

## COUNCIL WORKSHOP ITEM

**ITEM:** Zoning Board of Appeals File MC-4-03  
**DATE:** May 6, 2003  
**PREPARED BY:** Kenneth J. Rathje, Director Planning Services  
**PURPOSE:** Obtain approval for rezoning of property from Village R-1, Single Family Residential to Village R-3, Single Family Residential

### 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 Village R-1 to Village R-3. The property is located on the west side of Fairview Avenue, approximately 197 feet south of 59th Street and is commonly known as 5920 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 Ordinance prepared by Legal Department to rezone the subject property to Village R-3, single family residential.

### RECOMMENDATION:

Approval of an Ordinance rezoning the subject property to Village R-3, Single Family Residential.

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Approved By Village Manager



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

**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

April 21, 2003

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

**RE:** 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.

Dear Mayor Krajewski and Village Council:

At its March 26, 2003 meeting, the Zoning Board of Appeals made the following recommendation in Case MC-4-03:

**Mr. Lukas moved that in Case MC-4-03, the Board recommend to the Village Council that the requested rezoning from R-1 Single Family Residential, to R-3 Single Family Residential be approved. Mr. Baker seconded the Motion.**

**AYES: Mr. Lukas, Mr. Baker, Mr. Domijan, Mr. Gray, Mr. Sleeter, Chairman 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



**NAYS: None**

**The Motion carried 6:0.**

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**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

consistent with the surrounding community. He said he is proposing a five-lot subdivision on this site. The lots will exceed the minimum lot area requirements of the Village.

Chairman White asked about the property to the north and south being R-1 and whether it was a default zoning classification. Mr. Rathje said that the property owners simply never followed through with a rezoning request when the properties were annexed into the Village.

Chairman White asked Mr. Ponstein whether there is a way to configure the five lots without a cul-de-sac. Mr. Ponstein responded that he is proposing a subdivision based upon a cul-de-sac.

**Staff's Presentation:**

Mr. Rathje explained that the petitioner is seeking approval of a rezoning for a parcel of land located on the west side of Fairview Avenue, approximately 197 feet south of the south line of 59<sup>th</sup> Street. The petitioner is requesting that the subject property be rezoned from R-1, single family residential to R-3, single family residential. This petition is being pursued as a companion petition to a proposed five lot, single family residential resubdivision which the petitioner will be presenting to the Plan Commission.

Mr. Rathje described the subject property as having a width which ranges between 235.83 feet as measured on the east, and 236.13 feet as measured on the west. It has a depth which ranges between 328.85 feet as measured on the north and 329.59 feet as measured on the south, with an area of 77,689.34 square feet or 1.784 acres. The subject property is presently improved with a two story, single family residence, a frame garage and a frame shed.

Regarding the surrounding zoning, Mr. Rathje said it includes to the west, Village R-3; to the north and south, Village R-1; and to the east Westmont R-3, which is approximately the same as Village R-4 and County R-4 which is comparable to Village R-3.

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.

Mr. Rathje said 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 for the subject property by the Village's Future Land Use Plan. He indicated that the petitioner will be appearing before the Plan Commission in the near future seeking subdivision approval.

Mr. Gray asked for clarification of the depth of the property. Mr. Rathje responded it was approximately 328 to 329 feet deep.

Mr. Sleeter asked for clarification that this was in the Village, and Mr. Rathje said that it was in the Village.

Chairman White asked for clarification also regarding the granting of R-3 zoning, and that granting the zoning would not effect in one way or another whether a cul-de-sac would be appropriate. Mr. Rathje said that was correct. It is the responsibility of the Plan Commission to make that decision and recommendation to the Village Council, who would have the final authority with respect to such a request.

Mr. Rathje explained that the zoning petition simply establishes the umbrella set of rules of lot size and uses on a specified piece of property. He said that the Zoning Board of Appeals is the hearing Board regarding zoning and makes its recommendations to the Village Council, which is the granting agency. The division of land is governed by the Subdivision Control Ordinance, and such proposals are reviewed by the Plan Commission.

Mr. Rathje said that included in the Plan Commission's review are elements such as lot configuration, size, access, and stormwater issues. Final plans must have stormwater and related engineering matters certified by the Village Engineer. Once that review is completed, the petition proceeds to the Village Council for final consideration.

In further response to Chairman White, Mr. Rathje said that the actual subdivision plan will be subject to whatever the Plan Commission recommends to the Village Board, and whether the Village Board agrees. Mr. Rathje said that as an example not applicable to this property, if a particular parcel of land does not have access to a sanitary sewer, then the minimum lot size is an acre with 150 feet of width. Even though a parcel may handle a greater number of lots with full utilities, if something is missing such as sanitary service, you cannot conclude that the petitioner will get the number of lots requested, as subdivision review

is a complex process. Mr. Rathje noted that there is adequate sewer and water service available to this property.

Chairman White then referred to the County R-4 zoning east of Fairview, which has multi-family zoning and allows greater density than Village R-3. Mr. Rathje responded that County R-4 and Village R-3 are almost identical. The Village R-3 has a 75 foot width with an area of 10,500 square feet, versus County R-4 which has a minimum lot width of 75 feet and a lot area of 10,000 square feet. He clarified that it is Westmont's R-3 district that is less restrictive than Village R-4.

There being no further questions from the Board, Chairman White asked if anyone in the audience wanted to speak either in favor of or in objection to the petition.

Mr. Brian O'Leary of 401 59<sup>th</sup> Street said that the southern boundary of his property is the northern boundary of the subject site. Mr. O'Leary gave background information on his relationship to the property. He purchased it in 1989 from his father-in-law. His two major concerns are first, that his property is lower than the subject property. Typically there will be standing water on the southern edge of his property after a heavy rain. There is no serious problem now because of the room he has, however, once more surface area is covered he is concerned about added runoff to his property. Secondly, Mr. O'Leary said they do not know how small the back yards will be in the proposed configuration. He is concerned about the back yards also creating a spillover of activity onto his site. He asked that those two considerations be kept in mind by the developer and the Village.

Mr. Sleeter asked for clarification of "spillover" and whether he was referring to things like children playing ball and the balls going into his yard. Mr. O'Leary said that was correct.

Mr. Gray said that imposing restrictions on the grading would be part of the Village engineering determination.

Mr. David Mejdrich of 5900 Fairview Avenue said he is a lifetime resident of the Village. When they heard that the home would be torn down, they were told by the property owner it would be replaced with three homes. Mr. Mejdrich said they have since learned it would be five homes and a cul de sac which he believes is dense for the area. There will be homes as close as 10-15 feet to his property's back yard which is where most of their family activity takes place. In addition, Mr. Mejdrich said his

property is also slightly lower than the subject property, and runoff may be a problem.

Mr. Mejdrich continued, and stated that Downers Grove has always been concerned about trees; however, the cul-de-sac will take at least half of the trees out. He has no objection to three homes, but believes five is too many for the site and the area. He believes the cul-de-sac will increase the already existing traffic problems on Fairview Avenue. It is very busy during rush hour, and this subdivision will be very close to the 59<sup>th</sup> Street traffic signal, causing more congestion.

Ms. Candace Crawford of 5940 Fairview Avenue said she also has concerns with flooding since they do have a tendency to flood in the spring. She also has a well and does not know whether this will effect her property or not.

Mr. Andrew Flowers of 5905 Fairview Avenue said he lives across the street from the subject site in the County-zoned area. He said that he wanted it fully understood that every step of the process he will fight this if they are unable to come to an understanding with the builder. He is not there to deny someone the ability to build on the property. His purpose is that this will change his home, especially with the new streets that will be brought in.

Mr. Flowers said he went to the County and pulled out various records which he distributed copies of to the Board members. Mr. Flowers stated that the proper number of homes on that site would be three, and not five, which would give 78 foot yard frontages across. He said if you look down Fairview Avenue, every one of the parcels face onto Fairview. None of them empty onto Fairview.

Mr. Flowers also presented what he thought would be potential possibilities for the development of the site. He indicated the problem of parking since there is no parking along Fairview Avenue. The closest will be two blocks away. If one of the homeowners in the proposed subdivision has a party, there will be guests having to walk along Fairview to reach the home and that increases the possibility of accidents. In addition, Mr. Flowers said that more than half of the trees would have to come out of the lot and they are older, full grown trees.

Mr. Flowers continued and said that most builders work on an "option to purchase" and then seek zoning. In this case, the parcels are already purchased, and he does not want the Board to say "economic hardship"

in this case. He said he agrees with the R-3 zoning; however, with the density of only three homes. If it is more, he will fight this every step of the way.

Chairman White asked if he understood that the Zoning Board of Appeals cannot approve or prevent the Plan Commission from approving five homes, and Mr. Flowers said he understood that.

Mr. Domijan referred to the documents distributed by Mr. Flowers, and to Mr. Flower's preferred option of three homes on the property with three individual curb cuts on Fairview. That would potentially result in those vehicles backing into traffic, while a cul-de-sac would be much better for public safety. Mr. Flowers said the difference is that of all of the lots on Fairview that are zoned R-1, nobody backs out onto Fairview. All of those lots have turnaround driveways. He said he felt there would be no problem with turnaround driveways.

Mr. Bill Erickson of 5955 Fairview said he lives across from the subject site as well. He is opposed to the cul-de-sac plan which is inconsistent with the rest of the neighborhood. He would have lights shining into his home, and believes the subdivision with cul-de-sacs would degrade their property values.

There being no further comments, Chairman White asked Mr. Ponstein if he had any rebuttal. Mr. Ponstein responded that he had no other comments, but asked that the neighbors contact him personally, and he would talk with them about their concerns. He indicated that this hearing is about the zoning.

Chairman White then closed the opportunity for further public comment.

**Board's Deliberation:**

Chairman White noted for clarification that the Board is not voting upon the design or layout of the division of the site or whether or not a cul-de-sac is appropriate. The Zoning Board's responsibility is to determine whether the proposed zoning is appropriate for the site. He said that he thought the R-3 district was appropriate for this particular site.

Mr. Sleeter said he concurs that R-3 is the proper zoning classification for the property; however, he wanted it noted that there were some compelling comments made regarding the division of the property and he

encouraged those who commented to continue to speak up. He did agree that the R-3 zoning district was the proper zoning district for this area.

Mr. Domijan agreed.

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

**Mr. Lukas moved that in Case MC-4-03, the Board recommend to the Village Council that the requested rezoning from R-1 Single Family Residential, to R-3 Single Family Residential be approved.**

**Mr. Baker seconded the Motion.**

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

**NAYS: None**

**The Motion carried 6:0.**

Chairman White reminded the audience that this was a recommendation to the Village Council, and they were free to make their comments to the Village Council as well.

Mr. Rathje stated that notice for the Plan Commission hearing regarding the division of this site would be in the form of a Public Hearing sign posted on the property prior to the hearing date. He noted that there is no mail notification for hearings regarding subdivisions. There will, however, be a published notification in the newspaper.

Chairman White adjourned the meeting at 8:24 PM.

Respectfully submitted,

Tonie Harrington  
Recording Secretary

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**FINDINGS:**

1. The petitioner is seeking approval of a rezoning petition which the petitioner is seeking for a parcel of land located on the west side of Fairview Avenue, approximately 197 feet south of the south line of 59<sup>th</sup> Street. The petitioner is requesting that the subject property be rezoned from R-1, single family residential to R-3, single family residential. This petition is being pursued as a companion petition to a proposed five lot, single family residential resubdivision which the petitioner will be presenting to the Plan Commission.
2. The subject property has a width which ranges between 235.83 feet as measured on the east and 236.13 feet as measured on the west, a depth which ranges between 328.85 feet as measured on the north and 329.59 feet as measured on the south and has an area of 77,689.34 square feet or 1.784 acres. The subject property is presently improved with a two story, single family residence, a frame garage and a frame shed.
3. Zoning adjacent to the subject property includes: to the west Village R-3, to the north and south Village R-1 and to the east Westmont R-3, which is approximately the same as Village R-4 and County R-4 which is comparable to Village R-3.
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 is consistent with both the trend of development in the area and is consistent with the land use anticipated for the subject property by the Village's Future Land Use Plan.

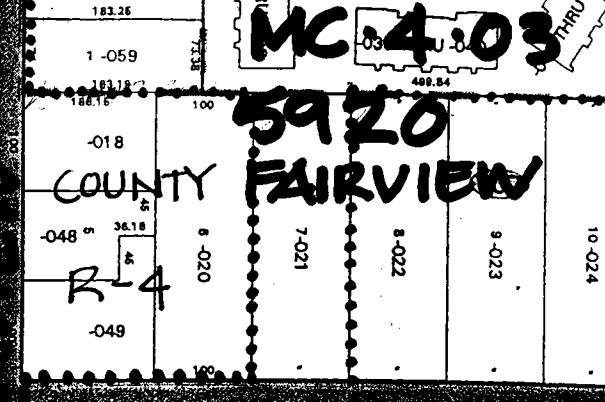
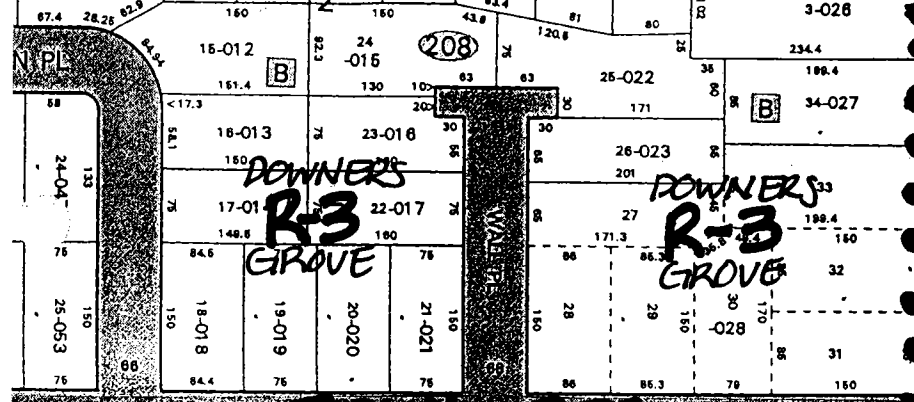
KJR:amd  
Attachments  
03/19/03

MC 4-03

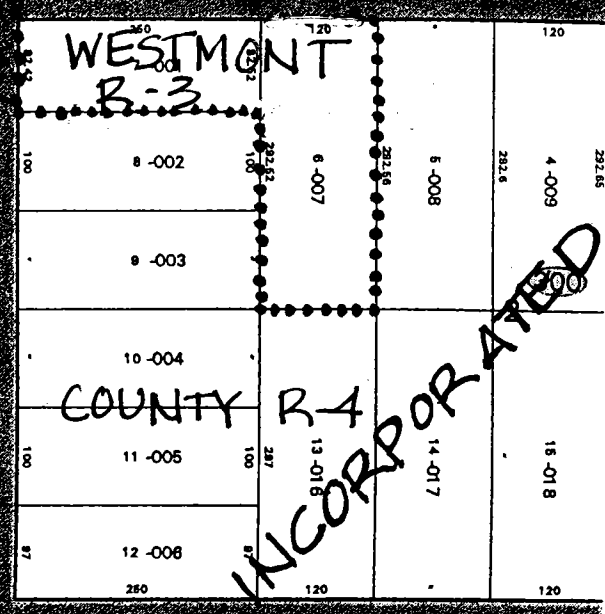
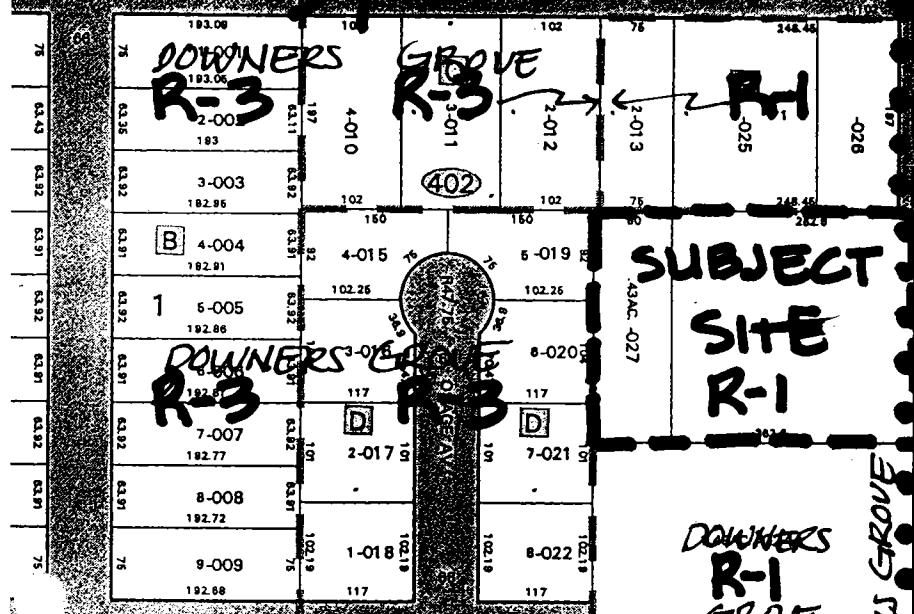
5920  
FAIRVIEW

COUNTY

R-4



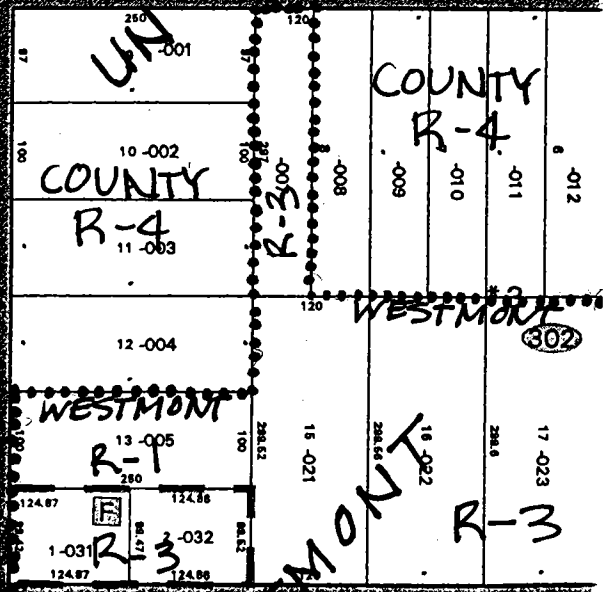
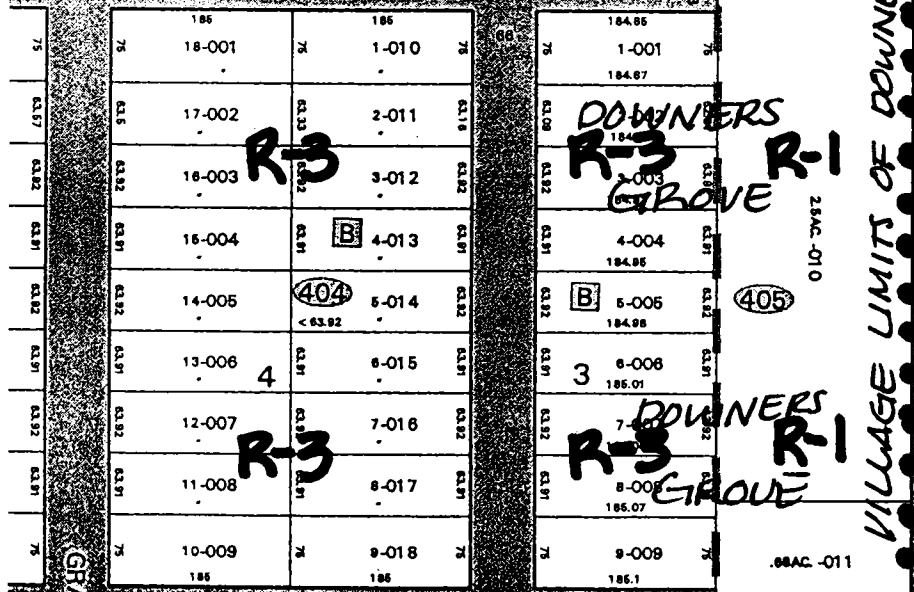
59th STREET



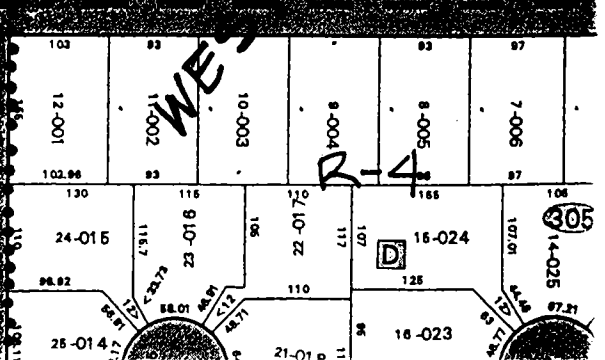
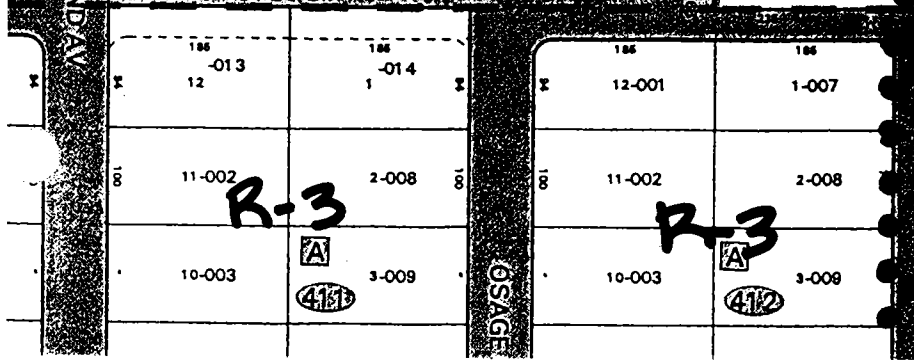
SUBJECT SITE  
R-1

INCORPORATED

60TH ST



61ST ST



VILLAGE LIMITS OF DOWNERS GROVE

FAIRVIEW

GRAND AV

OSAGE

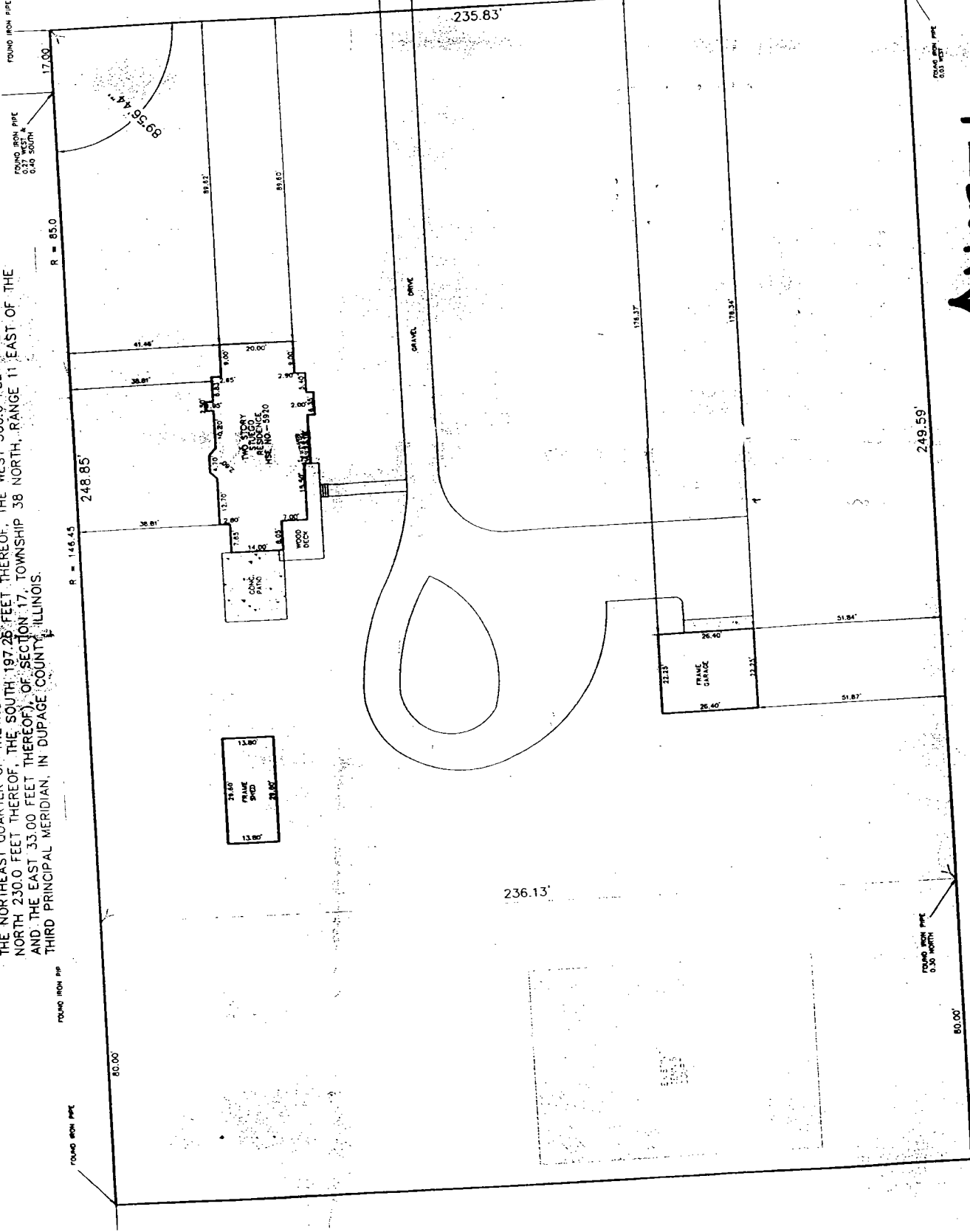
FAIRVIEW

AVENUE

MC-4-03

# PLAT OF SURVEY

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 33.00 FEET THEREOF) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.





MC-4-03

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

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-4-03
Date Filed 2-24-03

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

1. Applicant WILLIAM PONSTEIN Telephone 630 969-3943
Address 5104 WALNUT AVE DOWNERS GROVE, IL 60515

2. Owner(s) RAYMOND J. PONSTEIN Telephone 630-969-3943
WILLIAM L. PONSTEIN
Address 5104 WALNUT AVE DOWNERS GROVE, IL 60515

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

4. Present owner acquired title to the property on (date) 9-29-00

5. Location of property 5920 FAIRVIEW AVE

Square foot area 77,203 Acreage 1.772

6. Legal Description of property and P.I.N. # 09-17-402-027 ; 09-17-402-028

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 33.00 FEET THEREOF), OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

7. Present zoning classification R-1

8. Proposed zoning classification R-3

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

10. Has applicant previously sought to rezone the property or any part of it? [ ] Yes [x] No

When? To what zoning classification

11. Is an improvement planned? [x] Yes [ ] No When? 2003

12. What will be the actual use of the improvement? SINGLE FAMILY 5 LOT SUBDIVISION

13. A list of the names and addresses 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:

LIST ATTACHED (2 PAGES)

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

MC-4-03

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

Dated: 2-21 2003

Respectfully submitted,

Signature of Applicant: *William A. Conner*

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 \_\_\_\_\_

Action Taken by the Council \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_ 19 \_\_\_\_\_

## 5920 Fairview Avenue – Property Owners within 250 feet

09-17-402-010	Todd and Carolyn Crisman 443 59 <sup>th</sup> Street, Downers Grove, IL 60516
09-17-402-011	John Rhodes 435 59 <sup>th</sup> Street, Downers Grove, IL 60516
09-17-402-012	Michael Koncevic 427 59 <sup>th</sup> Street, Downers Grove, IL 60516
09-17-402-013	Ismael Perez 413 59 <sup>th</sup> Street, Downers Grove, IL 60516
09-17-402-015	Daniel Rose 5914 Osage Avenue, Downers Grove, IL 60516
09-17-402-016	William and Laura Hogle 5922 Osage Avenue, Downers Grove, IL 60516
09-17-402-017	David and Michael Polzer 5928 Osage Avenue, Downers Grove, IL 60516
09-17-402-018	Daniel Deem 5934 Osage Avenue, Downers Grove, IL 60516
09-17-402-019	Arvids Stiebris 5913 Osage Avenue, Downers Grove, IL 60516
09-17-402-020	William Patterson 5921 Osage Avenue, Downers Grove, IL 60516
09-17-402-021	Joseph Cook 5929 Osage Avenue, Downers Grove, IL 60516
09-17-402-022	Benito and Theresa Rosales 5933 Osage Avenue, Downers Grove, IL 60516
09-17-402-024	Commercial National Bank for Devin Crawford 3322 South Oak Park Avenue, Berwyn, IL 60402
09-17-402-025	Brian O'Leary and E. Cheng 501 59 <sup>th</sup> Street, Downers Grove, IL 60516
09-17-402-026	David and Carol Mejdrich 5900 Fairview Avenue, Downers Grove, IL 60516

09-17-405-001 William and Cynthia Baumann  
6001 Osage Avenue, Downers Grove, IL 60516

09-17-405-010 Dorothy Gray  
6014 Fairview Avenue, Downers Grove, IL 60516

09-16-300-001 Hinsbrook Bank and Trust, Trust 98-029  
6262 South Route 83, Willowbrook, IL 60514

09-16-300-002 LeRoy and Irene Wild  
5903 Fairview Avenue, Downers Grove, IL 60516

09-16-300-003 Andrew and Angela Flowers  
5905 Fairview Avenue, Downers Grove, IL 60516

09-16-300-004 Wilbert Erickson  
5925 Fairview Avenue, Downers Grove, IL 60516

09-16-300-005 Jan and Eleanor Wingren  
09-15-300-006 18W742 60<sup>th</sup> Street, Downers Grove, IL 60516

09-16-302-001 Joseph Ivan  
100 Tower Drive, Burr Ridge, IL 60521

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 59th 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 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 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, 2002.

MC-4-03