

**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-2-02
(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, CODIFIED AS CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED TO REZONE THE SOUTHEAST CORNER OF HIGHLAND AVENUE & 31ST STREET (O-R/R-5A to R-1)", as presented.

SUMMARY OF ITEM:

At their meeting of January 23, 2002 the Zoning Board of Appeals unanimously recommended that the property located at the southeast corner of Highland Avenue and 31st Street be rezoned from O-R, Office Research and R-5A, Townhouse Residence District to R-1 Single Family Residence District.

RECORD OF ACTION TAKEN:

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 CERTAIN PROPERTY LOCATED AT
THE SOUTHEAST CORNER OF HIGHLAND AVENUE & 31ST STREET**

WHEREAS, the real estate hereinafter described has been classified as O-R, Office Research and R-5A, Townhouse Residence District 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-1, Single Family Residence District" the zoning classification of the following described real estate, to wit:

Parcel 1:

Lot 1 in Forest Preserve District-Lyman Woods Assessment Plat No. 2, being an assessment plat of part of the North Half of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, according to the said Assessment Plat recorded September 9, 1997, as Document R97-135026, in DuPage County, Illinois (PIN 06-32-101-047)

Parcel 2:

That part of Lots 1 through 8 inclusive, in York Township Supervisor's Assessment Plat No. 4, also known as Butterfield Woods, of part of the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, all in Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as Document 452578, more particularly described as follows: Commencing at the Northeast corner of Lot 31 in said York Township Supervisor's Assessment Plat; thence South 89 degrees 59 minutes 27 seconds West along the North line of Lots 3, 22, and 31 in said York Township Supervisor's Assessment Plat No. 4, a distance of 948.15 feet to the point of beginning; thence South 00 degrees 00 minutes 33 seconds East, 615.67 feet; thence North 88 degrees 28 minutes 02 seconds West, 126.75 feet; thence South 00 degrees 43 minutes 41 seconds West, 28.38 feet to a point of curvature; thence southwesterly along the arc of a curve concave to the Northwest, having a radius of 70.00 feet; having a chord bearing of South 45 degrees 19 minutes 04 seconds West for a distance of 108.95 feet to a point of tangency; thence South 89 degrees 54 minutes 27 seconds West, 105.49 feet to a point of curvature; thence southwesterly along the arc of a curve, being concave to the

Southeast, having a radius of 35.00 feet, having a chord bearing South 44 degrees 54 minutes 27 seconds West for a distance of 54.98 feet to a point of tangency, being a point on the West line of said Lot 8; thence North 00 degrees 05 minutes 33 seconds West along the West line of said Lots 5, 6, 7 and 8, a distance of 344.94 feet to a point 50.00 feet northerly of the Southwest corner of said Lot 5; thence North 11 degrees 13 Minutes 14 seconds East, 50.98 feet to a point on the North line of said Lot 5 that is 10.00 feet East of the Northwest corner of said Lot 5; thence North 00 degrees 05 minutes 33 seconds West along a line 10.00 feet East of and parallel with the West line of Lots 1 and 4 in said York Township Supervisor's Assessment Plat No. 4 a distance of 215.00 feet to the most southerly corner of a parcel of land dedicated per Document No. R70-11086; thence North 12 degrees 54 minutes 23 seconds East along the East line of a parcel of land dedicated per Document No. R70-11086, a distance of 66.69 feet; thence North 79 degrees 22 minutes 21 seconds East along the South line of a parcel of land dedicated per Document No. R70-11086, a distance of 108.54 feet to the most easterly corner of a parcel of land dedicated per Document No. R70-11086, said point being on the East line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, 50.00 feet South of the Northeast corner thereof; thence South 89 degrees 59 minutes 27 seconds West along a line 50.00 feet South of and parallel with the North line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, a distance of 101.71 feet to a point on a line 30.00 feet East of and parallel with the West line of said Lot 1; thence North 00 degrees 05 minutes 33 seconds West along said parallel line, being 30.00 feet East of the West line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, a distance of 50.00 feet to the North line of said Lot 1; thence North 89 degrees 59 minutes 27 seconds East along the North line of Lots 1, 2, and 3 in said York Township Supervisor's Assessment Plat No. 4, a distance of 308.49 feet to the point of beginning, all in DuPage County, Illinois (PIN Nos. 06-32-101-001,-002,-048, -049, -050, -051).

Parcel 3:

Lot 1 in Forest Preserve District-Lyman Woods Assessment Plat, being an assessment plat of part of the North Half of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded October 16, 1995, as Document R95-142635, in DuPage County, Illinois (PIN No. 06-32-101-034).

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