

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 17, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Annexation with Rezoning of 4412 Cross Street	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

Ordinances have been prepared to annex and to rezone the property located at 4412 Cross Street from R-1 Single Family Residence District (unincorporated DuPage County) to B-3 General Services and Highway Business.

**STRATEGIC PLAN ALIGNMENT**

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

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the June 10, 2008 Workshop. Staff recommends approval on the June 17, 2008 active agenda.

**BACKGROUND**

On January 15, 2008, Village Council passed Ordinances #4952 and #4953 to annex and rezone the property upon annexation to B-3 General Services and Highway Business. It was later determined that the Lisle Township Supervisor, Lisle Township Highway Commissioner and Lisle-Woodridge Fire Protection District Trustees were provided with the wrong property address in the legal required notices. As such, the original annexation is invalid. All required notifications have since been correctly completed.

The subject property is contiguous to the Village and within the Village’s ultimate boundary.

The Plan Commission considered the petition at its December 3, 2007, meeting and recommended approval of both the annexation and rezoning to B-3 General Services and Highway Business. Staff concurs with the Plan Commission recommendation.

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

**INITIATED:** \_\_\_\_\_ Petitioner \_\_\_\_\_ **DATE:** June 17, 2008  
(Name)

**RECOMMENDATION FROM:** Plan Commission **FILE REF:** PC-38-07  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "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 4412 CROSS STREET", as presented.

**SUMMARY OF ITEM:**

Adoption of the attached ordinance shall rezone 4412 Cross Street from Village R-1 Single Family Residential to Village B-3 General Services and Highway Business District.

**RECORD OF ACTION TAKEN:**

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**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 4412 CROSS STREET**

WHEREAS, the real estate located at 4412 Cross Street and hereinafter described has been classified as R-1 Single Family Residence upon its annexation 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, it appears that 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 "*B-3, General Service and Highway Business District*" the zoning classification of the following described real estate, to wit:

Lot 33 in Block 2 in Arthur T. McIntosh & Company's Belmont Golf Addition, in the Southwest Quarter of Section 1, and the Northwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 14, 1925 as Document No. 199614, in DuPage County, Illinois

Commonly known as 4412 Cross Street, Downers Grove, IL (PIN 08-01-305-022)

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

1. 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. Changes may require additional review.

2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County, and Village laws, ordinances, regulations, and policies.

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.

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Mayor

Passed:

Published:

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

Village Clerk