

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** June 4, 2002
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 1078
(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 WITH REGARD TO LOT WIDTH FOR THE PROPERTY COMMONLY KNOWN AS 4727 CORNELL AVENUE ", as presented.

EJG

SUMMARY OF ITEM:

At their meeting of May 7, 2002 the Plan Commission recommended to approve a lot split with an exception with regard to lot width for the property commonly known as 4727 Cornell Avenue.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A LOT SPLIT
WITH AN EXCEPTION WITH REGARD TO LOT WIDTH
FOR THE PROPERTY COMMONLY KNOWN AS 4727 CORNELL AVENUE**

WHEREAS, the Owners of the property known as 4727 Cornell 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 60 foot wide lots as shown on Exhibits B and C; and,

WHEREAS, Section 20-301(b) of the Downers Grove Municipal Code requires that all new lots have a minimum lot width of 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(c) of the Downers Grove Municipal Code requires that lots have a minimum lot width of 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 approved as it was determined that the proposed lot width exceptions

satisfied the conditions necessary for approval of an exception as provided for under Section 20-602(c).

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 4727 Cornell Avenue. (PIN 09-07-102-007) (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 60 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. That the existing house either be razed or otherwise modified to be in compliance with the applicable yard and setback requirements prior to the issuance of any building permits for new dwellings on either of the resulting parcels.
- 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:

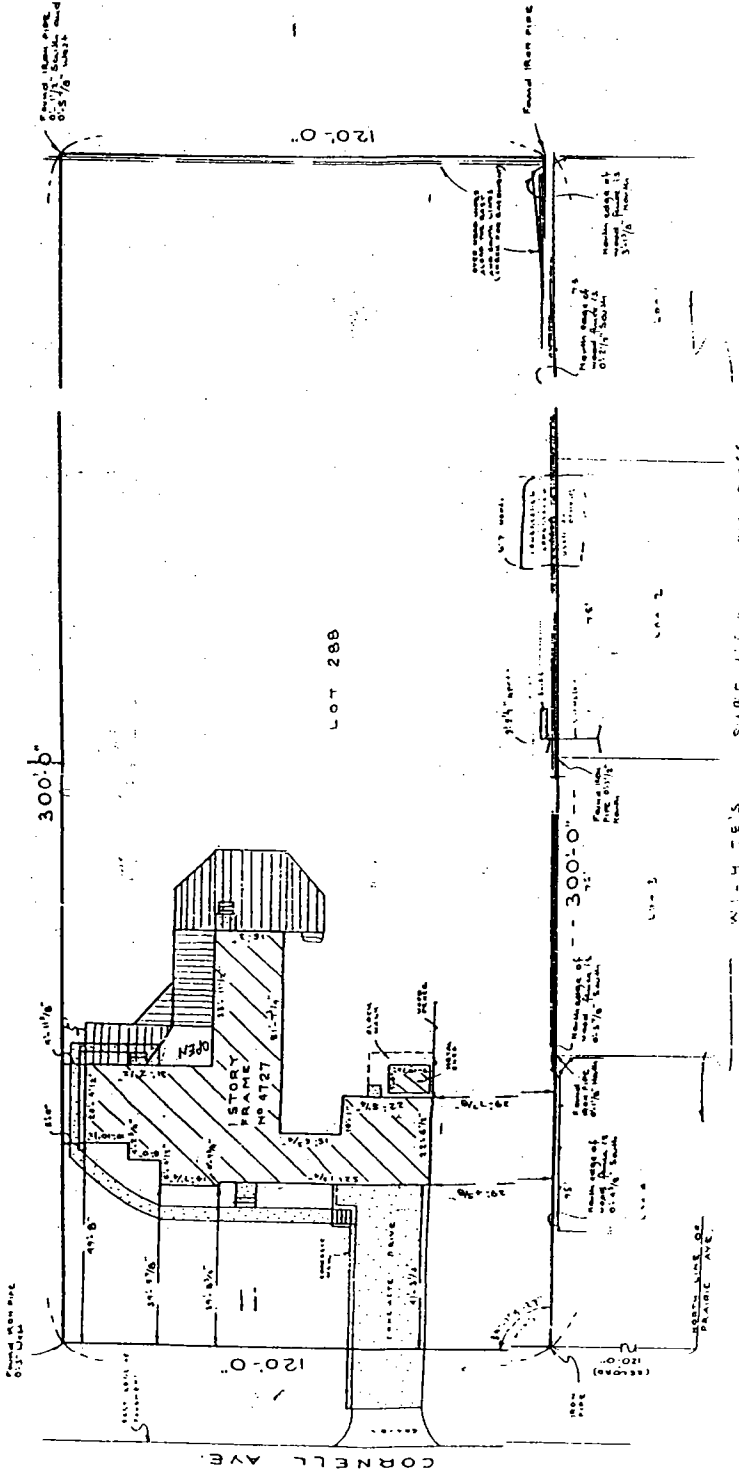
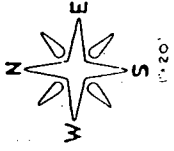
Attest: _____

Village Clerk

PLAT OF SURVEY

LOT 288 IN BRAHIGAR BROTHERS' WOODS HOMESITES, A SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN COUNTY OF DUPAGE, ILLINOIS, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

JOSEPH H. DEGRAENE
ILLINOIS LAND SURVEYOR
8710 SYLVIA DRIVE
HENSLEY, ILLINOIS 60141
783-0898



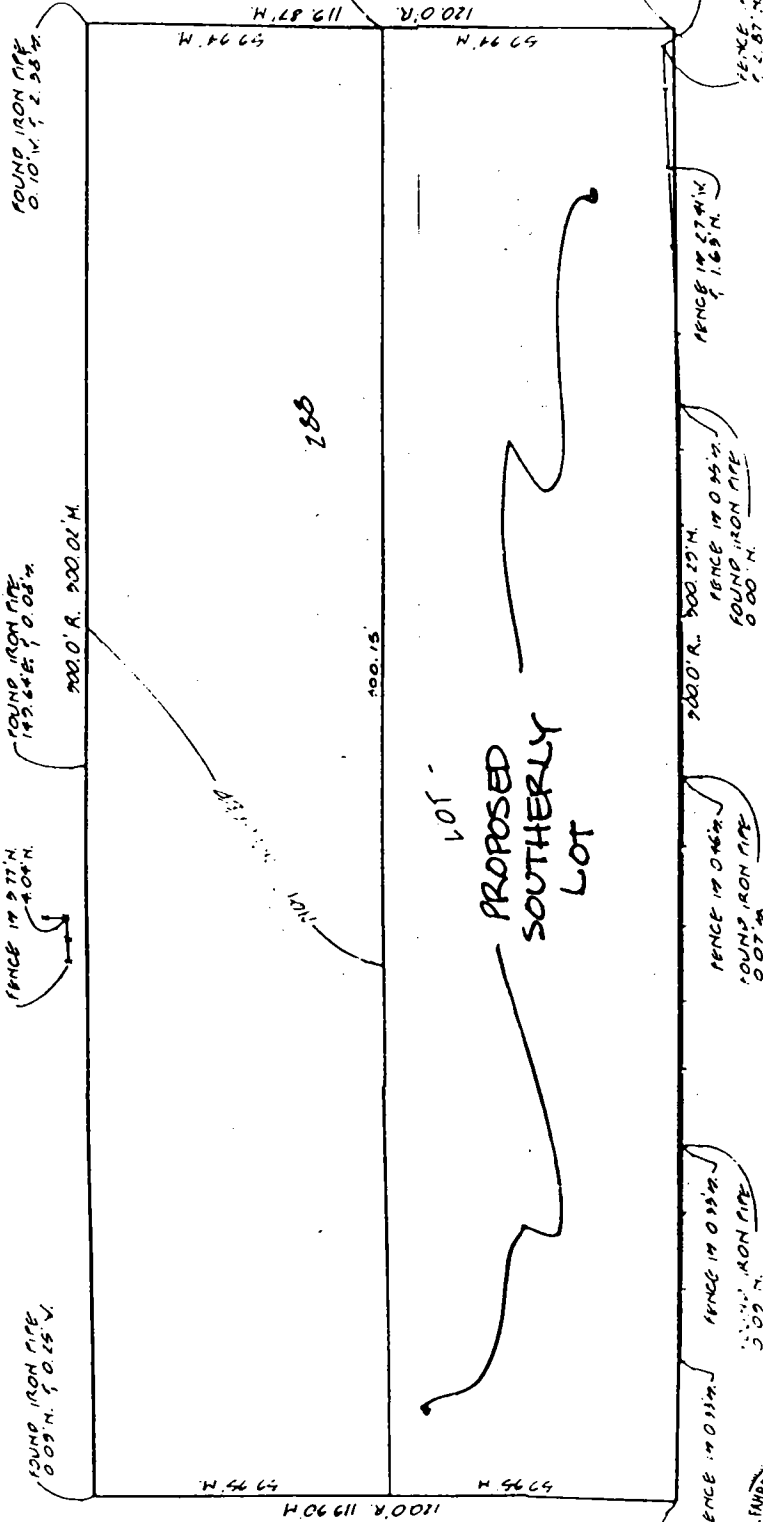
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, JOSEPH H. DEGRAENE, LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON
DATE, SEPT.EMBER 28, A.D. 19 90
JOSEPH H. DEGRAENE
ILLINOIS LAND SURVEYOR NO. 2476



NOTES:
--- Check for easements, building lines and other
--- conditions, if any, not shown hereon.
--- Check for any other description hereon against deed.
--- Scale hereon description hereon against deed.
--- Scale hereon description hereon against deed.

PLAT OF SURVEY

THE SOUTH HALF OF LOT 288 IN BRANIGAR BROTHERS WOODED HOMESITES BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920 AS DOCUMENT 144588, IN DU PAGE COUNTY, ILLINOIS



CORNELL AVE



STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, DONALD E. IMBRECH, a Professional Land Surveyor in the State of Illinois, No. 12345, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Illinois.
 Witness my hand and the seal of my office this 1st day of November, 1950.
 Donald E. Imbrech, Professional Land Surveyor

FILE
1078

Exhibit C