

VILLAGE OF DOWNERS GROVE
Report for the Village
10/9/2018

SUBJECT:	SUBMITTED BY:
Downtown Zoning Map Amendments (Rezoning)	Stan Popovich, AICP Director of Community Development

SYNOPSIS

Ordinances have been prepared to rezone 66 properties in the downtown from Downtown Business to Downtown Core and 11 properties in the downtown from Downtown Business to Downtown Transition. In addition, an ordinance has been prepared updating certain references to the downtown business district in various sections of the Municipal Code.

STRATEGIC PLAN ALIGNMENT

The Village Council has identified *Update Downtown Zoning Regulations* as a top priority action item for 2017-2019. The goals for 2017-2019 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the October 16, 2018 active agenda per the Plan Commission's 5:0 positive recommendation. The Plan Commission found that the proposed zoning map amendments met the review and approval criteria in Section 28.12.030.I.

BACKGROUND

The Village is requesting approval of 77 rezonings in the downtown to implement the recommendations of the Comprehensive Plan. The proposal would:

- Rezone 66 properties from the Downtown Business (DB) zoning district to the Downtown Core (DC) zoning district; and
- Rezone 11 properties from the Downtown Business (DB) zoning district to the Downtown Transition (DT) zoning district.

The Village approved an update to the Comprehensive Plan in June 2017. Based on the Comprehensive Plan's goals for downtown, the Village undertook the development of a Downtown Regulatory Framework that was approved in January 2018. The Plan and Framework contemplated the creation of three zoning districts in the downtown. Text amendments to the Zoning Ordinance were adopted in July 2018 that created the Downtown Core zoning district and updated various sections of the Zoning Ordinance to meet the

recommendations of the Comprehensive Plan and Regulatory Framework. The proposed rezoning of 77 properties will implement the Comprehensive Plan's vision for the downtown.

The proposed zoning map amendments are consistent with the Comprehensive Plan and the review and approval criteria for Zoning Map Amendments.

Public Comment

Six members of the public spoke at the Plan Commission meeting. Three members were in support of the proposed rezonings. Two members were concerned with the rezoning of properties from DB to DT, specifically the setback requirements in the DT zoning district. The final member of the public expressed concern about the height limitations in the downtown.

ATTACHMENTS

DB to DC Rezoning Ordinance

DB to DT Rezoning Ordinance

Municipal Code Amendments (Downtown Core) Ordinance

Map

Staff Report with attachments dated September 10, 2018

Minutes of the Plan Commission Hearing dated September 10, 2018

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED IN THE DOWNTOWN FROM
DOWNTOWN BUSINESS DISTRICT TO DOWNTOWN CORE DISTRICT**

WHEREAS, certain real estate bounded by Burlington Avenue on the north, Grove Street on the south, Forest Avenue on the west and Mochel Drive on the east, hereinafter described has been classified as "DB- Downtown Business District" under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the Village of Downers Grove ("Petitioner") has requested that such properties be rezoned as hereinafter provided; and

WHEREAS, the Village approved an update to the Comprehensive Plan in June of 2017; and

WHEREAS, the Village undertook the development of a Downtown Regulatory Framework that was approved in January of 2018; 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; 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 September 10, 2018 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.

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 28.12.030I of the Downers Grove Municipal Code, is hereby further amended by rezoning to "DC – Downtown Core District" the zoning classifications of the following described real estate, to wit:

PART OF LOT 57 IN ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE ¼ SECTION CORNER BETWEEN SECTIONS 7 AND 8 IN SAID TOWNSHIP, AND RUNNING THENCE SOUTH ON SECTION LINE 30 FEET: THENCE EAST PARALLEL WITH ¼ SECTION LINE AND IN THE SOUTH LINE OF GILBERT AVENUE 425.72 FEET FOR A PLACE OF BEGINNING: THENCE SOUTH 8 DEGREES 15' WEST 24.5 FEET TO AN IRON STAKE: THENCE SOUTH 84 DEGREES 20' EAST 128.85 FEET TO AN IRON STAKE ON THE WEST LINE OF FOREST AVENUE: THENCE NORTH 9 DEGREES 30' EAST ALONG THE WEST LINE OF FOREST AVENUE 37.8 FEET TO AN IRON STAKE IN THE SOUTH LINE OF GILBERT AVENUE: THENCE WEST ALONG THE SOUTH LINE OF GILBERT AVENUE 130 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5112 Forest Avenue, Downers Grove, IL 60515

PIN: 09-08-301-008

THAT PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE SOUTH LINE OF GILBERT AVENUE, 425.72 FEET EAST OF THE WEST LINE OF SECTION 8; THENCE SOUTH 8 DEGREES, 15 MINUTES WEST, 24.6 FEET; THENCE SOUTH 84 DEGREES, 20 MINUTES EAST, 28.85 FEET TO A PLACE OF BEGINNING; THENCE EAST ON THE SAME COURSE, 100 FEET TO THE WEST LINE OF FOREST AVENUE TO AN IRON STAKE; THENCE SOUTH 9 DEGREES, 30 MINUTES WEST ALONG THE WEST LINE OF FOREST AVENUE. 35.9 FEET; THENCE NORTH 84 DEGREES WEST 100 FEET; THENCE NORTHERLY 34.58 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5114 Forest Ave., Downers Grove, IL 60515
PIN: 09-08-301-009

A STRIP OF LAND (EXCEPT THE SOUTH 2 FEET) 50 FEET IN WIDTH OFF FROM THE ENTIRE NORTH END OF THE FOLLOWING DESCRIBED PIECE OF LAND, TO WIT: BEING A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING FOR THE PURPOSE OF A BOUNDARY, AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 7 AND 8, TOWNSHIP AND RANGE AFORESAID, AND RUNNING THENCE SOUTH ALONG SECTION LINE 30 FEET; THENCE EAST PARALLEL WITH QUARTER SECTION LINE AND IN THE SOUTH LINE OF GILBERT AVENUE, 555.72 FEET TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET (NOW FOREST AVENUE); THENCE SOUTH ALONG THE WEST LINE OF FOOTE STREET, 73.7 FEET TO STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 84 DEGREES WEST 100 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID FOOTE STREET 28 FEET, MORE OR LESS, TO THE CENTER OF CREEK, THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF SAID FOOTE STREET, THENCE NORTH 9 DEGREES 30 FEET EAST ALONG THE WEST LINE OF SAID FOOTE STREET 131.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5116 Forest Ave., Downers Grove, IL 60515
PIN: 09-08-301-030

PARCEL 1: PART OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING ON THE WEST LINE OF FOOTE STREET, (NOW FOREST AVENUE) 123.7 FEET SOUTH OF THE SOUTH LINE OF GILBERT AVENUE, THENCE NORTH 84 DEGREES WEST 100 FEET MORE OR LESS TO THE CENTER OF CREEK, THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET (NOW FOREST AVENUE) THENCE NORTH 9 DEGREES 3 MINUTES, EAST ALONG THE WEST LINE OF FOOTE STREET (NOW FOREST AVENUE) 81.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS;

PARCEL 2: THE SOUTH 2 FEET OF A STRIP OF LAND 50 FEET IN WIDTH OFF FROM THE ENTIRE NORTH END OF THE FOLLOWING DESCRIBED PIECE OF LAND, TO WIT: BEING A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING FOR THE PURPOSES OF A BOUNDARY AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 7 AND 8 IN TOWNSHIP AND RANGE AFORESAID, AND RUNNING THENCE SOUTH ALONG SECTION LINE 30 FEET; THENCE EAST PARALLEL WITH QUARTER SECTION LINE AND IN THE SOUTH LINE OF GILBERT AVENUE 555.72 FEET TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET; THENCE SOUTH ALONG THE WEST LINE OF FOOTE STREET 73.7 FEET

TO STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 84 DEGREES WEST 100 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID FOOTE STREET (NOW FOREST AVENUE) 28 FEET, MORE OR LESS, TO THE CENTER OF CREEK; THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF SAID STREET; THENCE NORTH 9 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF SAID FOOTE STREET 131.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5120 Forest Ave., Downers Grove, IL 60515
PIN: 09-08-301-031

PARCEL 1: THE SOUTH 5.00 FEET OF LOT 9 AND LOT 10 (EXCEPT THE SOUTH 28.00 FEET THEREOF) IN BLOCK 3 OF THE PLAT OF TOWN OF DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 28.00 FEET OF LOT 10 (EXCEPT THAT PORTION OF LOT 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 10 WITH THE EASTERLY LINE OF SOUTH MAIN STREET, WHICH SAID EASTERLY LINE IS ALSO THE WESTERLY LINE OF SAID LOT 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 10, 75.00 FEET; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINE OF SAID SOUTH MAIN STREET, 2.00 FEET 6.00 INCHES; THENCE WESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, CONVEYED TO AUGUSTA SELIG, BY WARRANTY DEED FROM FRANK D. LINDLEY AND WIFE, RECORDED JUNE 12, 1916 AS DOCUMENT 125490) IN BLOCK 3 OF THE TOWN OF DOWNERS GROVE, IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869, AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY DEED FROM FRANK D. LINDLEY AND LUCY A. LINDLEY, HIS WIFE, TO AUGUSTA SELIG, RECORDED JUNE 12, 1916 AS DOCUMENT 125490, FOR PASSAGEWAY, LIGHT AND AIR OVER THAT PART OF LOT 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL RIGHTS (INCLUDING ALL RIGHTS SUBSEQUENTLY ACQUIRED) IN AND TO THAT PART OF LOT 10 IN BLOCK 3 IN THE ORIGINAL TOWN OF DOWNERS GROVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 10 WITH THE EASTERLY LINE OF SOUTH MAIN STREET, WHICH SAID EASTERLY LINE IS ALSO THE WESTERLY LINE OF SAID LOT 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 10, 75 FEET; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINE OF SAID SOUTH MAIN STREET, 2 FEET 6 INCHES; THENCE WESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, ALL SITUATED IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID AS CREATED BY DEED FROM AUGUSTA SELIG TO FRANK D. LINDLEY AND LUCY A. LINDLEY, HIS WIFE, RECORDED JUNE 12, 1916 AS DOCUMENT 125489, FOR PASSAGEWAY, LIGHT AND AIR OVER THAT PART OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL RIGHTS (INCLUDING ALL RIGHTS SUBSEQUENTLY ACQUIRED) IN AND TO THAT PART OF LOT 11 IN BLOCK 3 IN THE ORIGINAL TOWN OF DOWNERS GROVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 11 WITH THE EASTERLY LINE OF SOUTH MAIN STREET, SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF SAID LOT 11; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MAIN STREET, 2 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 11, SAID POINT BEING 47 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT

11, MEASURING ALONG THE NORTHERLY LINE THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, ALL SITUATED IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5109 - 5111 Main St., Downers Grove, IL 60515
PINs: 09-08-130-002; -003

PARCEL 1: LOT 2 (EXCEPT THE SOUTH 28.12 FEET THEREOF, AS MEASURED ON THE WEST LINE) IN EICHELMAN'S AND SELIG OWNERS ASSESSMENT PLAT OF LOT 8 IN BLOCK 3 IN THE PLAT OF THE TOWN OF DOWNERS GROVE IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED JANUARY 28, 1957 AS DOCUMENT 830866, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A STRIP OF LAND 35 FEET WIDE ON THE WEST END, 30 FEET WIDE ON THE EAST END OF THE NORTH SIDE OF LOT 11 IN BLOCK 3 OF THE TOWN OF DOWNERS GROVE, EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 11 WITH THE EASTERLY LINE OF SOUTH MAIN STREET (SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF SAID LOT 11), THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID MAIN STREET, 2 FEET; THENCE EASTERLY, IN A STRAIGHT LINE, TO A POINT IN THE NORTHERLY LINE OF SAID LOT 11, SAID POINT BEING 47 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 11, MEASURING ALONG THE NORTHERLY LINE THEREOF; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 11, TO THE POINT OF BEGINNING, ALL IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5113 – 5115 Main St., Downers Grove, IL 60515
PINs: 09-08-303-001, -024

LOT 4 IN ACADIA ON THE GREEN, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 2005 AS DOCUMENT NO. R2005-279310, IN DUPAGE COUNTY, ILLINOIS. AND THE SOUTH 28.12 FEET, AS MEASURED ON THE WEST LINE, OF LOT 2 IN EICHELMAN'S AND SELIG OWNERS' ASSESSMENT PLAT OF PART OF LOT 8 IN BLOCK 3 IN THE PLAT OF THE TOWN OF DOWNERS GROVE IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED JANUARY 28, 1957 AS DOCUMENT NUMBER 830866, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5117 Main St., Downers Grove, IL 60515
PINs: 09-08-303-028, -025

THAT PART OF LOT 12 IN BLOCK 3 IN PLAT OF THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EAST, 132 FEET TO A STAKE IN THE EAST LINE OF SAID LOT (AT A POINT 8 2/3 FEET NORTH, OF THE SOUTHEAST CORNER OF SAID LOT); THENCE NORTH ON THE EAST LINE OF SAID LOT, 30 FEET; THENCE WEST, PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION, 132 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, ALONG SAID WEST LINE, 30 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5121 Main St., Downers Grove, IL 60515
PIN: 09-08-303-003

LOTS 1 AND 2 IN HANDELSMAN'S ASSESSMENT PLAT, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1998 AS DOCUMENT R98-136524, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5123 and 5127 Main St., Downers Grove, IL 60515
PINs: 09-08-303-026; -027

THE WEST 82 FEET AS MEASURED ALONG THE SOUTH LINE AND PARALLEL TO THE WEST LINE OF LOT 10 IN BLOCK 5 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5131 Main St., Downers Grove, IL 60515
PIN: 09-08-303-013

LOT 10 (EXCEPT THE WEST 82 FEET, AS MEASURED ALONG THE SOUTH LINE AND PARALLEL TO THE WEST LINE THEREOF) IN BLOCK 5 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1012 – 1014 Curtiss St., Downers Grove, IL 60515
PINs: 09-08-303-014; -015

THE WESTERLY 16 FEET OF LOT 8 IN BLOCK 5 IN CURTISS' ADDITION TO DOWNERS GROVE, IN THE SOUTH WEST FRACTIONAL QUARTER (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the Curtiss Street "Alley" Easement
PIN: 09-08-303-016

THAT PART OF LOT 8 IN BLOCK 5 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 THENCE EASTERLY 18 FEET; THENCE 60 FEET SOUTHERLY; THENCE 18 FEET WESTERLY TO A POINT ON THE WEST LINE OF LOT 8; THENCE NORTHERLY 60 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 939 Burlington Ave., Downers Grove, IL 60515
PIN: 09-08-303-032

THE WEST 48 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 5 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1008 - 1010 Curtiss St., Downers Grove, IL 60515
PIN: 09-08-303-017

THE WEST 32 FEET OF LOT 6 AND THE EAST 18 FEET OF LOT 7 IN BLOCK 5 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 944 Curtiss St., Downers Grove, IL 60515
PIN: 09-08-303-018

THAT PART OF LOT 52 IN ASSESSOR'S SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF DEPOT STREET (NOW MAIN STREET) IN THE TOWN OF DOWNERS GROVE WHICH IS 145.18 FEET SOUTH 1 DEGREE 50 MINUTES EAST FROM THE SOUTHWEST CORNER OF BLOCK 4 OF CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE AND RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4 A DISTANCE OF 4.20 CHAINS TO AN IRON STAKE AT THE SOUTHEAST CORNER OF THE DR. PUFFER LOT; THENCE SOUTH 1 DEGREE 50 MINUTES EAST TO THE SOUTH LINE OF LOT 52 OF SAID ASSESSOR'S SUBDIVISION AT A POINT 1.65 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 52; THENCE WEST ON THE SOUTH LINE OF SAID LOT 52 A DISTANCE OF 4.75 CHAINS TO THE CENTER OF DEPOT STREET (NOW MAIN STREET); THENCE NORTH ALONG THE CENTER OF SAID STREET TO A POINT DUE WEST FROM THE POINT OF BEGINNING; THENCE EAST 50 LINKS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PARCEL FALLING IN LOT 1 OF VILLAGE OF DOWNERS GROVE PARKING DECK ASSESSMENT PLAT RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355179, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 17 AND THE NORTH 21.12 FEET (AS MEASURED ON THE WESTERLY LINES AND PARALLEL WITH THE NORTHERLY LINES) OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THE SOUTH 50 FEET OF THE NORTH 71.12 FEET (AS MEASURED ON THE WESTERLY LINES AND PARALLEL WITH THE NORTHERLY LINES) OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM SAID TRACT THAT PLAT THEREOF LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 18 WHICH IS 0.22 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT AND RUNNING THENCE SOUTH 77 1/2 DEGREES WEST TO THE SOUTH LINE OF SAID TRACT ABOUT 4.50 FEET IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5207 - 5217 Main St., Downers Grove, IL 60515
PINs: 09-08-306-041, -044

THAT PART OF OUTLOT 1 IN CURTISS' ADDITION TO DOWNERS GROVE, KNOWN AS PART OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUT LOT 1 WHERE THE EAST LINE OF MAIN STREET INTERSECTS THE NORTH LINE OF MAPLE AVENUE (NAPERVILLE AND CHICAGO ROAD); THENCE NORTH 1 DEGREE 50 MINUTES WEST ALONG THE EAST LINE OF MAIN STREET, 233.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF MAIN STREET, 10 FEET TO A POINT IN A LINE EXTENDED WEST OF THE NORTH FACE OF A 1 AND 3 STORY BRICK BUILDING THENCE EAST ALONG SAID EXTENDED LINE AND ALONG THE NORTH FACE OF A 1 AND 3 STORY BRICK BUILDING AFORESAID 66 FEET TO THE WEST LINE OF SAID LOT 18 THENCE NORTHEASTERLY 39.58 FEET TO A POINT IN A LINE DRAWN NORTH 77 DEGREES EAST FROM A POINT ON THE WEST LINE OF SAID LOT 18, 195.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18 (SAID FORMER POINT BEING 40 FEET FROM THE LATTER. POINT) THENCE NORTH PARALLEL WITH THE EAST LINE OF MAIN STREET, 3.43 FEET TO A POINT IN A LINE DRAWN EAST FROM THE POINT OF BEGINNING, WHICH LINE MAKES AN ANGLE OF 89 DEGREES 53 MINUTES MEASURED FROM THE SOUTH TO EAST, WITH THE EAST LINE OF MAIN STREET; THENCE WEST ALONG SAID LINE 104.88 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF OUTLOT 1 OF CURTISS' ADDITION TO DOWNERS GROVE, KNOWN AS PART OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET, 256.24 FEET NORTH OF THE NORTH LINE OF MAPLE AVENUE (NAPERVILLE AND CHICAGO ROAD); THENCE NORTH ALONG THE EAST LINE OF MAIN STREET TO A POINT IN SAID EAST LINE, WHICH IS 71.12 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 19, AFORESAID; THENCE RUNNING EASTERLY PARALLEL WITH THE NORTH LINE OF LOTS 18 AND 19, 222.1 FEET TO THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 20 L/4 DEGREES EAST, 4.9 FEET; THENCE SOUTH 77 DEGREES WEST 160.5 FEET TO A STAKE ON THE WEST LINE OF SAID LOT 18, WHICH IS 195.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18 THENCE WEST 66 FEET TO A POINT ON THE EAST LINK OF MAIN STREET, WHICH IS 220.88 FEET NORTH OF THE NORTH LINE OF MAPLE AVENUE; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE, TO WIT: COMMENCING AT A POINT ON THE EAST LINE OF MAIN STREET, 233.12 FEET NORTH OF THE NORTH LINE OF MAPLE AVENUE (NAPERVILLE AND CHICAGO ROAD); THENCE RUNNING EAST ON A LINE WHICH MAKES AN ANGLE WITH THE EAST LINE OF MAIN STREET OF 89 DEGREES 53 MINUTES MEASURED FROM SOUTH TO EAST, A DISTANCE OF 104.88 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF MAIN STREET, 3.43 FEET TO A POINT ON A LINE DRAWN NORTH 77 DEGREES EAST FROM A POINT IN THE WEST LINE OF LOT 18 OF ASSESSOR'S SUBDIVISION AFORESAID, 195.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18 (SAID FORMER POINT BEING 40 FEET FROM THE LATTER POINT), IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5219 - 5221 Main St., Downers Grove, IL 60515
PINs: 09-08-306-015

THAT PART OF LOTS 3 AND 4 IN BLOCK 4 OF THE ORIGINAL TOWN OF DOWNERS GROVE, AND A PART OF LOT 56, OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF MAIN STREET AND THE NORTH LINE OF CURTISS STREET (MARKED ON CONCRETE WALK); THENCE NORTH 2 DEGREES 59 MINUTES EAST, ALONG THE WEST LINE OF MAIN STREET, 140.41 FEET TO AN IRON STAKE FOR A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 59 MINUTES EAST, ALONG THE WEST LINE OF MAIN STREET, 37.55 FEET TO MARK ON CONCRETE WALK; THENCE NORTH 86 DEGREES 52 MINUTES WEST, 145 FEET TO AN IRON STAKE:

THENCE SOUTH 2 DEGREES 59 MINUTES WEST, 39.9 FEET TO A STONE; THENCE SOUTH 87 DEGREES 45 MINUTES EAST, 145 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF MAIN STREET AND THE NORTH LINE OF CURTISS STREET (MARKED ON CONCRETE WALK); THENCE NORTH 2 DEGREES 59 MINUTES EAST ALONG THE WEST LINE OF MAIN STREET, 140.41 FEET TO AN IRON STAKE, FOR A POINT OF BEGINNING, THENCE NORTH 87 DEGREES 45 MINUTES WEST, A DISTANCE OF 145 FEET TO A STONE; THENCE NORTH 2 DEGREES 59 MINUTES EAST, A DISTANCE OF 0.62 FEET; THENCE EASTERLY ALONG THE SOUTH LINE (AND SAID SOUTH LINE EXTENDED WESTERLY) OF BRICK WALL, A DISTANCE OF 145 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Commonly known as 5122 Main St., Downers Grove, IL 60515
PIN: 09-08-302-023

THAT PART OF LOTS 3 AND 4 IN BLOCK 4 OF THE PLAT OF THE TOWN OF DOWNERS GROVE, ALSO PART OF LOT 56 OF ASSESSOR'S DIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 4 (SAID CORNER BEING 198.23 FEET SOUTH MEASURED ON THE EAST LINE OF BLOCK 4 FROM THE NORTHEAST CORNER THEREOF); THENCE SOUTH 2 DEGREES 59 MINUTES WEST ALONG THE EAST LINE OF LOTS 3 AND 4, 51.25 FEET TO A POINT 249.48 FEET SOUTH FROM SAID NORTHEAST CORNER OF BLOCK 4; THENCE NORTH 86 DEGREES 51 MINUTES WEST, ALONG THE CENTER LINE OF A BRICK WALL AND ALONG SAID CENTER LINE EXTENDED WESTERLY 145.1 FEET TO THE EAST LINE OF A PUBLIC ALLEY AS DEDICATED BY DOCUMENT 146807, RECORDED MARCH 3, 1921, AT A POINT 39.9 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1 IN MOCHEL'S SUBDIVISION; THENCE NORTH 3 DEGREES 01 MINUTE EAST ALONG THE SAID EAST LINE, 17.65 FEET TO AN ANGLE IN SAID ALLEY; THENCE NORTH 25 DEGREES 31 MINUTES WEST ALONG THE EASTERLY LINE OF SAID ALLEY, 20 FEET TO AN ANGLE IN SAID ALLEY; THENCE NORTH 3 DEGREES 07 MINUTES EAST ALONG THE EAST LINE OF ALLEY, 9.77 FEET TO A LINE 14 FEET SOUTH OF AND PARALLEL WITH A PROLONGATION OF THE NORTH LINE OF LOT 3 EXTENDED; THENCE SOUTH 83 DEGREES 55 MINUTES EAST PARALLEL WITH SAID NORTH LINE OF LOT 3 AS EXTENDED, 22.45 FEET TO THE EAST LINE OF SAID LOT 56 AFORESAID AND BEING THE WEST LINE OF LOT 3; THENCE NORTH 2 DEGREES 59 MINUTES EAST ALONG THE WEST LINE OF SAID LOT 3, 14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 83 DEGREES 55 MINUTES EAST ALONG THE NORTH LINE OF SAID LOT 3, 132 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5116 Main St., Downers Grove, IL 60515
PIN: 09-08-302-014

THE SOUTH 31.5 FEET OF THE WEST 15 FEET OF LOT 2 IN BLOCK 4 OF THE TOWN OF DOWNERS GROVE, A SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the parking lot to the rear of 5114 Main St. Downers Grove, IL 60515
PINs: 09-08-302-012

A PART OF LOT 56 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38

NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING FOR A POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN BLOCK 4 OF THE TOWN OF DOWNERS GROVE, AND RUNNING THENCE NORTHERLY, ALONG THE WESTERLY LINE OF LOT 2, IN BLOCK 4, OF SAID TOWN OF DOWNERS GROVE, 31.5 FEET TO AN IRON STAKE; THENCE WESTERLY, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2 EXTENDED, 22 FEET TO AN IRON STAKE IN THE EASTERLY LINE OF ALLEY; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID ALLEY, 45.5 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3 EXTENDED, 22 FEET TO THE WESTERLY LINE OF SAID LOT 3; AND THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the parking lot to the rear of 5114 Main St. Downers Grove, IL 60515
PINs: 09-08-302-011

LOT 2 (EXCEPT THE NORTH 22 ½ FEET THEREOF AND EXCEPT THE SOUTH 31 ½ FEET OF THE WEST 15 FEET THEREOF) IN BLOCK 4 OF THE PLAT OF THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST ½ OF SECTION, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829 IN DUPAGE COUNTY, ILLINOIS.

A PARCEL OF LAND BEING A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3 IN BLOCK 4 OF THE PLAT OF THE TOWN OF DOWNERS GROVE, AS LAID OUT AND PLATTED BY NORMAN GILBERT: RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SAID BLOCK 4, 31.5 FEET FOR A POINT OF BEGINNING, CONTINUING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, 12 FEET TO AN IRON STAKE; RUNNING THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 EXTENDED, 22 FEET TO AN IRON STAKE IN THE EASTERLY LINE OF AN ALLEY; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY, 12 FEET; RUNNING THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 EXTENDED, 22 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5114 Main St., Downers Grove, IL 60515
PIN: 09-08-302-013

PARCEL L: THE SOUTH 3 FEET OF LOT 1 AND THE NORTH 22 .5 FEET OF LOT 2 IN BLOCK 4 IN THE PLAT OF THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: PART OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: STARTING FROM THE NORTHWEST CORNER OF LOT 2; THENCE NORTHWARD, 3 FEET ALONG THE WEST LINE OF LOT 1; THENCE WEST A DISTANCE OF 22 FEET TO EAST LINE OF PUBLIC ALLEY; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 1, A DISTANCE OF 3 FEET; THENCE EAST 22 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

PARCEL 3: PART OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: STARTING FROM THE NORTHWEST CORNER OF LOT 2, MARKED BY AN IRON STAKE; THENCE WESTERLY 22 FEET; THENCE SOUTH 22.5 FEET ON A LINE PARALLEL WITH THE WEST LINE OF LOT 2, SAID PARALLEL LINE BEING ALSO THE EAST LINE OF PUBLIC ALLEY; THENCE EAST 22 FEET TO THE WEST LINE OF LOT 2; THENCE NORTH ALONG SAID LINE, 22.5 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5112 Main St., Downers Grove, IL 60515
PINs: 09-08-302-009, -010

THE NORTH 35.5 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS, TO-WIT:
A PART OF LOT 57 IN ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PLACE OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 4 OF THE PLAT OF TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, 66 FEET; THENCE WESTERLY PARALLEL WITH THE LINE OF SAID LOT 1, 22 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1, 66 FEET TO AN IRON STAKE; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 22 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the parking lot south of 5100 Main Street, Downers Grove, IL 60515
PINs 09-08-129-007

THE NORTH 66 FEET OF THE EAST 100 FEET OF LOT 1 IN BLOCK 4 OF THE PLAT OF TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS

THE SOUTH 35.5 OF THE NORTH 101.5 FEET OF LOT 1 IN BLOCK 4 OF THE PLAT OF TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

THE NORTH 27.5 FEET OF THE SOUTH 30.5 FEET OF LOT 1 IN BLOCK 4 OF THE PLAT OF TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the parking lot south of 5100 Main Street, Downers Grove, IL 60515
PIN: 09-08-129-008

A STRIP OF LAND ADJOINING ON THE WEST THEREOF, BEING A PART OF LOT 57 IN ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST

OF THE THIRD PRINCIPAL MERIDIAN, AS FOLLOWS:
COMMENCING AT A POINT 3 FEET NORTH OF THE NORTHWEST CORNER OF LOT 2 IN BLOCK 4 OF THE TOWN OF DOWNERS GROVE ON THE WEST LINE OF LOT 1 IN BLOCK 4 OF THE PLAT OF TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1869 AS DOCUMENT 11829, IN DUPAGE COUNTY, ILLINOIS, FOR A PLACE OF BEGINNING; THENCE NORTHERLY 27.5 FEET ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 1 (EXTENDED WESTERLY) 22 FEET; THENCE SOUTHERLY PARALLEL WITH THE AFOREMENTIONED WESTERLY LINE OF LOT 1, 27.5 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF LOT 1, 22 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the parking lot south of 5100 Main Street, Downers Grove, IL 60515
PIN: 09-08-129-009

THE WEST 32 FEET OF THE NORTH 66 FEET OF LOT ONE (1) IN BLOCK FOUR (4) OF THE PLAT OF THE TOWN OF DOWNERS GROVE, A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS 09-08-129-006

THE EAST 22 FEET OF THE NORTH 66 FEET OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1029 Burlington Ave., Downers Grove, IL 60515
PIN: 09-08-129-005, -006

LOTS 1 THROUGH 5 IN MOCHEL'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 55 AND 56 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF LOT 4 IN BLOCK 4 IN THE ORIGINAL TOWN OF DOWNERS GROVE DUPAGE COUNTY, ILLINOIS.

Commonly known as (a portion of) 1030 Curtiss St.; 1028 Curtiss St., 5126 Main St., 5128 Main St., 5130 Main St., and 5134 Main St., Downers Grove, IL 60515
PINs: 09-08-302-007, -008, -016, -017, -018, -019 and -020

LOTS 9 AND 10 (EXCEPT THAT PART THEREOF DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, AND THENCE RUNNING SOUTH ALONG THE EAST LINE OF MAIN STREET, 98.3 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING PARTY WALL FOR A POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES WITH MAIN STREET TO A POINT 6 FEET EAST OF THE WEST LINE OF LOT 9; THENCE SOUTH PARALLEL WITH MAIN STREET, TO THE SOUTH LINE OF SAID LOTS; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS TO MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET, TO THE POINT OF BEGINNING) IN BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE, IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5137 to 5145 Main St, and 1015 Curtiss St., Downers Grove, IL 60515
PINs: 09-08-306-001, -002

PARCEL 1: THAT PART OF LOT 8 IN BLOCK 4 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT AND RUNNING THENCE EAST ON THE NORTH LINE OF SAID LOT A DISTANCE OF 32 FEET MORE OR LESS TO THE NORTHWEST CORNER OF A BRICK BUILDING NOW STANDING ON THE EAST PART OF SAID LOT 8 AND ON THE WEST PART OF LOT 7 IN SAID BLOCK 4 AND RUNNING THENCE SOUTH IN A STRAIGHT LINE ALONG THE WEST LINE OF SAID BRICK BUILDING AND SAID WEST LINE EXTENDED TO THE SOUTH LINE OF SAID LOT 8; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE PLACE OF BEGINNING, SAID CURTISS' ADDITION BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317 IN DUPAGE COUNTY, ILLINOIS

ALSO:

PARCEL 2: A PIECE OF LAND LYING DIRECTLY SOUTH OF AND ADJOINING PARCEL 1 IN THE SOUTHWEST QUARTER OF SECTION 8 (NORTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PIECE OF LAND IS 32 LINKS DEEP AT THE WEST END AND 35 AND ½ LINKS DEEP AT THE EAST END THEREOF, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1011 Curtiss St., Downers Grove, IL 60515

PINs: 09-08-306-003

PARCEL 1: PART OF LOT 7 IN BLOCK 4 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7, 24 FEET TO THE NORTH EAST CORNER OF BRICK BUILDING NOW THEREON STANDING KNOWN AS CURTISS THEATRE BUILDING; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT 7 LOCATED 27 FEET FROM THE SOUTH WEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTH WEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 8 LN BLOCK 4 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866 AS DOCUMENT 7317, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 8; THENCE WESTERLY ALONG THE NORTH LINE THEREOF, 34 FEET TO THE NORTH WEST CORNER OF BRICK BUILDING STANDING THEREON, SAID BUILDING BEING KNOWN AS CURTISS THEATRE BUILDING; THENCE SOUTHERLY IN A STRAIGHT LINE ALONG THE WEST LINE OF SAID BRICK BUILDING AND SAID WEST LINE EXTENDED TO AN IRON PIPE ON THE SOUTH LINE OF SAID LOT 8 LOCATED 35.04 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 8, 35.04 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AFORESAID, AS CREATED BY WARRANTY DEED FROM ELMER H. UHLHORN AND MABLE H. UHLHORN, HIS WIFE, TO GEORGE C. ZARN AND WALTER H. LAUE, DATED APRIL 29, 1922 AND RECORDED MAY 4, 1922 AS DOCUMENT 155612, AND BY WARRANTY DEED FROM GEORGE C. ZARN AND GERTRUDE ZARN, HIS WIFE, AND WALTER H. LAUE, TO WILLIAM ZARN AND EMMA ZARN, HIS WIFE, DATED JUNE 3, 1922 AND RECORDED JUNE 23, 1922 AS DOCUMENT

156927, FOR PRIVATE ALLEY FOR PASSAGEWAY OVER THE EAST 8 FEET OF THAT PART OF LOT 8 IN BLOCK 4 OF CURTISS' ADDITION TO DOWNERS GROVE, IN THE SOUTH WEST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT AND RUNNING THENCE EAST ON THE NORTH LINE OF SAID LOT A DISTANCE OF 32 FEET, MORE OR LESS, TO THE NORTH WEST CORNER OF THE BRICK BUILDING NOW STANDING ON THE EAST PART OF SAID LOT 8 AND ON THE WEST PART OF LOT 7 LN SAID BLOCK 4 AND RUNNING THENCE SOUTH IN A STRAIGHT LINE ALONG THE WEST LINE OF SAID BRICK BUILDING AND SAID WEST LINE EXTENDED TO THE SOUTH LINE OF SAID LOT 8; THENCE WEST TO THE SOUTH WEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1003 - 1009 Curtiss St., Downers Grove, IL 60515
PIN: 09-08-306-050

PARCEL 1: THE WEST 16 FEET OF LOT 6 AND THE EAST 39 FEET OF LOT 7 IN BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1866, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 2: A STRIP OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING 33 FEET IN WIDTH AND LYING SOUTH OF AND ADJOINING THE WEST 16 FEET OF LOT 6 AND THE EAST 39 FEET OF LOT 7 IN BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 3: A STRIP OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 42 FEET WEST OF THE NORTHEAST CORNER OF LOT 7, BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 12 RODS MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE DRAWN 2 RODS SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 6 AND 7, IN BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE; THENCE IN A NORTHERLY DIRECTION TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1001 CURTISS ST., DOWNERS G IL 60515
PIN: 09-08-306-051

PARCEL 1: THAT PART OF LOTS 9 AND 10 IN BLOCK 4 OF CURTISS' ADDITION TO DOWNERS GROVE, IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10 AND RUNNING SOUTH ALONG THE EAST LINE OF MAIN STREET, 98 FEET 3 INCHES, MORE OR LESS, TO THE CENTER OF A PRIVATE ALLEY FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES WITH MAIN STREET TO A POINT 6 FEET EAST OF THE WEST LINE OF LOT 9; THENCE SOUTH PARALLEL WITH MAIN STREET TO THE SOUTH LINE OF SAID LOTS; THENCE WEST ALONG THE SOUTH LINES OF SAID LOTS TO MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET TO THE PLACE OF BEGINNING; ACCORDING TO THE PLAT OF SAID CURTISS' ADDITION TO DOWNERS GROVE, AFORESAID, RECORDED ON MARCH 8, 1866 IN BOOK 29, PAGE 560 AS DOCUMENT 7317, IN DUPAGE COUNTY, IL.

PARCEL 2: PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT

THE SOUTHWEST CORNER OF BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE AND RUNNING THENCE NORTH $87 \frac{1}{2}$ DEGREES EAST ALONG THE SOUTH LINE OF SAID BLOCK 1.98 CHAINS TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 4, THENCE SOUTH IN CONTINUATION OF THE WEST LINE OF SAID LOT, 32 LINKS, THENCE SOUTH 89 DEGREES WEST ALONG STANLEY'S NORTH LINE, 1.98 CHAINS TO THE EAST LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET, 23 LINKS TO THE PLACE OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5147 Main St., Downers Grove, IL 60515
PIN: 09-08-306-036

THAT PART OF LOT 52 OF ASSESSOR'S SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 23 LINKS SOUTH 1 DEGREE 50 MINUTES EAST OF THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 4 IN CURTISS' ADDITION TO DOWNERS GROVE AND RUNNING THENCE SOUTH 89 DEGREES EAST 1.98 CHAINS TO A POINT 32 LINKS SOUTH OF THE SOUTH LINE OF LOT 8 IN BLOCK 4, AFORESAID; THENCE EAST 86 LINKS TO A POINT 39 LINKS SOUTH OF THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 1 DEGREE 50 MINUTES EAST 68 LINKS; THENCE SOUTH 88 DEGREES WEST, 3.38 CHAINS TO THE CENTER OF MAIN STREET (FORMERLY KNOWN AS UNION STREET) IN SAID TOWN; THENCE NORTH 1 DEGREE 50 MINUTES WEST 83 $\frac{1}{3}$ LINKS ALONG THE CENTER OF SAID STREET; THENCE EAST 50 LINKS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, IL.

Commonly known as 5151-5155 Main St., Downers Grove, IL 60515
PIN: 09-08-306-049

LOT 1 IN GROGVE PREMIUM ASSESSMENT PLAT RECORDED AS DOCUMENT 2001280816, A RESUBDIVISION OF PART OF LOT 52 OF ASSESSOR'S SUBDIVISION OF SECTION, 8 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 5157 Main St., Downers Grove, IL 60515
PIN: 09-08-306-042

PARCEL 1: THE EAST 108 FEET OF THAT PART OF LOT 50 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 51 OF SAID ASSESSOR'S SUBDIVISION KNOWN AS THE CEMETERY LOT, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID CEMETERY LOT 108 FEET; THENCE SOUTH PARALLEL WITH MAIN STREET, 1.21 CHAINS MORE OR LESS, TO THE NORTH LINE OF GROVE STREET; THENCE WEST ALONG THE NORTH LINE OF GROVE STREET 111 FEET; THENCE NORTH 1.25 CHAINS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 50 IN THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF THE ROAD AT THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID ROAD 1 DEGREE 50 MINUTES EAST, 1.20 CHAINS; THENCE SOUTH $89 \frac{3}{4}$ DEGREES WEST, 2.01 $\frac{1}{2}$

CHAINS; THENCE NORTH 1 DEGREE 50 MINUTES WEST 1.21 CHAINS TO THE SOUTH LINE OF THE CEMETERY GROUND; THENCE EAST ALONG THE SOUTH LINE OF SAID CEMETERY GROUNDS 2.01 ½ CHAINS TO THE PLACE OF BEGINNING, PART OF THE SOUTHWEST ¼ SECTION 8, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5200 Main St. and adjacent parking lot and driveway, Downers Grove, IL 60515
PINs: 09-08-305-022, 023 and -024

LOT 51 KNOWN AS THE CEMETERY LOT OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS R1871-014481, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as the Main Street Cemetery, Downers Grove, IL 60515
PIN: 09-08-305-015

LOT 4 AND LOT 5 TOGETHER WITH THE VACATED ALLEY LYING WESTERLY OF AND ABUTTING SAID LOTS 4 AND 5 OF OWNER'S AGREEMENT PLAT OF PART OF LOT 55 OF ASSESSOR'S SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S PLAT RECORDED SEPTEMBER 27, 1927 AS DOCUMENT NUMBER 243771, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5150 Main St., Downers Grove, IL 60515
PIN: 09-08-305-014

LOTS 1, 2 AND 3 OF OWNER'S AGREEMENT PLAT OF PART OF LOT 55 OF ASSESSOR'S SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO OWNER'S AGREEMENT PLAT RECORDED SEPTEMBER 27 1927 AS DOCUMENT 243771, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOT 55 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1871, AS DOCUMENT 14481, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST RIGHT OF WAY LINE OF MAIN STREET (AS NOW PLATTED AND RECORDED WITH NORTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED); THENCE SOUTH 61 DEGREES 33 MINUTES WEST TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) WITH THE WEST LINE OF A 12.0 FOOT ALLEY, A DISTANCE OF 104.7 FEET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) A DISTANCE OF 74.23 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY PROPERTY LINE OF THE PROPERTY NOW OCCUPIED BY THE DOWNERS GROVE NATIONAL BANK BUILDING A DISTANCE OF 170.29 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 55, SAID POINT BEING 176.92 FEET WESTERLY (AS MEASURED ALONG SAID SOUTH LOT AND THE SOUTH LINE EXTENDED) FROM THE WEST RIGHT OF WAY LINE OF MAIN STREET IN THE VILLAGE OF DOWNERS GROVE ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 55 A DISTANCE OF 19.5 FEET; THENCE NORTHERLY ALONG A LINE, SAID LINE BEING CENTER OF THE PARTY WALL (FIRE WALL) OF THE EXISTING BUILDING, AND THE CENTER OF SAID PARTY WALL EXTENDED SOUTHERLY A DISTANCE OF 172.5 FEET TO A POINT ON THE

SOUTHERLY RIGHT OF WAY OF CURTISS STREET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET A DISTANCE OF 18.33 FEET TO THE PLACE OF BEGINNING (EXCEPT A STRIP OF LAND 12.0 FEET WIDE ACROSS THE SOUTHERLY END OF SAID PREMISES), IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOT 55 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE IMBEDDED IN THE SIDEWALK AT THE INTERSECTION OF THE NORTH LINE OF CURTISS STREET WITH THE WEST LINE OF MAIN STREET IN THE VILLAGE OF DOWNERS GROVE AND RUNNING THENCE SOUTH 57 DEGREES 21 MINUTES WEST A DISTANCE OF 95.03 FEET TO A CROSS IN THE CEMENT SIDEWALK AT THE INTERSECTION OF THE SOUTH LINE OF CURTISS STREET AND THE EAST LINE OF A 12 FOOT ALLEY; THENCE NORTH 83 DEGREES 5 MINUTES WEST ALONG THE SOUTH LINE OF SAID CURTISS STREET , A DISTANCE OF 45.49 FEET TO A CROSS IN THE CEMENT SIDEWALK FOR A PLACE OF BEGINNING; THENCE SOUTH 3 DEGREES 47 MINUTES WEST A DISTANCE OF 167.3 FEET TO AN IRON STAKE IN THE SOUTH LINE OF SAID LOT 55; THE SAME BEING 136.15 FEET WESTERLY OF THE WEST LINE OF MAIN STREET; THENCE NORTH 88 DEGREES 7 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 55 A DISTANCE OF 133 FEET TO AN IRON: THE SAME BEING 197.94 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 3 DEGREES 49 MINUTES EAST A DISTANCE OF 178.9 FEET TO AN IRON STAKE IN THE SOUTH LINE OF CURTISS STREET; THENCE SOUTH 83 DEGREES 5 MINUTES EAST ALONG THE SOUTH LINE OF CURTISS STREET A DISTANCE OF 133 FEET TO THE PLACE OF BEGINNING (EXCEPT A STRIP OF LAND 12 FEET WIDE ACROSS THE SOUTHERLY END OF SAID PREMISES) ALL IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THE FOLLOWING DESCRIBED LEGAL:

THAT PART OF LOT 55 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE INTERSECTION POINT OF WEST RIGHT OF WAY LINE OF MAIN STREET (AS NOW PLATTED AND RECORDED) WITH THE NORTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED); THENCE SOUTH 61 DEGREES 33 MINUTES WEST TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) WITH THE WEST LINE OF A 12.0 FOOT ALLEY, A DISTANCE OF 104.7 FEET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) A DISTANCE OF 92.61 FEET FOR A DISTANCE OF BEGINNING; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING THE CENTER OF THE PARTY WALL (FIRE WALL) OF THE EXISTING BUILDING, AND THE CENTER OF SAID PARTY WALL EXTENDED SOUTHERLY, A DISTANCE OF 172.5 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 55, SAID POINT BEING 196.42 FEET WESTERLY (AS MEASURED ALONG SAID SOUTH LOT AND THE SOUTH LINE EXTENDED) FROM THE WEST RIGHT OF WAY LINE OF MAIN STREET IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 55 A DISTANCE OF 72.7 FEET TO IRON STAKE, SAME BEING 197.94 FEET EASTERLY FROM SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTHERLY A DISTANCE OF 178.9 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) SAID POINT BEING 73.79 FEET WESTERLY FROM THE PLACE OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET, A DISTANCE OF 73.79 FEET TO A PLACE OF BEGINNING. ALSO, THAT PART OF LOT 55 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION POINT OF THE WEST RIGHT OF WAY LINE OF MAIN STREET (AS NOW PLATTED AND RECORDED WITH NORTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED); THENCE SOUTH 61 DEGREES 33 MINUTES WEST TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CURTISS STREET (AS

NOW PLATTED AND RECORDED) WITH THE WEST LINE OF A 12.0 FOOT ALLEY, A DISTANCE OF 104.7 FEET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) A DISTANCE OF 74.23 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY PROPERTY LINE OF THE PROPERTY NOW OCCUPIED BY THE DOWNERS GROVE NATIONAL BANK BUILDING A DISTANCE OF 170.29 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 55, SAID POINT BEING 176.92 FEET WESTERLY (AS MEASURED ALONG SAID SOUTH LOT AND THE SOUTH LINE EXTENDED) FROM THE WEST RIGHT OF WAY LINE OF MAIN STREET IN THE VILLAGE OF DOWNERS GROVE ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 55 A DISTANCE OF 19.5 FEET; THENCE NORTHERLY ALONG A LINE, SAID LINE BEING CENTER OF THE PARTY WALL (FIRE WALL) OF THE EXISTING BUILDING, AND THE CENTER OF SAID PARTY WALL EXTENDED SOUTHERLY A DISTANCE OF 172.5 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CURTISS STREET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET A DISTANCE OF 18.38 FEET TO THE PLACE OF BEGINNING (EXCEPT A STRIP OF LAND 12.0 FEET WIDE ACROSS THE SOUTHERLY END OF SAID PREMISES), IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1027 Curtiss St., Downers Grove, IL 60515
PINs: 09-08-305-011; -012 and -013

THAT PART OF LOT 55 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1871 IN BOOK 2 OF PLATS, PAGE 29 AND 30, AS DOCUMENT NO. 14481, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MAIN STREET (AS NOW PLATTED AND RECORDED) WITH THE NORTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED); THENCE SOUTH 61 DEGREES 33 MINUTES WEST TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) WITH THE WEST LINE OF A 12.0 FOOT ALLEY, A DISTANCE OF 104.7 FEET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED), A DISTANCE OF 92.61 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING THE CENTER OF THE PARTY WALL (FIRE WALL) OF THE EXISTING BUILDING, AND THE CENTER OF SAID PARTY WALL EXTENDED SOUTHERLY, A DISTANCE OF 172.5 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 55, SAID POINT BEING 196.42 FEET WESTERLY (AS MEASURED ALONG SAID SOUTH LINE AND THE SOUTH LINE EXTENDED) FROM THE WEST RIGHT OF WAY LINE OF MAIN STREET IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 55, A DISTANCE OF 72.7 FEET TO IRON STAKE, SAME BEING 197.94 FEET EASTERLY FROM SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTHERLY, A DISTANCE OF 178.9 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET (AS NOW PLATTED AND RECORDED) SAID POINT BEING 73.79 FEET WESTERLY FROM THE PLACE OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CURTISS STREET, A DISTANCE OF 73.79 FEET TO THE PLACE OF BEGINNING, (EXCEPT A STRIP OF LAND 12 FEET WIDE ACROSS THE SOUTHERLY END OF SAID PREMISES), IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1037 - 1043 Curtiss St., Downers Grove, IL 60515
PIN: 09-08-305-010

PART OF LOT FIFTY-FIVE (55) OF THE ASSESSOR'S SUBDIVISION OF SECTION EIGHT (8),

TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING ON THE SOUTH LINE OF SAID LOT; 137.94 FEET EAST OF THE SOUTHWEST CORNER OF THE CONGREGATIONAL CHURCH PROPERTY; THENCE NORTHERLY 181.8 FEET TO A STAKE ON THE SOUTH LINE OF CURTISS STREET AND THE NORTHEAST CORNER OF SAID CHURCH PROPERTY THENCE EASTERLY ALONG THE SOUTH LINE OF CURTISS STREET, 60 FEET TO A STAKE; THENCE SOUTHERLY 176.76 FEET TO A STAKE IN SOUTH LINE OF SAID LOT 55; THENCE WESTERLY ON SAID SOUTH LINE 60 FEET TO THE PLACE OF BEGINNING.

Commonly known as 1047 Curtiss St., Downers Grove, IL 60515
PIN: 09-08-305-009

LOT 56 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8 TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FOREST AVENUE (FORMERLY FOOTE STREET) WITH THE NORTHERLY LINE OF CURTISS STREET (BEFORE WIDENING); THENCE NORTHERLY ON THE EASTERLY LINE OF FOOTE STREET 138 FEET; THENCE EASTERLY 160 FEET TO A POINT IN THE WEST LINE OF LOT 56 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8 OF SAID TOWNSHIP AND RANGE (SAID POINT BEING 52.54 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 56); THENCE SOUTH 160 FEET TO A POINT IN THE NORTHERLY LINE OF CURTISS STREET (BEFORE WIDENING) WHERE THE WEST LINE OF SAID LOT 56 WOULD, IF PROJECTED, INTERSECT THE NORTHERLY LINE OF CURTISS STREET (BEFORE WIDENING); THENCE WESTERLY ALONG THE NORTHERLY LINE OF CURTISS STREET (BEFORE WIDENING) 189 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED FOR THE WIDENING OF CURTISS STREET.

THAT PART OF LOT 57 IN ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 56 IN SAID SUBDIVISION AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF LOT 56 AND THE NORTHERLY EXTENSION OF SAID LINE, 43 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF LOT 56, 76.5 FEET, THENCE WESTERLY ALONG A STRAIGHT LINE 145.9 FEET TO A POINT ON THE EASTERLY LINE OF FOREST AVENUE, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF FOREST AVENUE 77.7 FEET, THENCE EASTERLY 160.8 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1050 Curtiss Ave., Downers Grove, IL 60515
PINs: 09-08-302-002; -003, -005, -006, and 09-08-302-022

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.

Mayor

Passed:

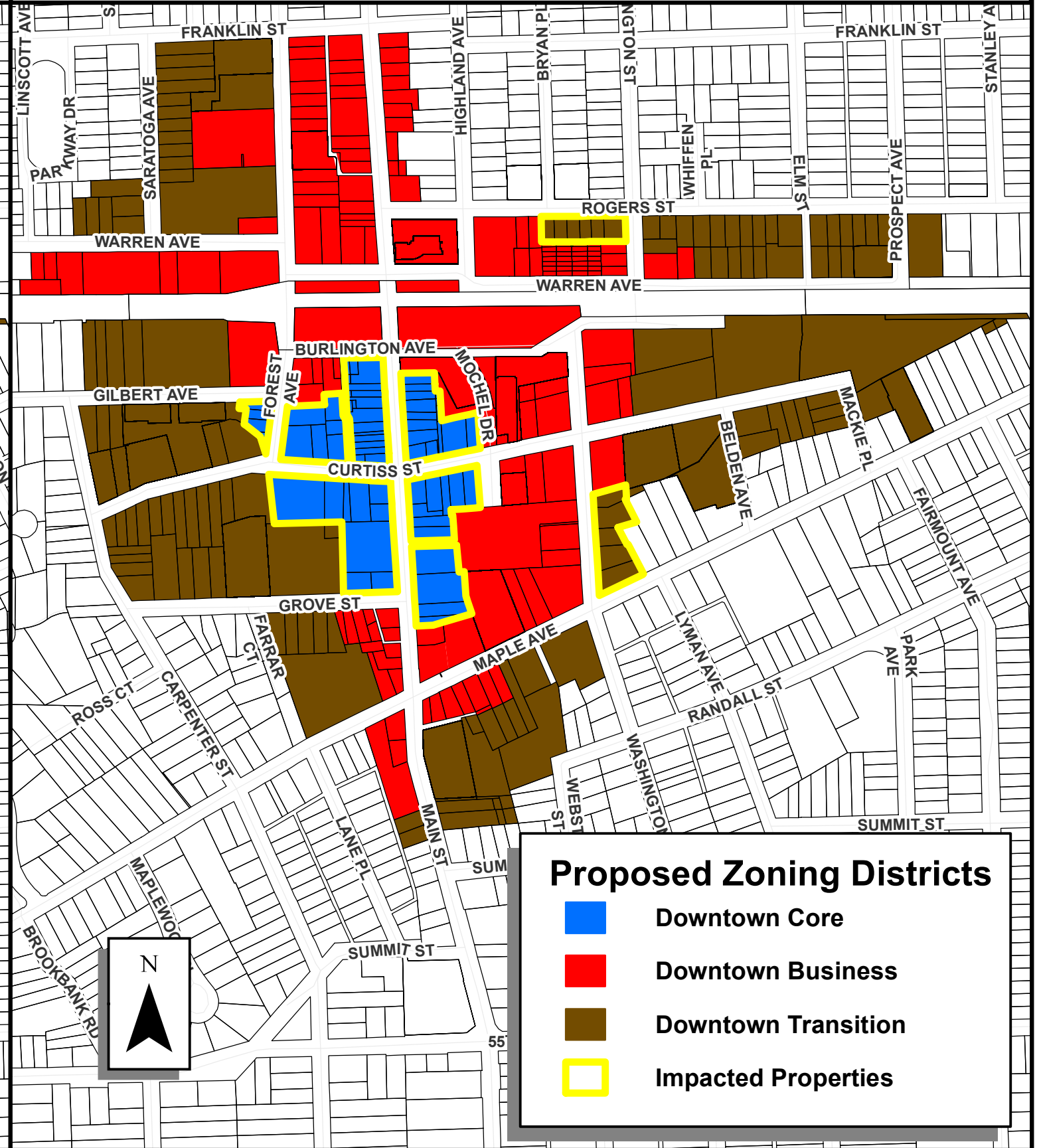
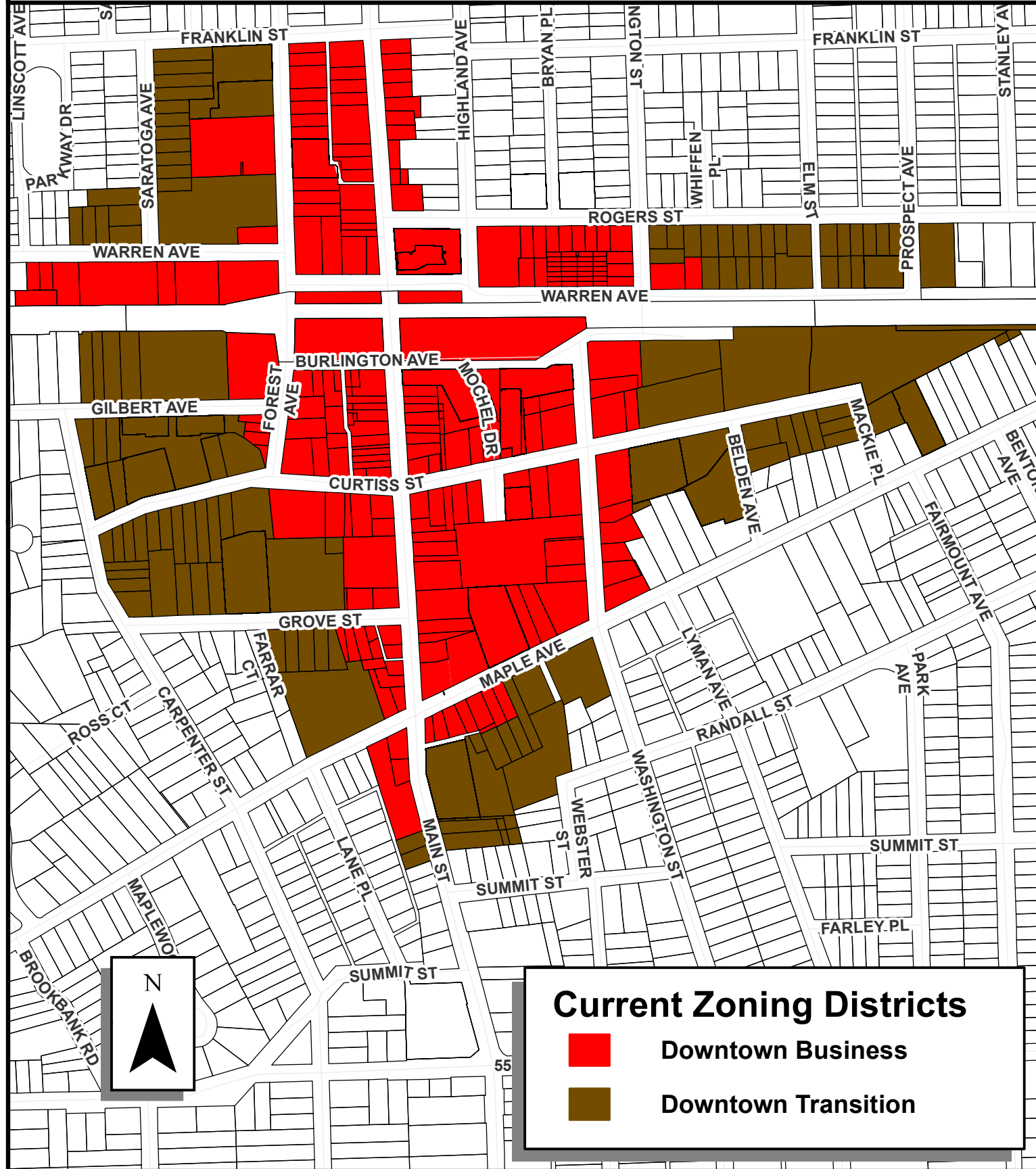
Published:

Attest: _____

Village Clerk

Current Downtown Zoning Map

Proposed Downtown Zoning Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 10, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0027	Zoning Ordinance Map Amendments	Stan Popovich, AICP Director of Community Development

REQUEST

The Village is requesting approval of the following rezonings (zoning map amendments):

- Rezone 66 properties in the downtown from the Downtown Business (DB) zoning district to the Downtown Core (DC) zoning district
- Rezone 11 properties in the downtown from the Downtown Business (DB) zoning district to the Downtown Transition (DT) zoning district

NOTICE

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

GENERAL INFORMATION

APPLICANT: Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

ANALYSIS

SUBMITTALS

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

1. Existing Zoning Map
2. Proposed Zoning Map
3. Comprehensive Plan
4. Downtown Regulatory Framework

PROJECT DESCRIPTION

The Village is requesting approval of 77 rezonings in the downtown to implement the recommendations of the Comprehensive Plan. The proposal would:

- Rezone 66 properties from the Downtown Business (DB) zoning district to the Downtown Core (DC) zoning district; and
- Rezone 11 properties from the Downtown Business (DB) zoning district to the Downtown Transition (DT) zoning district.

The Village approved an update to the Comprehensive Plan in June 2017. Based on the Comprehensive Plan's goals for downtown, the Village undertook the development of a Downtown Regulatory Framework that was approved in January 2018. The Plan and Framework contemplated the creation of the following Downtown Zoning Districts: Downtown Core, Downtown Edge and Downtown Transition. Text amendments to the Zoning Ordinance were adopted in July 2018 that created the Downtown Core zoning district and updated various sections of the Zoning Ordinance to meet the recommendations of the Comprehensive Plan and Regulatory Framework. The proposed rezoning of 77 properties will implement the Comprehensive Plan's vision for the downtown.

PUBLIC COMMENT

The legal notice was published in the *Downers Grove Bugle*. The Village has received ten inquiries from the public based on their observations of the public hearing signs posted around the downtown. These inquiries have been requests for general information about the proposal.

In accordance with Section 12.010.F.3 of the Zoning Ordinance, the Village held two informational meetings for affected property owners and property owners within 250 feet of the proposed rezonings. The meetings were held on August 8 and August 9, 2018. A summary report is attached.

FINDINGS OF FACT

Section 28.12.030.I. Review and Approval Criteria – Zoning Map Amendments (Rezoning)

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.

Downtown Business to Downtown Core

The zoning surrounding the 66 subject properties is Downtown Business (DB) and Downtown Transition (DT). The uses include religious assembly, parks and recreation, office, retail, restaurant, and multi-family and townhouse residential. The proposed rezoning from DB to DC has taken into account the nearby uses and zoning and is compatible with the surrounding classifications and uses. This criteria is met.

Downtown Business to Downtown Transition

The zoning surrounding the 11 subject properties is Downtown Business (DB), Downtown Transition (DT), Residential Detached House 4 (R-4) and Residential Apartment/Condo 6 (R-6). The uses of the nearby properties include religious assembly, office, parking, multi-family residential and single family residential uses. The proposed rezoning has taken into account the nearby properties and is compatible with the surrounding classifications and uses. This criteria is met.

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

Downtown Business to Downtown Core and Downtown Business to Downtown Transition

The proposed rezonings allow an opportunity for continued reinvestment in the subject properties. The zoning district regulations permit a variety of uses to occupy the subject properties. This criteria is met.

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

Downtown Business to Downtown Core

The Comprehensive Plan identified the Downtown Core as the place that serves as the social and civic core of the community. The Plan's recommendation to rezone the subject properties is intended to increase the welfare of the community. This criteria is met.

Downtown Business to Downtown Transition

The Comprehensive Plan identified these 11 properties as part of the Downtown Transition functional subarea. The Downtown Transition area plays an important role in helping transition between more intensive uses in the downtown core and business districts into the neighborhoods that surround the downtown. The Plan's recommendation to rezone these subject properties is intended to increase the welfare of the community. This criteria is met.

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

Downtown Business to Downtown Core

The 66 subject properties are suitable for the proposed zoning classifications. The permitted uses in the DC zoning district are similar to the permitted uses in the DB zoning classification. The subject properties exhibit traits that comport to the bulk regulations of the Downtown Core zoning district. This criteria is met.

Downtown Business to Downtown Transition

The 11 subject properties are suitable for the proposed zoning classification. The existing uses in the subject properties are suitable in the DT zoning classification. The subject properties exhibit characteristics that comport to the bulk regulations of the Downtown Transition zoning district. This criteria 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.

Downtown Business to Downtown Core

The subject properties are not vacant. New development that is bulkier and denser has taken place around the subject properties. The subject properties have seen improvements principally through interior and exterior renovations. This criteria is met.

Downtown Business to Downtown Transition

The subject properties are not vacant. Development in the area has included bulkier and denser development nearer the center of the downtown, while single-family residential redevelopment has taken place near the subject properties on the opposite side. Development of these properties has principally been the conversion of single family homes to office use. This criteria has been met.

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

Downtown Business to Downtown Core and Downtown Business to Downtown Transition

The Comprehensive Plan notes the downtown is the symbolic heart of the community and remains a key focal point for social and civic life in the Village. The uses in the subject properties will remain the same and will continue to provide value to the community. This criteria is met.

(7) The Comprehensive Plan.

Downtown Business to Downtown Core

The proposed rezonings are based on the recommendations in the Comprehensive Plan's Downtown Focus Area Plan. The Comprehensive Plan envisioned a Downtown Core area that maintains and enhances the downtown's existing vibrancy through desired land uses and built forms that will attract people to gather downtown. The proposed rezoning of 66 properties follows the recommendations of the Comprehensive Plan and will implement the community's vision for the downtown as described in the Comprehensive Plan. This criteria is met.

Downtown Business to Downtown Transition

The proposed rezonings are based on the recommendations in the Comprehensive Plan's Downtown Focus Area Plan. The Comprehensive Plan notes the transition area plays an important role in helping transition between more intensive uses in the core and business into the neighborhoods that surround the downtown. The Focus Area Plan identifies these 11 properties as part of the downtown transition functional subarea. The proposed rezoning of these 11 properties will implement the community's vision for the downtown transition area as described in the Comprehensive Plan. This criteria is met.

RECOMMENDATION

As detailed above, staff finds the proposed rezonings (zoning map amendments) meet the review and approval criteria identified in Section 12.030.I of the Zoning Ordinance and are in conformity with the Comprehensive Plan.

Should the Plan Commission find that the request complies with Section 12.030.I of the Zoning Ordinance, staff has prepared a draft motion that the Plan Commission may make for approval of 18-PLC-0027:

Based on the staff report and the testimony presented, I find that the proposed rezonings meet the standards of Section 12.030.I of the Zoning Ordinance. Therefore, I move that the Plan Commission recommend that Village Council approve 18-PLC-0027.

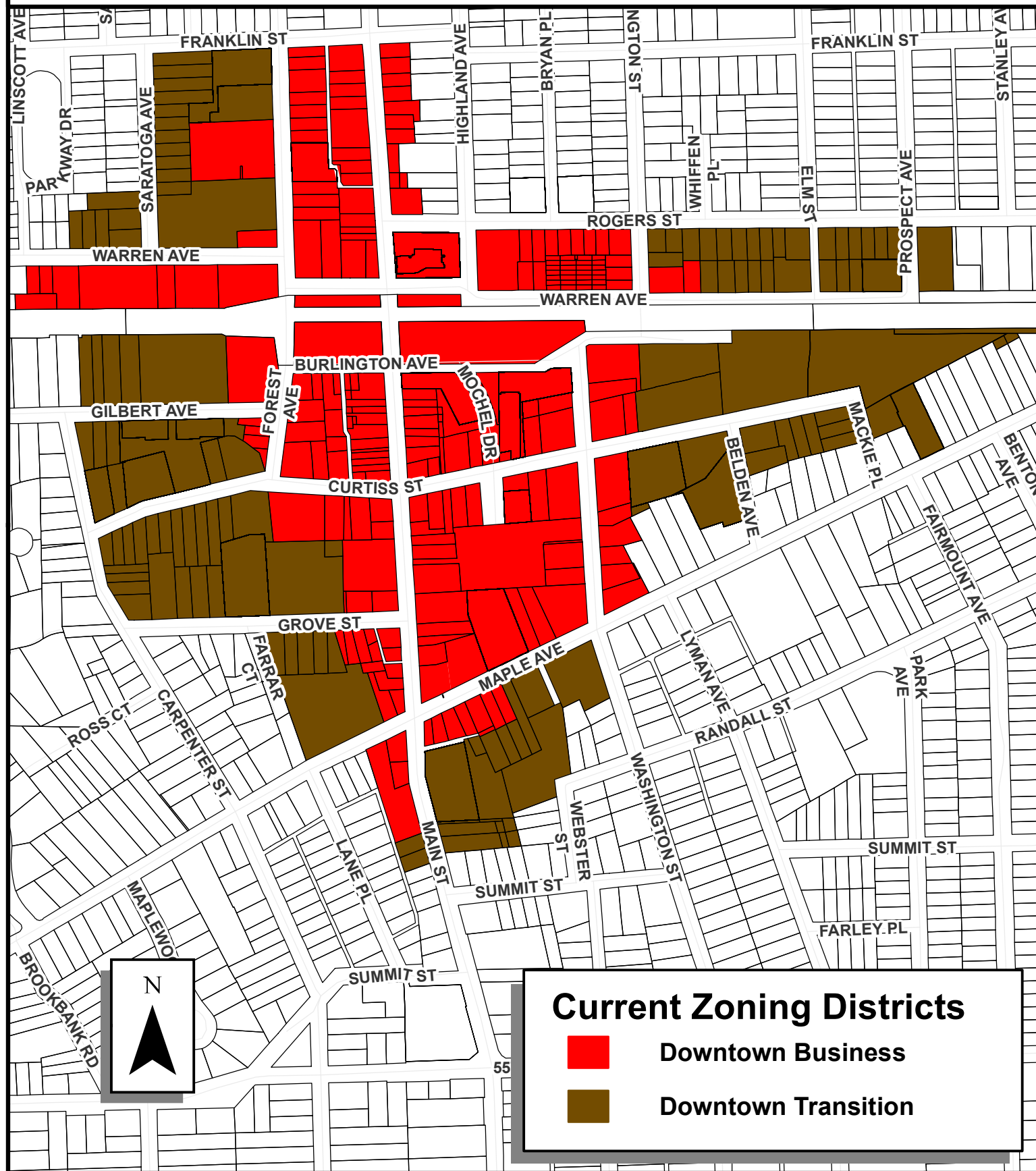
Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

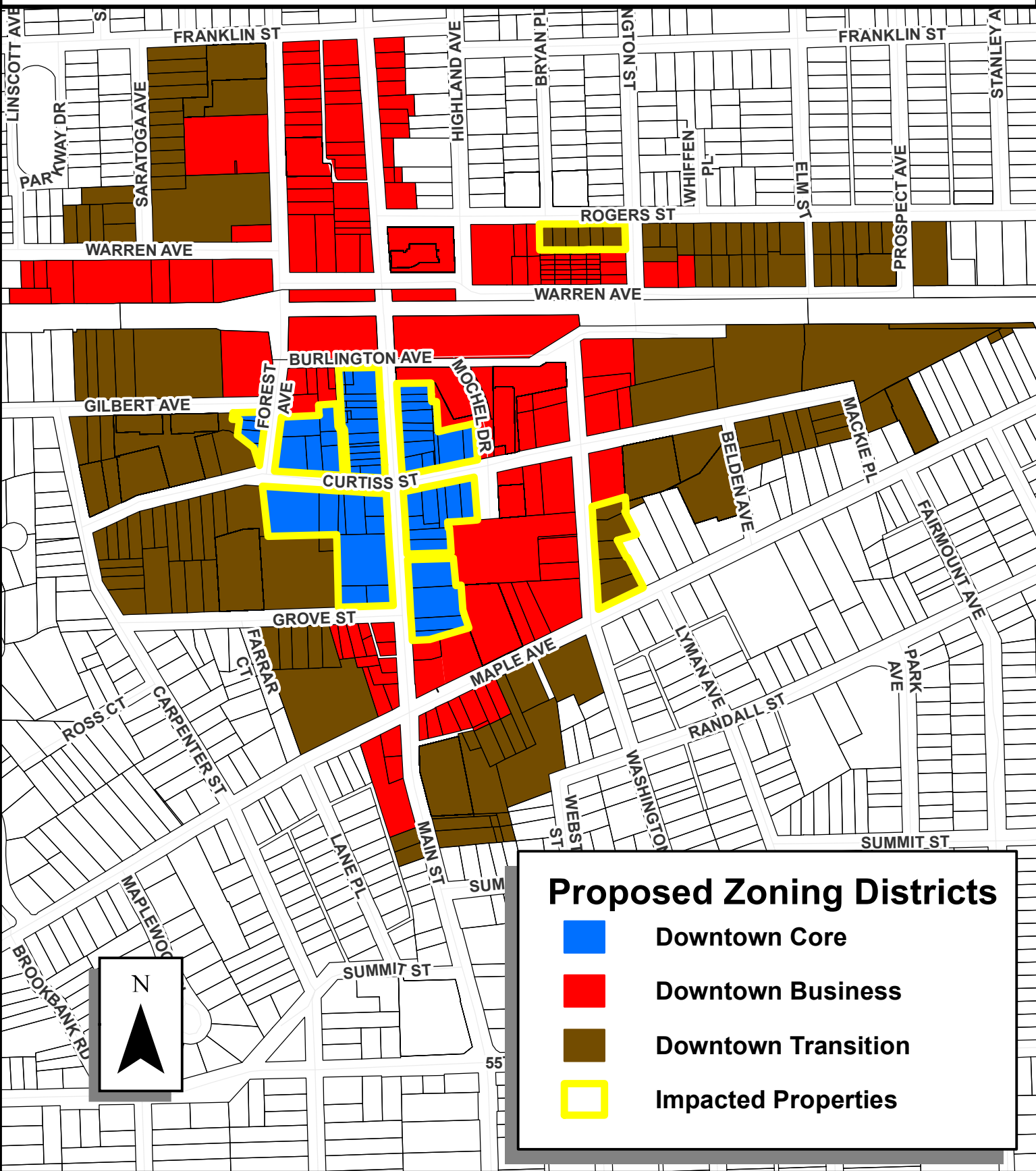
Current Downtown Zoning Map

Proposed Downtown Zoning Map



Current Zoning Districts

- Downtown Business
- Downtown Transition



Proposed Zoning Districts

- Downtown Core
- Downtown Business
- Downtown Transition
- Impacted Properties

18-PLC-0027: Neighborhood Communications Requirement

Summary Report per VODG.28.12.010.F.3.c:

The Village held two neighborhood meetings in accordance with Section 28.12.010.F.3.c of the Municipal Code. The meetings were held at Village Hall on:

- August 8th 5:00-7:00 P.M.
- August 9th 1:30-3:30 P.M.

The Village undertook the following efforts to notify neighbors about the proposed rezonings and the neighborhood meetings:

- Notices were mailed to all affected property owners and those property owners within 250 feet of an affected property on July 30, 2018
- Notices were emailed to Downtown Management on July 31, 2018
- A Village website was created to explain and illustrate the proposed rezoning: <http://www.downers.us/downtown-rezoning>
- The website was provided in the above notices and was further highlighted on the Village of Downers Grove Website Home Page under “Trending Topics”

Village staff completed a brief presentation of the proposed rezonings and answered questions. The following staff were present during both meetings:

- Stan Popovich (Director of Community Development)
- Rebecca Leitschuh (Planning Manager)
- Scott Williams (Senior Planner)
- Flora Ramirez (Village Planner)
- Devin Kamperschroer (Planning Intern)

A total of twenty-seven (27) Village residents, business owners and property owners attended the two neighborhood meetings. The following table summarizes the comments that were provided to staff:

Questions	Answers
What is the driving force behind the zoning district changes?	The community’s vision through the Comprehensive Plan’s Downtown Focus Area plan identified three functional subareas of the downtown. The affected properties were identified in the Comprehensive Plan as Downtown Core or Downtown Transition properties. The Downtown Core subarea was envisioned with lower building heights that were respectful of the existing structures.
Doesn’t this zoning change limit the potential for development and vibrancy?	The proposed changes allow development to occur. As desired in the Comprehensive Plan, potentially taller and denser buildings would be located around the Downtown Core. The Village will continue to promote vibrancy in the downtown.
What are the effects on property values and property taxes?	The Assessor’s office determines property values.

<p>Was there discussion on reducing the allowable height before the project on Main and Maple? When will this construction be completed and have you all looked at the traffic flow impacts? Do you all anticipate additional development in the downtown before these zoning changes take effect?</p>	<p>The zoning ordinance in effect at the time of the Main & Maple project permitted the development's height. The Main & Maple project started prior to the beginning of the Comprehensive Plan update. The Main & Maple site is not under consideration for rezoning. Construction is anticipated to be completed this fall.</p> <p>The Village is aware that traffic patterns may change in this area and is planning to conduct a traffic study after this and other downtown projects are completed.</p> <p>The Village is not aware of additional developments in the upcoming months.</p>
<p>Are there guides comparing the changes for each zoning district?</p>	<p>Yes. The guides for each zoning district change are available at the meetings. The Village has also created a website where you can search for your address and see if there is a zoning change. The guides allow you to view the proposed changes.</p>
<p>How are you proposing to reduce density in the downtown core district and what is the maximum allowable height? In the newly proposed Downtown Core, is there only (1) existing apartment building?</p>	<p>The existing Downtown Business zoning district allowed for 54 units per acre, the new Downtown Core will only allow for 48 units per acre. The maximum allowable height in the Downtown Core is 40' or 3 stories whichever is less. Yes, there is only one apartment building in the proposed Downtown Core and it is within a mixed use building.</p>
<p>Can you talk about the Downtown Transition areas and why the Village proposed to change the zoning district at Rogers and Washington from DB to DT?</p>	<p>The Comprehensive Plan identified these areas as being better suited for Downtown Transition based on their proximity, bulk regulations and uses to the adjacent single family zoning.</p>

Approved 10-01-18

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR SEPTEMBER 10, 2018

In the absence of Chairman Rickard, Ms. Gassen served as Chairperson Pro Tem (Ch.) and called the September 10, 2018 meeting of the Plan Commission to order at 7:00 p.m. She led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ms. Gassen, Mr. Kulovany, Mr. Maurer, Mr. Quirk, Ms. Rollins

ABSENT: Ch. Rickard, Mr. Boyle, Ms. Johnson, Ms. Majauskas, Ex. Officio members Davenport, Livorsi & Menninga

STAFF: Stan Popovich, Director, Community Development
Scott Williams, Sr. Planner

Ch. Gassen reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

VISITORS: Scott Richards, 1130 Warren, Downers Grove
Jim Krusenosky, 853 Maple, Downers Grove
Kathleen Owens, 940 Maple Ave., Downers Grove
Don Zamborsky, 940 Maple Ave., Downers Grove
Joe Svoboda, 5147 Main St., Downers Grove
Mark Mauer, 217 White Fawn Trail, Downers Grove
Cathy Davidson, 916 Summit, Downers Grove
Glenn Hoffman, 840 Maple Ave., Downers Grove
Marilyn & Dave Weiher, 935 Curtiss St., Downers Grove
Dan McCormick, 5205 S. Washington St., Downers Grove
Jan Hessler, 2215 Durand Dr., Downers Grove
Willis Johnson, 603 Rogers, Downers Grove
Maxine Ekl, 930 Curtiss, Downers Grove
Diane Crisp, 4624 Highland Ave., Downers Grove
Stephen A. Frost, 945 Burlington, #405, Downers Grove
Kevin Beasley, Foto Houze, LLC, 5155 Main St., Downers Grove
Lydia Forbes, 907 Curtiss, #506, Downers Grove
Dave Humphreys, First Congregational Ch., 1047 Curtiss, Downers Grove
Byron Holtzen, 5226 Carpenter St., Downers Grove
David Gassen, 5320 Benton, Downers Grove

APPROVAL OF MINUTES: July 23, 2018 meeting

Approved 10-01-18

Mr. Kulovany moved, seconded by Ms. Rollins to approve the minutes for the July 23, 2018 meeting.

The Motion to approve the minutes passed, with Ch. Gassen abstaining.

Ch. Gassen reviewed the procedures to be followed for the meeting, explaining that the Plan Commission is a recommending body for the petition on the Agenda. Staff will make its presentation on behalf of the Village, which is the Petitioner in this case. The Commission will raise questions or comment on the petition, and then the public will be given an opportunity to comment. Once the Public Hearing portion of the meeting is closed, the Plan Commission members will deliberate to recommend approval, recommend approval with conditions, or recommend denial of the individual petition. That recommendation will be forwarded to the Village Council with the minutes, exhibits and all documentation from the public hearing on the specific petition. The Village Council will make final decisions at a future date. She reviewed the subject matter of the petition on the Agenda, and then asked all individuals intending to speak during the public hearing to rise and be sworn in.

18-PLC-0027: A petition seeking a rezoning of 11 parcels from DB, Downtown Business to DT, Downtown Transition and a rezoning of 66 parcels from DB, Downtown Business to DC, Downtown Core. The subject properties are located in various locations throughout the downtown. A map of the proposed rezonings is available online at this location: <http://www.downers.us/downtown-rezoning> Village of Downers Grove, Petitioner; Various Owners.

Mr. Stan Popovich, Director of Community Development for the Village, made the presentation requesting approval of zoning map amendments in the Village's downtown area. Seventy-seven properties are proposed for rezoning. The petition implements the vision for the downtown area as identified in the June 2017 update to the Village's Comprehensive Plan. There are three subareas in the Comprehensive Plan including the Core, the Edge and the Transition areas. The map amendments center around Main and Curtiss Streets and include the rezoning of 66 properties from Downtown Business to the Downtown Core (DC) zoning district, and 11 properties from Downtown Business to the Downtown Transition (DT) zoning district. He explained that the Village has held 32 meetings to discuss the downtown since 2016. Those meetings included discussions on bulk requirements, land uses, zoning classifications, Comprehensive Plan approvals, downtown regulatory framework, and the Zoning Ordinance update.

Director Popovich explained that currently the downtown has two business zoning districts: Downtown Business (DB) and Downtown Transition (DT). He showed a map displaying the area with the proposed changes in classifications. He noted that Staff's report dated September 10, 2018 states that all standards have been met for rezoning. Those properties proposed for the Transition area are principally homes that have been converted to office uses. The Comprehensive Plan's recommendation to rezone the 77 properties increases the welfare of the community to maintain the downtown as a symbolic heart of the Village and keep it as a focal point of the community as identified in the Comprehensive Plan. The proposed rezonings are based on the recommendations of the Comprehensive Plan's Downtown Focus Area Plan. It envisions the Core to maintain and enhance the vibrancy downtown, while the

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Transition area plays an important part in assisting with the transition from more intense uses to the single family neighborhood surrounding the downtown. Staff recommends a positive recommendation from the Plan Commission to the Village Council.

Mr. Popovich responded to a question stating that the major differences between downtown Core, Business and Transition is density and building height, and the height for the Core area is three stories. He said the bulk standards have already been approved by the Village Council as a Zoning Ordinance Text Amendment and have already been codified.

Regarding public comments received by Staff, Mr. Popovich said that phone calls were received inquiring about the notification sign downtown with regard to the Library and the cemetery. Mr. Popovich said Staff informed those callers about the potential rezonings, and said there was no involvement in either of those two sites. Comments from previous meetings were included in the Plan Commission's packet for tonight's meeting.

Ch. Gassen asked whether neighborhood meetings are required for rezoning. Mr. Popovich said they are required by the Zoning Ordinance, and Staff also wanted to inform the public about the potential zoning classification changes. Mr. Popovich reviewed how property owners were informed of the neighborhood meetings. In further response, Mr. Popovich clarified that the alley to the east of the library is a public right-of-way and would not be rezoned and that the walkway immediately south of Ballydoyle is part of the parking deck lot and would not be rezoned either.

There being no further comments at this time, Ch. Gassen called upon the public for any comments or questions.

1. Scott Richards of 1130 Warren Avenue asked about the cemetery that falls into the rezoning area, and asked whether these changes would make the cemetery vulnerable. He wanted to know if the cemetery could be protected in some way.
2. Willis Johnson of 603 Rogers Street said his concern is the Downtown Transition, and particularly the six lots on Rogers Street being included in the Downtown Transition area. He thinks the setback requirements are unrealistic. The lots are only 100' deep and all of them back up to a concrete wall that is 15' high. It seems unrealistic to use up 30' of a property to satisfy the setback requirements.
3. Dan McCormick said that he and his wife own 5205 S. Washington Street, which is being rezoned to Downtown Transition. He echoed Mr. Johnson's sentiments regarding the setback requirements that are excessive. He asked if the Board has had an opportunity to walk the property on Washington between Maple and Curtiss. Mr. McCormick said that there is no physical way they could ever put a building such as the one on Maple and Main on those parcels. The parcels are too small and irregularly shaped. He has no problem with the height requirement, but he and his neighbors have problems with the setbacks.

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4. Jim Krusenoski of 853 Maple Avenue urged the Commission to continue to move forward with the rezoning of the properties on Washington Street. He has no issue with the setbacks but his concern is with the height restrictions going through on this rezoning.

5. Scott Richards asked about the Core and whether it would be limited to three stories, and if so, would there be exceptions granted. He has seen too many local towns cave in to developers and grant variations in lieu of being sued by the developers. He supports the three story height restrictions. He said none of the residents in the area want to see a repeat of what is being done at Main and Maple. They have to live with that. Mr. Richards said his concern is, if this is passed, that the Village will stick to its guns and not give in to developers. The Core maximum should be three stories.

6. George Swimmer of 4905 Main Street asked what other communities similar to Downers Grove have in terms of height restrictions. He thinks having height restrictions that other communities do not have would result in diminishing the Downers Grove property values. He also commented that he's been coming to these meetings for years. This is the first time he's been asked to take an oath and he felt uncomfortable doing it.

7. Byron Holtzen of 5226 Carpenter Street said he would like to see the Downtown Core extend all the way down to Maple Avenue. He would hate to see another big building go across the street from the Maple and Main building. He asked if that could happen, as he understood that area had a 70' height limitation. He thinks that would be a disaster, as it already is a disaster.

There being no further testimony from the public, Ch. Gassen closed the opportunity for further public comment.

Director Popovich said that the Village owns the cemetery property and the only way to protect it would be to landmark that property or put a permanent easement on it. There are no plans for that property to be sold. With regard to concerns about larger buildings coming in, there is an alignment now between the Comprehensive Plan and the Zoning Ordinance and Zoning Map. Other towns vary their height requirements based on individual community visions for their downtown areas.

Director Popovich was asked to address the question raised by a member of the public concerning how the Zoning Ordinance might restrict property values. He replied that opportunities for reinvestment in those properties are still moving forward. Any diminishment of property values would be offset by the opportunities to redevelop and the welfare of the community. There are still many permitted uses in those areas. None of the zoning changes would prevent someone for applying for a variance. That application would come before the Plan Commission and the Village Council for approval.

Director Popovich then responded to the question regarding the oath, and said he has been with the Village for 12 years and the oath has always been part of testimony for a public hearing. It is a legal statement.

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Mr. Quirk said he supports the Downtown Core and the height limits. He is concerned with the outlying properties going from Business to Transition on Rogers, south on Washington, and he doesn't think it is the Village's place to restrict zoning on those properties. He thinks they should hear from those property owners before levying a major restriction on their parcels. He thinks a lot of rights would be taken away from those property owners.

Mr. Kulovany asked about the thought process for the Rogers property. Director Popovich replied the Comprehensive Plan identified that area as Transition because of the single-family residence proximity to those properties. In further response, Director Popovich said that a petitioner could apply for a variance on setbacks.

Ch. Gassen said the Transition area is a change from higher density use to single-family residential.

Ms. Rollins said any time they are combining lots and doing a larger building, the proposal would have to come before the Commission. Director Popovich said hypothetically they would have to come in and seek approval. All three zoning districts require a Special Use approval for any apartment or condo proposals. If someone wanted to build a detached house, attached house or duplex, that would be a permitted use in the DT zoning district and not require a public hearing. An attached house and duplex are special uses in the DB zoning district. Ms. Rollins noted these transition areas are what was envisioned in the Comprehensive Plan

Mr. Maurer commented on the turnout for the meeting, and thanked the people for expressing their opinions. He also noted the lack of comment on the change in the zoning district around Main and Curtiss, which is the center of the downtown. He asked about some of the comments received earlier. Director Popovich said the Comprehensive Plan fleshed out the desire to maintain the feel of the downtown area and limited the height to three stores. At the August meetings, people asked about the driving force behind the changes and that was the Comprehensive Plan. There were discussions about what happened to allow the construction at Main and Maple, as well as an explanation about the lack of alignment between the Comprehensive Plan and the Zoning Ordinance. Some property owners agreed with the proposed changes and others did not.

Mr. Quirk asked whether any properties in the Downtown Core would not be in compliance with current zoning standards. Director Popovich said none that he is aware of, because the tallest building was the former U.S. Bank Building at the corner of Burlington and Main Street at 40'.

Mr. Kulovany expressed that this has been a two-year exercise covering 32 public meetings. Some people think there should not be higher buildings while others say we need more people to support the businesses. He believes the Comprehensive Plan does a great job at addressing concerns to leave the Central Core at a lower height of 40'. There is the issue of transit-oriented development, attracting people who don't want to drive to work but who want to walk to the train station, shops, restaurants and bars. If the Village allows 70' at the sidewalk it might make businesses happy but single-family

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owners would be opposed to that. The Village doesn't have the luxury of a large footprint for our downtown such as they have in Naperville. He thinks they have to work with the canvas they have, and he thinks the Comprehensive Plan does a good job to meet what exists. He is in favor of supporting the petition.

Ch. Gassen said looking at the approval criteria, and the Comprehensive Plan, the petition is doing what the Plan calls for as far as the vision for the community. She would also support what Staff is proposing.

There being no further comments, Ch. Gassen called for a Motion.

Mr. Kulovany said based on the Staff report and testimony presented, I find that the proposed rezonings meet the standards of Section 12.030.I of the Zoning Ordinance. Therefore, I move that the Plan Commission recommend that the Village Council approve 18-PLC-0027. Ms. Rollins seconded the Motion.

AYES: Mr. Kulovany, Ms. Rollins, Mr. Maurer, Mr. Quirk, Ch. Gassen

NAYS: None

The Motion carried unanimously.

Director Popovich said that this will probably go before the Village Council the second meeting in October. Additional information can be found at www.downers.us. He said there would be no meeting on September 24th, and the next Plan Commission meeting will be on October 1, 2018.

Mr. Maurer expressed his appreciation to the public for attending the meeting. He explained that the Plan Commission is a recommending body. The Village Council will still listen to their concerns and they should attend that meeting. The Village Council is the final decision maker.

There being no further business, Ch. Gassen called for a Motion to Adjourn.

**Ms. Rollins moved to adjourn the meeting, seconded by Mr. Kulovany.
The Motion carried unanimously by voice vote.**

Ch. Gassen adjourned the meeting at 7:40 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)