

COUNCIL WORKSHOP ITEM

ITEM: Annexation & Rezoning Petition – 2530 Burlington, Downers Grove
DATE: May 30, 2002
PREPARED BY: Enza I. Petrarca, Village Attorney
PURPOSE: Review and Place on Active Agenda for Approval by Ordinance

DISCUSSION:

A petition for annexation has been submitted by the owners of the property located at 2530 Burlington Avenue, Downers Grove.

Pursuant to state statute, upon annexation to the Village this property will be automatically disconnected from the fire protection district in which it is now located, unless a timely objection is filed by such district in the circuit court. To trigger this disconnection, notice must be served upon the fire protection district specifying the date upon which the Village Council will first consider the annexation. This alerts the fire protection district regarding the pendency of the annexation and provides an opportunity for them to appear and object to the disconnection.

Note: this does not require a "public hearing" or a final decision regarding annexation of the parcel. Rather, the Council must merely note that this annexation is pending at some point during the meeting specified in the notice.

A companion petition to rezone this property to the Village upon annexation is provided under separate cover by the Planning Department.

ATTACHMENT:

AN ORDINANCE ANNEXING 2530 BURLINGTON AVENUE TO THE VILLAGE OF
DOWNERS GROVE, ILLINOIS

RECOMMENDATION:

It is requested that this matter be placed on the workshop agenda of June 11, 2002 for Council consideration.

cc: Kenneth J. Rathje, Sr. Dir., Community Development and Planning
Arlene Balicki, Admin. Tech. III

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING 2530 BURLINGTON AVENUE
TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, there have been filed with the Clerk of the Village of Downers Grove, in DuPage County, Illinois, verified petitions requesting annexation to said Village of 2530 Burlington Avenue, located on the north side of Burlington Avenue approximately 50 feet west of Rose Avenue , as hereinafter described and hereafter referred to as the "Territory"; and

WHEREAS, it appears that the owner or owners of record of each parcel of land within the Territory and at least fifty-one percent (51%) of the electors, if any, residing therein, have joined in said petition; and

WHEREAS, it appears to be in the best interests of the Village of Downers Grove to annex the Territory.

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

SECTION 1. The following described real estate, together with any public streets or highways adjacent to or within the Territory described that have not been previously annexed to any municipality, is hereby annexed to the Village of Downers Grove, to wit:

Lot 16 and the south half of the vacated alley lying north and adjoining said lot in Block 10 in Carpenter’s Addition to Lacton, in the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Commonly known as 2530 Burlington Avenue, Downers Grove, IL 60515 (PIN 08-12-110-032)

SECTION 2. A certified copy of this ordinance, together with an accurate map of the Territory hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village.

SECTION 3. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 4. 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

COUNCIL WORKSHOP ITEM

ITEM: Zoning Board of Appeals recommendation regarding Case MC-6-02, the proposed rezoning of property located at 2530 Burlington Avenue from County R-4, Single Family Residence to Village R-4, Single Family Residence upon annexation.

DATE: June 4, 2002

PREPARED BY: Amanda G. Browne, Planner
Department of Planning Services

PURPOSE: To obtain approval of an Ordinance rezoning the subject property upon its annexation.

DISCUSSION:

At its May 22, 2002 meeting, the Zoning Board of Appeals conducted its public hearing regarding the petitioner's request to rezone the subject property from County R-4 to Village R-4 upon its annexation.

The property is located at 2530 Burlington Avenue, and is currently vacant. The owner wishes to construct a residence and to connect to Village water services. The area within which the property is located is not covered by a pre-annexation agreement arrangement that would allow a delay in annexation after connection to Village water services. The property is also contiguous to the Village limits, therefore, immediate annexation is required in order to authorize the water connection.

The Zoning Board of Appeals unanimously recommended that the Village Council approve the requested rezoning, based upon the fact that the proposed rezoning was consistent with other zoning decisions which have been made in the area, and with the Village's Future Land Use Plan.

ATTACHMENT:

1. Letter to Mayor and Council, dated May 30, 2002
2. Draft Zoning Board of Appeals Minutes, dated May 22, 2002
3. Staff Findings, with attachments, dated May 17, 2002
4. Draft Ordinance to rezone the subject property to R-4, Single Family Residence

RECOMMENDATION:

Approval of an Ordinance to rezone the subject property from County R-4, Single Family Residence to Village R-4, Single Family Residence upon its annexation.



Village of
DOWNERS GROVE
ILLINOIS

Civic Center

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

CBD Redevelopment Office

1015 Curtiss Street
Downers Grove
Illinois 60515
630.434.5940
FAX 630.968.6346

Fire Department

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

Police Department

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

Public Works Department

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

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

May 30, 2002

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

RE: **MC-6-02** A pre-annexation petition seeking rezoning from County R-4, Single Family Residence District to Village R-4, Single Family Residence District upon annexation for property located on the north side of Burlington Avenue, approximately 50 feet west of Rose Avenue, commonly known as 2530 Burlington Avenue, Downers Grove, Illinois (PIN 08-12-110-032). Thomas R. Ciechanowski - Tomco Builders, Inc., Owner/Petitioner.

Dear Mayor Krajewski and Village Council:

At its May 22, 2002 meeting, the Zoning Board of Appeals made the following recommendation in Case MC-6-02:

Mr. Lukas moved with respect to Case MC-6-02, that the Board forward a positive recommendation to the Village Council to approve the petitioner's request to rezone the subject property from County R-4, Single Family Residence to Village R-4, Single Family Residence upon its annexation. Mr. Benes seconded the Motion.

AYES: Mr. Lukas, Mr. Benes, Mr. Domijan, Mr. Sleeter, Ch. White

NAYS: None

Chairman White declared the Motion carried unanimously.

The Board based its recommendation upon the fact that the zoning was consistent with other zoning decisions which have been made in the area, and that the request is consistent with the Village's Future Land Use Plan.

Sincerely,

William White, Chairman
Zoning Board of Appeals

WW/tmh

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
MAY 22, 2002**

DRAFT

Call to Order

Chairman White called the meeting to order at 7:30 PM.

Roll call

Present: Mr. Benes, Mr. Domijan, Mr. Lukas, Mr. Sleeter, Ch. White
Absent: Mr. Detjen, Mr. Gray

A quorum was established.

Approval of minutes of April 24, 2002 meeting

Mr. Benes moved to approve the minutes of April 24, 2002 as presented. Mr. Sleeter seconded the motion.

**Ayes: Mr. Benes, Mr. Sleeter, Mr. Lukas, Mr. Domijan,
Ch. White**

Nays: None

Chairman White declared the motion carried.

Meeting Procedures

Chairman White explained the procedures to be followed for the meeting, reviewing the petition before the Board. He said that the recommendation made at this meeting for the rezoning petition is advisory, and that the final decision is made by the Village Council. Chairman White then asked anyone in the audience who intended to testify in this public hearing to rise and be sworn in.

Chairman White asked Ms. Browne to read the published public hearing notice for the first petition.

MC-6-02 A pre-annexation petition seeking rezoning from County R-4, Single Family Residence District to Village R-4, Single Family Residence District upon annexation for property located on the north side of Burlington Avenue, approximately 50 feet west of Rose Avenue, commonly known as 2530 Burlington Avenue, Downers Grove, Illinois (PIN 08-12-110-032). Thomas R. Ciechanowski - Tomco Builders, Inc., Owner/Petitioner.

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, May 22, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking to rezone property from

County R-4, Single Family Residence District to Village R-4, Single Family Residence District upon annexation. The property is located on the north side of Burlington Avenue approximately 50 feet west of Rose Avenue, commonly known as 2530 Burlington Avenue, Downers Grove, IL 60515 (PIN 08-12-110-032) and is legally described as follows:

Lot 16 and the south half of the vacated alley lying north and adjoining said lot in Block 10 in Carpenter's Addition to Lacton, in the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Information Officer at (630) 434-5500 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. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, May 3, 2002.

Petitioner's Presentation:

Mr. Thomas Ciechanowski of Tomco Builders said that he is the owner of the subject property. He said that he is requesting annexation of this property so that he may connect the property to Village water. He said that upon its annexation, he is requesting that it be rezoned to Village R-4 single-family residential zoning. He said that he intends to build a single-family house on the property.

Mr. Benes asked about the house on the adjacent property to the east, and noted that it is located 16' from the property line. Mr. Ciechanowski said he was aware of that, noting that some of the homes were built a long time ago. He said that he did not know if that house would comply with the regulations now, and he noted that property is not in question in this petition, which includes only the vacant lot which he owns.

Chairman White called upon Ms. Browne to present staff's findings.

Staff's Presentation:

Ms. Amanda Browne, Planning Services Department, said that the petitioner is seeking approval of a pre-annexation rezoning petition for the subject property. The property is located on the north side of Burlington Avenue approximately 50 feet west of Rose Avenue and has an address of 2530 Burlington Avenue.

Ms. Browne noted that pursuant to Section 28-402 of the Zoning Ordinance, the zoning designation of annexed properties defaults to R-1, Single Family Residential unless it is otherwise requested. The petitioner is requesting that the property be rezoned from County R-4, Single Family Residential to Village R-4, Single Family Residential upon its annexation.

Ms. Browne said the petitioner desires to connect to the Village's water service, however, there are two items which trigger its immediate annexation in order for the petitioner to do so. First, the property is not located within an area covered by a pre-annexation agreement arrangement which would allow connection to the water service but that could also allow a delay in the annexation. Secondly, the property is contiguous to the Village limits along its entire southerly property line, without a pre-annexation agreement arrangement, immediate annexation is required in order to authorize connection to Village water services.

Ms. Browne referenced the Plat of Survey submitted by the petitioner which depicts the subject property as measuring 50.00 feet in width and 132.00 feet in depth. The area of the subject property is approximately 6,600 square feet, or approximately .151 acres. The subject property is currently unimproved.

Ms. Browne described the zoning adjacent to the subject property as DuPage County R-4, Single Family Residential immediately to the north, east and west of the subject property, and Village M-1, Light Manufacturing to the south on the opposite side of Burlington Avenue and the Burlington Northern Santa Fe Rail Road.

Ms. Browne noted that the subject property appears on the Village's Future Land Use Map with a land use designation of Residential at zero to six dwelling units per acre which is consistent with the Village's R-1 through R-4 zoning districts. She said the petitioner's request for R-4, Single Family Residential zoning upon annexation is consistent with the Village's Future Land Use Plan and with other zoning decisions which have been made for other annexed properties in the surrounding area.

Ms. Browne reviewed the lot and bulk regulations as they apply to the R-1 and R-4 zoning districts. She said that the R-1 district requires a minimum land area of 20,000 square feet and a minimum lot width of 100 feet. The proposed R-4 district requires a minimum land area of 7,500 square feet and a minimum lot width of 50 feet. Ms. Browne noted that the other major difference between the two districts is the front setback requirement, which in the R-1 district is 40 feet, and in the R-4 district is 25 feet. The side and rear yard setbacks are identical in both districts, and all setbacks are subject to the height to setback ratio if the structure exceeds 20 feet in average height.

Mr. Benes said that the R-4 designation requires a 7,500 square foot lot, and this lot is only 6,600 square feet. Ms. Browne responded that although the property is less than the minimum requirement of the R-4 District, it is considered a lawful nonconforming lot of record, in that it was subdivided lawfully while under the zoning jurisdiction of the County. The Zoning Ordinance provides for lots that were created lawfully and that meet at least 75% of the minimum requirement with respect to lot area and lot width. This property satisfies those requirements, and is therefore deemed a buildable lot.

Mr. Benes asked whether the place of contiguity is Burlington Avenue along the northerly line of the right-of-way, and Ms. Browne said that was correct.

Mr. Benes noted that all of the properties along Burlington Avenue that are this size could then be annexed into the Village as legally nonconforming lots. Ms. Browne said that was also correct, and that the Ordinance provisions regarding nonconforming lots are intended to allow the use of lots that are at least within 75% of the minimum lot area and width requirements.

Mr. Sleeter noted that the boundaries of the Village are rather irregular along this portion of Burlington Avenue, and he asked when the properties in that area were annexed into the Village.

Ms. Browne said that she is unaware of the exact history of the various annexations which have taken place in this area. She noted, however, that the area of unincorporated properties extends from Burlington Avenue on the south all the way north to Ogden Avenue. Properties that are within this area that wish to hook up to municipal water must annex if they are contiguous, and if they are not contiguous, they must sign pre-annexation petitions that allow the Village to annex them if at any point they do become contiguous. Village water services have been available in that area for quite a number of years, and the annexations of contiguous properties have occurred as the owners have requested municipal water service.

There being no further questions from the Board, Chairman White called upon anyone who wished to speak either in favor of or in opposition to the petition.

Ms. Kelly Gerrigan of 4940 Rose Avenue asked about the vacated alley located immediately to the north of the subject property. She said that it is her understanding that the alley right of way was vacated and that it was split in half and divided between the two property owners to the north and the south. She said that she is the owner of the property to the north, and that she has never received anything in writing regarding the vacation.

Ms. Browne responded that the alley was not vacated by the Village, as it is not a Village maintained right-of-way. Ms. Browne suggested to Ms. Gerrigan that she contact the County regarding the vacation, and that she would provide Ms. Gerrigan with a phone number following the meeting.

There being no further questions or discussion, Chairman White closed the opportunity for further public comment.

Board's Deliberation:

Mr. Benes said he was initially concerned about the lot size, but that he understands it is a legal nonconforming lot. He noted that if the property was not annexed, it is still large enough that the owner could build on the lot as it is now.

Mr. Sleeter said he thought this was a routine and straightforward request and he would be in favor of the petition.

Mr. Lukas moved with respect to Case MC-6-02, that the Board forward a positive recommendation to the Village Council to approve the petitioner's request to rezone the subject property from County R-4, Single Family Residence to Village R-4, Single Family Residence upon its annexation. Mr. Benes seconded the Motion.

**AYES: Mr. Lukas, Mr. Benes, Mr. Domijan, Mr. Sleeter,
Ch. White**
NAYS: None

Chairman White declared the Motion carried unanimously.

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Ms. Browne commented that as of today, there are no cases scheduled for the June meeting, however, the deadline is not until the following week. If any petitions are filed, she said that the members would be contacted.

There being no further discussion, Chairman White adjourned the meeting at 7:45 PM

Respectfully submitted,

Tonie Harrington
Recording Secretary

PUBLIC HEARING:

MC-6-02 A pre-annexation petition seeking rezoning from County R-4, Single Family Residence District to Village R-4, Single Family Residence District upon annexation for property located on the north side of Burlington Avenue, approximately 50 feet west of Rose Avenue, commonly known as 2530 Burlington Avenue, Downers Grove, Illinois (PIN 08-12-110-032).
Thomas R. Ciechanowski - Tomco Builders, Inc., Owner/Petitioner

FINDINGS:

1. The petitioner is seeking approval of a pre-annexation rezoning petition for the subject property which is located on the north side of Burlington Avenue approximately 50 feet west of Rose Avenue and has an address of 2530 Burlington Avenue.

Pursuant to Section 28-402 of the Zoning Ordinance, the zoning designation of annexed properties defaults to R-1, Single Family Residential unless it is otherwise requested.

The petitioner is requesting that the property be rezoned from County R-4, Single Family Residential to Village R-4, Single Family Residential upon its annexation.

The petitioner desires to connect to the Village's water service. Because the property is not located within an area covered by a pre-annexation agreement arrangement which could allow a delay in annexation, and because the property is contiguous to the Village limits along its entire southerly property line, immediate annexation is required in order to authorize connection to Village water services.

2. As indicated on the attached Plat of Survey submitted by the petitioner, the subject property measures 50.00 feet in width (recorded) along its southerly property line adjacent to Burlington Avenue and along its northerly property line. The property measures 132.00 feet in depth (recorded) on its easterly and westerly property lines. The area of the subject property is approximately 6,600 square feet, or approximately .151 acres. The subject property is currently unimproved.
3. Zoning adjacent to the subject property includes DuPage County R-4, Single Family Residential immediately to the north, east and west of the subject property, and Village M-1, Light Manufacturing to the south on the opposite side of Burlington Avenue and the Burlington Northern Santa Fe Rail Road.
4. The subject property appears on the Village's Future Land Use Map with a land use designation of Residential at zero to six dwelling units per acre which is consistent with the Village's R-1 through R-4 zoning districts.

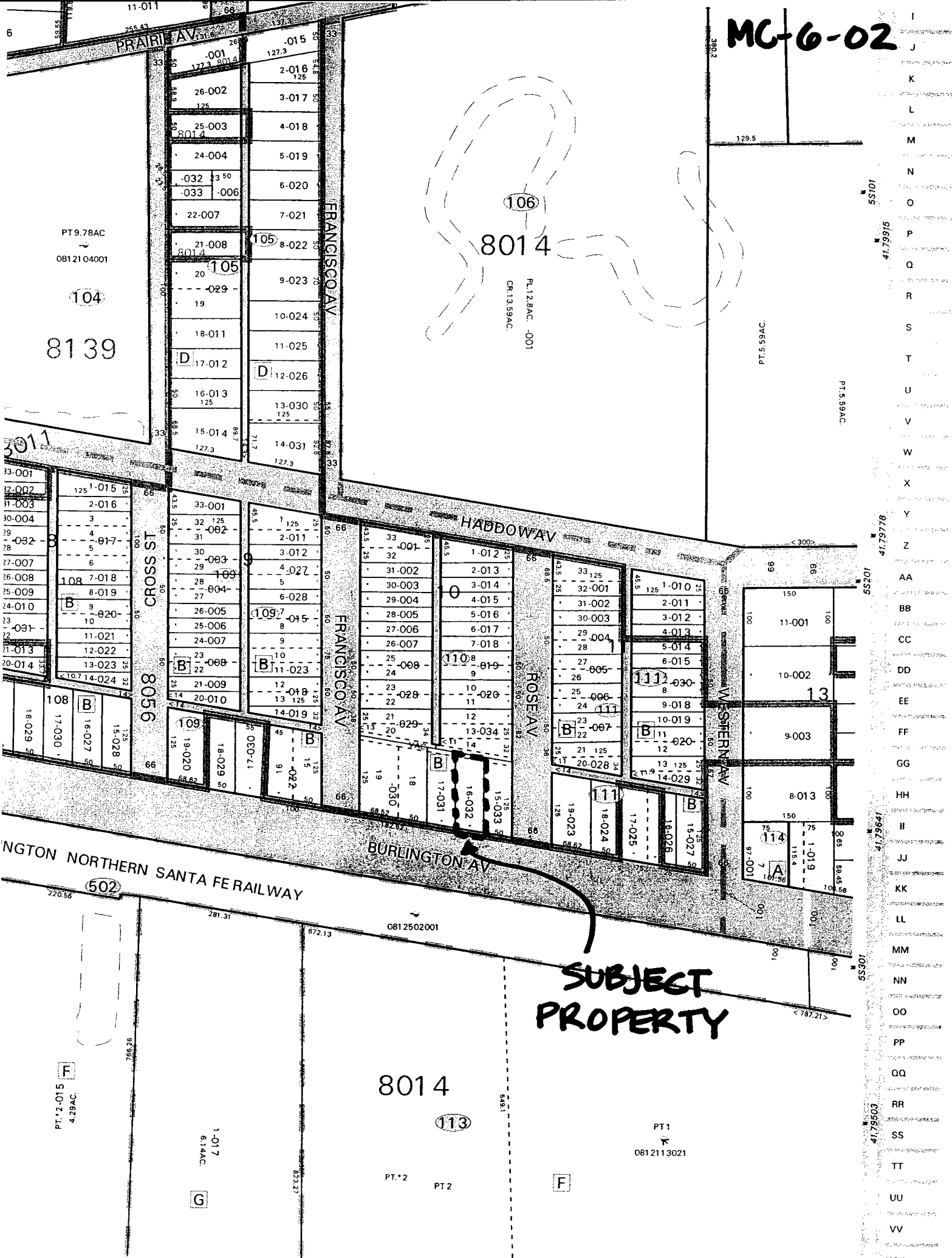
CONCLUSION:

The petitioner's request for R-4, Single Family Residential zoning upon annexation is consistent with the Village's Future Land Use Plan and with other zoning decisions which have been made for other annexed properties in the surrounding area.

AGB:amd
Attachments
05/16/02

MC-6-02

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- DD
- EE
- FF
- GG
- HH
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- KK
- LL
- MM
- NN
- OO
- PP
- QQ
- RR
- SS
- TT
- UU
- VV
- WW



106
8014

SUBJECT PROPERTY

8014
113

PT1
0812113021

PT.2
PT2

F

G

PT.2-015
4.29AC.

1-017
6.14AC.

PT9.78AC
0812104001

8139

104

3011

33-001

32-002

31-003

30-004

29-002

28-007

27-007

26-008

25-009

24-010

23-031

22-013

20-014

18-029

17-030

16-027

15-028

14-024

13-023

12-022

11-021

10-020

9-017

8-019

7-018

6-016

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24-004

22-007

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17-012

16-013

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25-003

24-004

22-007

21-008

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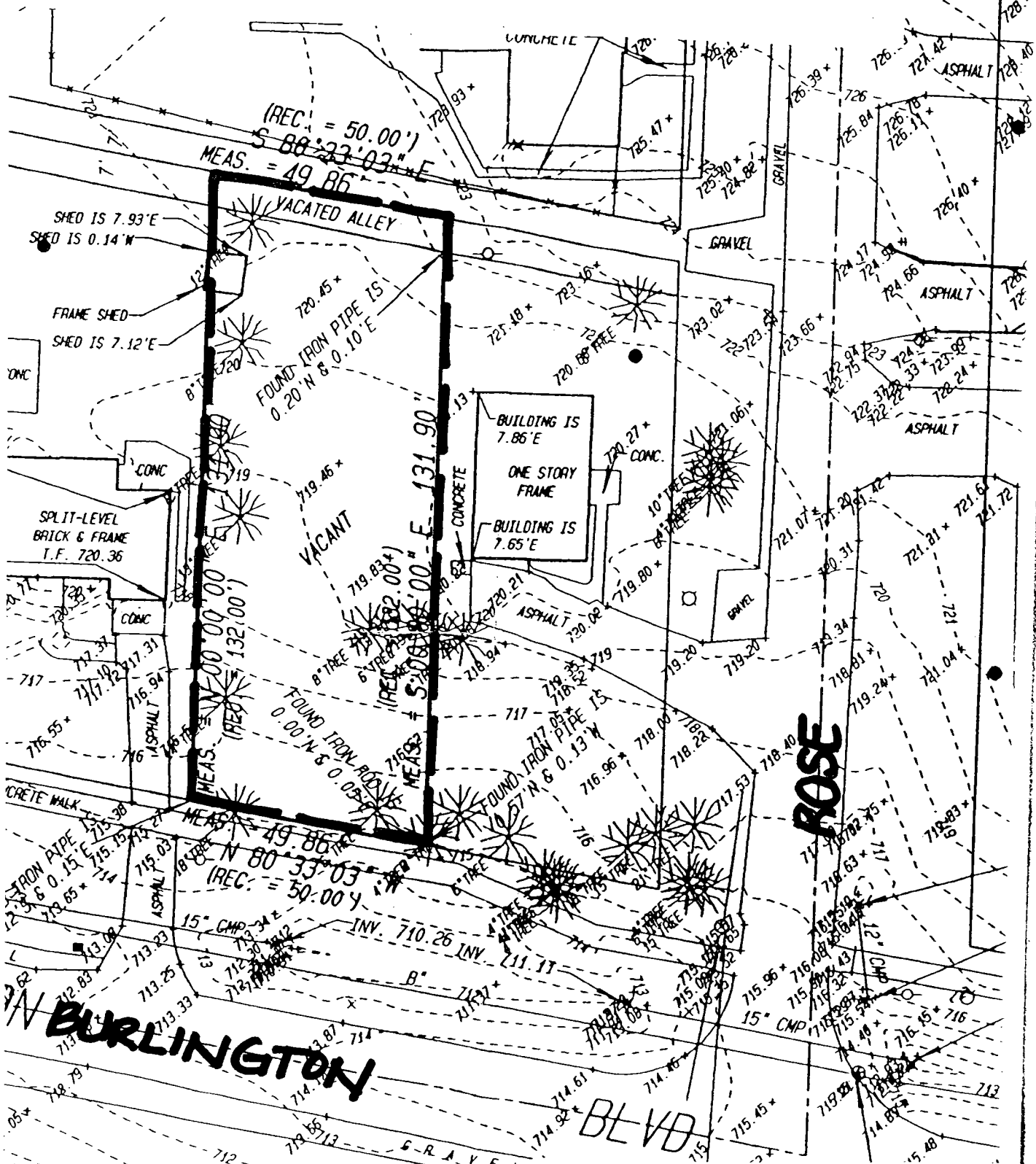
6-020

PLAT OF SURVEY

OF

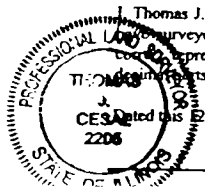
LOT 16 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING SAID LOT IN BLOCK 10 IN CARPENTER'S ADDITION TO LACTON, IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

MC-6-a



BURLINGTON

State of Illinois)
S.S.
County of Cook)



Thomas J. Cesal, an Illinois Professional Land Surveyor, hereby certify that I surveyed the above described property and that this plat is a true and correct representation of said survey. All dimensions are given in feet and corrected to 68 degrees Fahrenheit.

Thomas J. Cesal
Illinois Professional Land Surveyor No. 2206



VILLAGE OF DOWNERS GROVE, ILLINOIS
 Petition for a Map Amendment to the Zoning Ordinance

MC-6-02

To: The Zoning Board of Appeals
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois 60515-4776

\$400.00 Fee for Individuals and
 Non-Public Bodies
 Application Number MC-6-02
 Date Filed 04/23/02

Application must be filed in TRIPLICATE. Two copies of a Registered Surveyor's Plat of Survey must accompany the application.

1. Applicant Tomco Builders, Inc. Telephone 815 693-3875

Address P. O. Box 118 Lockport, IL 60441-0118

2. Owner(s) Thomas R. Ciechanowski Telephone 815 693-3875

Address P. O. Box 118 Lockport, IL 60441-0118

3. Applicant is (check one) Attorney Agent Other (specify) Owner
 (NOTE: A letter of authorization from owner must be submitted)

4. Present owner acquired title to the property on (date) _____

5. Location of property 2530 Burlington Avenue, Downers Grove, IL 60515

Square foot area 6,600 Acreage .15

6. Legal Description of property and P.I.N.# Lot 16 and the south half of the vacated alley lying north and adjoining said lot in Block 10 in Carpenter's Addition to Lacton, in the Northwest Quarter of Section 10, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois PIN 08-12-110-032

7. Present zoning classification County R-4

8. Proposed zoning classification Village R-4

9. Is this a pre-annexation zoning petition? Yes No

10. Has applicant previously sought to rezone the property or any part of it? Yes No
 When? _____ To what rezoning classification? _____

11. Is an improvement planned? Yes No When? ASAP

12. What will be the actual use of the improvement? new single family home

13. A list of the names, addresses and Property Identification Number (PIN) of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property: _____
Attached

(Attach list of names and addresses, if room provided is insufficient.)

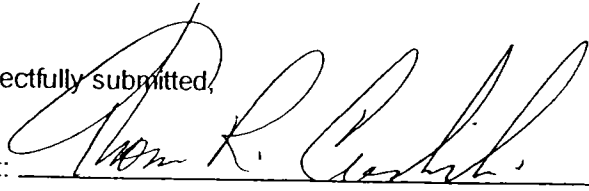
I hereby certify that these statements and all accompanying statements and drawings are true and correct to the best of my knowledge.

MC-6-02

Dated: April 19 2002

Respectfully submitted,

Signature of Applicant: _____



Date forwarded to Plan Commission _____

Recommendation of Plan Commission _____

Date of Public Hearing _____

Action taken by the Board _____

Signature of Chairman: _____

Date submitted to Village Council _____

Actions Taken by the Council _____

Dated _____ 20 _____

PIN NO.	NAME	ADDRESS
08-12-110-002	Anderson, Susan J.	2515 Haddow, Downers Grove, IL 60515
08-12-110-003,-004,-005	Nania, Peter & Marcia	5S205 Francisco Ave., Downers Grove, IL 60515
08-12-110-006	Erpenbach, Jon	910 S. Michigan Ave. No. 1314, Chicago, IL 60605
08-12-110-032	Temco Builders, Inc.	P. O. Box 118 Lockport, IL 60441-0118
08-12-110-007	Galbraith, Mark	4937 Francisco Ave., Downers Grove, IL 60515
08-12-110-008	Downers Grove Nat. Bank TR 7444	1027 Curtiss St., Downers Grove IL 60515
	Downers Grove Nat. Bank TR 7444	3636 Sterling Rd., Downers Grove, IL 60515
08-12-110-014,-015,-016	Geralds, Paul & Pamela	4904 Rose Ave., Downers Grove, IL 60515
08-12-110-017,-018	Downers Grove Nat. Bank TR 7444	1027 Curtiss St., Downers Grove, IL 60515
	Downers Grove Nat. Bank TR 7444	3636 Sterling Rd., Downers Grove, IL 60515
08-12-110-019	Geralds, Donald	3636 Sterling Rd., Downers Grove, IL 60515
	Geralds, Donald	4934 Rose Ave., Downers Grove, IL 60515
08-12-110-020	Askonas, Charles & Deborah	4936 Rose Ave., Downers Grove, IL 60515
08-12-110-028	Kaczorowski, Robert & N.	4939 Francisco Ave., Downers Grove, IL 60515
08-12-110-029	Gilbert, Richard & Sandra	5S231 Francisco Ave., Downers Grove, IL 60515
08-12-110-031	Boyle, Kevin & A. Bennett	2534 Burlington Ave., Downers Grove, IL 60515
08-12-110-033	Dragusha, Ismajl & Ibadete	4950 Rose Ave., Downers Grove, IL 60515
08-12-110-034	Garrigan, Edward	4940 Rose Ave., Downers Grove, IL 60515
08-12-111-004	Goumakis, Spero	4909 Rose Ave., Downers Grove, IL 60515
08-12-111-005	Fageron, Julian & Cheryl	4933 Rose Ave., Downers Grove, IL 60515
08-12-111-006	Kempf, Paul & Carole	4935 Rose Ave., Downers Grove, IL 60515
08-12-111-007	Turek, Fred D. & Barbara E.	7S421 Green Acre Dr., Naperville, IL 60540
	Turek, Fred D. & Barbara E.	4939 Rose Ave., Downers Grove, IL 60515
08-12-111-018,-019	Kopenec, Charles J.	4916 Western Ave., Downers Grove, IL 60515
08-12-111-020	Jordan, Linda S.	5S240 Western Ave., Downers Grove, IL 60515
08-12-111-023	Sevlic, Sulejman & S.	4949 Rose Ave., Downers Grove, IL 60515
08-12-111-024,-025	Lauing, Donald	2432 Burlington Ave., Downers Grove, IL 60515
08-12-111-026,-027	Ruff, Robert & L. Chernicky	2428 Burlington Ave., Downers Grove, IL 60515
08-12-111-028	Bobis, Lisa D.	4941 Rose Ave., Downers Grove, IL 60515
08-12-111-029	Soltys, Frank	5S246 Western Ave., Downers Grove, IL 60515
08-12-111-030	Hitz, James E.	5S226 Western Ave., Downers Grove, IL 60515
08-12-109-018,-019	Hospodar, Debra Jean	4998 Francisco Ave., Downers Grove, IL 60515
08-12-109-022	Herman, Jr., Edward & Susan	2600 Burlington Ave., Downers Grove, IL 60515
08-12-109-023	Barnes, John J.	5S220 Francisco Ave., Downers Grove, IL 60515
08-12-109-030	Penn, Lee Ann	2604 Burlington Ave., Downers Grove, IL 60515

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, May 22, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking to rezone property from County R-4, Single Family Residence District to Village R-4, Single Family Residence District upon annexation. The property is located on the north side of Burlington Avenue approximately 50 feet west of Rose Avenue, commonly known as 2530 Burlington Avenue, Downers Grove, IL 60515 (PIN 08-12-110-032) and is legally described as follows:

Lot 16 and the south half of the vacated alley lying north and adjoining said lot in Block 10 in Carpenter's Addition to Lacton, in the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Information Officer at (630) 434-5500 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. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, May 3, 2002.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED
TO REZONE 2530 BURLINGTON AVENUE**

WHEREAS, the real estate commonly known as 2530 Burlington Avenue and hereinafter described has been classified as R-1 Single Family Residence under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, it appears that the Zoning Board of Appeals of the Village of Downers Grove has given the required public notice, and has conducted a public hearing respecting said requested rezoning in accordance with applicable law; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing to "R-4, Single Family Residential" the zoning classification of the following described real estate, to wit:

Lot 16 and the south half of the vacated alley lying north and adjoining said lot in Block 10 in Carpenter's Addition to Lacton, in the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Commonly known as 2530 Burlington Avenue, Downers Grove, IL 60515 (PIN 08-12-110-032)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:
Published:
Attest: _____
Village Clerk