEADOWLAWN AVE
0920114015	914	MEADOWLAWN AVE
0920114014	918	MEADOWLAWN AVE
0920115007	919	MEADOWLAWN AVE
0920114013	920	MEADOWLAWN AVE
0920115006	925	MEADOWLAWN AVE
0920115005	929	MEADOWLAWN AVE
0920115004	931	MEADOWLAWN AVE
0920115003	941	MEADOWLAWN AVE
0920114010	942	MEADOWLAWN AVE
0920115002	951	MEADOWLAWN AVE
0920114009	952	MEADOWLAWN AVE
0920115001	959	MEADOWLAWN AVE
0920114008	962	MEADOWLAWN AVE
0920118007	6321	WASHINGTON ST
0920119001	6321	WASHINGTON ST
0920119002	6323	WASHINGTON ST

**TO BE REZONED TO B-2, GENERAL RETAIL BUSINESS**

0920114018	941	63RD ST
0920114002	941	63RD ST (Annexed in Phase I)
0920114017	6301	MAIN ST
0920107023	6300	MAIN ST
0920107028	7S042	MAIN ST (County assigned address)
0920107024		MAIN ST (County records indicate 201 Ogden Avenue as property address)

**LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING** - Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, January 23, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois to consider a petition seeking rezoning of certain properties in Downers Grove Estates, Meadow Lawn and Buzek's First and Second Survey Subdivisions which are generally located South of the intersection of 63rd and Main Streets, between 63rd Street on the North and 67th Street on the South, and between Saratoga Avenue on the West and Washington Street on the East. The following properties are proposed to be rezoned as follows:

**From R-1, Single Family Residential to R-4, Single Family Residential:**

Lots 11 through 37 of Block 1 of Downers Grove Estates, being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois (Permanent Index Numbers 09-20-107-001 through 008; -011 through -022; and -029); and

Lots 1, 2, 3, 4, 8, 9, 12, 13, 14, 15, 18, 19, 20, the north 50 feet of Lots 21 and 22, the south 106 feet of Lot 21, and the south 106 feet of Lot 22 in Block 2 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-100-003, -004, -008 through -014, and -017 through -022); and

Lots 1 through 5, Lots 8 through 12, and Lot 20 in Block 3 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-101-001, -002, -003, -004, -009, -010, -011, -012, -020, and -023); and

Lots 1 through 12, 14, 19, 20, and 21 in Block 4 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-108-001, -003 through 009, -014, -015, -016, and -019 through -023); and

Lots 6, 7, 10 through 16, and Lot 23 and the east half of Lot 22 in Block 5 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-109-

001 through -005, -008, -009, -015, -021, and -022); and

Lots 5, 8, 10, 12 through 16, 21, and 22 in Block 6 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-102-002, -004, -007, -013, -016, -017, -021, -022, and -023); and

Lots 1, 6, 10, 11, 12, 13, 20, 21, and 22 in Block 7 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-103-001, -002, -006, -017, -018, -019, and -023); and

Lots 1, 3, 4, 5, the east half of Lot 9, Lots 11 through 19, 22 and 23 in Block 8 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-110-001, -002, -003, -004, -010 through -014, -017, -018, -020, -021, -022, -024, and -026); and

Lots 1, 2, 3 and 5, Lot 6 and the east 32 feet of Lot 7, Lot 8 and the west 18 feet of Lot 7, Lots 9 through 17, Lot 18 and the west 16.67 feet of Lot 19, the east 33.33 feet of Lot 19 and the west 33.33 feet of Lot 20, Lot 21 and the east 16.67 feet of Lot 20, and Lot 22 in Block 9 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-111-001 through -006, -010 through -016, -018, -019, -020, -023, -025 and -026); and

Lots 1 through 11, and Lots 14 through 22 in Block 10 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-104-001 through -011, and -014 through -021); and

Lots 1 through 12, and Lots 14 through 22 in Block 11 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-105-001 through -011, -013 through -019, and -022); and

Lots 2, 4, and 5, and Lots 8 through 23 in Block 12 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20,

Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-112-001 -through -006, -009 through -017, -019, -021, and -022); and

Lots 1, 2, 3, and 4, and Lots 7 through 16, and Lots 18, 19, 21, 22 and 23 in Block 13 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-113-001 through -007, -009, -012 through -018, -022, and -023); and

Lots 1 through 8, Lots 11, 14, and 15, Lot 17 and the west 26.5 feet of Lot 18, Lot 19 and the east 26.5 feet of Lot 18, and Lot 22 in Block 14 in Downers Grove Estates being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Numbers 09-20-106-001, -004 through -011, -017, -018, -021, and -023); and

**From R-1, Single Family Residential to R-3, Single Family Residential:**

Lot A, and Lots 1 through 7, Lots 11, 12, 13, 16, 17, 18, 19, and Lots 23 through 29 in Downers Grove Meadow Lawn being a subdivision of the East Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois; (Permanent Index Numbers 09-20-118-001, -002 and -003; 09-20-114-004 through -010, and -013 through -016; 09-20-115-001 through -008); and

Lot 1 in Buzek's First Plat of Survey of that part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian described by commencing at the Northwest Corner of said Northeast Quarter of the Northwest Quarter and running thence east along the North Line of said Section 20, 1167.0 feet to the Northeast Corner of Downers Grove Meadow Lawn, a subdivision recorded as Document 628245; thence south along the east line of said Downers Grove Meadow Lawn and along said East Line extended (being also along the west line of a tract of land heretofore conveyed to Clarence Black) 496.0 feet to the South Line of Meadow Lawn Avenue extended east for a Place of Beginning; thence continuing south along the West Line of said Clarence Black tract 100.0 feet; thence west at right angles with said West Line 185.5 feet to a line that is parallel with and 66.0 feet east of the East Line of Lot 22 in said Downers Grove Meadow Lawn; thence north along said line 100.0 feet to said South Line of Meadow Lawn Avenue extended east;

thence east along said extended line 185.5 feet to the Place of Beginning in DuPage County, Illinois; and also a strip of land lying north of and adjoining Lot 1 in Buzek's survey lying southerly of Lot 2 in Downers Grove Meadow Lawn, lying westerly of the easterly line of Lot 1 aforesaid, extended northerly and easterly of the east line of Washington Street, as dedicated in the Plat of Downers Grove Meadow Lawn, by Document 628245, all in the Northeast Quarter of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois, (Permanent Index Numbers 09-20-118-007 and 09-20-119-001); and

Lot 1 in Buzek's Second Survey being a subdivision of the East Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois; (Permanent Index Number 09-20-119-002).

**From R-1, Single Family Residential to B-2, General Retail Business:**

Lots 1 through 10 of Block 1 of Downers Grove Estates, being a subdivision of the West Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois (Permanent Index Numbers 09-20-107-023, -024, and -028); and

Lot 9, the west 150 feet of Lot 10, and the east 50 feet of Lot 10 in Downers Grove Meadow Lawn being a subdivision of the East Half of the Northwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois; (Permanent Index Numbers 09-20-114-002, -017, and -018.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Information Officer (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the side (South) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. Please call (630) 434-5531 with questions regarding this rezoning petition. The hearing may be continued from time to time without prior public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter Friday, January 4, 2002.