



Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	4533 Highland Avenue – Abrogation
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis.

A resolution has been prepared that will authorize the abrogation of a public utility easement for 4533 Highland Avenue.

Strategic Plan Alignment.

The goals for 2025-2027 Strategic Plan include *Top Quality Infrastructure*.

Fiscal Impact.

N/A

Recommendation.

Approval on the June 2, 2026 consent agenda.

Background.

The subject property is located on approximately 0.45 acres of land directly northeast of the intersection of Highland Avenue and Lincoln Street. The property includes two lots of record (Lot 11 and 12) and parts of two lots of record (Lot 9 and 10) from the original 1924 subdivision (R1924-178839). The existing ten-foot utility

easement runs north-south between the easternmost portion of Lot 9 and 10 and the westernmost portion of Lot 11 and 12. The property owner is requesting an abrogation of these public utility easements, in order to allow the consolidation of part of Lot 10 and Lot 11 and part of Lot 9 and Lot 12 into two new lots of record. This would allow the construction of a single-family home on each new lot of record. The abrogation removes the original ten-foot public utility easement which would be running through the eastern half of the new lots of record. It has been deemed that the existing easements are no longer necessary based on input from utility companies and the Public Works Department.

The Village has determined that the abrogation of the existing easements will not adversely affect the Village and the new easements as shown on the plat will be sufficient.

Attachments.

Location Map

Resolution

Plat of Abrogation

Resolution No.

A Resolution Abrogating a Public Easement for 4533 Highland Avenue

WHEREAS, the property owner of 4533 Highland Avenue (“the Property”) is requesting abrogation of a certain public easement that is no longer necessary due to proposed lot consolidations and construction of two single-family residences; and

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to abrogate this public easement on the Property; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that there is no evidence of any Village use of this public easement; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the abrogation of said public easements; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a ten foot (10’) public easement located between four lots dedicated via the Plat of Subdivision recorded as document number R1924-178839 is hereby abrogated and closed as specifically depicted and marked on the Plat of Abrogation attached hereto as Exhibit A and described as follows:

The east five feet of lots 11 and 12, along with the west five feet of lots 9 and 10 in Block 4 in Orchard Hill Subdivision, being a subdivision in the southwest quarter of Section 5 and in the northwest quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Orchard Hill Subdivision, Recorded June 11, 1924, as Document 178839, in DuPage County, Illinois.

OF THE FOLLOWING DESCRIBED PROPERTY:

Lots 11 and 12 and the westerly 32.0 feet of lots 9 and 10 in Block 4 in Orchard Hill subdivision, being a resubdivision of blocks 9 and 10 and the north 123.3 feet of lots 1 and 4 of block 7 in Richmond and Whitney's addition to the Town of Downers Grove,

being a subdivision in the southwest quarter of Section 5 and in the northwest quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Orchard Hill subdivision, recorded June 11, 1924, as document 178839, in DuPage County, Illinois.

PROPERTY ADDRESS: 4533 Highland Avenue, Downers Grove, IL 60515

PIN 09-05-316-021

and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such abrogation.

SECTION 3. That the Village of Downers Grove hereby approves the Plat of Abrogation for the property located at 4533 Highland Avenue.

SECTION 4. That a certified copy of this resolution shall be filed for record in the Office of the Recorder of Deeds, DuPage County, Illinois.

SECTION 5. That all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk

