

VILLAGE OF DOWNERS GROVE
Report for the Village
3/19/2019

SUBJECT:	SUBMITTED BY:
6120 Springside Avenue - Voluntary Annexation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting annexation of the property at 6120 Springside Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 9, 2019 Active Agenda. Staff finds that the proposed annexation with the default R-1, Residential Detached House 1 Zoning District 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

Background

The property at 6120 Springside Avenue consists of one parcel (PIN 09-18-308-015) located in unincorporated DuPage County on the west side of Springside Avenue, approximately 600 feet north of the intersection of Springside Avenue and 63rd Street. The property is contiguous with the Village of Downers Grove at the rear (west), the side (south), and the front (east) and is located within the Village's planning boundary. The 20,020 square-foot property is currently occupied by a single-family home, which will remain on the property after annexation.

The property owner has petitioned the Village to annex into the municipal limits. 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 Downers Grove Township and the Darien-Woodridge Fire District on March 5, 2019.

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 as provided in the Village of Downers Grove Zoning Ordinance.

Compliance with the Comprehensive Plan

The annexation is consistent with the Comprehensive Plan, identifying the property as part of the modified grid 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 6120 SPRINGSIDE 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 6120 Springside 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:

THE NORTH 100 FEET OF THE NORTH 400 FEET OF LOT 31 IN ARTHUR T. MCINTOSH AND COMPANY'S DUNHAM STREET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172338 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 11, 1924 AS DOCUMENT 174154, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 6120 Springside Avenue, Downers Grove, IL 60516
PIN: 09-18-308-015

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.

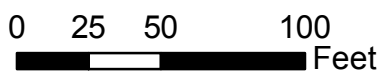
SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



6120 Springside Ave Location Map



19 PLC 0004



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 (\$462)
- Zoning Map Amendment/Re-Zoning (\$554)
- Special Use (\$554 Residential, \$1,078 Non-residential)
- Special Use – minor amendment (\$232)
 - Variation in Conjunction with Special Use (\$462 Residential, \$554 Non-residential)
- Planned Unit Development/Planned Unit Development Amendment (\$1,846)
- Planned Unit Development Site Plan Approval (\$232)
- Plat of Subdivision (\$870, \$232 if Preliminary Plat approved and valid)
 - With Exception(s) (\$117 per exception, not to exceed \$585)
- Lot Consolidation/Reconfiguration (\$232 – Administrative)
- Lot Consolidation (\$495 – Plan Commission/Village Council Review)
 - With Exception(s) (\$117 per exception, not to exceed \$585)
- Right-of-Way Vacation of Street or Alley (\$300)
- Appeal from Administrative Decision (\$554)

RECEIVED

FEB 21 2019

1. Applicant JUSTIN GRIMM Daytime Phone 847-962-3725

Mailing Address 6120 Springside Ave, DG, 60516

E-Mail Address justinrgrimm@gmail.com

2. Owner(s) of Record Justin + Dawn Grimm Daytime Phone _____

Mailing Address _____

Owner(s) of Record SAME 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 6120 Springside Ave 60516

5. Property Index Number(s) of Subject Property 09-18-308-015

6. Present Zoning Classification Residential

7. Describe the relief requested Annexation of property into village of 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.


Applicant Signature

2/14/19
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.

PAID

FEB 21 2019



\$410 Processing Fee
Property Address:

PETITION FOR ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS

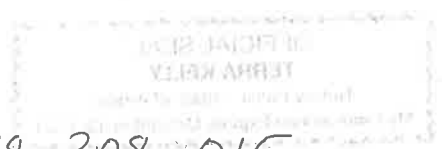
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

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(s) 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 Petitioner request that the Territory, more particularly described as follows to-wit:

THE NORTH 100 FEET OF THE NORTH 400 FEET OF LOT 31 IN ARTHUR T. MCINTOSH AND COMPANY'S DUNHAM STREET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172338 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 11, 1924 AS DOCUMENT 174154, IN DUPAGE COUNTY, ILLINOIS.



Permanent Index Number(s) (PIN): 09-18-308-015

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: _____

Respectfully Submitted,

Owners: Justin Grimm
Dawn Grimm

Mailing Address: 6120 Springside Ave
Downers Grove, IL 60516

Telephone Numbers: 847-962-3725 (Justin)
708-717-3890 (Dawn)

Subscribed and sworn to before me

This 18th day of January
2019.

[Signature]
 Notary Public

NOTARY SEAL



[Signature]
Dawn Grimm

Electors (if any)



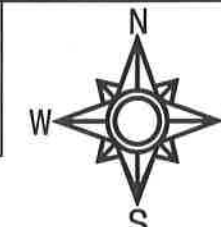
REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT
ROMEDEVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM



BASIS OF BEARING:

WEST LINE OF SPRINGSIDE AVENUE AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT N 00°00'00"E(A).

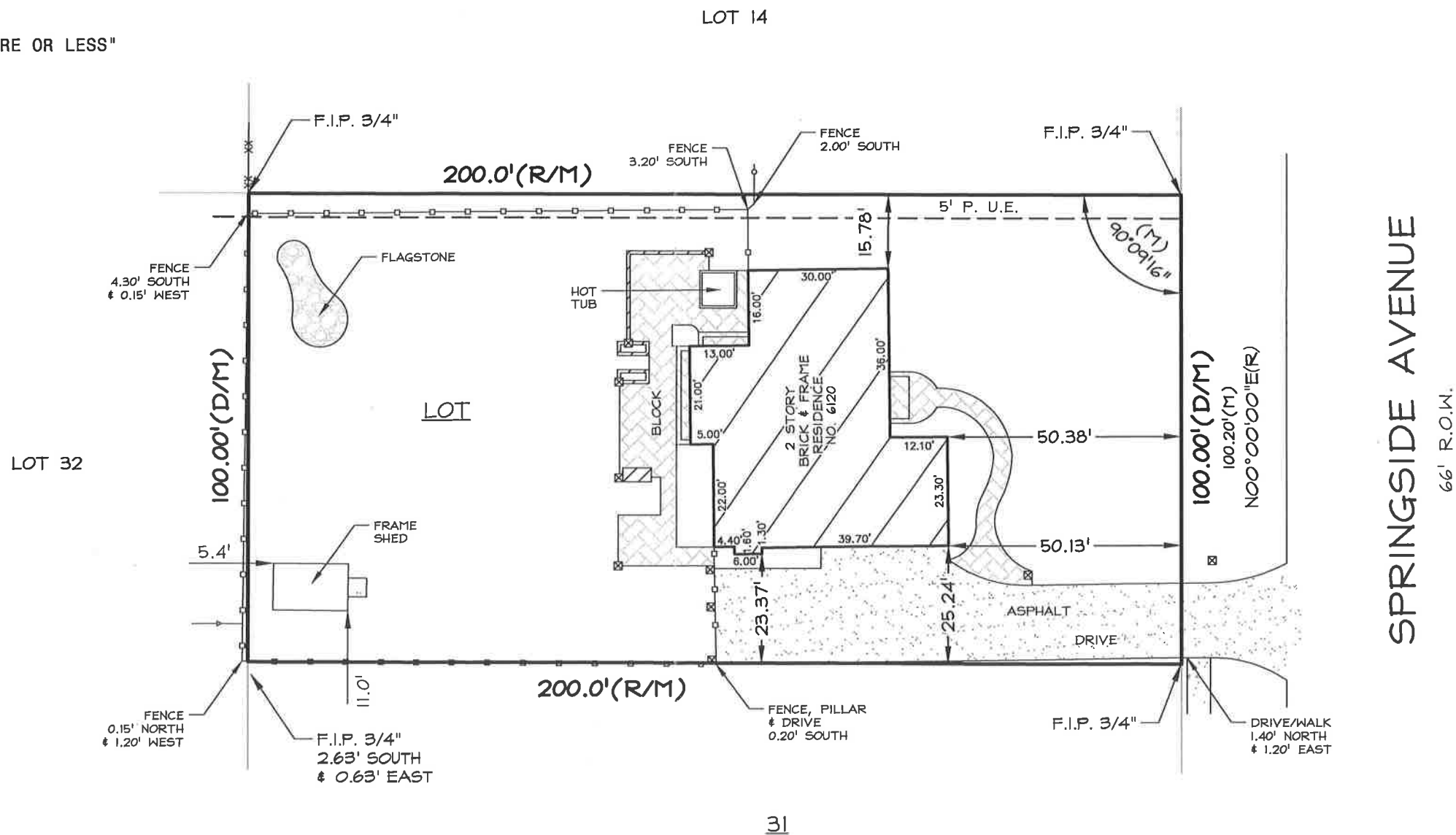


SCALE: 1"=30'

THE NORTH 100 FEET OF THE NORTH 400 FEET OF LOT 31 IN ARTHUR T. MCINTOSH AND COMPANY'S DUNHAM STREET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172338 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 11, 1924 AS DOCUMENT 174154, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 20,020sq. FT. 0.460 ACRES MORE OR LESS"



STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 19TH DAY OF JUNE, A.D., 2018, AT ROMEDEVILLE, ILLINOIS.

Mark A. Lindstrom

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT SHOVER & MEYERS
JOB NO. 31593-18
FIELDWORK DATE. 06-16-18

LEGEND		
(R) = RECORD	(NW) = NORTHWESTERLY	-x-x-x-x- = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	-xx-xx-xx-xx- = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	-o-o-o-o- = SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	-o-o-o-o- = WOOD FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	-o-o-o-o- = METAL FENCE
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	B.S.L. = BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD	



LICENSE EXPIRES ON NOVEMBER 30, 2018

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •



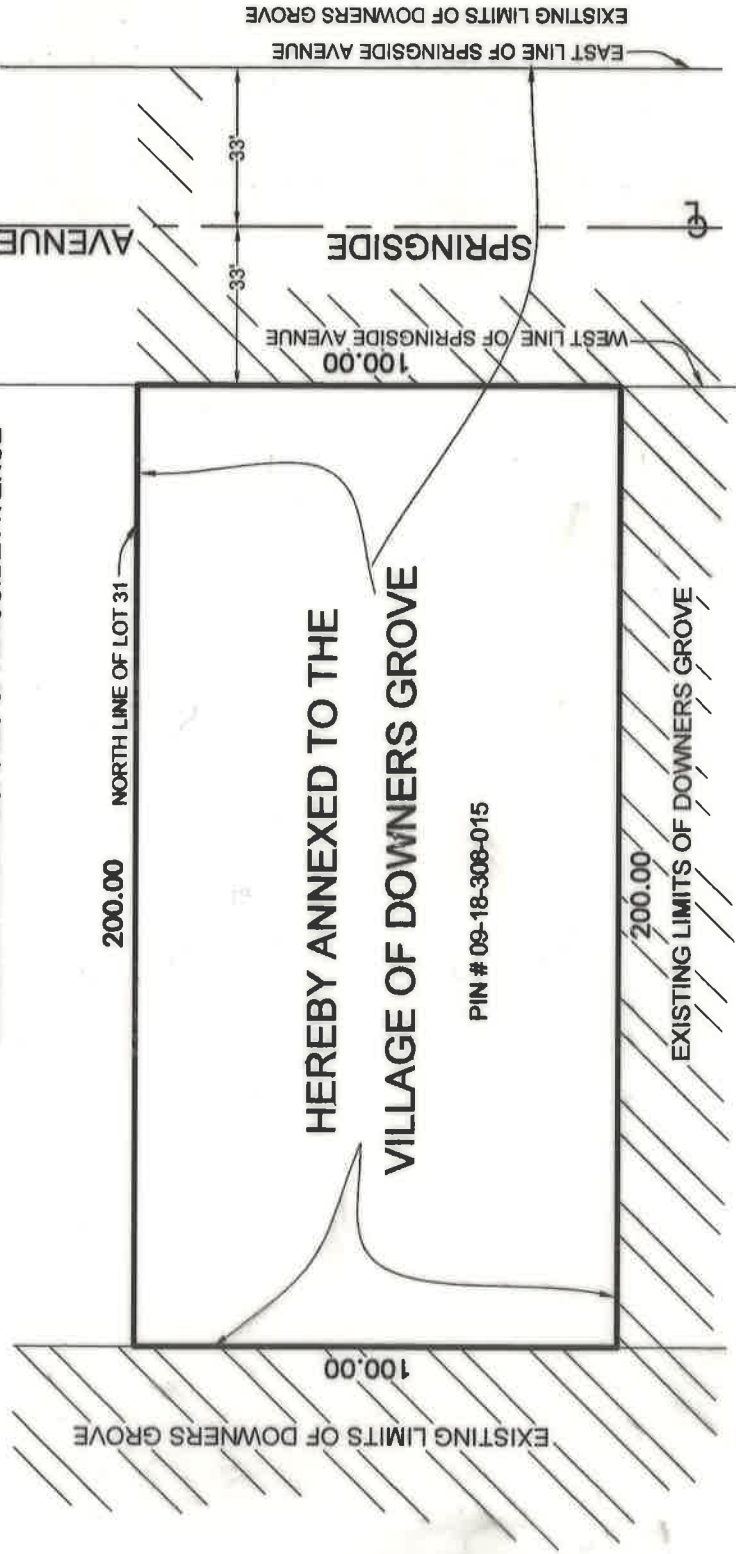
SCHOMIG LAND SURVEYORS, LTD. PLAT OF ANNEXATION

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

THE NORTH 100 FEET OF LOT 31 IN ARTHUR T. MC INTOSH AND COMPANY'S DUNHAM STREET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172338 AND CERTIFICATE OF CORRECTION FILED FEBRUARY 11, 1924, AS DOCUMENT 174154, IN DUPAGE COUNTY, ILLINOIS.

THE PROPERTY ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY ROAD AND SHALL INCLUDED ALL OF EVERY ROAD OR HIGHWAY THEREOF.

COMMON ADDRESS: 6120 SPRINGSIDE AVENUE



SCALE: 1" = 40'

PIN # 09-18-308-015

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss.

WE, DAWN GRIMM AND JUSTIN GRIMM, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND WE HAVE CAUSED THE SAME TO BE ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER: _____ DAWN GRIMM

OWNER: _____ JUSTIN GRIMM

OWNERS NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, _____ A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DAWN GRIMM AND JUSTIN GRIMM, ARE PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING ANNEXATION, DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED AND THAT AS SUCH OWNERS, THEY HAVE CAUSED SAID PROPERTY TO BE ANNEXED, AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AFORESAID.

GIVEN UNDER MY HAND AND NOTARY SEAL:

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MAYOR AND VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss.

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 _____

THIS _____ DAY OF _____ A.D. 20____

BY: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON

THE _____ DAY OF _____ A.D. 20____

AT: _____ O'CLOCK _____ M.

AS DOCUMENT NUMBER: _____

BY: _____ RECORDER OF DEEDS

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, RUSSELL W. SCHOMIG AN ILLINOIS LAND SURVEYOR, (#035-002446 EXPIRING 11-30-2020.) HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE.

GIVEN UNDER MY HAND AND SEAL: JANUARY 15TH, 2019.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



ORDERED BY: JUSTIN GRIMM

PLAT NUMBER: 042844

LICENSE EXPIRATION 11-30-2020