

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**8/21/2018**

|                              |  |
|------------------------------|--|
| <b>SUBJECT:</b>              | <b>SUBMITTED BY:</b>                                     |
| 4000 Lee Avenue - Annexation | Stan Popovich, AICP<br>Director of Community Development |

**SYNOPSIS**

The petitioner is requesting annexation of the property at 4000 Lee Avenue.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the September 4, 2018 active agenda.

**BACKGROUND**

The property at 4000 Lee Avenue consists of two parcels (PINs 09-06-105-013 & 09-06-107-009) located in unincorporated DuPage County at the terminus of 40<sup>th</sup> Street and Lee Avenue. The property is directly southeast of the Ronald Regan Memorial Tollway. The 123,329 square-foot property has an existing single-family detached home.

The owner has petitioned the Village to extend water service to their property, and thus is required to annex into the municipal limits. The subject property is contiguous and located within the Village's planning boundary. The plat of annexation has been prepared and all necessary fees have been paid. The proper notices were sent to the Downers Grove Township on August 7, 2018. The property is not part of a fire protection district per the adjacent fire district's records, and is within the Downers Grove emergency response limits.

The petitioner is not proposing future development on the site. The property is exclusively accessed by municipal roads. The default zoning classification of R-1, Residential Detached House 1, will be applied upon annexation as the petitioner is not interested in rezoning the property.

Compliance with the Zoning Ordinance

The property will be zoned R-1, Residential Detached House 1, upon annexation. The existing single-family use is a permitted use in the R-1 zoning district.

The default R-1, Residential Detached House 1, zoning classification is appropriate for this property as it meets the bulk and use regulations.

Compliance with the Comprehensive Plan

The annexation is consistent with the Comprehensive Plan, identifying the property as part of the estate type of residential development. The annexation will have no impact on the existing residential development patterns of this area as the land use will remain single family residential. The annexation and R-1 zoning of the property of R-1 is consistent with the Comprehensive Plan.

**ATTACHMENTS**

Ordinance

Annexation Petition



## PETITION FOR PLAN COMMISSION

Department of Community Development  
801 Burlington Avenue – Downers Grove, IL 60515  
Phone: 630.434.5515 Fax: 630.434.6873

Office Use Only:

File No. \_\_\_\_\_

Date Filed \_\_\_\_\_

### Petition includes request(s) for the following (please check all that apply):

- Annexation (\$448)
- Zoning Map Amendment/Re-Zoning (\$537)
- Special Use (\$537 Residential, \$1,046 Non-residential)
- Special Use – minor amendment (\$225)
- Variation in Conjunction with Special Use (\$448 Residential, \$537 Non-residential)
- Planned Unit Development/Planned Unit Development Amendment (\$1,792)
- Planned Unit Development Site Plan Approval (\$225)
- Plat of Subdivision (\$845, \$225 if Preliminary Plat approved and valid)
- With Exception(s) (\$113 per exception, not to exceed \$565)
- Lot Consolidation/Reconfiguration (\$225 – Administrative)
- Lot Consolidation (\$480 – Plan Commission/Village Council Review)
- With Exception(s) (\$113 per exception, not to exceed \$565)
- Right-of-Way Vacation of Street or Alley (\$300)
- Appeal from Administrative Decision (\$537)

1. Applicant Celestino Ojeda Daytime Phone 708-259-1307

Mailing Address 4000 Lee Ave, Downers

E-Mail Address tino@blueline.ws

2. Owner(s) of Record Celestino and Sophia Ojeda Daytime Phone 708-259-1307

Mailing Address 4000 Lee Ave, Downers

Owner(s) of Record Celestino and Sophia Ojeda Daytime Phone 708-259-1307

Mailing Address 4000 Lee Ave, Downers

3. Applicant is:  Owner  Attorney  Other Agent (please specify) Annexation to Downers Grove  
(Note: A letter of authorization from the owner(s) of record must be attached)

4. Address/Location of Subject Property 4000 Lee Ave, Downers Grove, IL 60515

5. Property Index Number(s) of Subject Property 09-06-105-013 and 09-06-107-009

6. Present Zoning Classification Residential

7. Describe the relief requested Annexation to Downers Grove

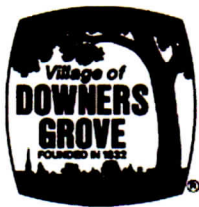
Annexation to Downers Grove

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the Village of Downers Grove for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Celestino Ojeda  
Applicant Signature

6/27/2018  
Date

Please note that advertisement of proposed projects prior to Village approval in no way creates an obligation for Village approval. Any advance promotion of a project is done at the risk of the petitioner.



\$901 Processing Fee  
(Annexation & Rezoning)  
Property Address:

**PETITION FOR ANNEXATION TO  
THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DU PAGE        )

TO: The Mayor and Village Council of the Village of  
Downers Grove  
801 Burlington Avenue  
Downers Grove, Illinois 60515

The undersigned petitioner(s) (hereinafter referred to as the "Petitioners"), being first duly sworn on oath, hereby respectfully represent and petition as follows:

1. The Petitioners are and include (i) the owner or owners of record of all land within the territory (the "Territory") hereinafter more particularly described, to be annexed to the Village of Downers Grove, Illinois, pursuant to this Petition, and (ii) at least 51% Of the electors, if any, residing in the Territory;
2. The Territory is contiguous to the Village of Downers Grove, Illinois, and is not included within the corporate limits of any municipality;
3. The Petitioners request that the Territory, more particularly described as follows, to-wit:

(Insert Legal Description of the Subject Property)

The North 224.45 feet of the South 374.45 feet of that part of the East ½ of Lot 2 in the Northwest ¼ of Section 6, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows to-wit: beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 716.5 feet to an iron stake in the center line of Lacey Road; thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for toll way by Case E-2-33 and Case No. 87ED66

PARCEL 2:

The South 150 feet of that part of the East ½ of Lot 2 in the Northwest ¼ of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows, to-wit: Beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 726.5 feet to an iron stake in the center line of Lacey Road; thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for Tollway by Case E-2-33 and Case No 87ED66

Commonly Known As: 4000 Lee Ave, Downers Grove, IL

Permanent Index Numbers (PIN): 09-06-105-013 and 09-06-107-009



together with any public streets or highway adjacent to or within the Territory that have not previously been annexed to any municipality to be annexed to and become a part of the Village of Downers Grove, Illinois.

- 4. A plat of annexation certified by a Registered Illinois Land Surveyor and including the Permanent Index Number(s) of the Territory has been or will be prepared and attached hereto as an exhibit.
- 5. That this annexation is contingent upon granting zoning as requested in the Petition herewith.

WHEREFORE, the Petitioners respectfully request that an ordinance be adopted by the Council of the Village of Downers Grove, Illinois, annexing the Territory to said Village and that all such other proceedings be had as are required by law to effect the annexation of the Territory to the Village of Downers Grove, Illinois.

Dated: June 27, 2018

Respectfully submitted,

Owners: OJEDA, Celestino and Sophia

Mailing Address: 4000 Lee Ave  
Downers Grove, IL 60515

Telephone Numbers: 708-259-1307  
630-816-1553

Subscribed and sworn to before me this 27<sup>th</sup> day of  
June, 2018

*Sophia Ojeda*  
Notary Public

NOTARIAL SEAL




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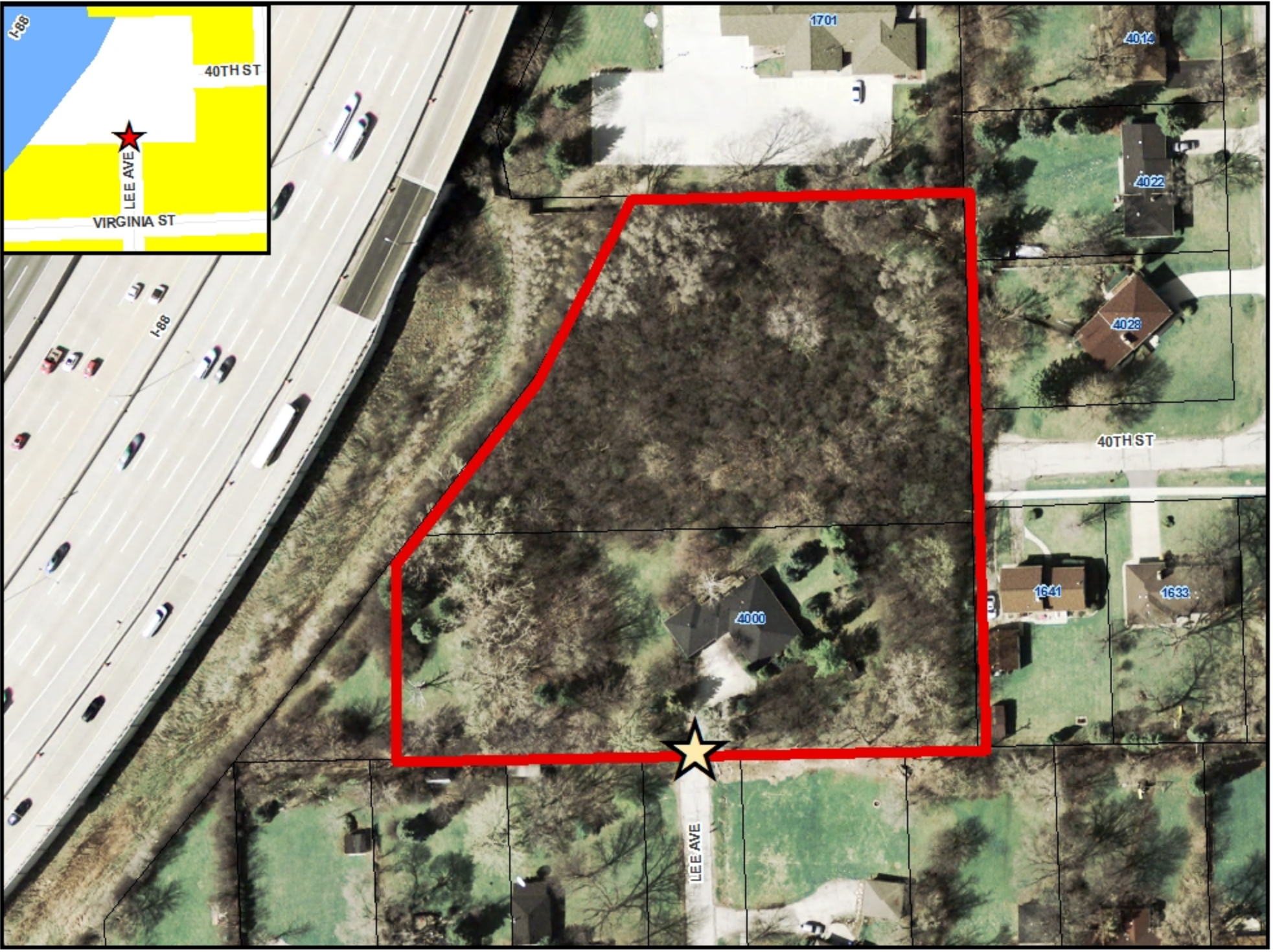
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Electors (if any)





0 50 100 200 Feet

4000 Lee - Location Map



6415 N. Caldwell Ave.  
Chicago, Il. 60648

# Plat of Survey by Central Survey LLC

Mees = 730.42' Rec = 725.0'

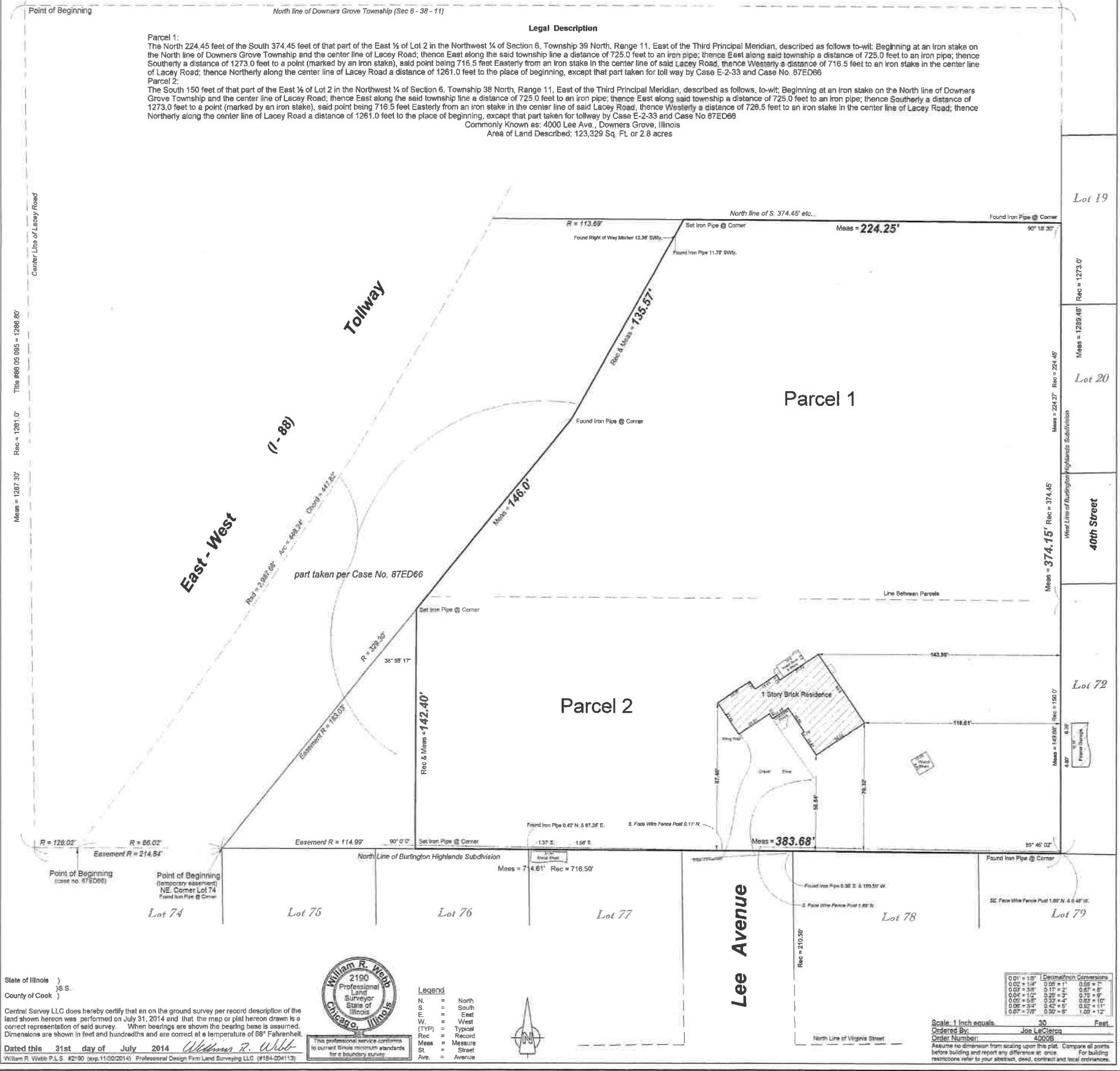
Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

Point of Beginning North line of Downers Grove Township (Sec 6 - 38 - 11)

### Legal Description

**Parcel 1:**  
The North 224.45 feet of the South 374.45 feet of that part of the East 1/4 of Lot 2 in the Northwest 1/4 of Section 6, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows to-wit: Beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 716.5 feet to an iron stake in the center line of Lacey Road; thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for toll way by Case E-2-33 and Case No. 87ED66

**Parcel 2:**  
The South 150 feet of that part of the East 1/4 of Lot 2 in the Northwest 1/4 of Section 6, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows, to-wit: Beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 728.5 feet to an iron stake in the center line of Lacey Road, thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for tollway by Case E-2-33 and Case No. 87ED66  
Commonly Known as: 4000 Lee Ave., Downers Grove, Illinois  
Area of Land Described: 123,329 Sq. Ft. or 2.8 acres



State of Illinois )  
                          ) S.S.  
County of Cook )

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on July 31, 2014 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 31st day of July 2014 *William R. Webb*  
William R. Webb P.L.S. #2190 (exp. 11/30/2014) Professional Design Firm Land Surveying LLC (F1584-004113)



**Legend**

N. = North  
S. = South  
E. = East  
W. = West  
(TYP) = Typical  
Rec = Record  
Mees = Measure  
St. = Street  
Ave. = Avenue



| Decimal      | Feet   | Decimal      | Feet   |
|--------------|--------|--------------|--------|
| 0.01' = 1"   | 1.00'  | 0.01' = 1"   | 1.00'  |
| 0.02' = 1/4" | 0.08'  | 0.02' = 1/4" | 0.08'  |
| 0.03' = 3/8" | 0.125' | 0.03' = 3/8" | 0.125' |
| 0.04' = 1/2" | 0.167' | 0.04' = 1/2" | 0.167' |
| 0.05' = 5/8" | 0.208' | 0.05' = 5/8" | 0.208' |
| 0.06' = 3/4" | 0.250' | 0.06' = 3/4" | 0.250' |
| 0.07' = 7/8" | 0.292' | 0.07' = 7/8" | 0.292' |

Scale: 1 inch equals 30 Feet  
Ordered By: Joe LeClair  
Order Number: 40008  
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.



6415 N. Caldwell Ave.  
Chicago, Il. 60646

# Plat of Annexation by Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

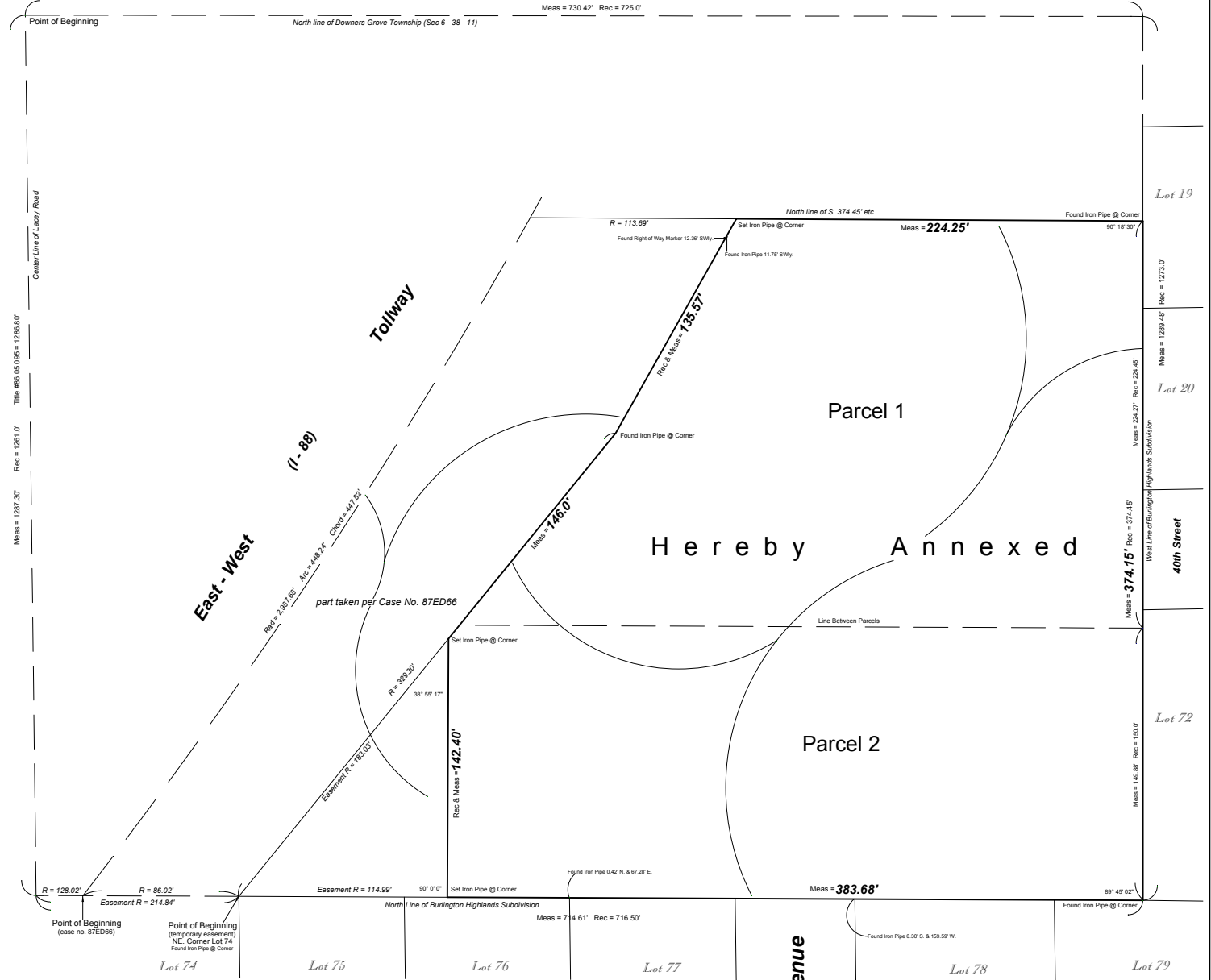
### PARCEL 1:

The North 224.45 feet of the South 374.45 feet of that part of the East 1/2 of Lot 2 in the Northwest 1/4 of Section 6, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows to-wit: beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 716.5 feet to an iron stake in the center line of Lacey Road; thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for toll way by Case E-2-33 and Case No. 87ED66

### PARCEL 2:

The South 150 feet of that part of the East 1/2 of Lot 2 in the Northwest 1/4 of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows, to-wit: Beginning at an iron stake on the North line of Downers Grove Township and the center line of Lacey Road; thence East along the said township line a distance of 725.0 feet to an iron pipe; thence East along said township a distance of 725.0 feet to an iron pipe; thence Southerly a distance of 1273.0 feet to a point (marked by an iron stake), said point being 716.5 feet Easterly from an iron stake in the center line of said Lacey Road, thence Westerly a distance of 726.5 feet to an iron stake in the center line of Lacey Road; thence Northerly along the center line of Lacey Road a distance of 1261.0 feet to the place of beginning, except that part taken for Tollway by Case E-2-33 and Case No 87ED66

Commonly Known as: 4000 Lee Ave., Downers Grove, Illinois  
Area of Land Described: 123,329 Sq. Ft. or 2.8 acres



## Hereby Annexed

### Cook County Recorder's Certificate

State of Illinois )  
County of DuPage ) S.S.  
This instrument Number \_\_\_\_\_ was filed for record in the Recorders Office of DuPage

County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2018 at \_\_\_\_ O'Clock \_\_ M

\_\_\_\_\_  
DuPage County Recorder

### Village Council Certificate

State of Illinois )  
County of DuPage ) S.S.  
The property shown on the above Plat of Annexation is identified as that unincorporated and made

a part of the Village of Downers Grove by Ordinance Number \_\_\_\_\_ and adopted by the Council of the Village of Downers Grove, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2018

Attest: \_\_\_\_\_ By: \_\_\_\_\_  
Village Clerk Mayor

Lee Avenue

Dated this 21st day of June 2018

*William R. Webb*  
William R. Webb P.L.S. #2190 (exp.11/30/2018) Professional Design Firm Land Surveying LLC (#184-004113)



- Legend**
- N. = North
  - S. = South
  - E. = East
  - W. = West
  - (TYP) = Typical
  - Rec = Record
  - Meas = Measure
  - St. = Street
  - Ave. = Avenue
- | 0.01" = 1/8" | Decimal/Inch Conversions |             |
|--------------|--------------------------|-------------|
| 0.02" = 1/4" | 0.08" = 1"               | 0.58" = 7"  |
| 0.03" = 3/8" | 0.17" = 2"               | 0.87" = 9"  |
| 0.04" = 1/2" | 0.25" = 3"               | 0.75" = 9"  |
| 0.05" = 5/8" | 0.33" = 4"               | 0.83" = 10" |
| 0.06" = 3/4" | 0.42" = 5"               | 0.92" = 11" |
| 0.07" = 7/8" | 0.50" = 6"               | 1.00" = 12" |

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.  
Scale: 1 inch equals 40 Feet.  
Ordered By: Celestino Oieda  
Order Number: 4000B



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

**AN ORDINANCE ANNEXING 4000 LEE 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 4000 Lee Avenue, as hereinafter described and hereafter referred to as the "Territory"; 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 have filed a petition for annexation; and

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:

**PARCEL 1:**

THE NORTH 224.45 FEET OF THE SOUTH 374.45 FEET OF THAT PART OF THE EAST ½ OF LOT 2 IN THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT AN IRON STAKE ON THE NORTH LINE OF DOWNERS GROVE TOWNSHIP AND THE CENTERLINE OF LACEY ROAD; THENCE EAST ALONG THE SAID TOWNSHIP LINE A DISTANCE OF 725.0 FEET TO AN IRON PIPE; THENCE EAST ALONG SAID TOWNSHIP A DISTANCE OF 725.0 FEET TO AN IRON PIPE; THENCE SOUTHERLY A DISTANCE OF 1273.0 FEET TO A POINT (MARKED BY AN IRON STAKE), SAID POINT BEING 716.5 FEET EASTERLY FROM AND IRON STAKE IN THE CENTER LINE OF SAID LACEY ROAD THENCE WESTERLY A DISTANCE OF 716.5 FEET TO AN IRON STATE IN THE CENTER LINE OF LACEY ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF LACEY ROAD A DISTANCE OF 1261.0 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART TAKEN FOR TOLL WAY BY CASE E-2-33 AND CASE NO. 87ED66.

**PARCEL 2:**

THE SOUTH 150 FEET OF THAT PART OF THE EAST ½ OF LOT 2 IN THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON STAKE ON THE NORTH LINE OF DOWNERS GROVE TOWNSHIP AND THE CENTER LINE OF LACEY ROAD; THENCE EAST ALONG THE SAID TOWNSHIP LINE A DISTANCE OF 725.0 FEET TO AN IRON PIPE; THENCE EAST ALONG SAID TOWNSHIP A DISTANCE OF 725.0 FEET TO AN IRON PIPE; THENCE SOUTHERLY A DISTANCE OF 1273.0 FEET TO A POINT (MARKED BY AN IRON STAKE), SAID POINT BEING 716.5 FEET EASTERLY FROM AN IRON STAKE IN THE CENTERLINE OF

SAID LACEY ROAD, THENCE WESTERLY A DISTANCE OF 726.5 FEET TO AN IRON STAKE IN THE CENTER LINE OF LACEY ROAD; THENCE NORTHERLY ALONG THE CENTER LINE LACEY ROAD A DISTANCE OF 1261.0 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART TAKEN FOR TOLLWAY BY CASE E-2-33 AND CASE NO 87ED66.

Commonly known as: 4000 Lee Avenue, Downers Grove, IL 60515  
PINs 09-06-105-013 and 09-06-107-009

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