

**VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY**

**INITIATED:** Planning Services Department    **DATE:** March 5, 2002  
(Name)

**RECOMMENDATION FROM:** Zoning Board of Appeals    **FILE REF:** MC-3-02  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, PASSED AND APPROVED APRIL 19, 1965, AS AMENDED, TO REZONE CERTAIN PROPERTY IN PHASE II OF THE DOWNERS GROVE MEADOWLAWN SUBDIVISION (R-1 to R-3)", as presented.

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**SUMMARY OF ITEM:**

At their meeting of January 23, 2002 the Zoning Board of Appeals unanimously recommended certain properties in the Phase II annexation of the Downers Grove Meadowlawn Subdivision be rezoned from R-1 Single Family Residence District to R-3 Single Family Residence District.

**RECORD OF ACTION TAKEN:**

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE COMPREHENSIVE  
ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE,  
ILLINOIS, PASSED AND APPROVED APRIL 19, 1965,  
AS AMENDED, TO REZONE CERTAIN PROPERTY IN PHASE II OF THE  
DOWNERS GROVE MEADOWLAWN SUBDIVISION (R-1 TO R-3)**

WHEREAS, certain real estate located in the Downers Grove Meadowlawn Subdivision and in Buzek's First and Second Surveys and hereinafter described has been classified as R-1 Single Family Residence District under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

WHEREAS, the Village Council of the Village of Downers Grove has directed the Planning Services Department to petition to the Zoning Board of Appeals 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, passed and approved April 19, 1965, as heretofore amended, is hereby further amended by changing to "R-3" Single Family Residence District" the zoning classification of the following described real estate, to wit:

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).

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.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk