

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 11, 2013 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Zoning Ordinance Map Amendment - 4249 Highland Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

An ordinance has been prepared to permit a zoning ordinance map amendment to rezone the property at 4249 Highland Avenue from R-4 Single Family Residence to B-3 General Services and Highway Business.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**

This item was discussed at the June 4, 2013 Village Council meeting. Staff recommends approval on the June 11, 2013 Active Agenda.

**BACKGROUND**

The petitioner is requesting approval of a zoning ordinance map amendment to rezone 4249 Highland Avenue from R-4 Single Family Residential to B-3 General Services and Highway Business. The property is currently a commercial parking lot that provides required parking for the commercial occupants of 946 Ogden Avenue. The parking lot was approved via a Conditional Use on June 6, 1969 and has been used as a commercial parking lot since that time.

The petitioner is requesting a rezoning to more adequately align the existing parking lot use with an appropriate zoning classification. The rezoning petition is also a requirement of the recently approved special use permitting an automobile laundry at this location. At this time, the petitioner has no plans to modify the parking lot use and could not propose a more intense use of the subject site unless additional parking was provided on the 946 Ogden Avenue property.

When the Conditional Use was approved in 1969, Highland Avenue was a thru street. In 1999, the Walgreen's at 1000 Ogden Avenue was developed and Highland Avenue was closed to thru traffic via a permanent barrier of curbing, fencing and landscaping directly in front of the subject site. The barrier split the residential and commercial uses on Highland Avenue. The subject site is on the commercial side of Highland Avenue and is not suitable for residential development.

The proposal is consistent with the Comprehensive Plan which has a goal of increasing commercial depth along Ogden Avenue. The proposed rezoning will expand the commercial depth of Ogden Avenue. Additionally, the plan designates the subject site as Corridor Commercial. The existing parking lot is consistent with the Corridor Commercial designation and will provide parking for those businesses which serve the daily needs of local residents and provide commercial services to the larger region.

The Plan Commission considered the petition at its May 6, 2013 meeting. At the Plan Commission meeting, public comment was offered concerning the possible expansion of commercial zoning into the residential neighborhood north of the subject property. The Comprehensive Plan recognizes that properties farther north of the subject site should remain residential.

The Plan Commission found that the requested zoning ordinance map amendment is compatible with the Comprehensive Plan. The Plan Commission also found that the request met the standards in Section 28.1702 of the Zoning Ordinance for approval of an amendment to the zoning ordinance map. Based on their findings, the Plan Commission unanimously recommended approval of the rezoning request. Staff concurs with the Plan Commission recommendation.

#### **ATTACHMENTS**

Aerial Map

Ordinance

Staff Report with attachments dated May 6, 2013

Draft Minutes of the Plan Commission Hearing dated May 6, 2013



**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 4249 HIGHLAND AVENUE**

WHEREAS, the real estate located on the east side of Highland Avenue approximately 135 feet north of Ogden Avenue, hereinafter described has been classified as "R-4 Single-Family Residence" 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, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on May 6, 2013 and has made its findings and recommendations respecting said requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan 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 Services and Highway Business District" the zoning classification of the following described real estate, to wit:

Lot 26 in Block 10 in Lyman Park being a subdivision of part of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 15, 1926 as Document No. 213564 in DuPage County, Illinois.

(Commonly known as 4249 Highland Avenue; PIN 09-05-118-012)

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

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. The Village reserves the right to re-open its review process upon receipt of such information; and

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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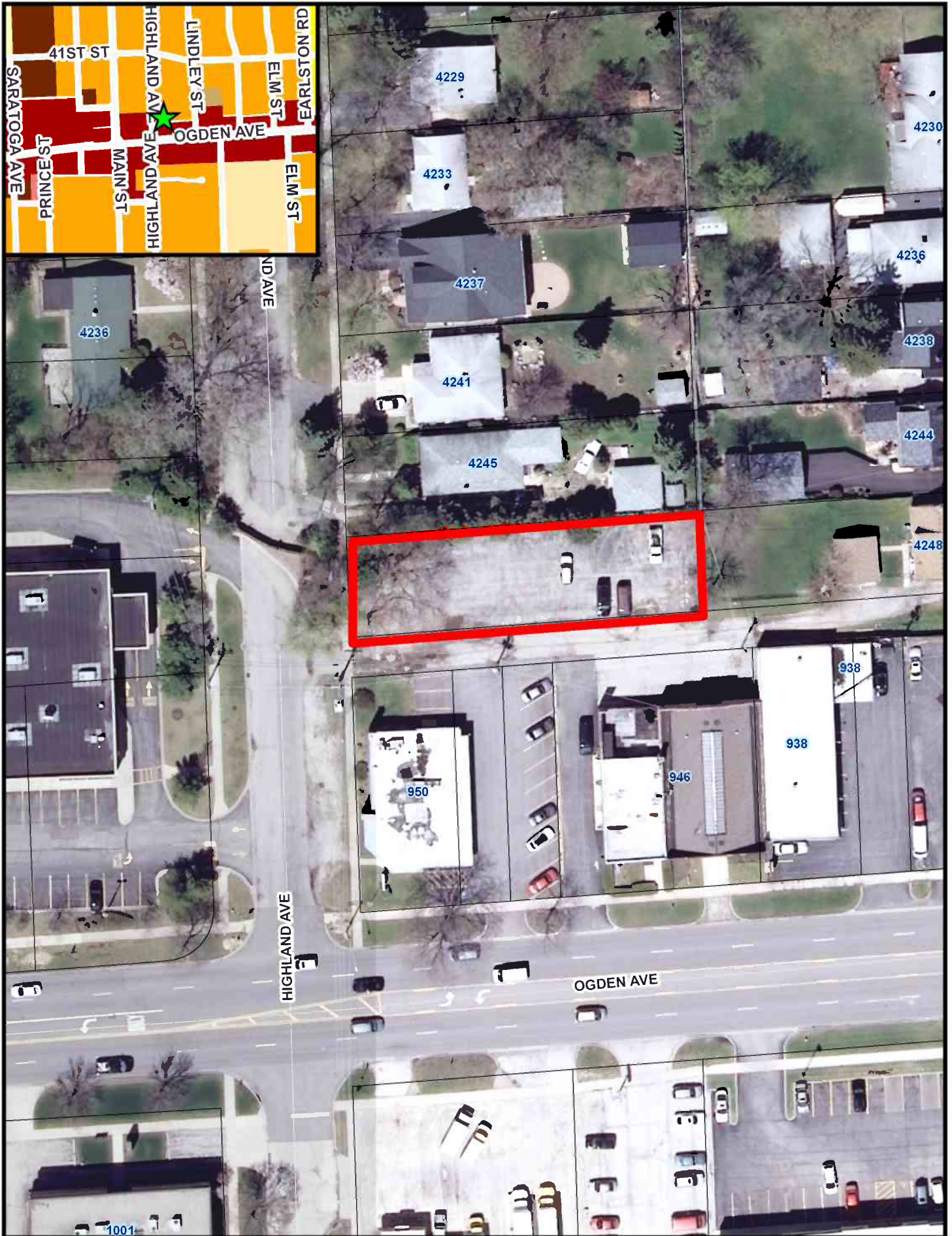
Mayor

Passed:

Published:

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

Village Clerk



0 25 50 75 100 Feet

**4249 Highland Avenue Location Map**





**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MAY 6, 2012 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PC-14-13 4249 Highland Avenue	Zoning Ordinance Map Amendment	Stan Popovich, AICP Planner

**REQUEST**

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-4, Single Family Residential to B-3, General Services and Highway Business.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER:** The Chicago Trust Co. N.A. TR#BEV-3311  
10258 S. Western Avenue  
Chicago, IL 60643

**APPLICANT:** Ogden Industries, LLC  
946 Ogden Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Single Family Residential  
**EXISTING LAND USE:** Commercial Parking Lot  
**PROPERTY SIZE:** 8,750 square feet (0.20 acres)  
**PINS:** 09-05-118-012

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Single Family Residential	Single Family Residential
<b>SOUTH:</b>	B-3, General Services & Highway Business	Corridor Commercial
<b>EAST:</b>	R-4, Single Family Residential	Corridor Commercial
<b>WEST:</b>	B-3, General Services & Highway Business	Corridor Commercial

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Zoning Map and Ordinance
3. Proposal Narrative
4. Plat of Survey

### **PROJECT DESCRIPTION**

The 50-foot wide by 175-foot deep property, commonly known as 4249 Highland Avenue, is located on the east side of Highland Avenue approximately 135 feet north of Ogden Avenue. The property is zoned R-4, Single Family Residential and is currently improved with a commercial parking lot that services the commercial uses at 946 Ogden Avenue. The subject site and 946 Ogden Avenue are under common ownership. The parking lot was approved as a Conditional Use (known today as a Special Use) by the Village on June 6, 1969 to provide parking for 946 Ogden Avenue.

The petitioner is requesting a zoning ordinance map amendment to rezone the property from R-4, Single Family Residential to B-3, General Services and Highway Business. The petitioner is requesting the rezoning to more adequately align the existing parking lot use with an appropriate zoning classification. At this time, the petitioner has no plans to modify the parking lot use and could not propose a more intense use of the subject site unless additional parking was provided on the 946 Ogden Avenue property.

The surrounding area is a mix of residential and commercial zoning. The properties immediately north and east of the subject site are zoned R-4, Single Family Residential while the properties immediately south and west of the subject site are zoned B-3, General Services & Highway Business. The depth of the B-3 zoning along the north side of Ogden Avenue varies from 135 feet at the subject site to 250 feet to the east of Lindley Street and 250 feet to the west of Highland Avenue.

When the Conditional Use was granted in 1969, Highland Avenue was a thru street from Ogden Avenue to 41<sup>st</sup> Street. In 1999, the Walgreen's at 1000 Ogden Avenue was developed and Highland Avenue was closed to thru traffic through the removal of a portion of Highland Avenue and the installation of a permanent barrier that stretches across Highland Avenue at the subject site. The barrier includes curbing, landscaping and fencing. The permanent barrier has in essence created a demarcation between residential uses on Highland Avenue and commercial uses on Highland Avenue. The only access to the subject site is from the public alley which is on the commercial side of Highland Avenue. The subject property is not suitable for a residential development. As such, a rezoning to B-3, General Services and Highway Business is appropriate.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The proposed rezoning is consistent with the Comprehensive Plan. The Comprehensive Plan has a goal of increasing the depth of commercial properties along Ogden Avenue. The rezoning of this parcel would expand the depth of the commercial corridor along Ogden Avenue. Additionally, the rezoning would assist in the future redevelopment potential for the adjacent Ogden Avenue properties.

The property is designated as Corridor Commercial in the Comprehensive Plan. Corridor Commercial uses include a blend of commercial retail, office, regional commercial retail, service and multi-family uses. The parking lot is a necessary accessory use to the primary commercial use at 946 Ogden Avenue and is consistent with the Corridor Commercial designation. The proposed rezoning is consistent with the Comprehensive Plan.

### **COMPLIANCE WITH THE ZONING ORDINANCE**

The property is zoned R-4, Single Family Residential. The parking lot was approved as a Conditional Use in 1969. The petitioner is proposing to rezone the property to B-3, General Services and Highway Business to better align the parcel with its current commercial use. The petitioner is proposing to



undertake some minor improvements to the parking lot but is not proposing any comprehensive redevelopments to the site at this time.

The existing site conditions and bulk requirements of both the R-4 and B-3 zoning classification are compared in the table below:

<b>4249 Highland Avenue</b>	<b>Existing Site Conditions</b>	<b>R-4 District Bulk Requirements</b>	<b>B-3 District Bulk Requirements</b>
Lot Area	8,750 square feet (existing, no change)	7,500 square feet	10,500 square feet
Lot Width	50 feet (existing, no change)	50 feet	75 feet
Front Yard Setback	30 feet (existing, no change)	25 feet	25 feet
Side Yard Setback	4.5 feet (existing, no change)	5 feet	5 feet
Rear Setback	2.5 feet (existing, no change)	20 feet	20 feet

The proposed B-3, General Services and Highway Business zoning classification is appropriate for this property and is consistent with the zoning classifications in the area.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. At this time, no public comment has been received by staff.

**FINDINGS OF FACT**

***Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance***

*Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:*

**(1) *The existing uses and zoning of nearby property.***

The subject site has been used as a commercial parking lot since a Conditional Use was approved by the Village in 1969. The parking lot serves the commercial uses located at the adjacent 946 Ogden Avenue property. The properties to the north and east of the subject site are zoned R-4, Single Family Residential while the properties to the south and west are zoned B-3, General Services and Highway Business. The existing use has been a commercial use in a residential zoning district for over 40 years. This standard has been met.

**(2) *The extent to which the particular zoning restrictions affect property values.***

The proposed rezoning will not negatively affect property values. The subject site has continually been used as a commercial parking lot for over 40 years without any negative impact on adjacent property values. The rezoning of the subject site will not change the existing parking lot use and will not affect property values. This standard has been met.

**(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.***

The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. The subject property has been used as a commercial parking lot since 1969. Staff believes this standard has been met.

**(4) *The suitability of the subject property for the zoned purposes.***

The property is currently zoned single family residential and has been used as a commercial parking lot for over 40 years. Although residentially zoned, the property is a commercial parking lot and is not suitable for residential development. The closing of Highland Avenue to thru traffic in 1999, essentially split this parcel from the residential parcels to the north as the only access to this site is via the commercial side of Highland Avenue. The subject site is suitable for commercial development. This standard has been met.

**(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***

The property has been used as a commercial parking lot since 1969. The parking lot serves the commercial uses at 946 Ogden Avenue. The rezoning will allow the subject property to be consistent with the B-3 zoning that is already prevalent along Ogden Avenue and meet a goal of the Comprehensive Plan to expand the commercial depth along Ogden Avenue. The B-3 zoning is more appropriate for a commercial parking lot. This standard has been met.

**(6) *The value to the community of the proposed use.***

The Comprehensive Plan has a goal of increasing the depth of commercial properties along Ogden Avenue. The rezoning of this parcel would meet this goal. The rezoning of this parcel would also facilitate any future comprehensive redevelopment of the adjacent B-3 zoned parcels to the south. This standard has been met.

**(7) *The standard of care with which the community has undertaken to plan its land use development.***

The Village has carefully planned its land use development as evidenced by the recent adoption of the Comprehensive Plan. Staff believes this standard has been met.

## **RECOMMENDATIONS**

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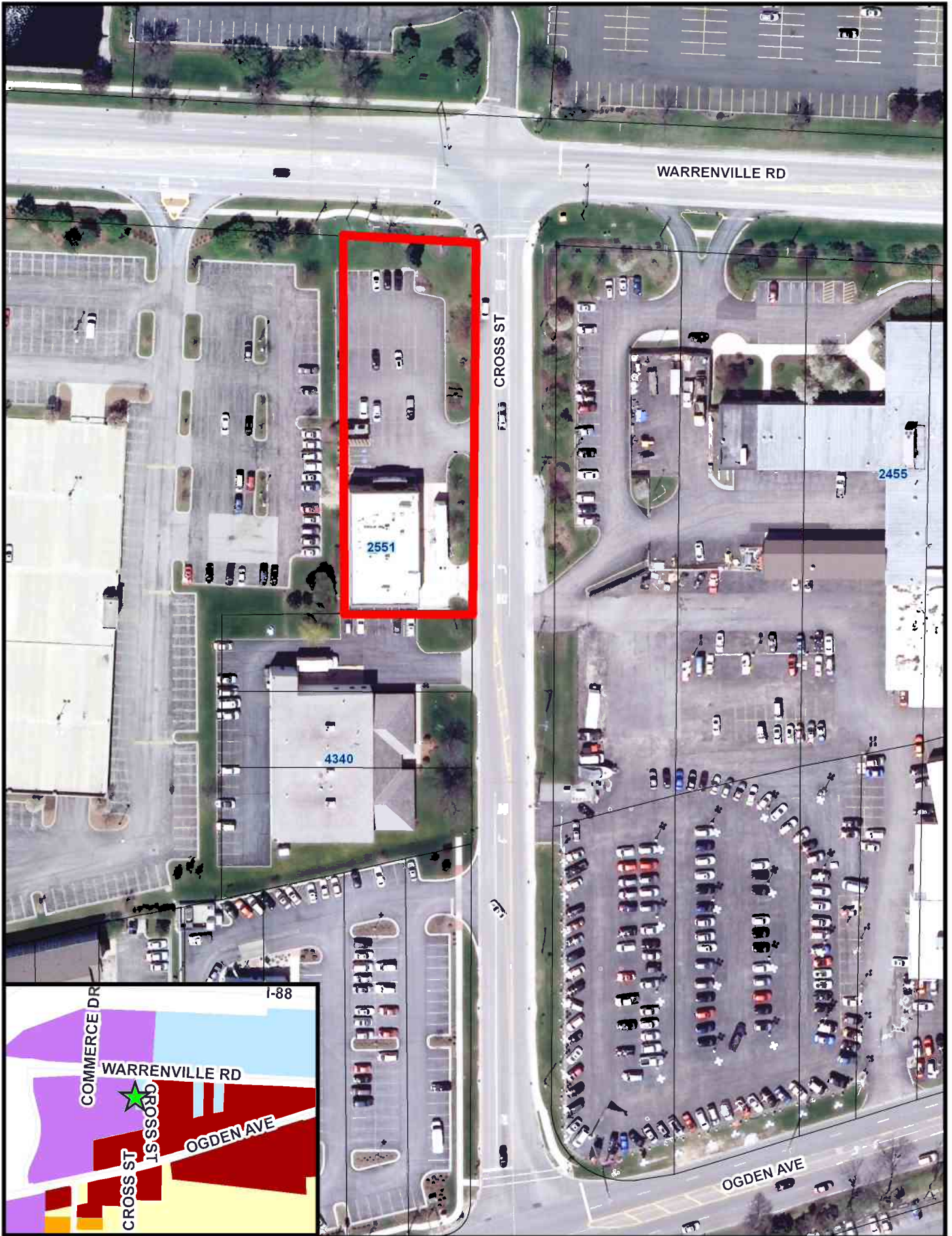
The proposed rezoning of the property is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition.

Staff Report Approved By:

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Tom Dabareiner, AICP  
Director of Community Development

TD:sp  
-att



0 40 80 120 160 Feet

# 2551 Warrenville Rd Location Map





4249 Highland Avenue - Zoning Map



Factors for considering a rezoning petition as provided for under Section 28-1702 of the Downers Grove Zoning Ordinance.

The petitioner for the rezoning of property commonly known as 4249 Highland Avenue is of the belief that the proposed rezoning from R-4 single family residential to B-3 General Service and Highway Business is appropriate and would offer the following responses to the factors which are to be considered for a rezoning petition as such appear under Section 28-1702 (a) (1) through (7).

*(a) Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:*

*(1) The existing uses and zoning of nearby property.*

The subject property currently is the subject of a Special Use (previously titled a Conditional Use) granted under Ordinance #1455 dated 8/25/1969. The special use permits the subject parcel to be utilized as a parking lot to serve the immediately adjacent property commonly known as 946 Ogden Avenue, which is zoned B-3 and is being used for commercial purposes. Properties to the west, south and east are zoned B-3 General Services and Highway Business which are occupied with commercial uses including a Walgreen's Drug Store to the west, a law office to the south, a mixed use building with automobile care related uses and offices to the south-southeast and a carpet business to the east-southeast. Properties to the north and to the east of the subject property are zoned R-4 single family residential and are used for residential purposes.

*(2) The extent to which the particular zoning restrictions affect property values.*

As the subject property has been improved for and used as accessory parking to a B-3 zoned property since approximately 1969, it has had the use and appearance of a commercially zoned property for 40+ years and has had the same essential presence as if it were a commercially zoned property during all those years. The adjacent properties have existed in a compatible relationship and have been utilized in a very normal manner during that period which leads one to conclude that the rezoning of the property to B-3 will have essentially a neutral impact on the property values in the neighboring area.

*(3) The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

As noted above, the existence of the subject property as an accessory parking lot serving a B-3 zoned property has had what appears to be an essentially neutral impact upon the adjacent property values. In consideration of the fact that the subject property is clearly shown on the Village's Comprehensive Plan as being suitable for a commercial land use, a rezoning of the subject property may over the future of this and adjacent properties help to foster redevelopment and improvement of the commercial area in which the subject property is located, which certainly should result in an overall improvement to the area's

general public health, safety and welfare.

*(4) The suitability of the subject property for the zoned purposes.*

The act of petitioning for the subject property to be rezoned to B-3 General Services and Highway Business, was first encouraged by the Village Staff during the review of the Special Use petition referred to as File #PC08-13, concerning property commonly known as 946 Ogden Avenue.

The Village Staff explained that although the 4249 Highland Avenue parcel is the subject of a Special Use approved under Ordinance #1455 dated August 25, 1969, which authorizes the use of residentially zoned property for use as an accessory parking lot for the commercially zoned property commonly known as 946 Ogden Avenue, the Village Staff put forth that the Village would prefer that the 4249 Highland Avenue property be rezoned to B-3.

It was further explained that the rezoning of the 4249 Highland Avenue property would make the subject parcel consistent zoning-wise with adjacent properties to the west, south and southeast. The zoning compatibility will help to foster the possible assemblage of lots and will help to realize the implementation of the concepts for redevelopment along this section of Ogden Avenue, as expressed by the Comprehensive Plan.

*(5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

In the case of the subject property, it has been improved as an accessory parking lot since approximately 1969 and has not been vacant. The proposed rezoning is being pursued not out of immediate necessity as the existing special use authorizes its current use, but is being pursued with an eye for the longer term implementation of certain redevelopment goals of the recently approved Comprehensive Plan.

*(6) The value to the community of the proposed use.*

As was noted previously, the current use of the property is the subject of a previously approved and currently valid special use, which establishes that although residentially zoned the subject property has been authorized for use as accessory parking for an adjacent commercially zoned business use.

It should be noted that the closure of Highland Avenue in 1999 as part of the Village's approval process for the Walgreen's development, located immediately west of the Highland Avenue, has in effect isolated the subject property zoning-wise from the residentially zoned area to the north. With the creation of this isolation, it is very unlikely that the subject property could ever be redeveloped for a residential use, in the event that there is a redevelopment undertaking of the adjoining commercially zoned properties. This factor has been reflected in the land use designation for the subject property as it appears in the Village's Comprehensive Plan.

The rezoning of the subject property, as proposed will establishes a zoning status that will be realized sometime in the future when and the current or future owners seek to redevelop an assemblage of properties for a redevelopment project.

*(7) The standard of care with which the community has undertaken to plan its land use development.*

The Village of Downers Grove purposefully and methodically labored with resident committees, consultants, appointed commissioners and elected officials to analyze and determine the location and type of land use for all parts of the Village including the subject property. In addition to the knowledge and perspective of those who served on the committees, commissions and elected council, significant opportunity was afforded to general public and property owners to ask questions, make suggestions and critique the proposals for a Comprehensive Plan. In the end the Comprehensive Plan as adopted is the result of a great deal of investment of a broad spectrum of opinion, knowledge, as well as financial resources.

# PLAT OF SURVEY

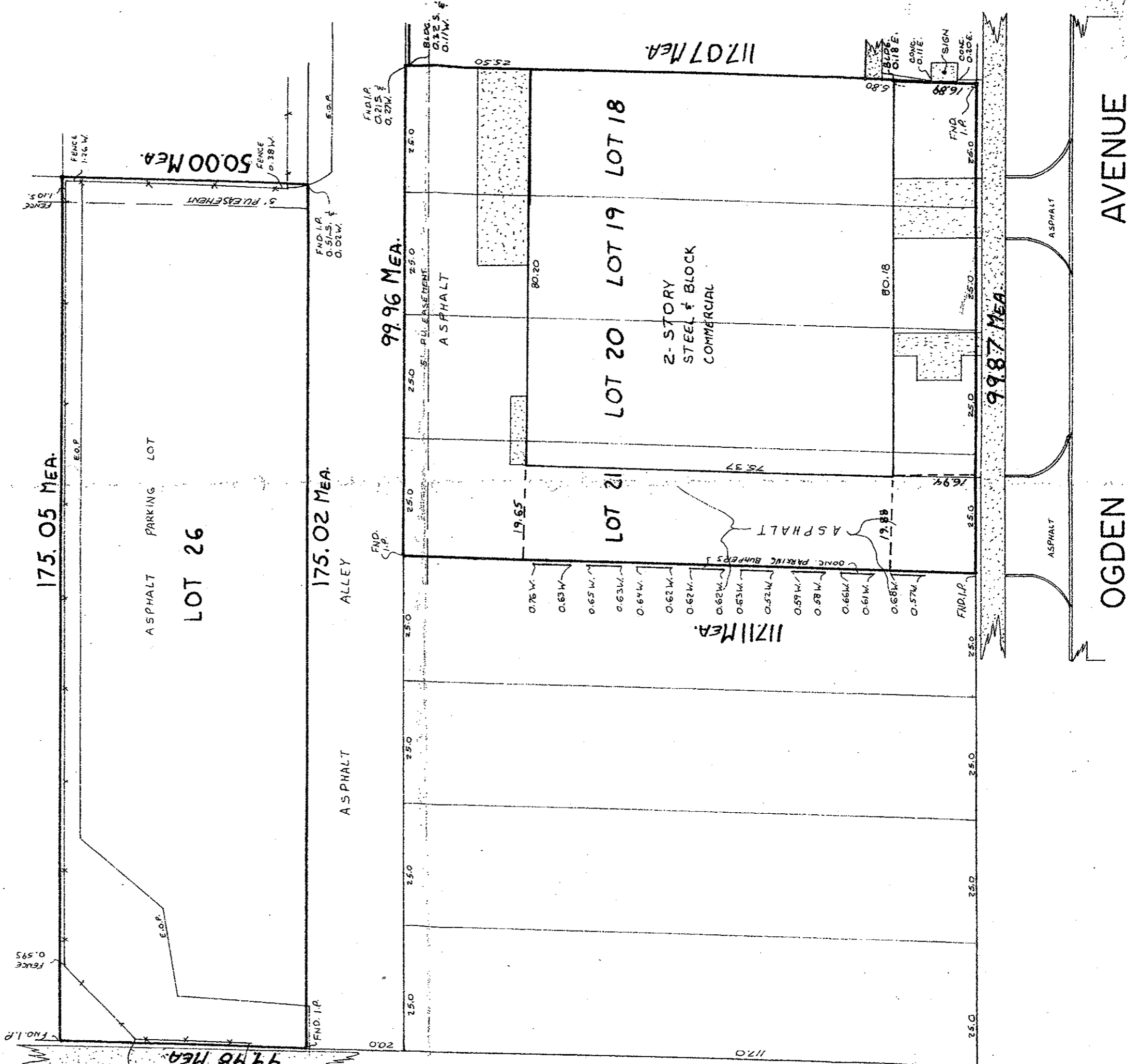
DALE A. FLOYD

9N544 ARROWMAKER PASS

ELGIN, IL 60123

PHONE: 847-742-7691

LOTS 18, 19, 20, 21 AND 26 IN BLOCK 10 IN LYMAN PARK BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1926 AS DOCUMENT NO. 213564 IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 946 E. OGDEN AVENUE, DOWNERS GROVE, ILLINOIS.





## DRAFT

oversight referencing the two maps that showed the property for residential use. He disagreed with the proposition that the rezoning to B-2 is consistent with the Comprehensive Plan. Also, he stated no change would occur to the existing business if the commission did not recommend the change to B-2. The business would continue as it has in the past. He recalled a case on the west side of Main Street where residents in the area raised concern to preserve the residential character of the area. He did not agree that keeping the present zoning was confiscatory.

**PC-14-13** A petition seeking a Zoning Ordinance Map Amendment to rezone the property from R-4, Single Family Residential to B-3, General Services and Highway Business. The property is located on the east side of Highland Avenue approximately 135 feet north of Ogden Avenue, commonly known as 4249 Highland Avenue, Downers Grove, IL (PIN 09-05-118-012. Ogden Industries, LLC, Petitioner; The Chicago Trust Co. N.A. TR#BEV-3311, Owner.

Chairman swore in those individuals who would be speaking on the above petition.

Planner, Mr. Stan Popovich, walked through the petitioner's request and noted the property on the overhead. This matter was before the commission last month for a special use for an automobile repair and laundry shop. Site specifics were reviewed. Per staff, the petitioner was seeking the rezoning to more accurately align the use with the appropriate zoning classification and to meet the goals of the Comprehensive Plan to expand commercial depth along the Ogden Avenue and commercial corridors. There were no plans to modify the existing parking lot except to make improvements per the previously reviewed special use for the 946 property. Surrounding zoning classifications were pointed out on the overhead map, noting a barrier was installed across Highland Avenue when Walgreens was approved. The location of the barrier basically splits the commercial side of Highland Avenue from the residential side of Highland Avenue.

The proposed rezoning, per staff, will meet the goals of the Village's Comprehensive Plan and will assist in future redevelopment; it is consistent with Comprehensive Plan; it is consistent with the B-3 bulk requirements; and the site will remain a parking lot. Proper publication, signage, and neighbor notification was sent out with staff reporting that no public comment has been received.

A review of the Findings of Fact followed in more detail with staff recommending the Plan Commission forward a positive recommendation, with respect to the rezoning, to the Village Council. Per commissioner questions, the alley was part of the TIF District and the alley would remain as an alley. TIF boundaries were pointed out.

Mr. Ken Rathje, 412 Chicago, Downers Grove, stated he is representing the trust, as owner. Ogden Industries was the beneficiary of the trust. Mr. Rathje recalled that this petition was raised by staff during the preparation of a petition last month for the 946 address. During that time staff was recommending and suggested a "tie-in" of a rezoning with the special use. Since that time, Mr. Rathje stated the owner has been interested in following staff's recommendation of pursuing a rezoning to B-3. Currently there was a special use on the property for a parking lot and there were plans to improve the parking lot, i.e., adding islands, lighting, etc. A history of the area's nearby zoning followed.

The Finding of Facts for the rezoning amendment were then reviewed by Mr. Rathje in greater detail. He asked the commissioners for a positive recommendation.

DRAFT

Chairman Webster opened up the meeting to public comment.

Mr. Tony Castelvechi, 4032 Bell Aire Lane, Downers Grove, was sworn in and stated he is the owner of the property at 4230 Lindley, 4224 Lindley, and in the process of purchasing another home on Lindley. He did not see a reason for changing the zoning, pointing out the petition prior to this one. His concern was that 4249 Highland turns into a parking lot and then development starts “chipping down the block” and comes closer to his houses. He stated that if the site was residential, someone could purchase 4245 Highland, install a fence, and extend the lot. He did not see how the property could never be used for a house.

Mr. Popovich reminded the commissioners that much work and public input went into the Comprehensive Plan and the lines for the commercial corridors were taken seriously by staff. Staff looked at where commercial depth could be added along Ogden Avenue and this particular property was one of the properties that could be added. Mr. Popovich delineated the commercial boundary lines.

Mr. Castelvechi then questioned a straight boundary (to the east of Lindley and to the west of Highland Ave.) in regards to making Ogden Avenue the depth for commercial. He did not understand how 50 feet could be dropped, wherein Director Dabareiner responded that this discussion took place in a number of prior hearings. Staff confirmed for Mr. Castelvechi that the northern property line of the parking lot was the commercial boundary, as recommended by the Village’s Comprehensive Plan.

Hearing no further public comment, public participation was closed. No questions followed to or from the petitioner. Mr. Rathje thanked staff for their clarification of the delineation of the commercial zoning.

**WITH RESPECT TO PC 14-13, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL.**

**SECONED BY MRS. RABATAH.**

**AYE: MR. COZZO, MRS. RABATAH, MR. BEGGS, MS. URBAN, MR. WAECHTLER,  
CHAIRMAN WEBSTER**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

**PC-16-13** A petition seeking a Zoning Ordinance Map Amendment to rezone the property from M-1, Light Manufacturing to B-3, General Services and Highway Business. The property is located at the southwest corner of Warrenville Road and Cross Street, commonly known as 2551 Warrenville Road, Downers Grove, IL (PIN 08-01-302-018). InSite Real Estate, LLC, Petitioner; Arboretum View, LLC, Owner.

Chairman Webster swore in those individuals who would be speaking on the above petition.