

## COUNCIL WORKSHOP ITEM

**ITEM:** Annexation Petition – 6420 Fairview Ave., Downers Grove (MC-3-03)  
**DATE:** May 9, 2003  
**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 6420 Fairview 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 6420 FAIRVIEW AVENUE TO THE VILLAGE OF  
DOWNERS GROVE, ILLINOIS

### RECOMMENDATION:

It is requested that this matter be placed on the workshop agenda of May 13, 2003 for Council consideration.

cc: Rick Ginex, Village Manager  
Amanda Browne, Planning  
Arlene Balicki, Admin. Tech. III

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

**AN ORDINANCE ANNEXING 6420 FAIRVIEW 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, a verified petition requesting annexation to said Village of 6420 Fairview Avenue, located on the west side of Fairview Avenue approximately 905 feet south of 63rd Street, 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:

The south 393.15 feet (except the south 145.15 feet) of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois (except that part thereof within Fairview Avenue which has been previously annexed to the Village of Westmont).

Commonly known as 6420 Fairview Avenue, Downers Grove, IL 60516 (PIN 09-20-209-026)

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:

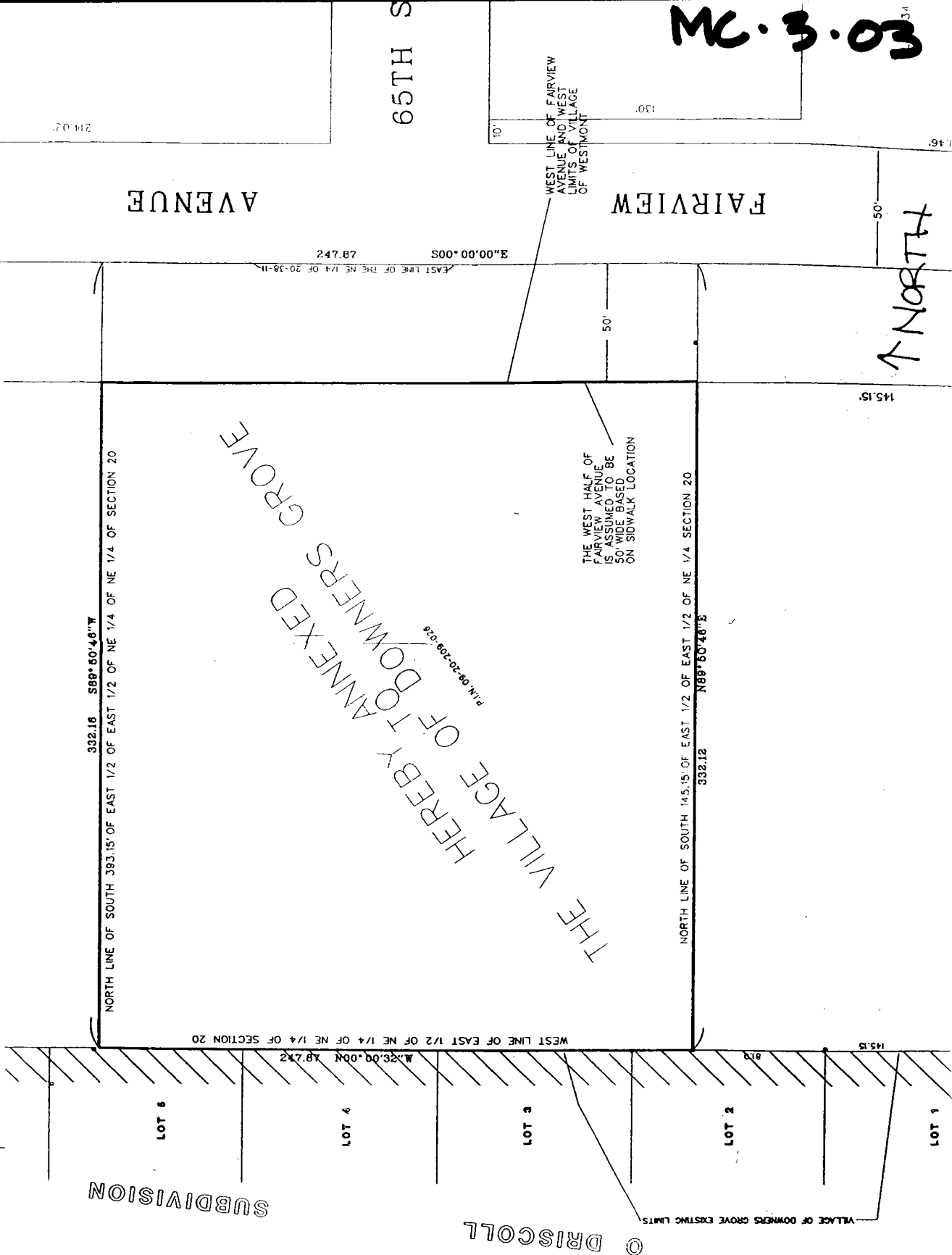
Published:

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

Village Clerk

# PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE

THE SOUTH 393.15 FEET (EXCEPT THE SOUTH 145.15 FEET) OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS (EXCEPT THAT PART THEREOF WITHIN FAIRVIEW AVENUE WHICH HAS BEEN PREVIOUSLY ANNEXED TO THE VILLAGE OF WESTMONT).



MC. 3.03

↑ NORTH

## COUNCIL WORKSHOP ITEM

**ITEM:** Zoning Board of Appeals File MC-3-03  
**DATE:** May 6, 2003  
**PREPARED BY:** Kenneth J. Rathje, Director Planning Services  
**PURPOSE:** Obtain approval for rezoning of property from County R-4, Single Family Residential to Village R-3, Single Family Residential upon annexation

### DISCUSSION:

At its March 26, 2003 meeting, the Zoning Board of Appeals made a unanimous recommendation to approve the petitioner's request to rezone the subject property from County R-4 to Village R-3 upon annexation. The property is located on the west side of Fairview Avenue, approximately 905 feet south of 63<sup>rd</sup> Street and is commonly known as 6420 Fairview Avenue. The Board based its recommendation upon the fact that the proposed rezoning was appropriate to the site and area and was consistent with the Village's Future Land Use Plan.

### ATTACHMENT:

1. Correspondence from Zoning Board of Appeals Chairman dated April 21, 2003
2. Draft Minutes of Zoning Board of Appeals Public Hearing dated March 26, 2003
3. Staff Findings with Attachments dated March 19, 2003
4. Draft Ordinances prepared by Legal Department to annex and rezone the subject property to Village R-3, single family residential upon annexation.

### RECOMMENDATION:

Approval of an Ordinance rezoning the subject property to Village R-3, single family residential, upon annexation.

---

Approved By Village Manager



April 21, 2003

<http://www.vil.downers-grove.il.us>

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

**COMMUNITY RESPONSE  
CENTER**

630.434.CALL (2255)

**CIVIC CENTER**

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

**FIRE DEPARTMENT**

**ADMINISTRATION**

6701 Main Street  
Downers Grove  
Illinois 60516-3426  
630.434.5980  
FAX 630.434.5998

**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 AND HEALTH SERVICES**

842 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
630.434.5595  
FAX 630.434.5599

**RE: MC-3-03** A petition seeking rezoning upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. The property is located on the west side of Fairview Avenue approximately 905 feet south of 63<sup>rd</sup> Street, commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026); Wei & Chung Wu, Owners; Oakwood Development Corporation, Petitioner.

Dear Mayor Krajewski and Village Council:

At its March 26, 2003 meeting, the Zoning Board of Appeals made the following recommendation in Case MC-3-03:

**Mr. Sleeter moved that in Case MC-3-03, the Board recommend that the Village Council approve the requested rezoning of the subject property upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. Mr. Gray seconded the Motion.**

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

**The Motion carried 6:0.**

The Board based it's unanimous recommendation upon the belief that the proposed rezoning is appropriate to the surrounding area and is consistent with the Village's Future Land Use Plan.

Sincerely,

William White,  
Chairman

WW/tmh



Mr. Gray said that the petition seems to follow the regulations established by the Village, and he has no objection to it.

There being no further discussion, Chairman White called for a Motion.

**Mr. Lukas moved that in Case MC-2-03, the Board recommend that the Village Council approve the requested rezoning upon annexation from County R-4 to Village R-5A townhouse residential zoning for the subject property. Mr. Domijan seconded the Motion.**

**AYES: Mr. Lukas, Mr. Domijan, Mr. Baker, Mr. Gray, Mr. Sleeter, Ch. White**

**NAYS: None**

**The Motion carried 6:0.**

Chairman White commented again that in all of the petitions before the Board this evening, the Board is making a recommendation to the Village Council. The decisions are not final but must go to the Village Council for their final consideration.

.....

**MC-3-03** A petition seeking rezoning upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. The property is located on the west side of Fairview Avenue approximately 905 feet south of 63<sup>rd</sup> Street, commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026); Wei & Chung Wu, Owners; Oakwood Development Corporation, 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, March 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking rezoning upon annexation from County R-4, Single-Family Residential to Village R-3, Single-Family Residential. The property is located on the west side of Fairview Avenue approximately 905 feet south of 63<sup>rd</sup> Street, commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026) and is legally described as follows:

The south 393.15 feet (except the south 145.15 feet) of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11 East of the

Third Principal Meridian, in DuPage County, Illinois (except that part thereof within Fairview Avenue which has been previously annexed to the Village of Westmont), commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026).

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Public Information Office (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of the 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, March 7, 2003.

**Petitioner's Presentation:**

Mr. Scott Krafthefer of the Oakwood Development Corporation said he represented the owners of the property which is an approximately 69,000 square foot parcel bounded by Village R-3 to the west and Westmont R-4 to the east. The petitioner would like to have the property zoned Village R-3, upon annexation, and they will then subdivide the property into three lots with an average of 82 feet in width. Mr. Krafthefer said he has met with the surrounding neighbors and has received mostly positive feedback.

**Staff's Presentation:**

Mr. Rathje said that the petitioner, acting as agent for the owners of the subject property, is seeking approval of a request for the subject property to be zoned R-3, single family residential upon annexation by the Village. The property is currently zoned County R-4, single family residential. This petition is being pursued as a companion petition to a proposed three lot, single family residential resubdivision which the petitioner will be presenting to the Plan Commission.

Mr. Rathje stated that the subject property is located on the west side of Fairview Avenue, approximately 950 feet south of the south right of way line of Fairview Avenue. The property has a width of 247.87 feet, a depth, exclusive of any Fairview Avenue right of way, of 282.16 feet and an area of 69,938.99 square feet. The subject property is currently improved with a one and one-half story, single family frame residence and a detached garage.

Mr. Rathje noted that the subject property is contiguous to the current Village of Downers Grove corporate limits on its west side and is located on the west side of the Boundary Agreement Line which the Village of Downers Grove has with the Village of Westmont. Zoning adjacent to the subject property includes to the immediate west Village R-3 single family residential, to the north and south County R-4 single family residential, which is comparable to Village R-3 and to the east Westmont R-4 General Residence district, in which single family, two family and multiple family residences are all permitted uses.

Mr. Rathje indicated the R-3 zoning district has a minimum width requirement of 75 feet and a minimum lot area requirement of 10,500 square feet. He said the subject property appears on the Village's Future Land Use Plan with a land use designation of Residential @ 0-6 dwelling units per acre which is compatible with the R-1 through R-4, single family residential zoning districts. He further noted that the petitioner's request for rezoning of the subject property to R-3, single family residential upon annexation is consistent with both the trend of development in the area and is consistent with the land use anticipated by the Village's Future Land Use Plan.

There being no questions from the Board, Chairman White asked for anyone in the audience who wished to speak either on behalf of or in opposition to the petition to come forward. There being none, he then closed the opportunity for further public comment.

**Board's Deliberation:**

Mr. Lukas said he though the petition falls right in line with the Village's Land Use Plan.

Mr. Sleeter said he thought it was the appropriate zoning and was comfortable with the request.

There being no contrary opinions, Chairman White called for a Motion.

**Mr. Sleeter moved that in Case MC-3-03, the Board recommend that the Village Council approve the requested rezoning of the subject property upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. Mr. Gray seconded the Motion.**

**AYES: Mr. Sleeter, Mr. Gray, Mr. Baker, Mr. Domijan,  
Mr. Lukas, Ch. White**

**NAYS: None**

**The Motion carried 6:0.**

\*\*\*\*\*

**MC-4-03** A petition seeking rezoning from R-1, Single Family Residential to R-3, Single Family Residential. The property is located on the west side of Fairview Avenue, approximately 197 feet south of 59<sup>th</sup> Street, commonly known as 5920 Fairview Avenue, Downers Grove, IL (PIN 09-17-402-027 and -028); Raymond J. Ponstein and William L. Ponstein, Owners; William L. Ponstein, 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, March 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking rezoning from R-1 Single-Family Residential to R-3 Single-Family Residential. The property is located on the west side of Fairview Avenue approximately 197 feet south of 59<sup>th</sup> Street, commonly known as 5920 Fairview Avenue, Downers Grove, IL (PIN 09-17-402-027 and -028) and is legally described as follows:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter (except the north 230.0 feet thereof, the south 197.25 feet thereof, the west 300.0 feet thereof, and the east 33.0 feet thereof), of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois, commonly known as 5920 Fairview Avenue, Downers Grove, IL (PIN 09-17-402-027 and -028).

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Public Information Office (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of the 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, March 7, 2003.

**Petitioner's Presentation:**

Mr. William Ponstein, 6012 Hillcrest Ct., petitioner, said he was seeking to rezone the subject property from R-1 to Village R-3, as it appears to be

**MC-3-03** A petition seeking rezoning upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. The property is located on the west side of Fairview Avenue approximately 905 feet south of 63<sup>rd</sup> Street, commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026); Wei & Chung Wu, Owners; Oakwood Development Corporation, Petitioner

**FINDINGS:**

1. The petitioner, acting as agent for the owners of the subject property, is seeking approval of a request for the subject property to be zoned R-3, single family residential upon annexation of the subject property by the Village. The property is currently zoned County R-4, single family residential. This petition is being pursued as a companion petition to a proposed three lot, single family residential resubdivision, which the petitioner will be presenting to the Plan Commission.
2. The subject property is located on the west side of Fairview Avenue, approximately 950 feet south of the south right of way line of Fairview Avenue. The property has a width of 247.87 feet, a depth, exclusive of any Fairview Avenue right of way, of 282.16 feet and an area of 69,938.99 square feet. The subject property is currently improved with a one and one-half story, single family frame residence and a detached garage.
3. The subject property is contiguous to the current Village of Downers Grove corporate limits on its west side and is located on the west side of the Boundary Agreement Line which the Village of Downers Grove has with the Village of Westmont. Zoning adjacent to the subject property is as follows; to the immediate west Village R-3 single family residential, to the north and south County R-4 single family residential, which is comparable to Village R-3 and to the east Westmont R-4 General Residence district, in which single family, two family and multiple family residences are all permitted uses.  
  
The R-3 zoning district has a minimum width requirement of 75 feet and a minimum lot area requirement of 10,500 square feet.
4. The subject property appears on the Village's Future Land Use Plan with a land use designation of Residential @ 0-6 dwelling units per acre which is compatible with the R-1 through R-4, single family residential zoning districts.

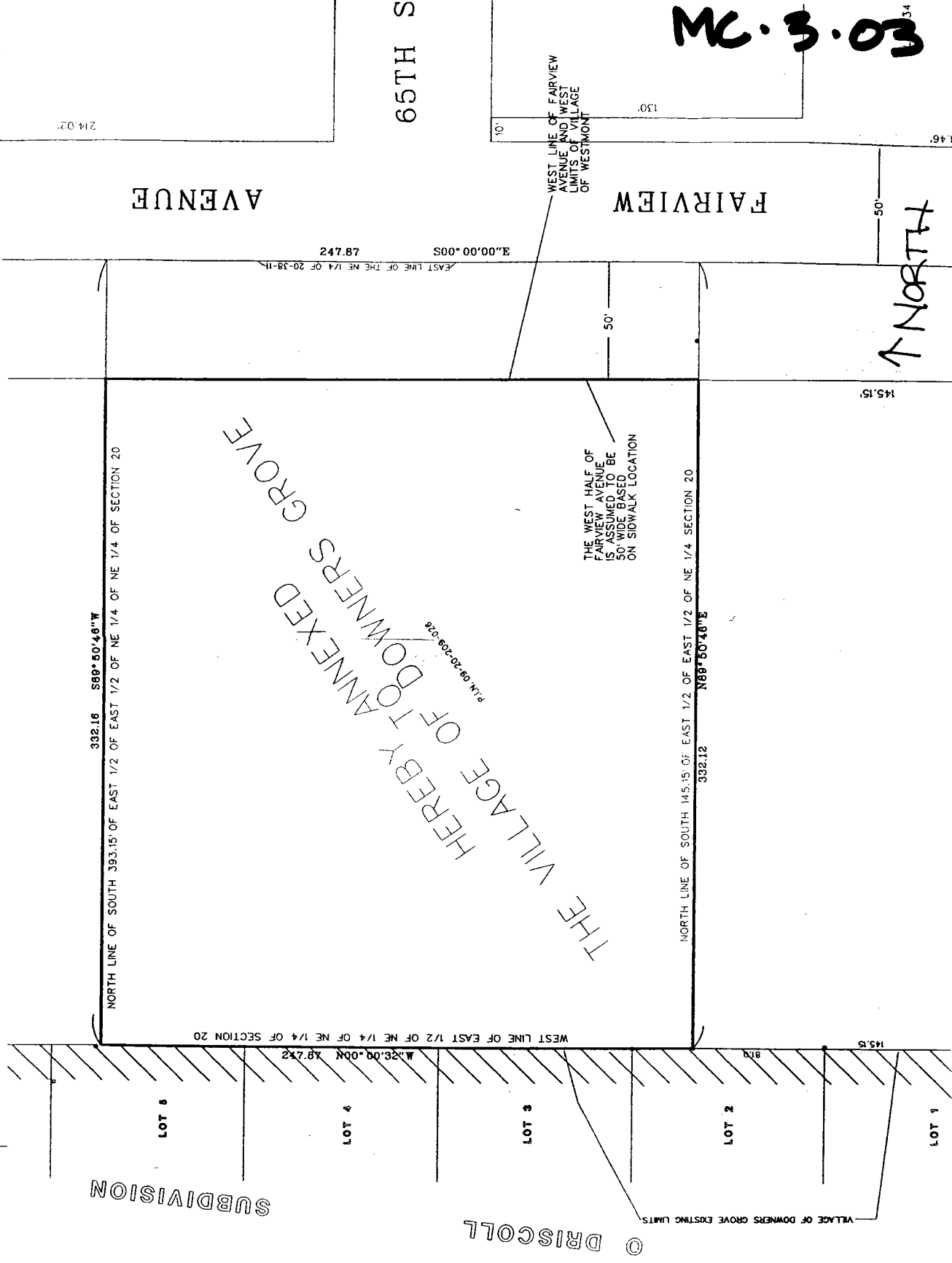
**CONCLUSION:**

The petitioner's request for rezoning of the subject property to R-3, single family residential upon annexation is consistent with both the trend of development in the area and is consistent with the land use anticipated by the Village's Future Land Use Plan.

KJR:amd  
Attachments  
03/19/03

# PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE

THE SOUTH 393.15 FEET (EXCEPT THE SOUTH 145.15 FEET) OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DE WASHINGTON COUNTY, ILLINOIS, BEING THAT PART THEREOF WITHIN FAIRVIEW AVENUE WHICH HAS BEEN PREVIOUSLY ANNEXED TO THE VILLAGE OF WESTMONT.



MC-3-03<sup>34</sup>

↑ NORTH

SUBDIVISION

DRISCOLL



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

MC-3.03

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-3.03
Date Filed 2-12-03

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

- 1. Applicant OAKWOOD DEVELOPMENT CORP Telephone 630/969.9390
Address 1557 WARREN AVE. DOWNERS GROVE, IL 60515
2. Owner(s) WEL & CHUNG WU Telephone 630/322.8224
Address P.O. BOX 5396 WOODRIDGE, IL 60517
3. Applicant is (check one) Attorney Agent Other (specify)
4. Present owner acquired title to the property on (date) 5/19/91
5. Location of property 6420 S. FAIRVIEW AVENUE

Square foot area 82,590 Acreage 1.896

Legal Description of property and P.I.N.# THE SOUTH 393.15 FEET (EXCEPT THE SOUTH 145.15 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 N, RANGE 11 E OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE CO., IL.

- 7. Present zoning classification COUNTY R-1
8. Proposed zoning classification R-3
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?
12. What will be the actual use of the improvement? 3 PRIVATE RESIDENCES
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:

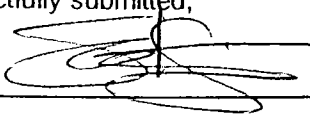
(Attach list of names and addresses, if room provided is insufficient.)

MC-3-03

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

Dated: 12 FEB 20 03

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 \_\_\_\_\_



MC-3-03

---

## OAKWOOD DEVELOPMENT

---

1557 Warren Avenue  
Downers Grove, Illinois 60515  
(630) 969-9390  
Fax (630) 960-0156

### Letter of Authorization

Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515


November 25, 2002



To Whom it may Concern,

Please be advised that we have retained Oakwood Development Corporation and its designees to represent us in all matters pertinent to the annexation and subdivision for our property located at **6420 S. Fairview Avenue** in unincorporated Downers Grove, Illinois.

This authorization shall remain in effect until December 31, 2003 or until rescinded in writing by the undersigned.

Regards,

  
\_\_\_\_\_  
Yueh-O. Wei

  
\_\_\_\_\_  
Chung Wu  
  
Wei Wu

George & Karen Wzorek  
6336 Fairview Avenue  
Downers Grove, IL 60516  
09-20-210-016

Robert & P. J. Barthelt  
6550 Fairview Avenue  
Downers Grove, IL 60516  
09-20-210-029  
09-20-210-026

Richard & J. L. Howard  
6443 Davane Court  
Downers Grove, IL 60516  
09-20-209-044

Charanjit Brar  
6437 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-045

Brinsley Lewis  
6431 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-046

Anthony Praknisar  
6426 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-047

Andrew & Vicky An  
6419 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-048

James Stewart  
6413 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-049

Daniel Gross  
6407 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-050

Luigi & Lucia Cerasuolo  
6401 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-051

Timothy Hietpas  
6406 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-066

Mark & Natasha Buh  
6412 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-067

John & Patricia Bittle  
6424 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-068

Arvind & Mita Patel  
6430 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-069

Simon & Clara Liu  
6436 Davane Ct.  
Downers Grove, IL 60516  
09-20-209-070

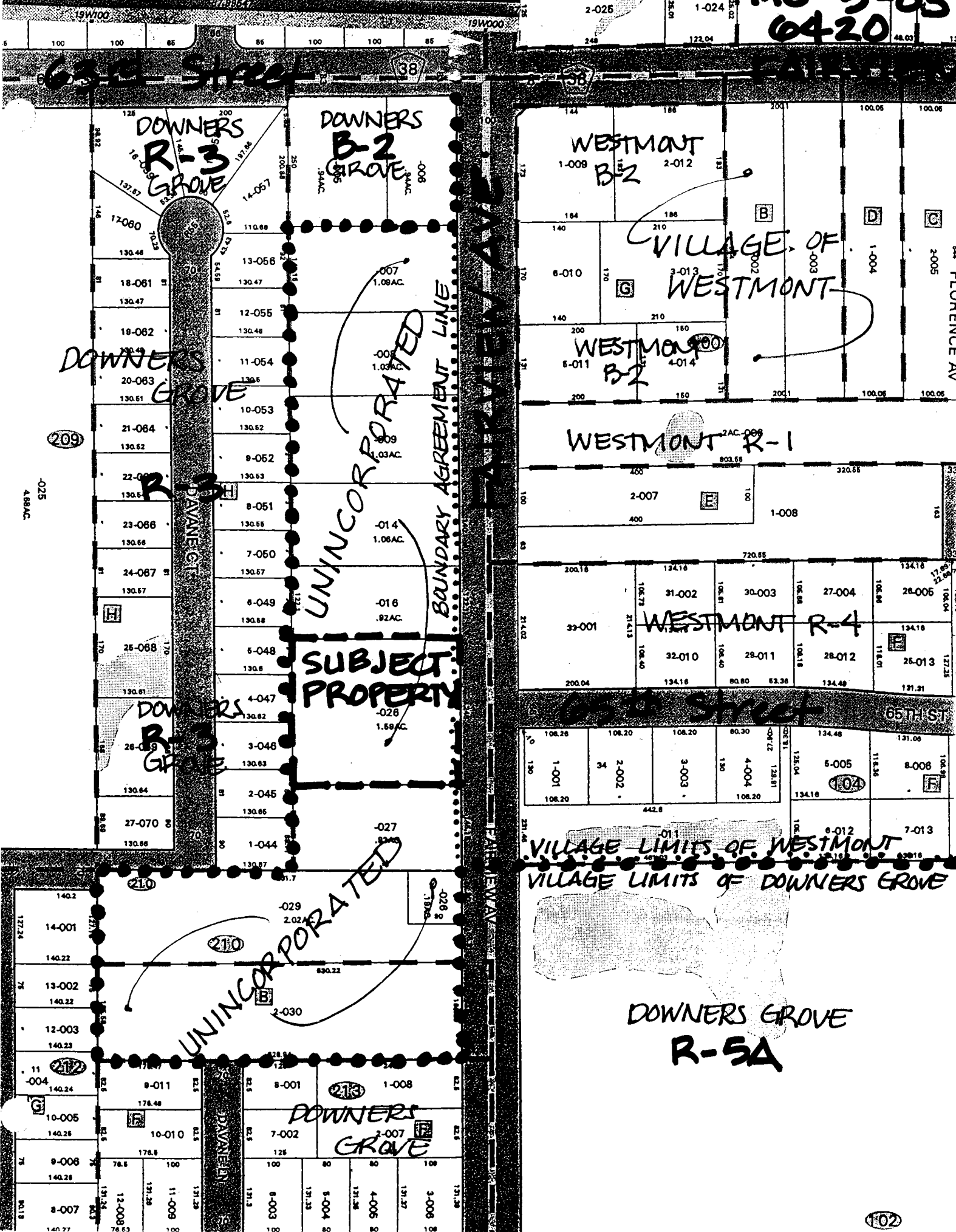
Willowview Improvement Assoc.  
732 W. 65<sup>th</sup> St.  
Westmont, IL 60559  
09-21-103-001  
09-21-104-011

Peter Tepler  
1618 Royal Oak Rd.  
Darien, IL 60561  
09-21-104-001

Daniel & Elizabeth Elko  
1732 Fender  
Naperville, IL 60565  
09-21-104-002

Fairview Baptist Home  
250 Village Drive  
Downers Grove, IL 60516  
09-21-102-007

MC-3-03  
6420



63rd Street

DOWNERS B-2 GROVE

WESTMONT B-2

VILLAGE OF WESTMONT

WESTMONT B-2

WESTMONT R-1

WESTMONT R-4

VILLAGE LIMITS OF WESTMONT  
VILLAGE LIMITS OF DOWNERS GROVE

DOWNERS GROVE R-5A

UNINCORPORATED BOUNDARY AGREEMENT LINE

SUBJECT PROPERTY

UNINCORPORATED

DOWNERS GROVE

DOWNERS GROVE

DOWNERS R-3 GROVE

DOWNERS R-3 GROVE

209

210

212

213

102

025  
4.88AC

-014  
1.06AC

-016  
.92AC

-026  
1.59AC

-027  
.82AC

-029  
2.02AC

-026  
1.82AC

1-008

7-007

8-003

5-004

4-006

3-008

11-009

12-008

8-007

9-006

10-005

13-002

14-001

2-030

1-044

2-045

3-046

4-047

5-048

6-049

7-050

8-051

9-052

10-053

11-054

12-055

13-056

14-057

18-061

18-062

18-068

19-068

20-063

21-064

22-065

23-066

24-067

25-068

26-069

27-070

1-001

2-002

3-003

4-004

5-005

6-006

7-007

8-008

9-009

10-010

11-011

12-012

13-013

14-014

15-015

16-016

17-017

18-018

19-019

20-020

21-021

22-022

23-023

24-024

25-025

26-026

27-027

28-028

29-029

30-030

31-031

32-032

33-033

34-034

35-035

36-036

37-037

38-038

39-039

40-040

41-041

42-042

43-043

44-044

45-045

46-046

47-047

48-048

49-049

50-050

51-051

52-052

53-053

54-054

55-055

56-056

57-057

58-058

59-059

60-060

61-061

62-062

63-063

64-064

65-065

66-066

67-067

68-068

69-069

70-070

71-071

72-072

73-073

74-074

75-075

76-076

77-077

78-078

79-079

80-080

81-081

82-082

83-083

84-084

85-085

86-086

87-087

88-088

89-089

90-090

91-091

92-092

93-093

94-094

95-095

96-096

97-097

98-098

99-099

100-100

101-101

102-102

103-103

104-104

105-105

106-106

107-107

108-108

109-109

110-110

111-111

112-112

113-113

114-114

115-115

116-116

117-117

118-118

119-119

120-120

121-121

122-122

123-123

124-124

125-125

126-126

127-127

128-128

129-129

130-130

131-131

132-132

133-133

134-134

135-135

136-136

137-137

138-138

139-139

140-140

141-141

142-142

143-143

144-144

145-145

146-146

147-147

148-148

149-149

150-150

151-151

152-152

153-153

154-154

155-155

156-156

157-157

158-158

159-159

160-160

161-161

162-162

163-163

164-164

165-165

166-166

167-167

168-168

169-169

170-170

171-171

172-172

173-173

174-174

175-175

176-176

177-177

178-178

179-179

180-180

181-181

182-182

183-183

184-184

185-185

186-186

187-187

188-188

189-189

190-190

191-191

192-192

193-193

194-194

195-195

196-196

197-197

198-198

199-199

200-200

201-201

202-202

203-203

204-204

205-205

206-206

207-207

208-208

209-209

210-210

211-211

212-212

213-213

214-214

215-215

216-216

217-217

218-218

219-219

220-220

221-221

222-222

223-223

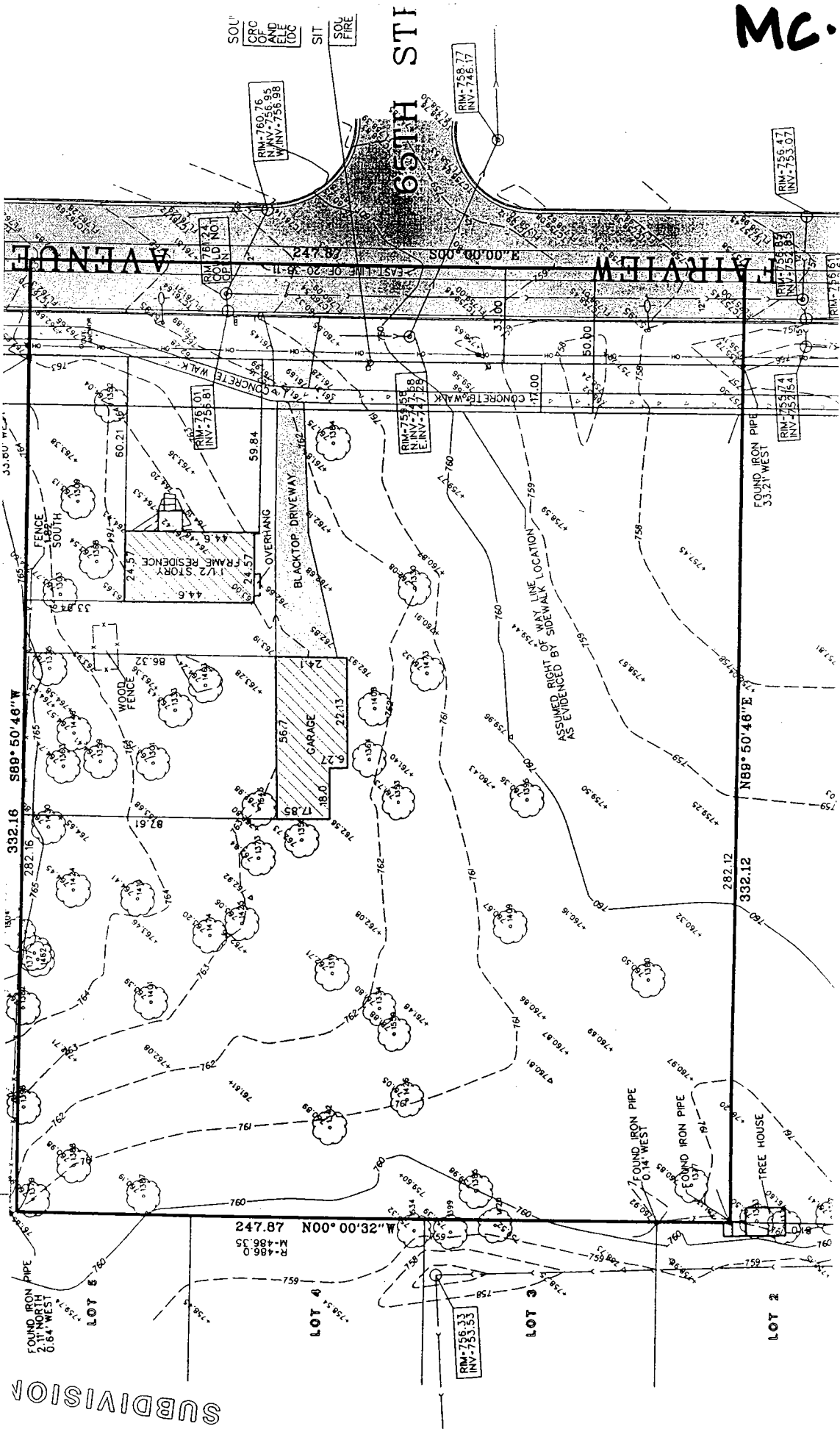
224-224

225-225

226-226

# TOPOGRAPHIC SURVEY

THE SOUTH 39315 FEET (EXCEPT THE SOUTH 14515 FEET) OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.



MC-3-03

↑ NORTH

SUBDIVISION

LOT 6

FOUND IRON PIPE  
2.11' NORTH  
0.64' WEST

LOT 5

LOT 4

LOT 3

LOT 2

247.87  $N00^{\circ}00'32''W$   
R-486.0  
M-486.35

RM-756.33  
INV-753.53

FOUND IRON PIPE  
0.14' NORTH  
0.11' WEST

FOUND IRON PIPE  
0.14' NORTH  
0.11' WEST

TREE HOUSE

**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, March 26, 2003 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition seeking rezoning upon annexation from County R-4, Single Family Residential to Village R-3, Single Family Residential. The property is located on the west side of Fairview Avenue approximately 905 feet south of 63<sup>rd</sup> Street, commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026) and is legally described as follows:

The south 393.15 feet (except the south 145.15 feet) of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois (except that part thereof within Fairview Avenue which has been previously annexed to the Village of Westmont), commonly known as 6420 Fairview Avenue, Downers Grove, IL (PIN 09-20-209-026)

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Public Information Office (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. 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, March 7, 2003.

MC-3-03