

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
APRIL 15, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Annexation of 2525 Ogden Avenue	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

An ordinance has been prepared for voluntary annexation of 2525 Ogden Avenue.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting this goal is the objective of *More Attractive Commercial Developments* and *More Contribution to Local Economy*.

**FISCAL IMPACT**

The fiscal impact will be nominal.

**UPDATE & RECOMMENDATION**

This item was discussed at the April 7, 2008 Workshop. Staff recommends approval on the April 15, 2008 active agenda.

**BACKGROUND**

The subject property is currently unincorporated, within the Village's ultimate boundary and wholly surrounded by the Village of Downers Grove. The property is the only unincorporated parcel on the south side of Ogden Avenue between the Cross Street and the DuPage County detention basin at Ogden Avenue and Drendel Road.

The property owner is working with the Downers Grove Sanitary District to extend the sanitary sewer in the area. As part of this project, the property owner would grant the Sanitary District an easement on the northern twenty (20) feet of the property for construction of the new sanitary sewer. The proposed location of the sewer conflicts with the property's existing well. As such, the Sanitary District is proposing to demolish the well and have the existing building connect to the Village's water distribution system. Annexation is required to facilitate connection to Village water.

The property owner, in conjunction with the Sanitary District, filed petitions for voluntary annexation and rezoning. To ensure the sanitary sewer can be completed in 2008, the petition for annexation is being considered separate from the petition for rezoning. A public hearing for the rezoning petition is scheduled for the April 7, 2008, Plan Commission meeting. Upon annexation, the property would automatically be zoned R-1. The petitioner is proposing to rezone the property to B-3, which is consistent with other properties adjacent to Ogden Avenue.

Plats have been prepared and the Fire Protection District taxes have been paid. The Sanitary District requested a waiver of the administrative fees. No additional zoning/subdivision requests are being made at this time. The proper notices were tendered to the Lisle-Woodridge Fire Protection District and Lisle Township officials in March 2008.

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** \_\_\_\_\_ Petitioner \_\_\_\_\_ **DATE:** \_\_\_\_\_ April 15, 2008 \_\_\_\_\_  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE ANNEXING 2525 OGDEN AVENUE TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS", as presented.

**SUMMARY OF ITEM:**

Approval of the attached ordinance will authorize the annexation of the property located at 2525 Ogden Avenue.

**RECORD OF ACTION TAKEN:**

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

**AN ORDINANCE ANNEXING 2525 OGDEN AVENUE TO THE  
VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, there has been filed with the Clerk of the Village of Downers Grove, in DuPage County, Illinois, a verified petition requesting annexation to said Village of a parcel of land commonly known as 2525 Ogden Avenue, 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; and

WHEREAS, the owners of record and the Village of Downers Grove have filed a petition for annexation.

WHEREAS, all required submittals, fees and payments have been submitted to the Village prior to the approval of this Ordinance.

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:

Lot 1 in Arthur T. McIntosh & Company's Belmont Golf Addition, being a subdivision in part of the Southwest Quarter of Section 1 and part of the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded on September 14, 1925 as Document No. 199614, in DuPage County, Illinois

Commonly known as 2525 Ogden Avenue, Downers Grove, IL (PIN 08-01-305-010).

**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

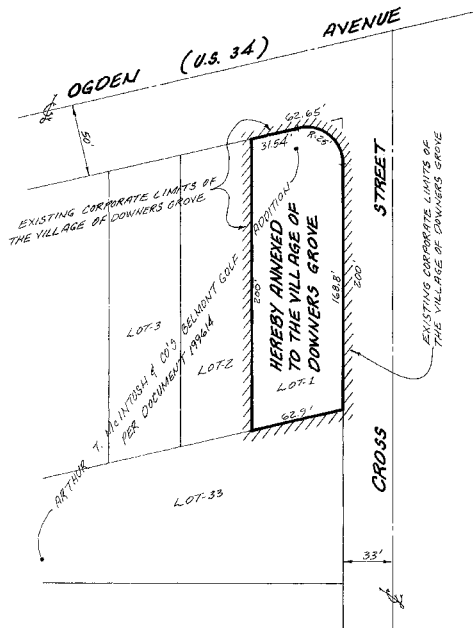
Passed:

Published:

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

Village Clerk

# PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE



LEGAL DESCRIPTION  
 LOT 1 IN ARTHUR T. MCINTOSH AND COMPANY'S BELMONT GOLF ADDITION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 14, 1925 AS DOCUMENT NUMBER 199514, IN DU PAGE COUNTY, ILLINOIS.

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE)  
 THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR  
 RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK  
 \_\_\_\_\_ M., AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON  
 PAGE \_\_\_\_\_

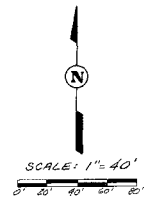
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE)  
 I, THOMAS E. FAHRENBACH, ILLINOIS PROFESSIONAL LAND SURVEYOR #25-2128 HEREBY STATE THAT I HAVE PREPARED THE ANNEXED PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION.  
 DATED THIS 11<sup>th</sup> DAY OF February, A.D. 2008.  
 BY *Thomas E. Fahrenbach*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR #25-2128  
 LICENSE EXPIRATION/RENEWAL DATE: 11-30-2008



VILLAGE OF DOWNERS GROVE  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE)  
 THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE VILLAGE OF DOWNERS GROVE BY ORDINANCE NUMBER \_\_\_\_\_ ADOPTED BY THE COUNCIL OF SAID VILLAGE ON \_\_\_\_\_  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
 CLERK MAYOR



IN ACCORDANCE WITH ILL. REV. STAT. 1991, CH. 109, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SITE CONTAINS 0.28 ACRES

**INTECH CONSULTANTS, INC.**  
 ENGINEERS / SURVEYORS  
 5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS  
 TEL.: (630) 984-5658 FAX: (630) 984-5052  
 E-MAIL: CAD@INTECHCONSULTANTS.COM  
 ILLINOIS REGISTRATION No. 184-C01040