

VILLAGE OF DOWNERS GROVE
Report for the Village
1/8/2019

SUBJECT:	SUBMITTED BY:
5614 Katrine Avenue - Voluntary Annexation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting annexation of the property at 5614 Katrine Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Staff finds that the proposed annexation with the default R-1, Residential Detached House 1 zoning is compatible with the Comprehensive Plan and surrounding zoning and land use classifications, and meets all standards for approval per the Boundaries and Annexation of Property to the Village of Downers Grove Policy (Resolution #1996-40).

BACKGROUND

The property at 5614 Katrine Avenue consists of one parcel (PIN 08-13-104-028) located in unincorporated DuPage County on the west side of Katrine Avenue, approximately 100 feet north of the intersection of Katrine Avenue and College Road. The property is contiguous with the Village of Downers Grove at the rear (west) and the side (south) and is located within the Village's planning boundary. The 30,000-square-foot property is currently vacant, as a single-family home was demolished in 2017.

The owner has petitioned the Village to annex into the municipal limits and to extend water service to the subject property. The plat of annexation has been prepared and all necessary fees have been paid including five (5) years of Fire Protection District taxes. The proper notices were sent to the Lisle Township and the Darien-Woodridge Fire Protection District on December 20, 2018.

The petitioner is proposing to construct a new single family home on the vacant lot that is accessible by Katrine Avenue. The portion of the Katrine Avenue roadway adjacent to the property will also be annexed into the Village, as it is currently under the jurisdiction of DuPage County.

Compliance with the Zoning Ordinance

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. The proposed single-family use is permitted in the R-1 zoning district. The property meets the minimum lot area and lot width dimensions of the R-1 zoning district.

The default R-1, Residential Detached House 1, zoning classification is appropriate for this property, and the petitioner's new single family permit is currently under review and will meet 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.

ATTACHMENTS

Annexation Ordinance

Aerial Map

Annexation Petition

ORDINANCE NO. _____**AN ORDINANCE ANNEXING 5614 KATRINE 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 5614 Katrine 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:

LOT 20 IN BLOCK 3 IN ARTHUR T. McINTOSH & CO'S SCENIC VIEWS SUBDIVISION
IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE WEST HALF OF THE
NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 9, 1925 AS DOCUMENT 190961, IN DUPAGE COUNTY, ILLNIOIS.

Commonly known as: 5614 Katrine Avenue, Downers Grove, IL 60515
PIN: 08-13-104-028

SECTION 2. This annexation is subject to the following condition:

1. The petitioner shall make payments of five (5) years of Fire Protection District taxes for the subject property located at 5614 Katrine Avenue in the total amount of \$932.61.

SECTION 3. 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 4. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

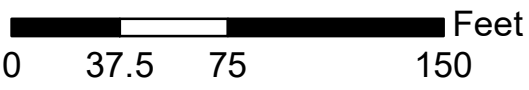
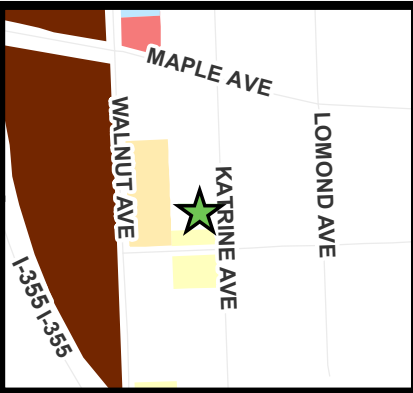
Mayor

Passed:

Published:

Attest: _____
Village Clerk

1/mw\ord.19\5614-Katrine-Anx



5614 Katrine Ave.- Location Map





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. 18-PL-0038

Date Filed 12/12/18

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 Daniel Andersen Daytime Phone 708-261-2665

Mailing Address 12633 Brighton Dr. Lemont, IL 60439

E-Mail Address Dan Andersen 702@aol.com

2. Owner(s) of Record Daniel Andersen Daytime Phone 708-261-2665

Mailing Address 12633 Brighton Dr. Lemont, IL 60439

Owner(s) of Record _____ Daytime Phone _____

Mailing Address _____

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


4. Address/Location of Subject Property 5614 Katrine Ave. Downers Grove, IL 60516

5. Property Index Number(s) of Subject Property 08-13-104-028

6. Present Zoning Classification _____

7. Describe the relief requested _____

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.


Applicant Signature

12/12-18
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.

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) (PIN) of the Territory has been or will be prepared and attached hereto as an exhibit.

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: 12/12/18

Respectfully Submitted,

Owners: Daniel Andersen
[Signature]

Mailing Address: 12633 Brighton Dr
Lemont, IL 60439

Telephone Numbers: 708-261-2665

Subscribed and sworn to before me

This 12 day of DECEMBER
2018.

[Signature]
Notary Public



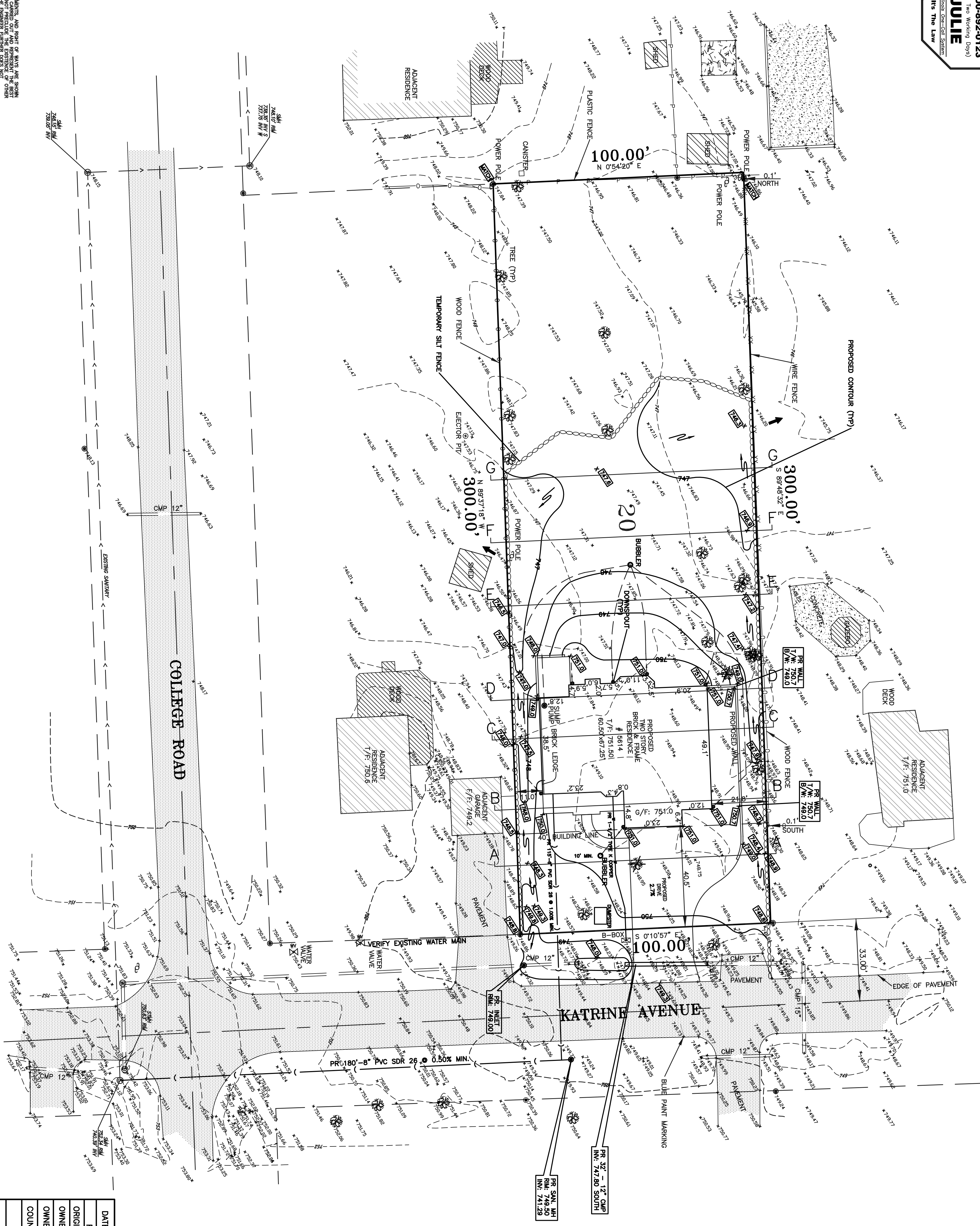
NOTARY SEAL

Electors (if any)

TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

LOT 20 IN BLOCK 3 IN ARTHUR T. MANTOSH & CO'S SCENIC VIEWS SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO THE PLANNED RECORD RECORDED APRIL 9, 1925 AS DOCUMENT 193931, IN 09TH RANGE COUNTY, ILLINOIS

BEFORE YOU DIG!
C A L L
1-800-892-0123
(After Two Working Days)
JULIE
THE ILLINOIS ONE-CALL SYSTEM
It's The Law



MERIDIOUS AREA	
ORIGINAL MERIDIOUS (SURVEY DATED 8/28/15)	3,182 SF
PROPOSED BUILDING CONCRETE	2,771 SF
CONCRETE	1,163 SF
TOTAL:	3,934 SF
MERIDIOUS AREA	
PROPOSED BUILDING	3,295 SF
DRIVEWAY	3,602 SF
WALK	97 SF
PATIO	201 SF
TOTAL:	7,446 SF

COMMON ADDRESS: 5614 KATRINE AVENUE
 DOWNERS GROVE
 PIN: 08-13-104-028
 AREA: 30,000 SF



SCALE: 1" = 20'



ENGINEERED BY:
KDC CONSULTANTS, INC.
 WWW.KDCCONSULTANTSINC.COM
 16144 S. BELL ROAD
 HUNTER GLEN, ILLINOIS 60491
 (708) 945-0545 FAX: 945-0546

PREPARED FOR:
DAN ANDERSEN
SITE PLAN

DATE	REVISION
NOVEMBER 28, 2018	ORIGINAL
07/26/18	OWNER COMMENTS
09/24/18	OWNER COMMENTS
10/29/18	OWNER COMMENTS
11/28/18	COUNTY COMMENTS

PROJECT 18-06-020

THE LOCATION OF EXISTING UTILITIES, EXISTENTS, AND POINT OF MATHS ARE SHOWN ON THESE PLANS ACCORDING TO SURVEYS OBTAINED BY AND REPRESENT THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND EXISTENTS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SOON AFTER ANY DISCOVERY OF UTILITIES OR EXISTENTS NOT SHOWN ON THESE PLANS.

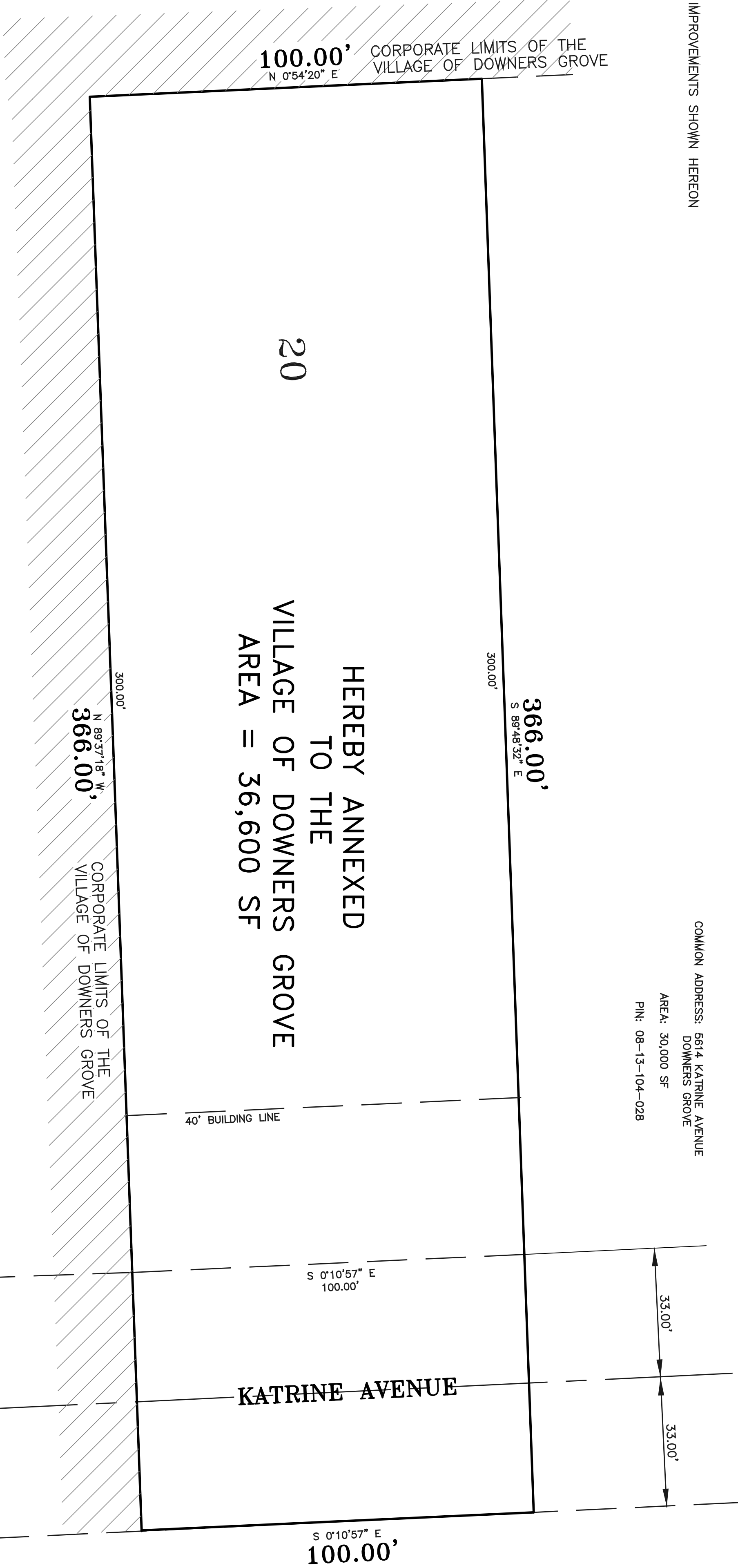
PLAT OF ANNEXATION

LEGAL DESCRIPTION
LOT 20 IN BLOCK 3 IN ARTHUR T. MANTOSH & COS. SCENIC VIEWS SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190961, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 6814 KATRINE AVENUE
DOWNERS GROVE

AREA: 30,000 SF
PIN: 08-13-104-028

NOTE: NO IMPROVEMENTS SHOWN HEREON



20
HEREBY ANNEXED
TO THE
VILLAGE OF DOWNERS GROVE
AREA = 36,600 SF

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 NO. _____ ADOPTED BY THE COUNCIL OF SAID VILLAGE ON THE _____ DAY OF _____ A.D. 20__.

MAYOR

VILLAGE CLERK

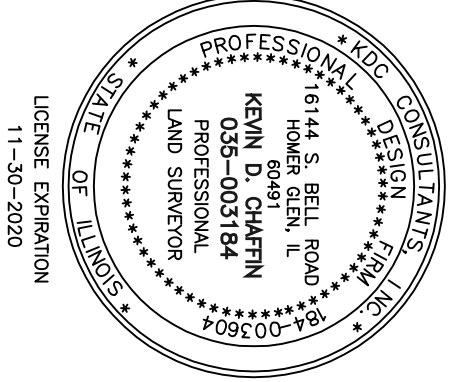
DUPAGE COUNTY RECORDER

THIS PLAT WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. 20__, AT _____ O'CLOCK _____ M., AS DOCUMENT NO. _____

RECORDER OF DEEDS

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, KEVIN D CHAFFIN, ILLINOIS REGISTERED LAND SURVEYOR No. 3184, EXPIRING NOVEMBER 30, 2020, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
GIVEN UNDER MY HAND AND SEAL THIS 10TH, DAY OF DECEMBER, 2018.



SCALE: 1" = 20'

COLLEGE ROAD

KATRINE AVENUE

PREPARED BY:

KDC CONSULTANTS INC.

WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 FAX: 645-0546
SURVEY No. 18-06-020-ANNEX

REVISED: DECEMBER 21, 2018
DATED: DECEMBER 10, 2018