

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** April 20, 2004
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC 02-04
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A LOT RECONFIGURATION FOR THE PROPERTIES LOCATED AT 6202-6248 MAIN STREET AND 6250 MAIN STREET, DOWNERS GROVE, ILLINOIS", as presented.

GF

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a lot reconfiguration for the properties located at 6202-6248 Main Street and 6250 Main Street, Downers Grove, Illinois.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A LOT RECONFIGURATION FOR
THE PROPERTIES LOCATED AT 6202-6248 MAIN STREET AND
6250 MAIN STREET, DOWNERS GROVE, ILLINOIS**

WHEREAS, the owners of the property located at 6250 Main Street (Parcel 1, PIN 09-07-308-011 & -112, legally described in Exhibit A) and the owners of the property located at 6002-6248 Main Street (Parcel 2, PIN 09-07-308-011 & -112, legally described in Exhibit A), Downers Grove, Illinois have petitioned for a lot reconfiguration pursuant to Section 20-601 of the Downers Grove Municipal Code to transfer a portion of land from 6250 Main Street (Parcel 1) to 6202-6248 Main Street (Parcel 2); and

WHEREAS, a lot reconfiguration must be approved by the Downers Grove Village Council in accordance with Section 20-601; and

WHEREAS, upon approval of the requested lot reconfigurations, that the 6250 Main Street (Parcel 1) property will have a reduction in lot area by approximately 174 square feet for a total of 41,113 square feet (.094 acres), and 6002-6248 Main Street (Parcel 2) property will increase in lot area from 174 square feet for a total of 213,596 square feet (4.9 acres); and

WHEREAS, both reconfigured parcels exceed minimum bulk requirements per Code and there are no exceptions relating to the proposed lot reconfiguration; and

WHEREAS, the Plan Commission has given the required public notice and has conducted a public hearing respecting the proposed lot reconfiguration without exceptions in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Downers Grove Municipal Code; and

WHEREAS, the Plan Commission has recommended that the lot reconfiguration without exceptions be granted for the 6250 Main Street (Parcel 1) and the 6002-6248 Main Street (Parcel 2) properties.

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

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. That the lot reconfiguration is hereby approved to permit the transfer of approximately 174 square feet from 6250 Main Street (Parcel 1) to 6002-6248 Main Street (Parcel 2).

SECTION 3. That the lot reconfiguration, without exceptions, is subject to the following conditions:

- a. The properties shall be reconfigured into two (2) parcels and shall be in general conformance with the "Proposed Parcels Exhibit 2" dated February 9, 2004, attached hereto and incorporated herein as Exhibit B and "Proposed Site Plan dated April 27, 2004, attached hereto and incorporated herein as Exhibit C.
- b. The owners shall comply with the conditions and recommendations of the Plan Commission as set forth in the minutes of their meeting of February 16, 2004.
- c. A copy of this ordinance shall be recorded in the Office of the Recorder of Deeds for DuPage County, at the expense of the applicant.
- d. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
- e. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

SECTION 4. The Village Manager and staff are authorized and directed to take all steps necessary to implement the Village's approval of the lot reconfiguration.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Attest: _____
Village Clerk

EXHIBIT "A"

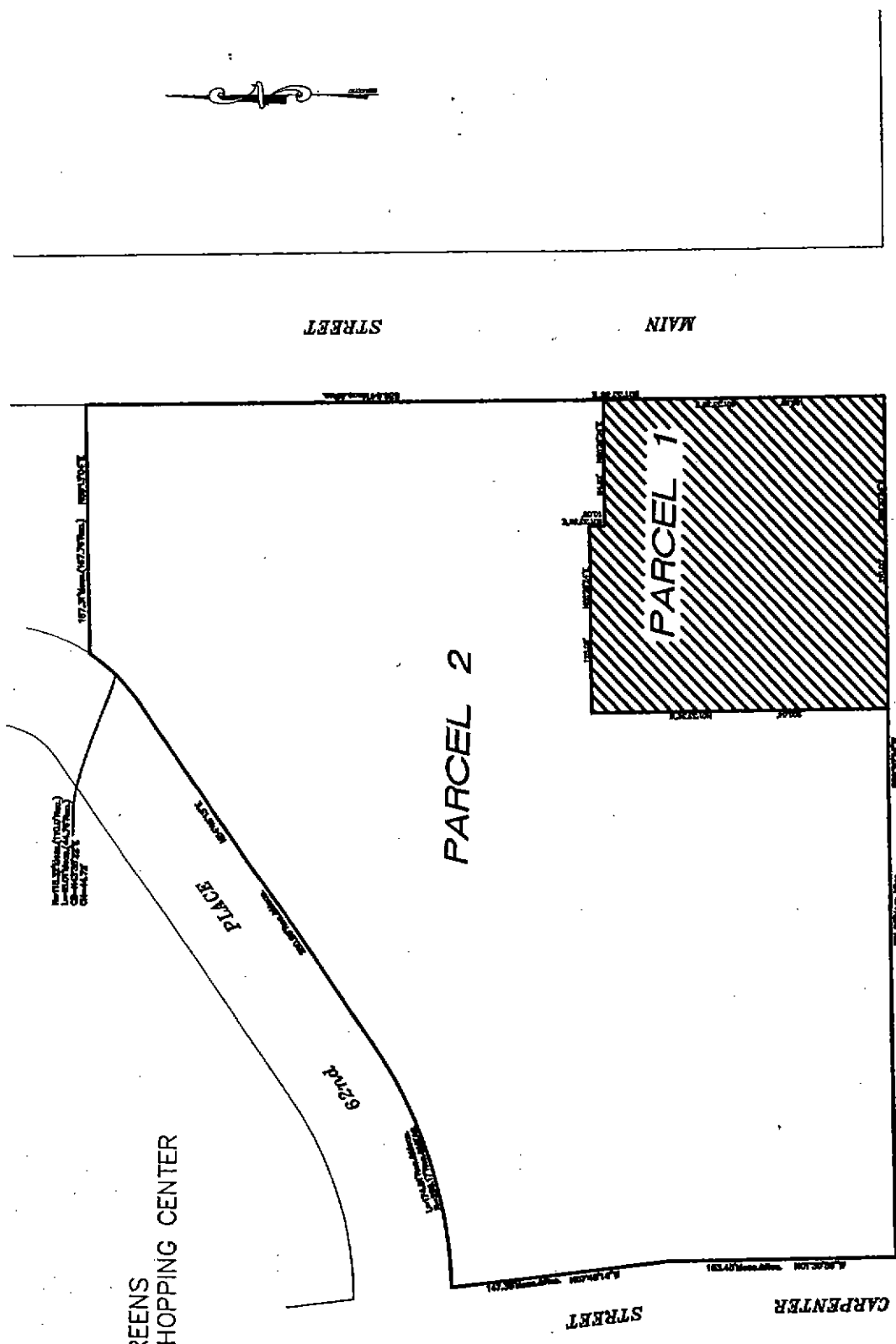
PARCEL 1 LEGAL (WALGREENS)

THAT PART OF LOT 8 IN BLOCK 5 OF JELINEK'S 2ND ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27TH, 1959 AS DOCUMENT 920641, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 88°-20'-24" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, SAID LINE BEING THE NORTH LINE OF 63RD STREET, 210.00 FEET; THENCE NORTH 1°-33'-36" WEST, 200.04 FEET; THENCE NORTH 88°-26'-24" EAST, 125.08 FEET; THENCE SOUTH 1°-33'-36" EAST, 10.08 FEET; THENCE NORTH 88°-26'-24" EAST, 84.92 FEET, TO THE EAST LINE OF SAID LOT 8, SAID LINE BEING THE WEST LINE OF MAIN STREET; THENCE SOUTH 1°-33'-36" EAST, ALONG SAID EAST LINE, 189.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2 LEGAL (REMAINDER)

LOT 8 IN BLOCK 5 OF JELINEK'S 2ND ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27TH, 1959 AS DOCUMENT 920641, EXCEPTING THEREFROM THAT PART OF AFORESAID LOT 8 IN BLOCK 5, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 88°-20'-24" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, SAID LINE BEING THE NORTH LINE OF 63RD STREET, 210.00 FEET; THENCE NORTH 1°-33'-36" WEST, 200.04 FEET; THENCE NORTH 88°-26'-24" EAST, 125.08 FEET; THENCE SOUTH 1°-33'-36" EAST, 10.08 FEET; THENCE NORTH 88°-26'-24" EAST, 84.92 FEET, TO THE EAST LINE OF SAID LOT 8, SAID LINE BEING THE WEST LINE OF MAIN STREET; THENCE SOUTH 1°-33'-36" EAST, ALONG SAID EAST LINE, 189.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID EXCEPTION, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 1 PROPOSED WALGREENS
 PARCEL 2 GREEN KNOLLS SHOPPING CENTER



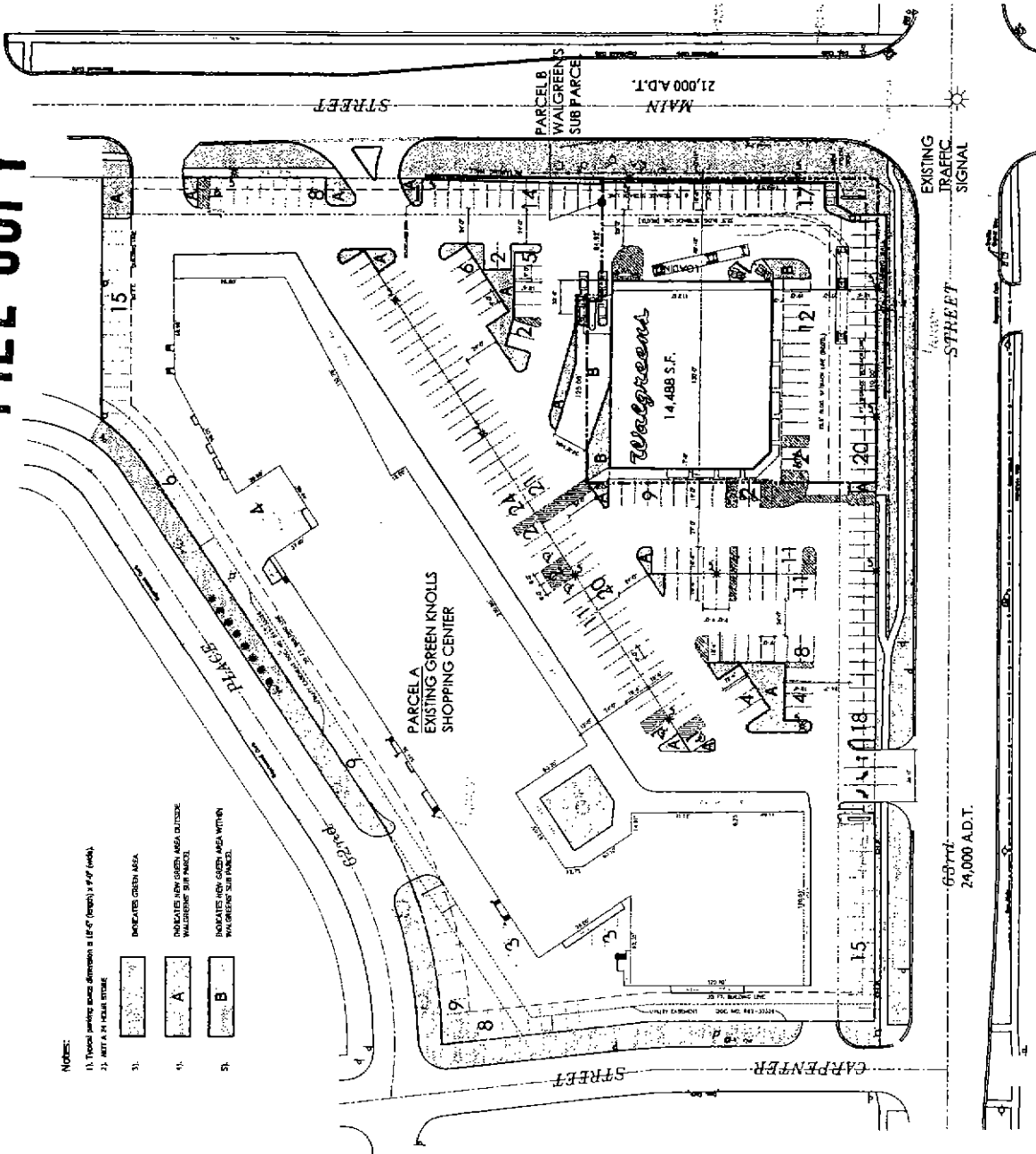
63rd

STREET

INTECH CONSULTANTS, INC. 6418 WALNUT AVE. DOWNERS GROVE, IL	ENGINEERS SURVEYORS	WALGREENS 63RD AND MAIN DOWNERS GROVE	PROPOSED PARCELS EXHIBIT 2	DATE: 02/08/04 BY: [Signature]	SCALE: 1" = 40' DATE: 02/08/04 PROJECT: 1
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PROPOSED LOT
 RECONFIGURATION
 EXHIBIT B

FILE COPY



- Notes:
1. Typical parking space dimension is 11'-0" (depth) x 19'-0" (width).
 2. METRA IN HOURLY STREAM.
 3. [Symbol] INDICATES GREEN AREA.
 4. [Symbol] INDICATES NEW GREEN AREA OUTSIDE EXISTING SITE BOUNDARY.
 5. [Symbol] INDICATES EXISTING GREEN AREA WITHIN EXISTING SITE BOUNDARY.

PROPOSED SITE PLAN
CONCEPT 'J-4'



GRAPHIC SCALE
SCALE: 1 INCH = 30 FEET

EXHIBIT C

