

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 PROPERTY LOCATED AT 6500-6550 FAIRVIEW AVENUE**

WHEREAS, the real estate located on the west side of Fairview Avenue approximately 300 feet north of 66th Street and hereinafter described has been classified as R-1 Single Family Residence 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, the Plan Commission 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 Future Land Use Plan and Map 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-3, Single Family Residence District" the zoning classification of the following described real estate, to wit:

The south 145.15 feet of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter, (except Fairview Avenue), also the North Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), and the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter, (except Fairview Avenue), also known as Lot 2 in Rehak's Assessment, all in Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois commonly known as 6500-6550 Fairview Avenue, Downers Grove, IL (PIN Nos. 09-20-209-027, 09-20-210-026, 09-20-210-029, and 09-20-210-030)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

1. Compliance with all Federal, State and Village laws, ordinances, regulations and policies.
2. Compliance with all conditions of approval included in "A Resolution Approving the Final Plat of Subdivision for Green Acres of Downers Grove Subdivision With Exceptions".

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

\\wp8\ord\04\6500-6550\FairviewRzn