

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**12/12/2017**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Rezoning - 4340 Prince Street	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner, Downers Grove Township, is requesting a rezoning of their property from B-2, General Retail Business District and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District.

**STRATEGIC PLAN ALIGNMENT**

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

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**

This item was discussed at the December 5, 2017 Village Council meeting. Staff recommends approval on the December 12, 2017 active agenda.

**BACKGROUND**

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from B-2, General Retail Business and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District. The INP-1 designation is intended for small, public, civic and institutional scale developments that are near residential neighborhoods. The property is owned by the Downers Grove Township which contains an approximately 9,500 square-foot office building with administrative offices for the Township and a surface parking lot. The INP-1 designation will allow the governmental facility to be zoned appropriately per the Zoning Ordinance and Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is currently zoned R-6, Residential Apartment/Condo 6 and B-2, General Retail Business with an existing office use. The proposed INP-1, Neighborhood-scale Institutional and Public District will allow the existing use to be appropriately zoned. There are no other changes proposed to the property.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the property with the existing township offices as Institutional/Public and the adjacent vacant parcels as Corridor Commercial. The existing Township office use is an institutional use. Institutional uses are generally defined as public and semi-private facilities that service the community.

A goal of the comprehensive plan is for the Village to promote cooperation, interaction, and collaboration among the various agencies and organizations which serve Downers Grove. The parcels have proximity to the high school, another institutional use. The commercial properties to the north have been completely redeveloped in recent years with no access or expansion to the south. The Township owns the vacant parcels and has no plans to develop the parcels.

Staff finds that the rezoning and continued use of this property as a governmental facility with accessory parking is consistent with the Comprehensive Plan.

Public Comment

There were no public comments made at the public hearing.

**ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated November 6, 2017

Draft Minutes of the Plan Commission Hearing dated November 6, 2017

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Petitioner **DATE:** December 12, 2017  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** 17-PLC-0030  
(Board or Department)

**NATURE OF ACTION:**

- ☒ Ordinance  
☐ Resolution  
☐ Motion  
☐ Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE REZONING  
CERTAIN PROPERTY LOCATED AT 4340  
PRINCE STREET", as presented.



**SUMMARY OF ITEM:**

Adoption of the attached ordinance shall rezone 4340 Prince Street from B-2 General Retail Business District and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE REZONING CERTAIN PROPERTY  
LOCATED AT 4340 PRINCE STREET**

WHEREAS, the real estate located at 4340 Prince Street, located on the north side of Sherman Street between Saratoga and Prince Street, hereinafter described has been classified as "B-2, General Retail Business District and R-6, Residential Apartment/Condo 6" under the 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 November 6, 2017 and has made its findings and recommendations all 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, having considered the standards in Section 28.12.030(I), has determined that the proposed rezoning is for the public good and meets the standards for rezoning.

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

**SECTION 1.** The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "INP-1, Neighborhood-scale Institutional and Public District" the zoning classification of the following described real estate, to wit:

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12 OF BLOCK 32 OF THE E.H. PRINCE AND CO. ADDITION TO DOWNERS GROVE BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 4340 Prince Street, Downers Grove, IL 60515  
PINs 09-05-302-010; -003; -004; -005; -006

**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.

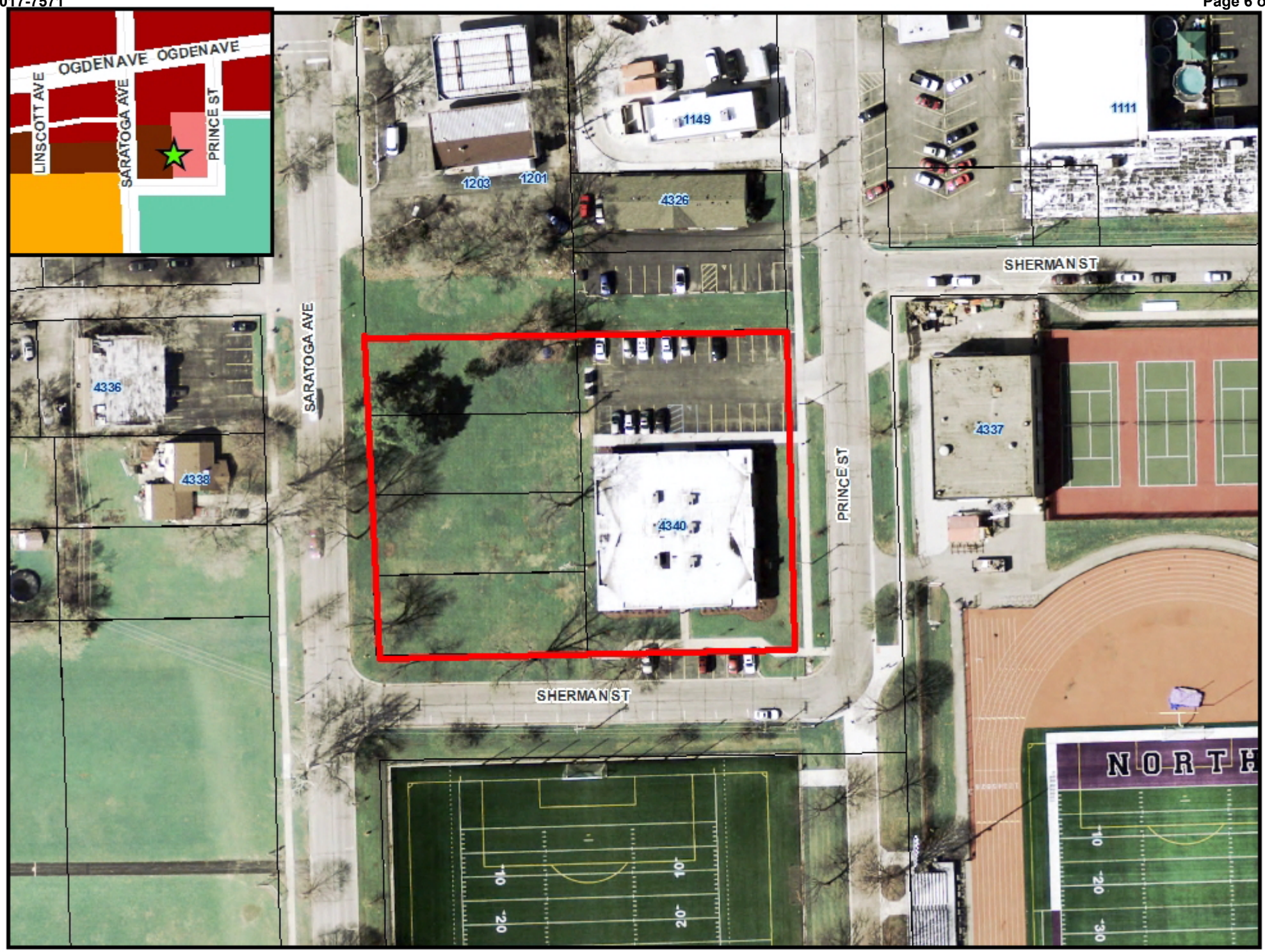
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Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk



0 30 60 Feet

4340 Prince Street - Location Map





**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE PLAN COMMISSION**  
**NOVEMBER 6, 2017 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-PLC-0030 4340 Prince Street	Zoning Map Amendment	Swati Pandey Planner

**REQUEST**

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from B-2, General Retail Business District and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER & APPLICANT:** Downers Grove Township  
4340 Prince Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** B-2, General Retail Business and R-6, Residential Apartment/Condo 6  
**EXISTING LAND USE:** Office & Vacant  
**PROPERTY SIZE:** 52,864 square feet (1.21 acres)  
**PINS:** 09-05-302-010, -003, -004, -005, -006

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	B-3, General Services and Highway Business B-2 General Retail Business	Corridor Commercial & Institutional/Public
<b>SOUTH:</b>	INP-2, Campus-scale Institutional and Public District	Institutional/Public
<b>EAST:</b>	INP-2, Campus-scale Institutional and Public District	Institutional/Public
<b>WEST:</b>	B-3, General Services and Highway Business, R-6, Residential Apartment/Condo 6 R-4, Residential Detached House 4	Corridor Commercial & Institutional/Public



## 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. Plat of Survey
3. Project Narrative
4. Neighborhood Meeting Report

### PROJECT DESCRIPTION

The subject property, commonly known as 4340 Prince Street, is located on the north side of Sherman Street, between Saratoga Avenue and Prince Street. Currently the property is zoned B-2, General Retail Business and R-6, Residential Apartment/Condo 6. The property consists of eight lots with a total of 1.21 acres and is improved with an office building on the east side of the property. The lots to west are vacant. The petitioner is requesting to rezone from B-2, General Retail Business and R-6, Residential Apartment/Condo 6 to INP-1, Neighborhood-scale Institutional and Public District. The INP-1 designation is intended for small, public, civic and institutional scale developments that are near residential neighborhoods.

The property is owned by the Downers Grove Township which contains an approximately 9,500 square-foot office building with administrative offices for the Township and a surface parking lot. There are four lots to the west of the building that are vacant. The INP-1 designation will allow the governmental facility to be zoned appropriately per the Zoning Ordinance and Comprehensive Plan.

The Comprehensive Plan and the Future Land Use Plan identifies the lots on the east side as Institutional/Public while the four lots on the west side are identified as Corridor Commercial. The petitioner wants to administratively consolidate and rezone the entire property under common ownership to a single zoning designation. Consolidation of multiple lots require that the lots be zoned under the same zoning designation. The current use as a governmental facility will not be impacted as a result of the rezoning from R-6 or B-3 zoning designations. The property will continue to be used by the Township and there are no current plans for a development by the Township.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plans' Future Land Use Map designates the property with the existing township offices as Institutional/Public and the adjacent vacant parcels as Corridor Commercial. The existing Township office use is an institutional use. Institutional uses are generally defined as public and semi-private facilities that service the community. A goal of the comprehensive plan is for the village to promote cooperation, interaction, and collaboration among the various agencies and organizations which serve Downers Grove. The parcels have proximity to the high school, another institutional use. The commercial properties to the north have been completely developed in recent years with no access or expansion to the south. The Township owns the vacant parcels and has no plans to develop the parcels.

Staff finds that the rezoning and continued use of this property as a governmental facility with accessory parking is consistent with the Comprehensive Plan.

**COMPLIANCE WITH THE ZONING ORDINANCE**

The property is currently zoned R-6, Residential Apartment/Condo 6 and B-2, General Retail Business with an existing office use. The proposed INP-1, Neighborhood-scale Institutional and Public District will allow the existing use to be appropriately zoned. There are no other changes proposed to the property. The petitioner has proposed to administratively consolidate all lots on the property which would help bring the property further into compliance.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff has not received any inquiries. The applicant hosted a neighborhood meeting on October 18<sup>th</sup> in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary of the meeting is attached.

**FINDINGS OF FACT*****Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments***

*The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:*

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

The INP-1 zoning designation is intended for small, institutional scale developments. The governmental facility is institutional in nature. The subject properties are bordered by similarly zoned INP-2 to the east and south side; the west is primarily residential with commercial to the north. Overall the property meets the intent of being closer to the residential neighborhood. This standard is met.

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

The proposed rezoning will not negatively affect property values. The land is under one ownership and the use will remain institutional, as existing. 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. The existing use is governmental facility and the proposed use will remain the same. The petitioner does not propose any expansion or change of use. This standard has been met.

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

The subject property is currently zoned commercial and multi-family; the property owner is proposing to rezone the property to INP-1, Neighborhood-scale Institutional and Public District. A governmental facility is a permitted use in INP-1. An institutional use is a good transition of intensity of use between residential and commercial uses in this area. 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 is not currently vacant, but the rezoning to INP-1 considers the context of the neighborhood. The existing R-6, Residential Apartment/Condo 6 zoning on the east side of Saratoga Avenue permits multi-family residential and B-2, General Retail Business permits commercial use in a residential neighborhood. By rezoning to INP-1, multi-family or commercial would no longer be permitted in a neighborhood with predominantly single family residential and institutional. This standard has been met.

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

The Downers Grove Township office exists and will continue to occupy the property which is a governmental entity. The Township provides several important services for all persons residing within the Township boundaries. This standard has been met.

(7) ***The Comprehensive Plan.***

The eastern half of the subject property is designated for an institutional use in the Comprehensive Plan. The property to the west is zoned for Corridor Commercial, however, it is owned by the Township and will not be developed as a separate commercial business in the future. The future land use for the entire property is institutional. The petitioner wishes to consolidate all parcels held under common ownership and the Comprehensive Plan encourages consolidation of commonly held lots. In order to consolidate multiple lots, it is required that the zoning across multiple lots be the same. This standard has been met.

## **RECOMMENDATIONS**

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The proposed zoning map amendment of the property is compatible with the Comprehensive Plan and 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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Stanley J. Popovich, AICP  
Director of Community Development

SP:sp  
-att



0 30 60 Feet

4340 Prince Street - Location Map







# Downers Grove Township

## Supervisor's Office

Mark S. Thoman - Supervisor

Page 1 of 3

September 28, 2017

Mr. Scott Williams  
Department of Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 650515

Dear Mr. Williams,

This document contains a Summary/Narrative and Review of Approval Criteria of the Downers Grove Township Consolidation and Rezoning Request.

### Summary/Narrative

Downers Grove Township petitions the Village of Downers Grove to consider the consolidation of four R-6 zoned parcels plus one B-2 zoned parcel into a single INP-1 zoned parcel.

We request the petition receive a positive recommendation from the Plan Commission and approval by the Village Council. Please find the enclosed documents, which show compliance with the pertinent sections of the Village Zoning Ordinance:

- A completed petition with original signatures.
- Proof of ownership.
- Application fee.
- A current Plat of Survey.
- A list of current property owners within 250 feet of the furthest perimeter of each property.
- Certification of a neighborhood meeting held \_\_\_\_\_ where we reviewed our request, the reasons for our request, and the benefits of the request.

The properties in question are

PIN# 0905302010	4340 Prince, currently zoned B-2
PIN# 0905302003	4335 Saratoga, currently zoned R-6
PIN# 0905302004	4339 Saratoga, currently zoned R-6
PIN# 0905302005	4343 Saratoga, currently zoned R-6
PIN# 0905302006	4347 Saratoga, currently zoned R_6

We have no planned, but wish to bring these properties into alignment with the VoDG Comprehensive Plan, which seeks public institutions to be zoned INP-1 or INP-2

Email: [mark.thoman@dgtownship.com](mailto:mark.thoman@dgtownship.com)





# Downers Grove Township

## Supervisor's Office

Mark S. Thoman - Supervisor

Page 2 of 3

Review and Approval Criteria as per Map Amendments 12.030.(I).

### **1. The existing use and zoning of nearby property.**

Our largest neighbor is Downers Grove North, which encompasses both the east and south neighborhoods and was itself rezoned from a variety of R and B uses to INP-2 in 2015. Herrick Middle School (District 58) to the west, one residence at 4338 Saratoga to the west, and two residences further west at 4339 and 4343 Linscott make up the total of residential parcels within 250 feet. Commercial properties make up the entirety of neighbors to the north. The Township believes this criterion is met.

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

This consolidation and rezone will have no effect on the surrounding area. The existing structure and use has remained unchanged since 1978. The Township believes this criterion is met.

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

As there is no diminution of value of property, there is no need for offsetting improvements needed to the health, safety, and welfare of the area. The Township believes this criterion is met.

### **4. The suitability of the subject properties for the zoned purposes.**

The current properties are imminently suited to the current purpose, and have been since 1978. The existing use, buildings, and location are well within the parameters of a desirable INP-1 zoning designation. The B-2 parcel is shown as institutional use in the Future Land Use Map, and the R-6 properties, due to redevelopment at the SE corner of Saratoga and Ogden, no longer provide access for Corridor Commercial use. The Township believes this criterion is met.

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

Prior to 1978 all four R-6 zoned properties contained primary residences, which contributed to flooding issues in the immediate area. The Township removed all residential housing on these four properties, reducing storm water problems. The trend of residence removal is slow but steady in this immediate area. The Township believes this criterion is met.

Email: [mark.thoman@dgtownship.com](mailto:mark.thoman@dgtownship.com)



# Downers Grove Township

## Supervisor's Office

Mark S. Thoman - Supervisor

Page 3 of 3

### 6. The value to the community of the proposed use.

We plan on continuing to use this property for Township government uses. The value to the community goes beyond the Village borders by necessity. The current uses include providing appraisal and valuation of over 58,000 parcels of property; Peer Jury, youth skills education, and additional support available to schools located within the Township; General Assistance to permanent Township citizen residents that meet means testing; senior citizen support services; a not for profit FISH Pantry that assists with food and clothes for those who meet their means testing; and maintaining two cemeteries. We have also recently been tasked by the county to work towards Township unified mosquito abatement and control with the ten communities partly or wholly within the Township borders. The Township believes this criterion is met.

### 7. The Comprehensive Plan.

The Village encourages conversion of inappropriately zoned properties to appropriate zoning. Both the Comp Plan and Future Land Use Plan designate the B-2 property as Institutional. The four R-6 zoned properties are envisioned as Corridor Commercial. With the recent expansion and redevelopment at the SE corner of Saratoga and Ogden, those properties are no longer appropriate for Corridor Commercial use. By asking for consolidation of inappropriately zoned properties into a single appropriate zoning, we are cooperating and furthering the goals of the Comprehensive Plan. The Township believes this criterion is met.

The Township at this time is ready to proceed with a neighborhood meeting. We can facilitate mailing the surrounding property owners. We are prepared to host the neighborhood meeting on a weekday evening or Saturday morning.

We will be petitioning the Plan Commission to forward a positive recommendation, and for Village Council to approve the consolidation and rezoning to INP-1. We are not proposing any new uses. No additional terms, special uses, and/or variances are being sought.

Thank you for your time and consideration.

Sincerely,

Mark S. Thoman

Supervisor, Downers Grove Township

Email: [mark.thoman@dgtownship.com](mailto:mark.thoman@dgtownship.com)



# Downers Grove Township

## *Supervisor's Office*

Mark S. Thoman - Supervisor

October 19, 2017

Scott Williams  
Community Development  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Dear Mr. Williams,

Last night we held the neighborhood meeting for our consolidation/rezone petition. On a relatively light note, the good news is there were no negative comments or issues...the bad news is no one attended.

Not totally unexpected as there are only three homes within the area, the rest being business owners and landlords.

Please place this letter indicating compliance with the meeting requirement in our packet. I will bring copies to the meeting November 6<sup>th</sup> if needed.

If we need to meet prior to the scheduled November 6<sup>th</sup> Plan Commission meeting let me know. If you want me to arrive early on the 6<sup>th</sup> let me know.

Sincerely,

Mark S. Thoman  
Supervisor

email: [mark.thoman@dgtownship.com](mailto:mark.thoman@dgtownship.com)

# PLAT OF SURVEY

## OF

LOTS 5, 6, 7 AND 8 OF BLOCK 32 OF THE E.H. PRINCE AND CO. ADDITION TO DOWNERS GROVE  
BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH,  
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4340 PRINCE STREET, DOWNERS GROVE, ILLINOIS

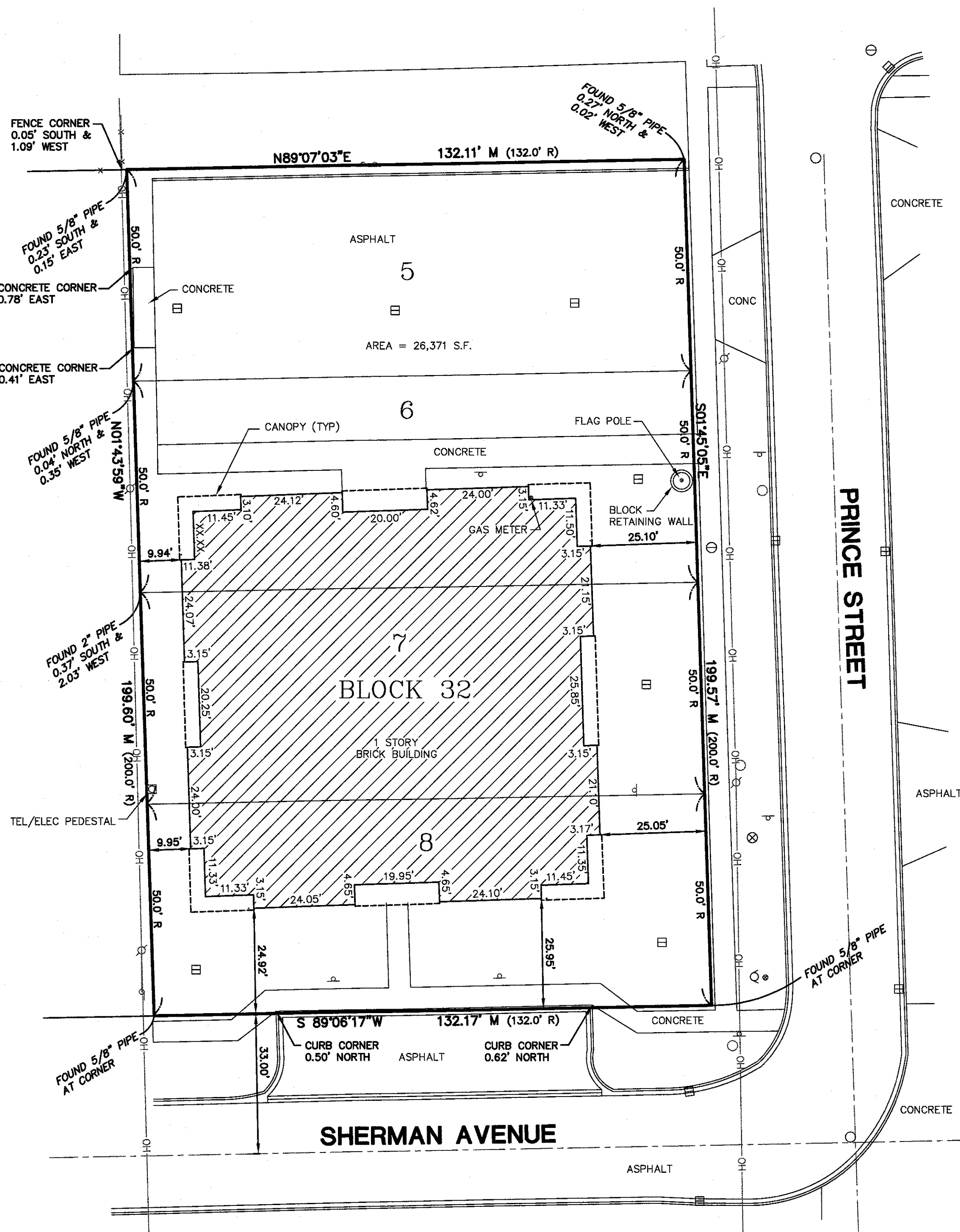


SCALE: 1" = 20'  
BASIS OF BEARING  
NORTH LINE SHERMAN AVENUE  
S89°-06'-17"W

### LEGEND

#### EXISTING

— x —	FENCE
⊙	FIRE HYDRANT
⊗	VALVE IN VAULT
⊖	INLET
⊙	MANHOLE WITH CLOSED LID
⊖	MANHOLE WITH OPEN LID
⊗	POWER POLE
⊙	GUY WIRE
⊗	PEDESTAL
⊙	SIGN
—	CURB & GUTTER



#### ABBREVIATIONS

M = MEASURED DIMENSION  
R = RECORD DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS  
TO THE CURRENT ILLINOIS MINIMUM  
STANDARD FOR A BOUNDARY SURVEY

ORDERED BY DOWNERS GROVE TOWNSHIP

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS  
AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR  
SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON  
RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE)

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED  
THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A  
CORRECT REPRESENTATION OF THE SAME.

DATED THIS 29<sup>th</sup> DAY OF JUNE A.D., 20 17.

Mark J. Stimpac  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587  
MY LICENSE EXPIRES/RENEWES 11-30-2018



**INTECH CONSULTANTS, INC.**

1989 UNIVERSITY LANE, SUITE D  
LISLE, ILLINOIS 60532  
PHONE: 630-964-5656

**ENGINEERS - SURVEYORS**

ILLINOIS REGISTRATION No. 184-001040

PREPARED: 6-29-17

SHEET No. 1 of 1

JOB No.: 7069



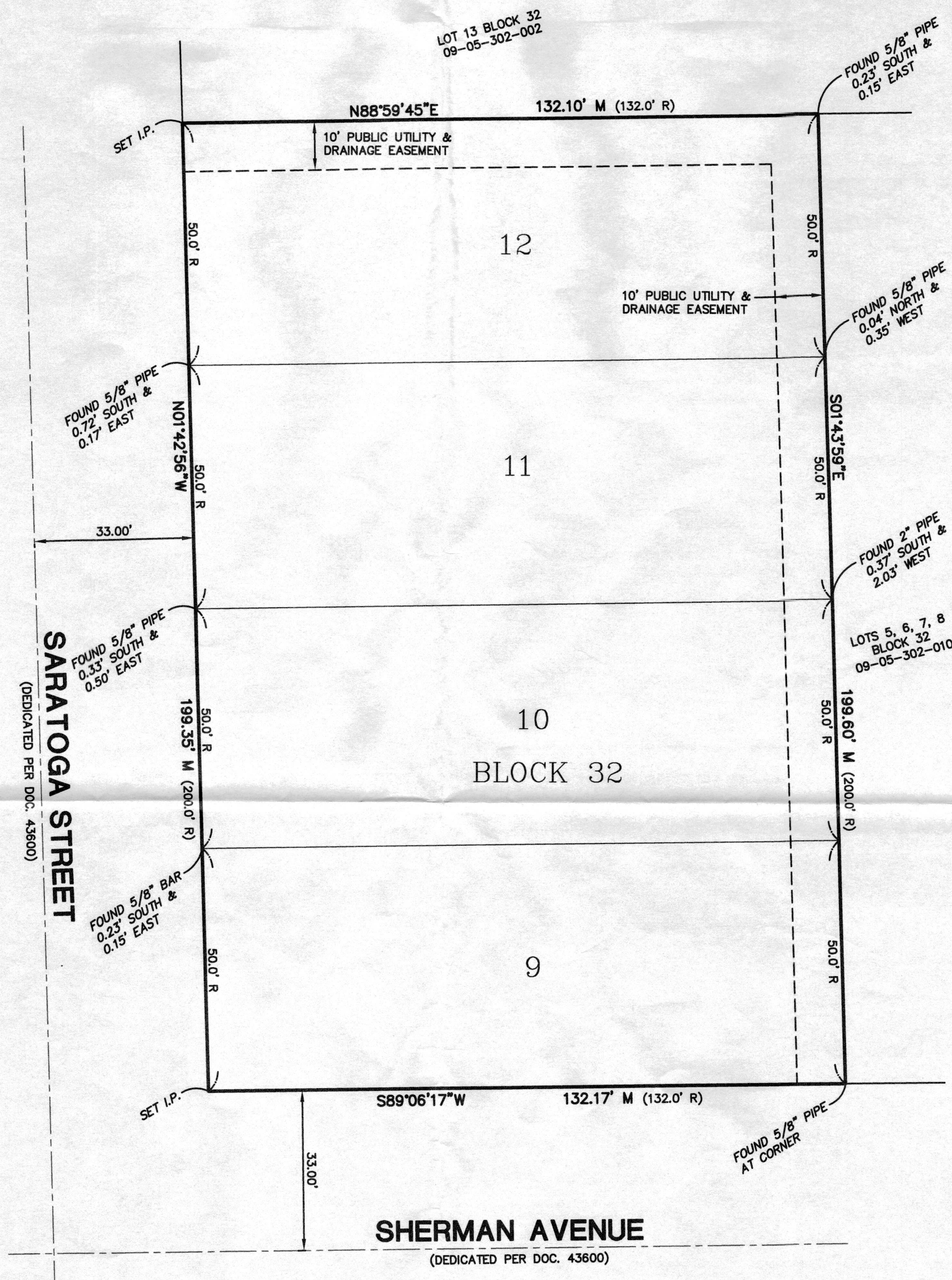
# FINAL PLAT OF SUBDIVISION PLAT OF SURVEY OF DOWNERS GROVE TOWNSHIP SARATOGA/SHERMAN SUBDIVISION

PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DUPAGE COUNTY, ILLINOIS.

P.I.N. NO.: 09-05-302-003  
09-05-302-004  
09-05-302-005  
09-05-302-006



SCALE: 1" = 20'  
BASIS OF BEARING  
NORTH LINE SHERMAN AVENUE  
S89°-06'-17"W



## NOTES:

- IRON PIPES ARE AT ALL LOT CORNERS.
- EXISTING STRUCTURES TO BE DEMOLISHED.

## LEGEND

- CONCRETE MONUMENT SET
- EASEMENT LINE
- SUBDIVISION BOUNDARY LINE

SITE AREA = 26,355 S.F. = 0.6050 AC.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

LOTS 9, 10 11 AND 12, IN BLOCK 32 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER STATE THAT NONE OF THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SITUATED IN ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DUPAGE COUNTY, ILLINOIS, PANEL NUMBER 17043C0901H, DATED DECEMBER 16, 2004. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATED THIS 13<sup>th</sup> DAY OF OCTOBER, A.D., 2016  
*Mark S. Stimac*  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587  
LICENSE EXPIRATION/RENEWAL DATE 11-30-2016



## INTECH CONSULTANTS, INC.

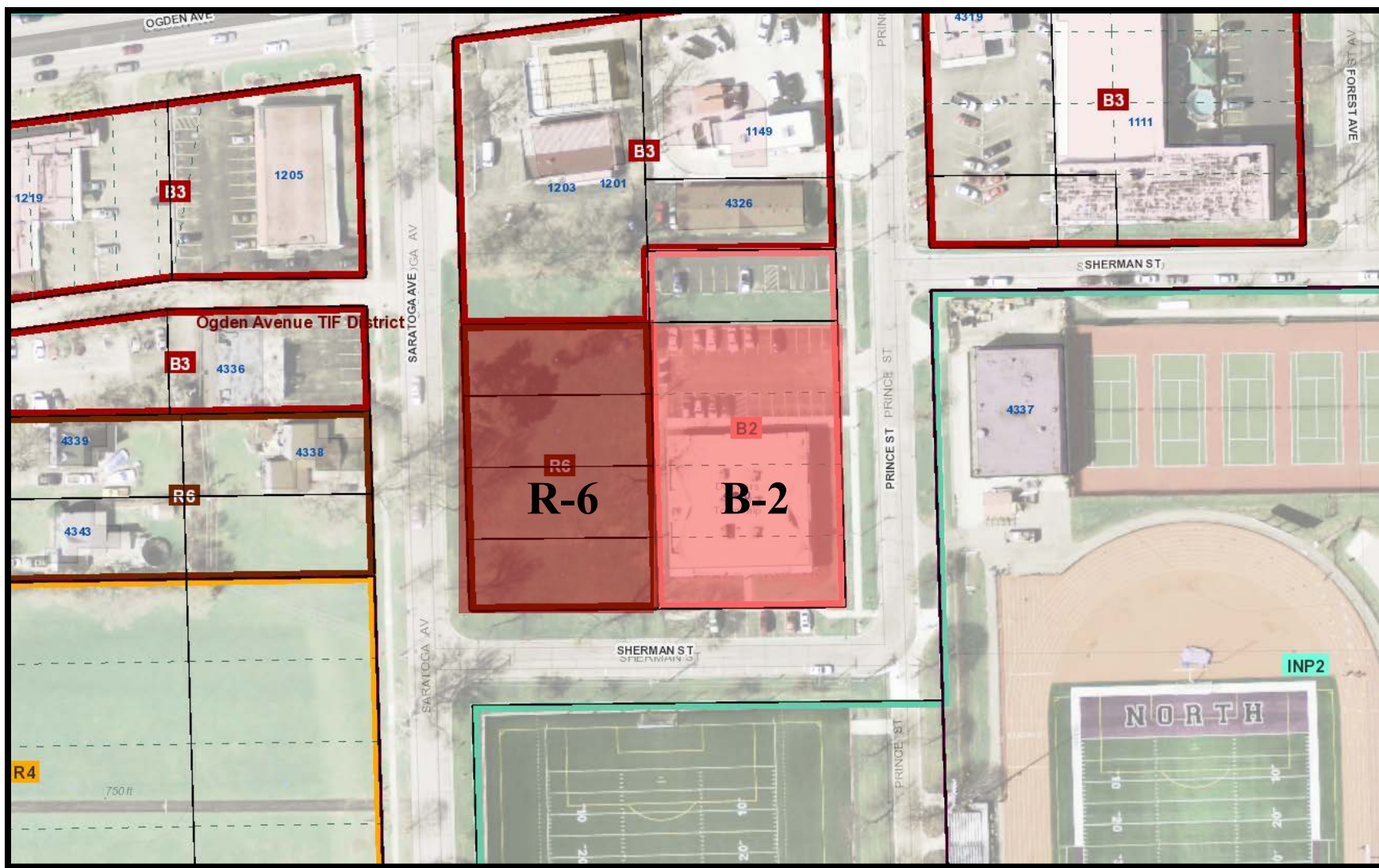
1989 UNIVERSITY LANE, SUITE D  
LISLE, ILLINOIS 60532  
PHONE: 630-964-5656  
ENGINEERS - SURVEYORS  
ILLINOIS REGISTRATION No. 184-001040

REVISED: 10-13-16  
PREPARED: 9-9-16

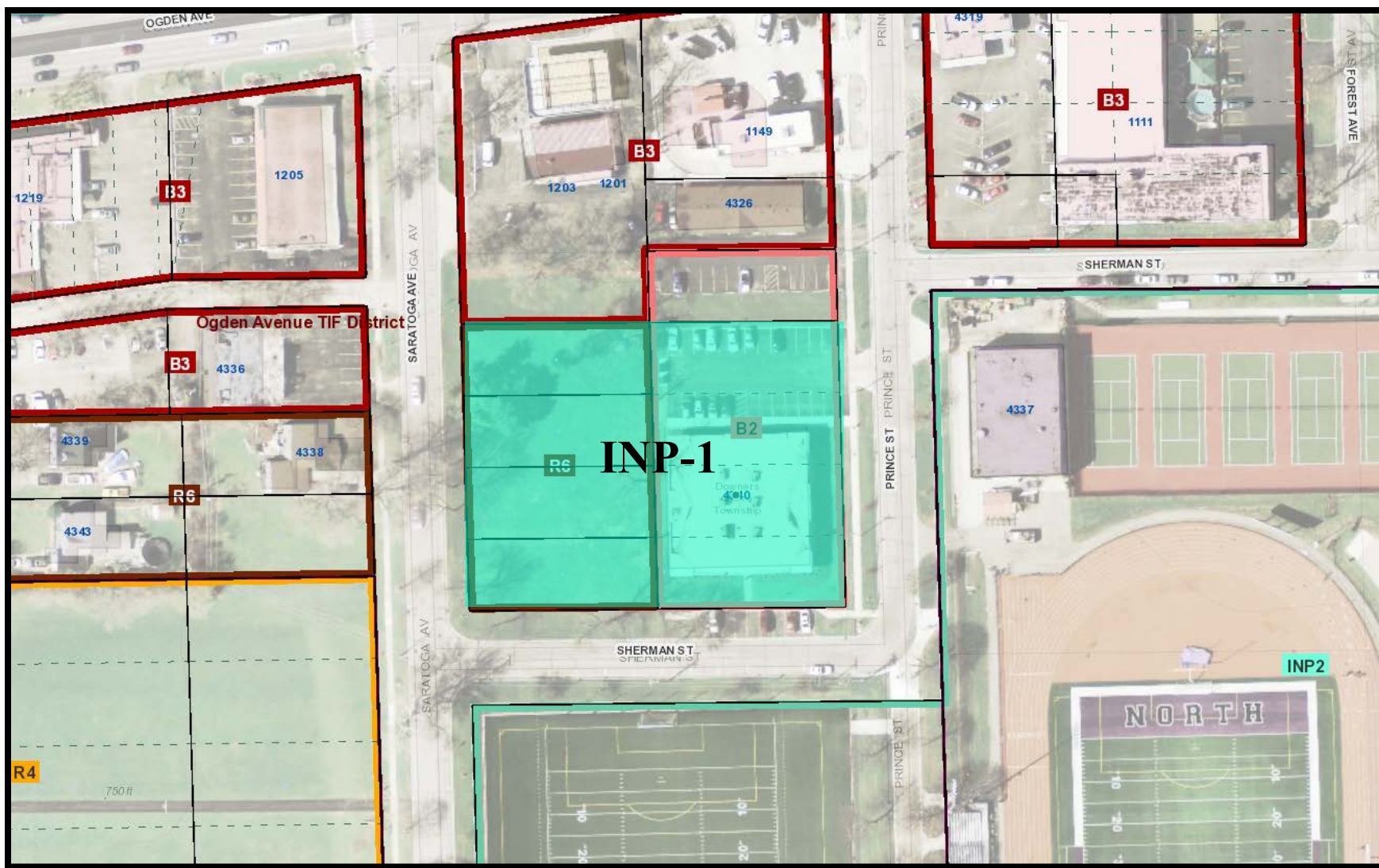
SHEET No. 1 of 1

JOB No.: 7069





Existing Zoning – 4340 Prince Street



Proposed Zoning – 4340 Prince Street

# DRAFT MINUTES

**FILE 17-PLC-0030: A petition seeking approval of a Zoning Map Amendment to rezone the property to INP-1, Neighborhood-Scale Institutional and Public. The property is zoned R-6 Residential Apartment/Condo 6 and B-2, General Retail Business. The property is located on the north side of Sherman Street, between Saratoga Avenue and Prince Street, commonly known as 4340 Prince Street, Downers Grove, IL (PINs 09-05-302-003, -004, -005, 006, and -010). Mark Thoman on behalf of Township of Downers Grove, Petitioner and Owner.**

Ms. Swati Pandey, Planner for the Village, stated the owner of the property is the Downers Grove Township, and the property is located north of Sherman Street, and northwest of Downers North High School. The property consists of multiple parcels. The parcels to the east are zoned commercial and are improved with a one-story office building and a surface parking lot. The parcels to the west are vacant and zoned multi-family. The owner's intention is to bring all of these lots into a single zoning designation and to rezone the property to INP-1, which is intended for small, public, civic and institutional scale developments that are near residential neighborhoods. The Village's Future Land Use Plan identifies the lot to the east as INP-1, with the lots to the west as commercial. The land is held under common ownership and the Staff believes the Township has no intention of developing this for other than institutional use. The INP-1 designation will allow the township property to be aligned with the Comprehensive Plan as well as the Zoning Ordinance.

Staff believes that the application meets the requirements established by the Village's Zoning Ordinance and Comprehensive Plan, as stated in Staff's report dated November 6, 2017. Staff recommends that the Plan Commission make a positive recommendation regarding the Zoning Map amendment for this property.

Mr. Mark Thoman said he was on the original Comprehensive Plan update and was a member of the Plan Commission and is familiar with the INP-1 and INP-2 designations. He thanked Community Development for their cooperation in getting this proposal before the Plan Commission and the Village Council.

Ch. Rickard called for public comments, and there were none. He closed the public portion of the meeting. There were no comments from members of the Plan Commission.

**Mr. Kulovany moved with regard to File 17-PLC-0030 that the Plan Commission forward a positive recommendation to the Village Council to approve this request. Mr. Maurer seconded the Motion.**

**AYES: Mr. Kulovany, Mr. Maurer, Mr. Boyle, Ms. Gassen, Ch. Rickard**

**NAYS: None**

**The Motion passed unanimously.**

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