

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A LOT SPLIT
WITH AN EXCEPTION WITH REGARD
TO LOT WIDTH FOR THE PROPERTY
COMMONLY KNOWN AS 4905 WOODWARD AVENUE**

WHEREAS, the Owner of the property known as 4905 Woodward Avenue has requested a lot split with an exception regarding lot width for both of the resulting parcels pursuant to Section 20-600 and 20-602 of the Downers Grove Municipal Code; and,

WHEREAS, the proposed lot split as depicted on the Site Plan (incorporated herein and attached hereto as Exhibit A) will affect the existing parcel where the northerly lot shall have a lot width of 59.9 feet and the southerly lot shall have a lot width of 59.9 feet; and,

WHEREAS, this property is in the R-3, Single Family Residential Zoning District; and,

WHEREAS, Section 20-301(b) of the Downers Grove Municipal Code requires that all newly created lots in the R-3, Single Family Residential Zoning District have a required minimum lot width of seventy-five (75) feet; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing respecting the proposed lot split with an exception 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 recommended that the lot split with exception for the lot width of both of the resulting parcels be approved as it was determined that the proposed lot width exception satisfies the conditions necessary for approval of an exception as provided for under Section 20-602 of the Downers Grove Municipal Code.

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

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

SECTION 2. A lot split with an exception for the lot width of both of the resulting parcels is hereby approved for the property commonly known 4905 Woodward Avenue (PIN 09-07-105-009) (As shown on Exhibit A, consisting of two pages, attached hereto and made a part hereof.)

SECTION 3. This lot split shall be subject to the following conditions:

- a. The property may be divided into no more than two parcels, with an exception to permit both the northerly and the southerly lot to have a lot width less than the minimum requirement of seventy-five (75) feet. This division shall be in general conformance with the site plan attached hereto and made a part hereof as Exhibit A.
- b. 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.
- c. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated June 8, 2004.
- d. The petitioner provide properly prepared Plats of Survey of each proposed lot, indicating/confirming the proposed Lot Split, revised property descriptions, and addressing engineering issues identified in condition of approval (c) above;
- e. 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
- f. 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 this lot split.

SECTION 5. 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

