

VILLAGE OF DOWNERS GROVE
Report for the Village
4/15/2025

SUBJECT:	SUBMITTED BY:
3900 Finley Road - Rezoning	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting annexation of the property at 3900 Finley Road. Upon annexation, the petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to O-R-M, Office-Research-Manufacturing.

STRATEGIC PLAN ALIGNMENT

The goals for 2023-2025 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION**UPDATE & RECOMMENDATION**

This item was discussed at the April 8, 2025 Village Council meeting. Staff recommends approval on the April 15, 2025 Active Agenda.

Approval on the April 15, 2025 active agenda per the Planning and Zoning Commission's unanimous 6:0 positive recommendation. The Planning and Zoning Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment found in Section 28.12.030 of the Municipal Code. Staff also finds that the annexation meets all standards for approval per the Boundaries and Annexation of Property to the Village of Downers Grove Policy (Resolution #1996-40).

BACKGROUNDProperty Information and Zoning Request

The subject property is located 1,225 feet southwest of the intersection of Finley Road and Lacey Road. It is currently unincorporated and is classified as O-R, Office Research in DuPage County. The owners of the subject property have petitioned the Village for a voluntary annexation as this property is contiguous to the Village's municipal boundary. If approved, the newly annexed property will be assigned the default zoning classification of R-1, Residential Detached House 1. As such, the petitioners are requesting a zoning map amendment to rezone the property to O-R-M, Office-Research-Manufacturing in order to bring the property

into the same zoning classification as the neighboring properties to the north and south. The petitioners intend to construct a warehouse building.

Compliance with the Comprehensive Plan

The proposed rezoning from R-1 to O-R-M is consistent with the Comprehensive Plan. The Comprehensive Plan designates the subject property as Office/Corporate Campus, which is characterized by office uses with large-scale buildings and office parks in locations easily accessible from the I-88 & I-355 corridors. It also states that large-scale buildings and office parks play an important role in the local economy, and the Village should continue to support this type of development along the tollway corridors. The proposed building will be of high quality in a prominent area along a major regional roadway; the proximity of which makes the subject property a desirable location.

Public Comment

There were no public comments.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated March 3, 2025

Draft Minutes of the Planning and Zoning Commission Hearing dated March 3, 2025

Petition for Annexation

Plat of Annexation

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney **DATE:** April 15, 2025
(Name)

RECOMMENDATION FROM: Planning & Zoning Commission **FILE REF:** 25-PZC-0001
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
- ☐ Resolution
- ☐ Motion
- ☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

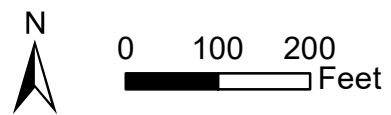
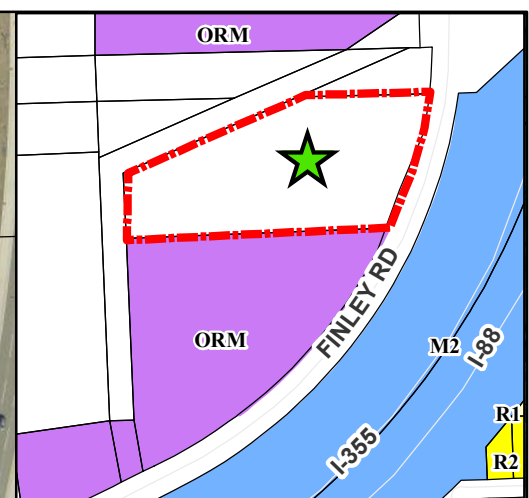
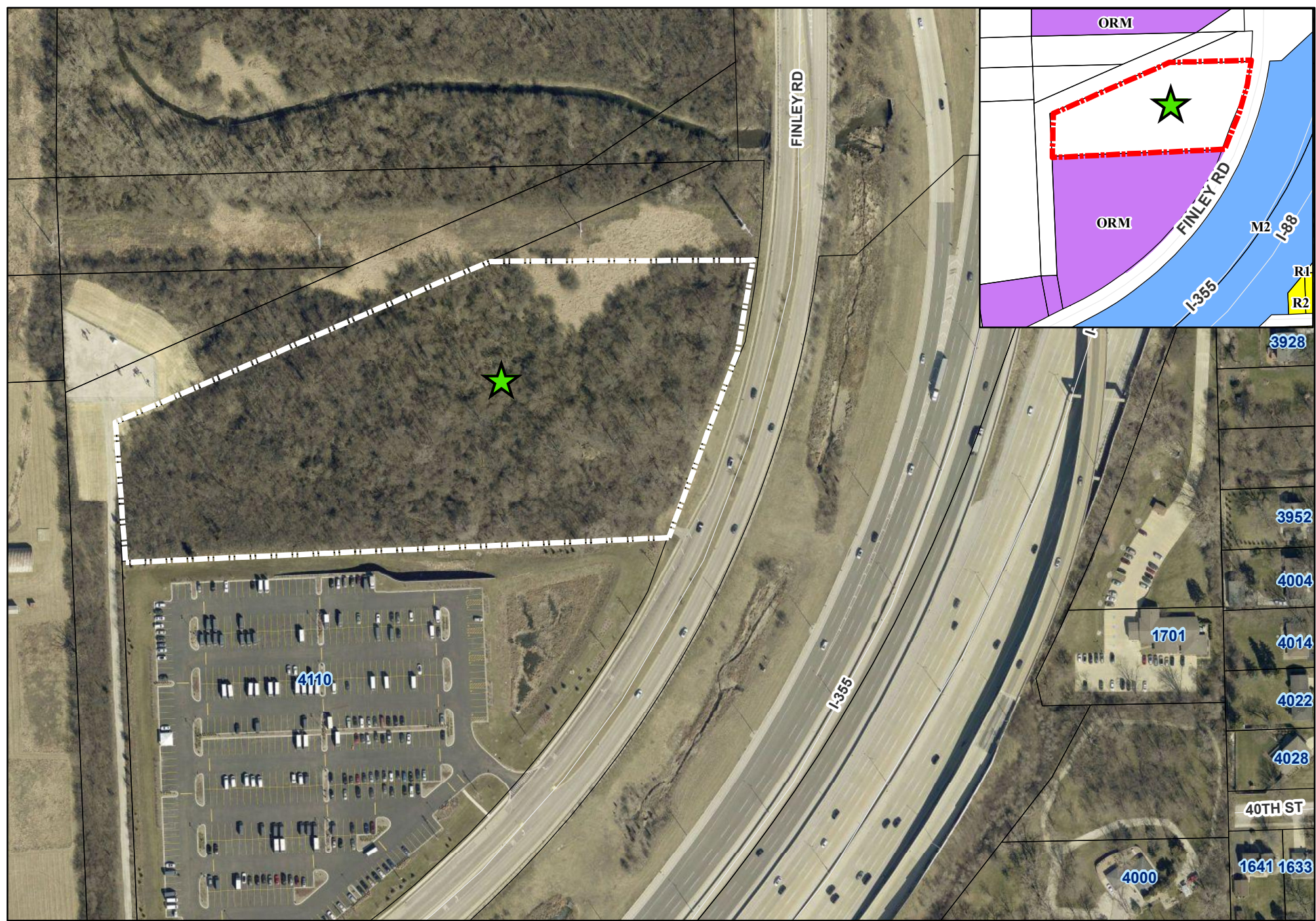
Motion to Adopt "AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3900 FINLEY ROAD, as presented.



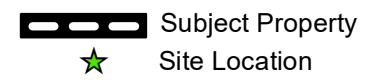
SUMMARY OF ITEM:

Adoption of the attached ordinance shall rezone 3900 Finley Road from R-1, Residential Detached House 1 to O-R-M, Office-Research-Management.

RECORD OF ACTION TAKEN:



Finley Road Sign Map



ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 3900 FINLEY ROAD**

WHEREAS, the real estate located approximately 1,225 feet southwest of the intersection of Finley and Lacey Roads, Commonly known as 3900 Finley Road, Downers Grove, Illinois, 60515 PIN 09-06-100-022, hereinafter described has been classified as "R-1, Residential Detached House 1" pursuant to 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 "O-R-M, Office-Research-Manufacturing"; and

WHEREAS, such petition was referred to the Planning and Zoning Commission of the Village of Downers Grove, and said Planning and Zoning Commission has given the required public notice, has conducted a public hearing respecting said petition on March 3, 2025 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 has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "O-R-M, Office-Research-Manufacturing" the zoning classification of the following described real estate, to wit:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY AND SOUTHEASTERLY OF THE NORTHERN ILLINOIS GAS COMPANY DOWNERS GROVE TOWNSHIP ASSESSMENT PLAT NO. 1 AND LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF FINLEY ROAD AS DEDICATED BY DOCUMENT NUMBER 944050:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6 AND RUNNING THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG TOWNSHIP LINE, 1183.5 FEET TO CENTER LINE OF PUBLIC HIGHWAY CALLED LACEY ROAD; THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE 1254.11 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST 1179.44 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE NORTH 00 DEGREES, 12 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE 1270.05 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING SOUTHERLY AND SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT 573508; THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG THE TOWNSHIP LINE 1183.5 FEET TO THE CENTER

LINE OF LACEY ROAD; THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE 570.34 FEET FOR A POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 50 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 991.74 FEET, A DISTANCE OF 753.59 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT LYING 856.67 FEET EASTERLY FROM THE SOUTHWEST CORNER, AS MEASURED ALONG THE SOUTHERLY LINE, OF SAID LOT 1); AND

(ALSO EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, 1183.17 FEET TO A POINT ON THE CENTER LINE OF LACEY ROAD; THENCE SOUTH ALONG SAID CENTER LINE OF LACEY ROAD 160.02 FEET TO A POINT ON A LINE 160 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WEST ALONG SAID PARALLEL LINE 1182.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, WHICH IS 160.01 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE 160.01 FEET TO THE POINT OF BEGINNING); AND

(ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF LACEY ESTATES, RECORDED DECEMBER 19, 1962 AS DOCUMENT R62-44978, BEING ON A LINE PARALLEL WITH AND 82.5 FEET EAST OF, MEASURED AT RIGHT ANGLES, OF THE WEST LINE OF SAID NORTHWEST 1/4, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE, 631.69 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID LACEY STATES, 1048.38 FEET (MEASURE 1047.77 FEET) TO THE WESTERLY LINE OF FINLEY ROAD; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 991.74 FEET, FOR AN ARC DISTANCE OF 703.28 FEET, MEASURE 702.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG SAID NORTH LINE OF LOTS 1, 2 AND 3, 771.88 FEET (MEASURE 773.78 FEET) TO THE POINT OF BEGINNING), ALL IN DUPAGE COUNTY.

Commonly known as 3900 Finley Road, Downers Grove, IL 60515
PIN: 09-06-100-022

SECTION 2. That the following factors were considered in this rezoning as shown in the Zoning Ordinance:

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and
7. The comprehensive plan.

SECTION 3. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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



VILLAGE OF DOWNERS GROVE

REPORT FOR THE PLANNING AND ZONING COMMISSION

MARCH 3, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0001 3900 Finley Road	Zoning Map Amendment (Upon Annexation)	Flora León, AICP Senior Planner

REQUEST

The petitioner is requesting approval a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to O-R-M, Office-Research-Manufacturing, upon annexation, under Village of Downers Grove Zoning Ordinance Section 28.12.030.

NOTICE

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

GENERAL INFORMATION

OWNERS: Finley Rd. PBK LLC
450 Newport Center Dr. Ste. 405
Newport Beach, CA 92660

PETITIONER: Anthony Ivankovich
Phelan Development Company
456 Frontage Road
Northfield, IL 60093

PROPERTY INFORMATION

EXISTING ZONING: O-R, Office Research (DuPage County)
R-1, Residential Detached House 1 (upon annexation)

EXISTING LAND USE: Vacant Parcel

PROPERTY SIZE: 8.9975 acres (391,930 square feet)

PINS: 09-06-100-022

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	O, Office Research (DuPage County)	N/A
	O-R-M, Office-Research-Manufacturing	Office/Corporate Campus
SOUTH	O-R-M, Office-Research-Manufacturing	Office/Corporate Campus
	Illinois Tollway	N/A
EAST:	Illinois Tollway	N/A
WEST:	R-3, Single Family Resident	Institutional Public Park Open Space

ANALYSIS

SUBMITTALS

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

1. Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Approval Criteria
5. Location Map
6. Plat of Annexation

PROJECT DESCRIPTION

The subject property is located 1,225 feet southwest of the intersection of Finley Road and Lacey Road. It is currently unincorporated and is classified as O-R, Office Research in DuPage County. The owners of the subject property have petitioned the Village for a voluntary annexation as this property is contiguous to the Village's municipal boundary. If approved, the newly annexed property will be assigned the default zoning classification of R-1, Residential Detached House 1. As such, the petitioners are requesting a zoning map amendment to rezone the property to O-R-M, Office-Research-Manufacturing in order to bring the property into the same zoning classification as the neighboring properties to the north and south. The petitioners intend to construct a warehouse building.

It should be noted that a proposed site plan is provided for informational purposes and is not subject to the review of the Zoning Map Amendment request.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the subject property as Office/Corporate Campus, which is characterized by office uses with large-scale buildings and office parks in locations easily accessible from the I-88 & I-355 corridors. It also states that large-scale buildings and office parks play an important role in the local economy, and the Village should continue to support this type of development along the tollway corridors.

The Comprehensive Plan states that negative impacts on residential areas should be mitigated. There are no nearby residential uses near the subject site. The north and south sides of Finley Road consists of similar combinations of office and light industrial uses. The proposed development is complementary to these existing uses. The industrial area goals of utilizing appropriate setbacks, screening, and buffering are achieved. Improved stormwater management is also being addressed in a comprehensive manner. The proposed map amendment and subdivision are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The office, warehousing and distribution uses are listed as an allowable use in the O-R-M zoning district. As currently proposed, the development will be required to comply with the bulk regulations of the O-R-M zoning district. Compliance will be reviewed during the building permit review of the project.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention division reviewed the proposal and had no comments.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff did not receive

25-PZC-0001, 3900 Finley Road
March 3rd, 2025

Page 3

any questions from the public.

STANDARDS OF APPROVAL

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to O-R-M, Office-Research-Manufacturing, upon annexation. The Annexation is considered solely by the Village Council. The review and approval criterion for the Zoning Map Amendment is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Planning and Zoning Commission should consider the petitioner's documentation, the staff report and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met:

Zoning Map Amendment Request

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 use and zoning of nearby property;*
- 2. the extent to which the particular zoning restrictions affect property values;*
- 3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;*
- 4. the suitability of the subject property for the zoned purposes;*
- 5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- 6. the value to the community of the proposed use; and*
- 7. the comprehensive plan.*

DRAFT MOTION

Staff will provide a recommendation at the March 3, 2025 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Zoning Map Amendment staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 25-PZC-0001:

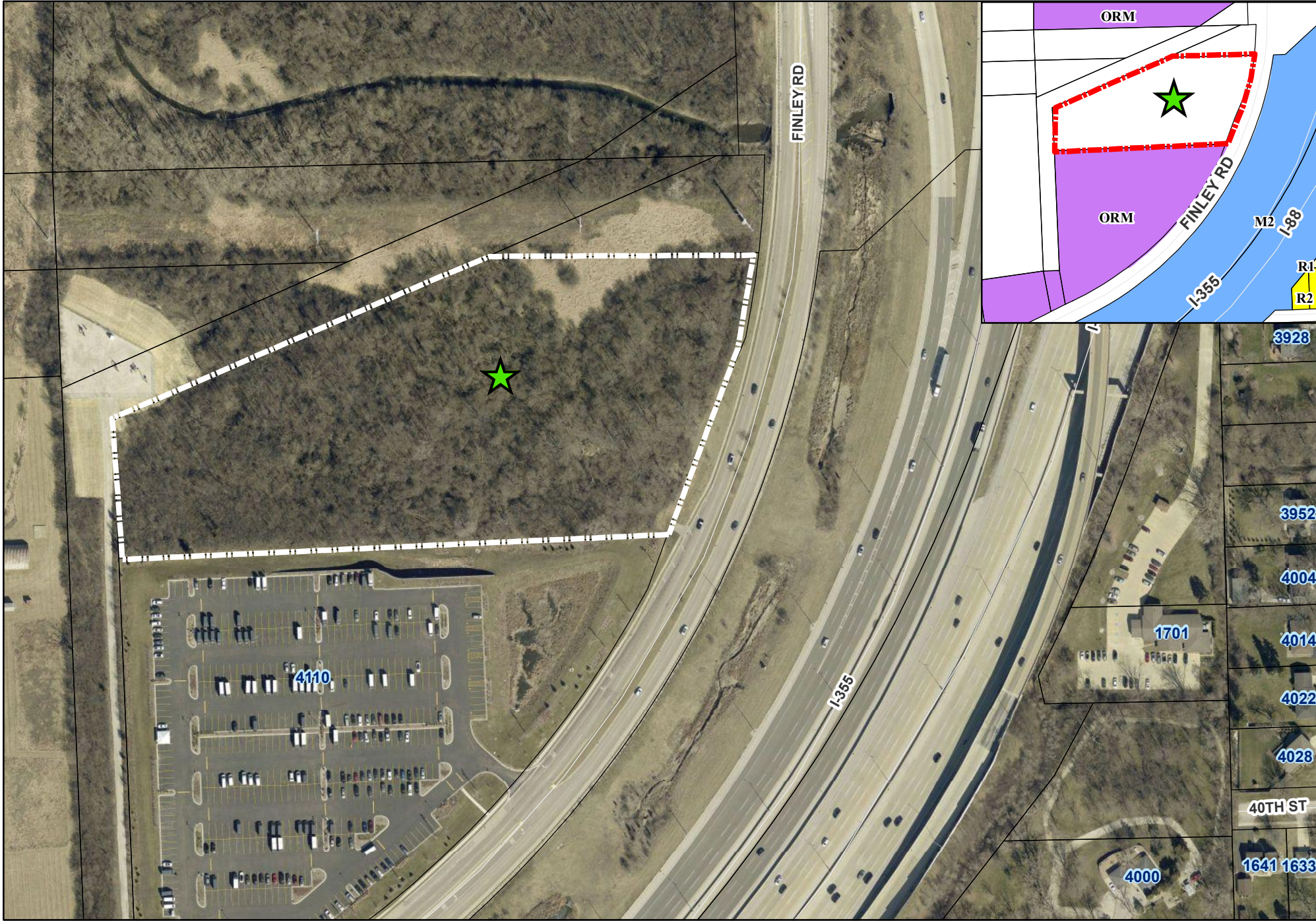
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 25-PZC-0001.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

-att



N

0

100

200

Feet

3900 Finley Road

Subject Property

Site Location

**Phelan Development Company**

456 Frontage Road, Suite 200

Northfield, IL 60093

TEL: 773.823.0181

January 22, 2025

Village of Downers Grove
850 Curtiss Street
Downers Grove, IL 60515

FINLEY RD PROJECT SUMMARY

Dear Plan Commission and Village Council,

We are writing to formally provide a project summary and narrative for the 9 acre site (PIN: 09-06-100-022) located directly to the south of Bridge Industrial's development off of Finley Rd in Downers Grove, IL, with direct highway frontage on I-88 and I-355.

We plan to develop this vacant land site into a 124,085 SF, 32' clear height office/warehouse building with precast walls and steel structure. Office entries will be oriented to the south of the site, with loading and truck traffic limited to the rear of the facility located to the north of the site. This new facility will serve future businesses in Downers Grove by providing Class A office and warehouse space, divisible up to three tenants.

In order for us to move forward with this development, we are requesting to have the site annexed to the Village of Downers Grove and have the Zoning Map Amended as the site is currently in unincorporated Downers Grove.

We believe this development is in line with the Village's Comprehensive Plan and Future Land Use Map. We identified this underutilized land parcel and plan to develop it into an office/warehouse building that is in line with the uses of the surrounding properties. The site's location and exposure to I-88 and I-355 has a high probability of drawing corporate users who prefer highway exposure.

Thank you for considering this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jess Knigge".

Jess Knigge
Partner | Phelan Development

**Phelan Development Company**

456 Frontage Road, Suite 200

Northfield, IL 60093

TEL: 773.823.0181

January 22, 2025

Village of Downers Grove
850 Curtiss Street
Downers Grove, IL 60515

PCO3 Responses – 9 acre site (PIN: 09-06-100-022) located at Finley Rd in Downers Grove, IL 60515

1. The existing uses and zoning of nearby property

- a. The existing uses of neighboring properties are office and warehousing, which is in conformance with the zoning (O-R-M, Office-Research-Manufacturing).

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

- a. The property is currently unincorporated Village of Downers Grove. The neighboring owners are zoned O-R-M, so amending this map, in unison with the annexation request to incorporate our site into the Village of Downers Grove, will conform with surrounding zoning of the neighboring properties and would, in our opinion, positively affect property values.

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

- a. The proposed development is expected to have positive impacts on the area, including with respect to property value, as it would bring additional jobs to the area while conforming to the zoning of neighboring properties. Our site plan design has factored in the safety for pedestrians to ensure they can navigate safely through the corridor.

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

- a. After thoroughly reviewing our due diligence investigations and receiving input from our environmental consultants, geotechnical consultants, and engineer, we have deemed the site to be suitable for O-R-M zoning. This is an ideal site for office/warehouse use, similar to that of the neighboring properties.

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

- a. Available information indicates that the Subject Property had been developed for agricultural use between the early 1900s and 1960s. Several structures associated with a farmstead were present on the southeast portion of the site, from 1908 through the early 1990s. A barn burned to the ground in the 1950s, and a wooden garage was constructed in its place. The wooden garage collapsed in the 1990s and all associated debris was removed from the site. Between the 1960s and present

day, the Subject Property has been vacant land. No other usage of the Subject Property has been identified.

6. The value to the community of the proposed use

- a. The two main drivers of value to the community are job creation and property tax revenue generation.

7. The Comprehensive Plan

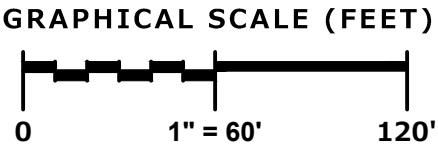
- a. This request is in conformance with the Village's Comprehensive Plan Goals for Commercial and Office Areas, mainly Goal 2. Our proposal would turn vacant non-producing land into an office/warehouse building that adds to and is consistent with the existing aesthetic of Finley Road. With direct exposure to I-88 and I-355, there is a high probability that this site will draw a corporate user for a BTS (sale or lease). In doing so, our proposed building has very strong potential to create new jobs for the community, whether that is warehouse staff or office workers, and to increase the tax base for the Village.

Thank you for considering this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Knigge', is positioned above the printed name.

Jess Knigge
Partner | Phelan Development



Bearings referenced to the Illinois State Plane
Coordinate System, east Zone (1201)

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER
24NW1701506WF WITH A COMMITMENT DATE OF MAY 31, 2024.

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION
6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF
SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, REFERENCE
BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT NUMBER 573508; THENCE
SOUTH 02 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE
NORTHWEST 1/4 OF SAID SECTION 6, 160.01 FEET; THENCE NORTH 88 DEGREES 32
MINUTES 56 SECONDS EAST, 698.26 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUING NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST 432.29 FEET TO THE
WEST RIGHT OF WAY LINE OF FINLEY ROAD; THENCE SOUTH 02 DEGREES 21 MINUTES 01
SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 139.11 FEET; THENCE SOUTH 22
DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 210.89
FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 26 SECONDS WEST ALONG SAID WEST
RIGHT OF WAY LINE 143.38 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS
WEST 904.40 FEET TO THE EAST LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT
OF WAY, RECORDED AS DOCUMENT NUMBER R64-28041; THENCE NORTH 02 DEGREES
23 MINUTES 26 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 226.76 FEET TO
THE SOUTH RIGHT OF WAY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY; THENCE
NORTH 66 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY
LINE 661.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 391,930 SQUARE FEET OR 8.9975 ACRES.

TABLE A

- Monuments placed at all corners of the surveyed property boundary.
- Address (as disclosed in title commitment): Vacant Land at Finley Road, Downers Grove, IL 60515
- Flood Zone Classification: The property lies with in Zone "X" & "AE" of the Flood Insurance Rate Map Community Panel No. 17043C0158J & 17043C0159J with an effective date of AUGUST 1, 2019. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area: 391,930 Square Feet (8.9975 Acres)
- Letter / Zoning Report not supplied by client at time of survey.
- The subject property is vacant - No Buildings Observed.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- There are no designated parking spaces on the subject property.
- Evidence of underground utilities existing or serving the property as determined by field observation.
 - No plans and/or reports provided by client.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

NOTES CORRESPONDING TO SCHEDULE B - II

ALTA COMMITMENT FOR THE TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE
COMPANY, COMMITMENT NUMBER 24NW1701506WF, COMMITMENT DATE MAY 31, 2024 WAS
USED IN PREPARATION OF THIS SURVEY. PIN AS LISTED IN TITLE COMMITMENT: 09-06-100-022

ITEMS 1, 4 - 15 & 20 NOT SURVEY RELATED
ITEMS 2 - 3 & 16 - 17 VISIBLE EVIDENCE SHOWN, IF ANY
ITEM 18 INTENTIONALLY DELETED

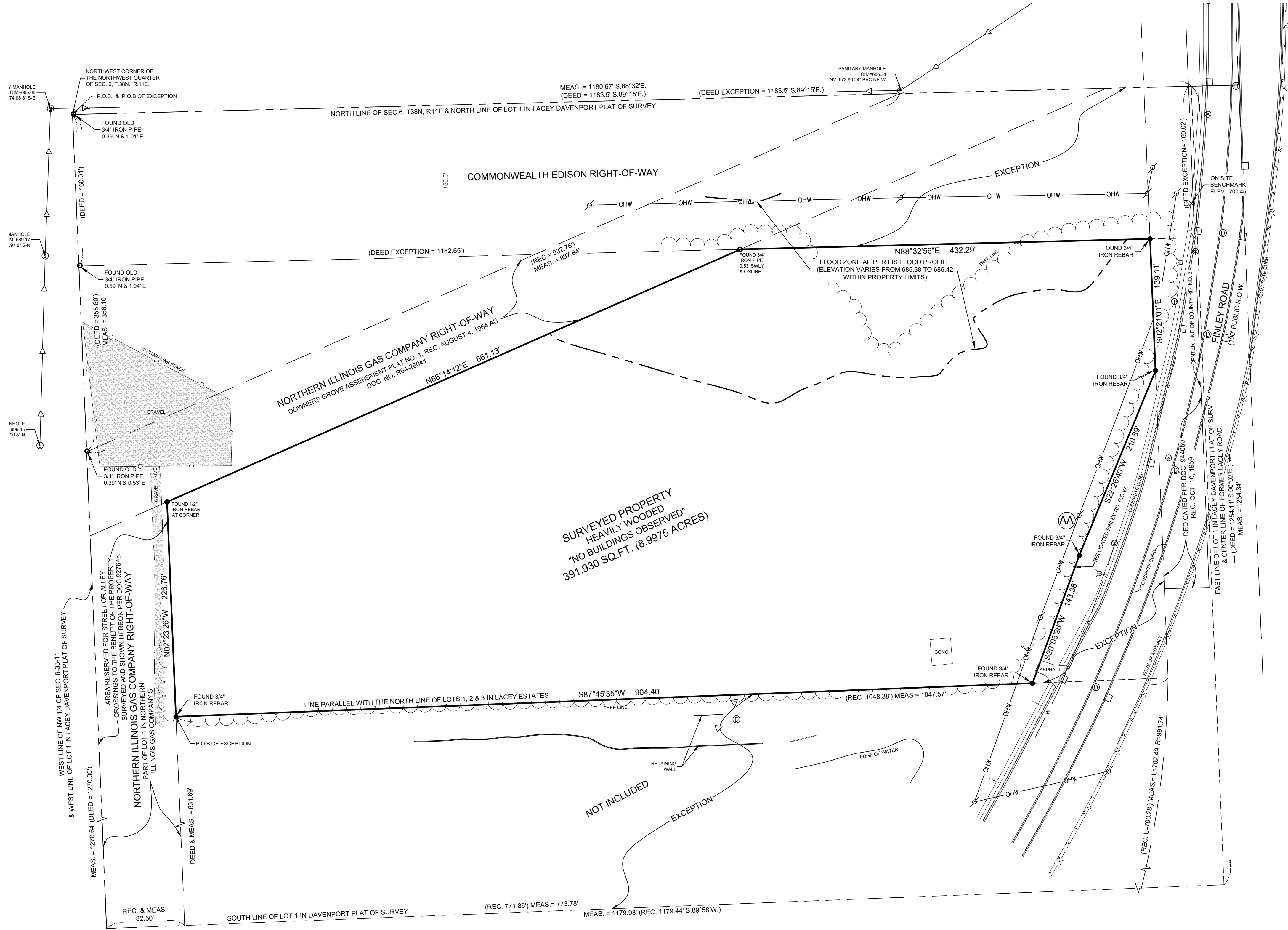
ITEM 19 IN SCHEDULE B PART II OF SAID COMMITMENT REFERS TO Easement for overhead wires
located on the East boundary line of the land as disclosed by a recent survey of the land, OVERHEAD
WIRES LOCATED ON EAST SIDE OF PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT, AS
SHOWN ON SURVEY.

GENERAL NOTES

- Right of Way widths and locations are based on surveys on record.
- The property depicted on the survey has direct physical ingress and egress via Finley Road, a publicly dedicated right of way.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact J.U.L.I.E. prior to the start of any activity.

STATEMENT OF POTENTIAL ENCROACHMENTS

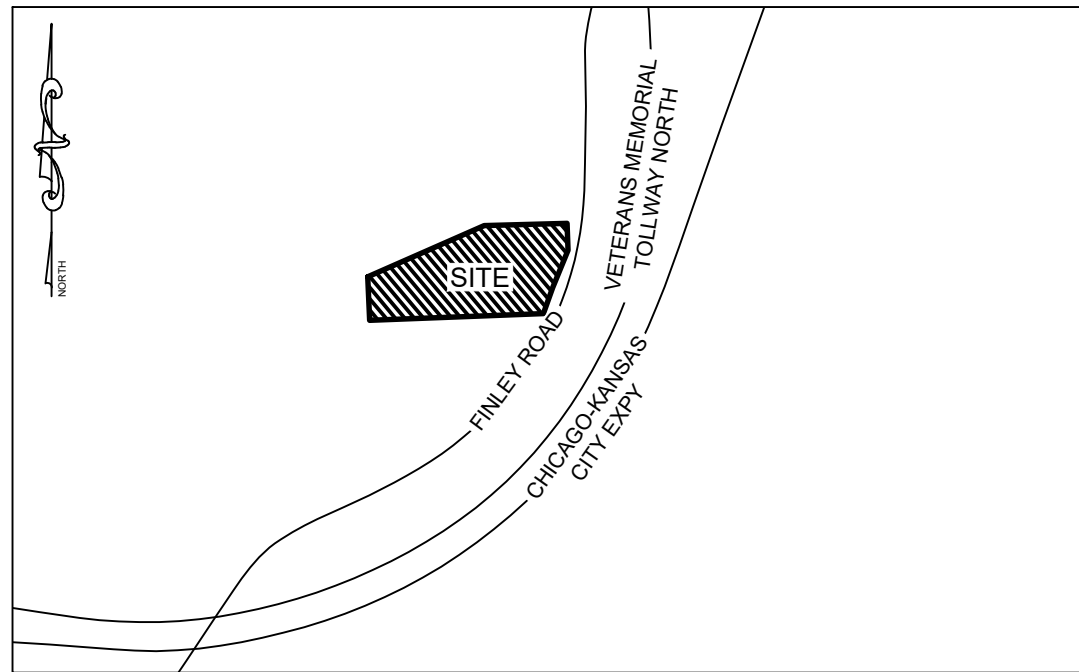
AA - Overhead Wires over property without the benefit of an Easement.



LEGEND:

- STORM INLET
- UNKNOWN MANHOLE
- HYDRANT
- WATER MANHOLE L
- POLE UTILITY POLE
- TELEPHONE MANHOLE/VAULT
- SIGN
- IRON PIPE
- IRON REBAR/ROD
- STORM SEWER
- WATER MAIN
- OVERHEAD WIRES
- TREE LINE

VICINITY MAP
SCALE 1"=1000'



CERTIFICATION

To: Chicago Title Insurance Company
FINLEY RD PBK, LLC an Illinois limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16 & 19 of Table A thereof. The fieldwork was completed on July 8, 2024.

SIGNED *Paul A. Kubicek*
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025



Date of Plat or Map: JULY 9, 2024

REVISIONS

1	Revised Title Commitment	7/16/2024			
2	Revised Certification	11/05/2024			

SHEET

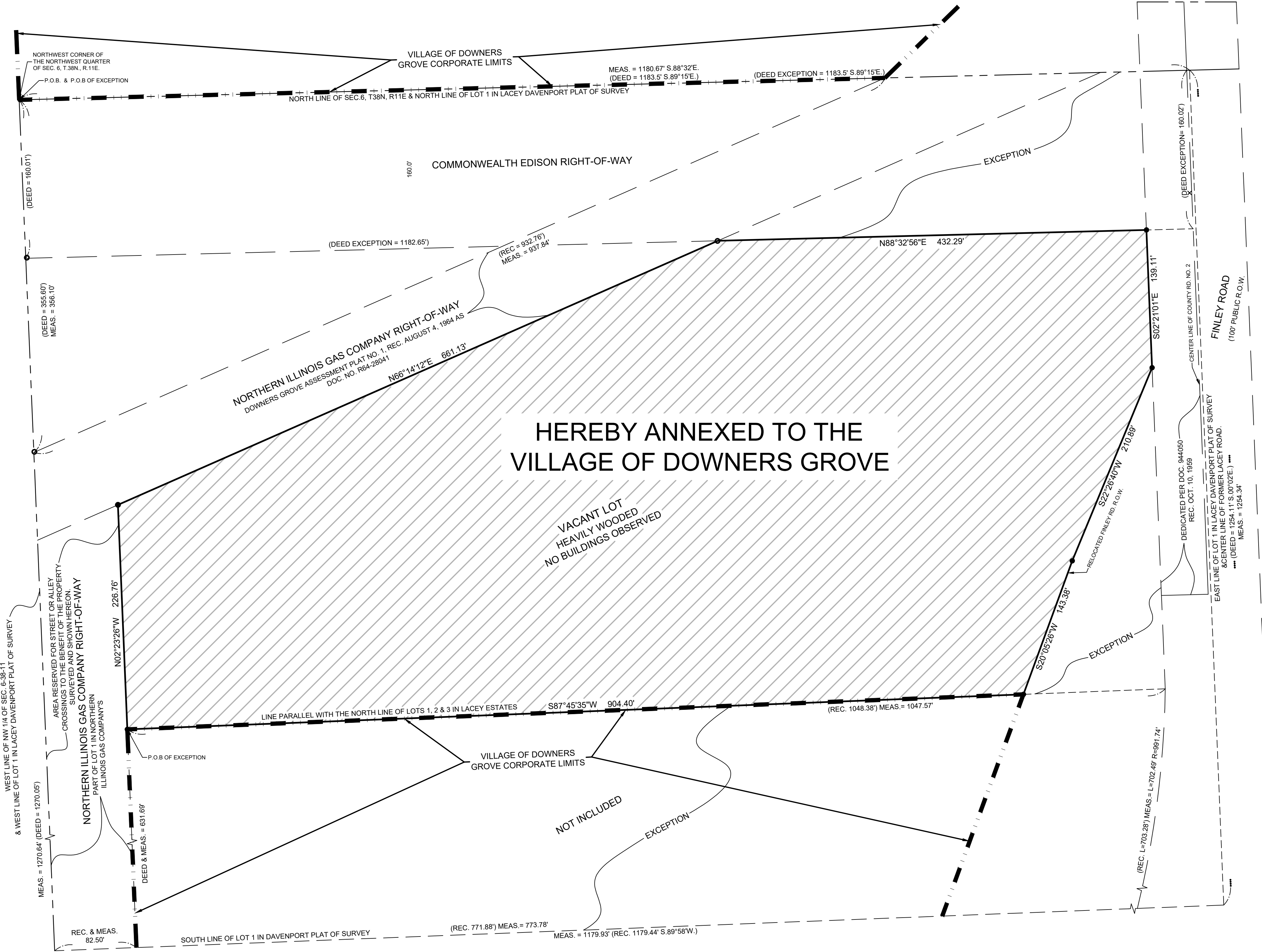
DRAFT PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY AND SOUTHEASTERLY OF THE NORTHERN ILLINOIS GAS COMPANY DOWNERS GROVE TOWNSHIP ASSESSMENT PLAT NO. 1 AND LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF FINLEY ROAD AS DEDICATED BY DOCUMENT NUMBER 944050: THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6 AND RUNNING THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG TOWNSHIP LINE, 1183.5 FEET TO CENTER LINE OF PUBLIC HIGHWAY CALLED LACEY ROAD; THENCESOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE, 1254.11 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST 1179.44 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE NORTH 00 DEGREES, 12 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 1270.05 FEET TO THE POINT OF BEGINNING

(EXCEPT THAT PART LYING SOUTHERLY AND SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT 573508; THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG THE TOWNSHIP LINE, 1183.5 FEET TO THE CENTER LINE OF LACEY ROAD; THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE, 570.34 FEET FOR A POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 50 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 991.74 FEET, A DISTANCE OF 753.59 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT LYING 856.67 FEET EASTERLY FROM THE SOUTHWEST CORNER, AS MEASURED ALONG THE SOUTHERLY LINE, OF SAID LOT 1); AND
(ALSO EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED TRACT, THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, 1183.17 FEET TO A POINT ON THE CENTER LINE OF LACEY ROAD; THENCE SOUTH ALONG SAID CENTER LINE OF LACEY ROAD, 160.02 FEET TO A POINT ON A LINE 160 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WEST ALONG SAID PARALLEL LINE, 1182.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, WHICH IS 160.01 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE, 160.01 FEET TO THE POINT OF BEGINNING); AND
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CONTAINING 391,930 SQUARE FEET OR 8.9975 ACRES.

PIN: 09-06-100-022



MORE PARTICULARLY DESCRIBED AS:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT NUMBER 573508; THENCE SOUTH 02 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, 160.01 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST, 698.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST 432.29 FEET TO THE WEST RIGHT OF WAY LINE OF FINLEY ROAD; THENCE SOUTH 02 DEGREES 21 MINUTES 01 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 139.11 FEET; THENCE SOUTH 22 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 210.89 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 26 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 143.38 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS WEST 904.40 FEET TO THE EAST LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, RECORDED AS DOCUMENT NUMBER R64-28041; THENCE NORTH 02 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 226.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY; THENCE NORTH 66 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 661.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 391,930 SQUARE FEET OR 8.9975 ACRES.

PIN: 09-06-100-022

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAS CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, 20__.

NOTARIZED OWNER(S) SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

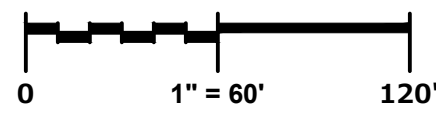
NOTARY PUBLIC

GENERAL NOTES

- Survey prepared for: Phelan Development Company
- Field work completed on July 8, 2024.
- All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.



GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, east Zone (120).

LEGEND OF LINES

_____	PARCEL BOUNDARY
_____	INTERIOR BOUNDARY
_____	SECTION LINE
_____	RIGHT-OF-WAY
_____	CENTER OF RIGHT-OF-WAY
_____	EASEMENT LINE

(180.0')	RECORD DIMENSION
180.00'	MEASURED DIMENSION
	AREA TO BE ANNEXED

VILLAGE COUNCIL CERTIFICATE

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE VILLAGE OF DOWNERS GROVE BY ORDINANCE NO. _____ ADOPTED BY THE COUNCIL OF SAID VILLAGE ON THE ____ DAY OF A.D. 20__.

(NAME - PRINT)

(SIGNATURE) VILLAGE OF DOWNERS GROVE MAYOR

(NAME - PRINT)

(SIGNATURE) VILLAGE CLERK

CERTIFICATE OF THE COUNTY RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____ 20__ A.D. AT ____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____

COUNTY RECORDER

THIS PLAT IS BEING SUBMITTED BY:

NAME: _____

ADDRESS: _____

"DRAFT - NOT FOR RECORDING"

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3296, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

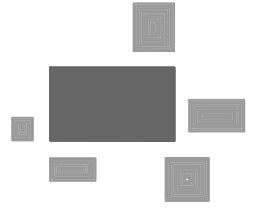
FEBRUARY 11, 2025

Paul A. Kubicek

PAUL A. KUBICEK

PLS #035-003296

EXPIRES NOVEMBER 30, 2026



PINNACLE ENGINEERING GROUP

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EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

VACANT LAND at FINLEY ROAD,
DOWNERS GROVE, IL 60515

DRAFT
PLAT OF ANNEXATION

REVISIONS

_____	_____
_____	_____
_____	_____
_____	_____

REC JOB No. 1768-30

REG PM BDI

DATE 2/11/2025

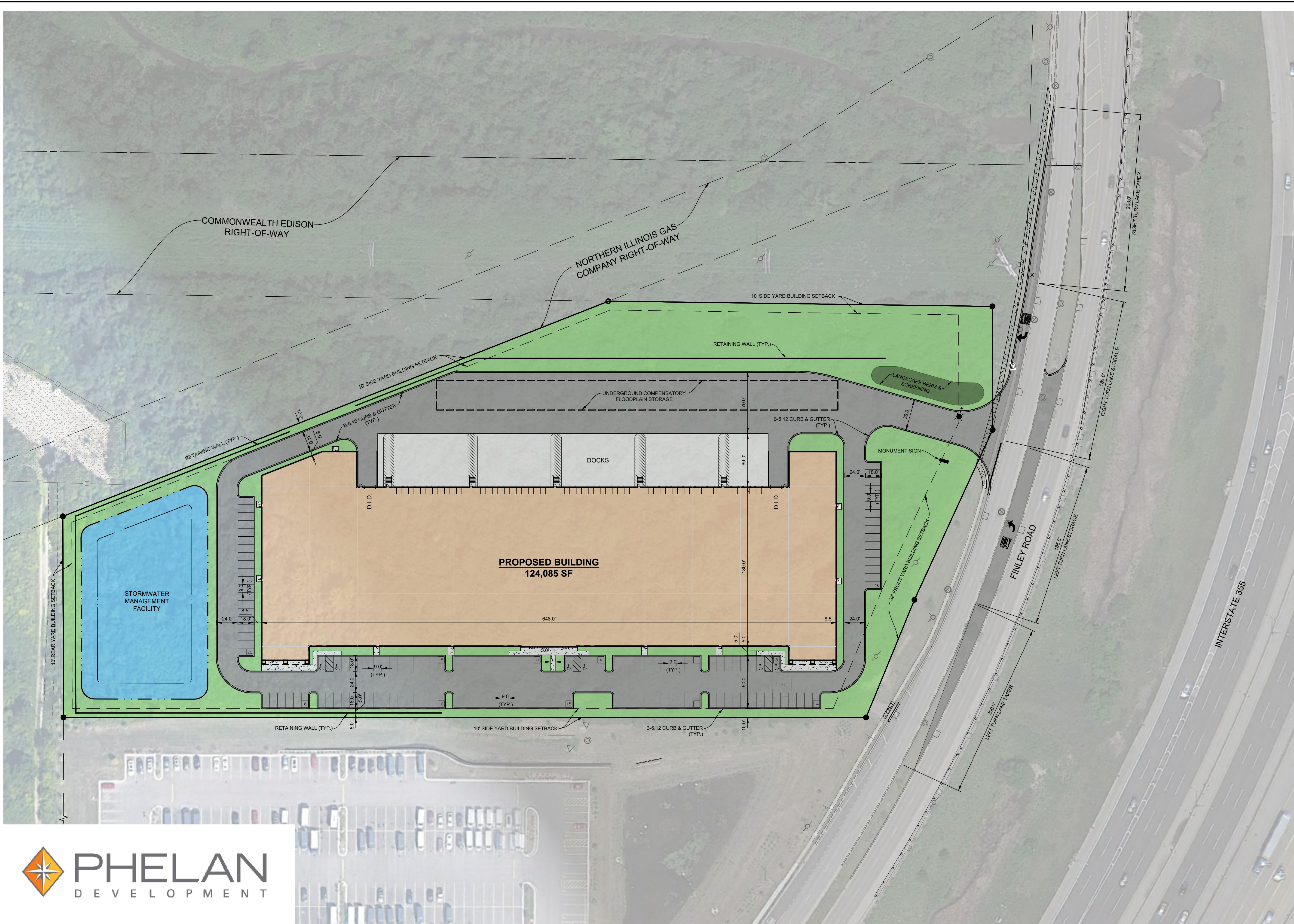
SCALE 1"=60'

SHEET

1
of
1

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SURVEY

2025-1075
1/22/2025 12:24 PM - 2. Project 20191768.00-11.000 - CAD PRELIM EXHIBIT SITE PLAN (2025-01-22).dwg
DESIGNED: DAT
REVIEWED: DAT
DRAFTED: DPG



PHELAN FINLEY ROAD DEVELOPMENT SITE DATA	
TOTAL SITE AREA:	8.99 AC (391,930 SF)
EXISTING AREA:	0.01 AC (596 SF)
IMPERVIOUS:	8.98 AC (391,334 SF)
PERVIOUS:	
PROPOSED AREA:	
IMPERVIOUS:	5.93 AC (258,242 SF)
PERVIOUS:	3.06 AC (133,688 SF) (34% OF TOTAL AREA)
NET FLOOR AREA:	124,085 SF
BUILDING HEIGHT:	40' (MAX ALLOWABLE 140')
FLOOR AREA RATIO:	0.317
AUTO PARKING REQUIRED:	
10% OFFICE:	(3 STALLS / 1,000 SF)
90% WAREHOUSE:	(0.87 STALL / 1,000 SF)
TOTAL REQUIRED:	112 STALLS
AUTO PARKING PROVIDED:	
TOTAL:	147 AUTO STALLS (INCLUDING 6 ADA STALLS)
LOADING DOCK REQUIRED:	2 DOORS
OVERHEAD DOCK DOORS:	27 DOORS
DRIVE IN DOORS:	2 DOORS
ZONING:	OFFICE-RESEARCH-MANUFACTURING
LAND USE:	
EXISTING:	VACANT
PROPOSED:	WAREHOUSE / DISTRIBUTION
LEGAL DESCRIPTION:	
AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 22CND113029CS WITH A COMMITMENT DATE OF MARCH 21, 2022.	
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY AND SOUTHEASTERLY OF THE NORTHERN ILLINOIS GAS COMPANY DOWNERS GROVE TOWNSHIP ASSESSMENT PLAT NO. 1 AND LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF FINLEY ROAD AS DEDICATED BY DOCUMENT NUMBER 944050:	
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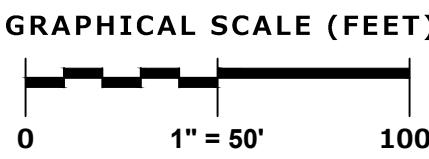
ENGINEERING | NATURAL RESOURCES | SURVEYING CHICAGO | MILWAUKEE | NATIONWIDE

FINLEY ROAD DEVELOPMENT

DOWNERS GROVE, IL 60515

REVISIONS

SITE PLAN



PEJ JOB No. 1768.00-11	DAT	SHEET
REG PM	01/10/25	1
START DATE	SCALE	OF
1"=50'		1



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
MARCH 3, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
23-PCE-0034 Fairview Focus Area	Zoning Ordinance Text and Map Amendments	Jason Zawila, AICP Planning Manager

REQUEST

The Village is requesting an amendment to various sections of the Zoning Ordinance to implement the Fairview Focus Area Regulatory Framework. The Village is also requesting approval of zoning map amendments (rezoning) for 126 properties in the Fairview Focus Area.

NOTICE

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

GENERAL INFORMATION

PETITIONER: Village of Downers Grove
850 Curtiss Street
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. Fairview Focus Area Regulatory Framework
2. Zoning Ordinance (Proposed Amendments)
3. Existing Zoning Map
4. Zoning Amendments Map
5. Neighborhood Meeting Summary
6. Comprehensive Plan

PROJECT DESCRIPTION

The Village is taking steps to enhance the area surrounding Fairview Avenue and the Fairview Train Station, following recommendations outlined in the Comprehensive Plan. Recommendations in the plan intend to create a distinct identity for the neighborhood, improve all modes of transportation, and foster mixed-use developments that provide goods and services for nearby residents and visitors. A more detailed description of the project can be found at <https://www.downers.us/fairview-focus-area>

As part of the overall project, the Village is requesting approval of multiple text amendments to the Zoning Ordinance. The proposed text amendments are necessary to implement the Comprehensive Plan's Fairview Focus Area goals and Village Council accepted the Fairview Focus Area Regulatory Framework. The Village is also requesting approval of zoning map amendments (rezonings) for 126

properties located in the Fairview Focus Area to implement the recommendations of the Comprehensive Plan and Fairview Focus Area Regulatory Framework.

Implementation of the Fairview Regulatory Framework – Zoning Ordinance Text Amendments

The Village approved the current Comprehensive Plan in June 2017. Based on the Comprehensive Plan's goals for the Fairview Focus Area, the Village undertook the development of a Fairview Focus Area Regulatory Framework that was accepted by the Village Council in March 2024 and reconfirmed in October 2024, before work started on the development of the zoning ordinance text amendments and zoning map amendments. The Framework contemplated the creation of the following Fairview Focus Area Zoning Districts: Fairview Core (FC), Fairview Business (FB) and Fairview Transition (FT).

A summary list of the proposed amendments is shown below and are identified in the attached Zoning Ordinance excerpts.

Table 1 – Proposed Zoning Ordinance Text Amendments

Section	Description
28.3.040 – Table 3-3	Deleted references to the Fairview Concentrated Business District setbacks related to Rogers Street.
28.4.040.F.	Added the Fairview Core (FC), Fairview Business (FB) and Fairview Transition (FT) descriptions, references and zoning regulations.
28.5.010 – Table 5-1	Added FC, FB and FT district and uses to the table.
28.6.010(g)	Added extended family housing regulations specific to the FT district.
28.6.010(j)	Added allowance of extended family accessory housing in garages/accessory structures in the FT district.
28.6.010(m)	Added home occupation regulations specific to the FT district.
28.7.030 – Table 7-1	Added parking regulations specific to the Fairview zoning districts.
28.7.050(a)	Modified parking regulations specific to the Fairview zoning districts.
28.8.020(c)	Modified parking lot perimeter landscaping requirements specific to properties adjacent to properties in the FT district.
28.9.020	Modified prohibited signage regulations where regulations affect Fairview districts.
28.9.040	Modified temporary signage regulations where regulations affect Fairview districts.
28.9.050	Modified general signage regulations where regulations affect Fairview districts.
28.9.060	Replaced references to the Fairview Concentrated Business District with the Fairview zoning districts.
28.9.090	Modified nonconforming signage regulations where regulations affect Fairview districts.
28.14.080	Modified building coverage regulations related to extended family accessory housing and home occupations structures.
28.14.100 – Table 14-1	Added references to FC, FB and FT in the setback regulations table.
28.14.110(d)	Modified the outdoor dining zoning regulations to include regulations for the FC and FB districts.

28.15.090	Removed the Fairview Concentrated Business District regulations.
-----------	--

The above proposed amendments implement the policies and goals of the Comprehensive Plan and the Fairview Focus Area Regulatory Framework.

Implementation of the Fairview Regulatory Framework – Zoning Map Amendments

The Village is also requesting approval of 126 zoning map amendments in the Fairview Focus Area to implement the vision and recommendations of the Comprehensive Plan and the Fairview Focus Area Regulatory Framework. The attached map, ‘Proposed Zoning in the Fairview Focus Area,’ identifies the properties that are proposed for rezoning. The map identifies each properties zoning change. The proposal would rezone the following number of properties:

Table 2 – Proposed Rezoning Summary

Current Zoning	Proposed Zoning	Number of Properties
Limited Retail Business (B1)	Fairview Core (FC)	4
General Business Retail Business (B2)	Fairview Core (FC)	13
General Services and Highway Business (B3)	Fairview Core (FC)	1
Downtown Transition (DT)	Fairview Business (FB)	1
Manufacturing (M1)	Fairview Business (FB)	10
Manufacturing (M1)	Fairview Core (FC)	6
Residential Attached House 5 (R5)	Fairview Transition (FT)	26
Residential Attached House 5 (R5)	Fairview Core (FC)	1
Residential Apartment/Condo 6 (R6)	Fairview Transition (FT)	49
Residential Apartment/Condo 6 (R6)	Fairview Business (FB)	6
Residential Apartment/Condo 6 (R6)	Fairview Core (FC)	9

PUBLIC COMMENT

The legal notice was published in the *Daily Herald*. At this time, the Village has received ten comments on the proposed map amendments. Principally, the comments have been related to understanding the proposed rezoning and how the map amendments, if approved, would impact existing residential and commercial uses; two property owners in particular were concerned about the resale of their properties that currently have single family homes, which will not be allowed in the FB District if the amendments are approved. The Village also received communication from one of the property owners, subject to the proposed map amendment. Staff communicated that the homes would be deemed non-conforming structures and will be allowed to remain per Village Ordinance Section 28.11.030 and 28.11.040. The Village has met with individual property owners at their request.

In accordance with Section 28.12.010.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 map amendments. The meetings were held on January 29th and January 30th, 2025. A summary report is attached.

FINDINGS OF FACT

Section 28.12.020.F Review and Approval Criteria of Zoning Ordinance Text Amendments

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

(1) Whether the proposed text amendment is in conformity with the policy and intent of the comprehensive plan

The proposed text amendments are consistent with the policy and intent of the Comprehensive Plan and the Plan's Fairview Focus Area. The proposed amendments implement the Plan's vision, policies and goals, including the goal that "development regulations should encourage mixed-use, transit-oriented development that is appropriate in height". This standard is met.

(2) Whether the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance, meets the challenge of a changing condition or is necessary to implement established policy.

These proposed text amendments are necessary to implement the Fairview Focus Area development policies identified in the Comprehensive Plan and the Fairview Focus Area Regulatory Framework that was recently accepted by the Village. This standard is met.

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.

The zoning surrounding the 126 subject properties are Residential Detached House 2 (R-2), Residential Detached House 4 (R-4), Residential Attached House 5 (R-5), Residential Apartment/Condo (R6), Downtown Transition (DT) and Light Manufacturing (M-1). The uses include single family homes, apartments/condos, parks and recreation, and industrial uses. The proposed zoning map amendments have taken into account the nearby uses and zoning 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.

The proposed map amendments 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.

The Comprehensive Plan identified recommendations related to improving the form, function and appearance of the focus area consistent with the principles of transit-oriented development to be more representative of the character and image of Downers Grove. The recommendations further that the focus area should have mixed-use development that provides goods and services targeted towards commuters and nearby residents that is intended to complement, not compete with, Downtown Downers Grove. The Plan's recommendation to rezone the subject properties is intended to increase the welfare of the community.

Furthermore, the Fairview Transition area plays an important role in helping transition between more intensive uses in the Fairview Core and Fairview Business districts into the neighborhoods that surround the Fairview Focus Area. This criteria is met.

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

The 126 subject properties are suitable for the proposed zoning classifications. The permitted uses in the FC, FB and FT zoning district are similar to the permitted uses as recommended by the Comprehensive Plan and the Fairview Focus Area Regulatory Framework. The subject properties exhibit traits that comport to the bulk regulations of each of the Fairview zoning districts as applicable. 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.*

The subject properties in the proposed FC and FB districts are not vacant. The subject properties have seen improvements principally through interior and exterior renovations. This criteria is met.

The subject properties in the proposed FT districts are not vacant. Development in the area is expected to include bulkier and denser development nearer the center of the Fairview Focus Area, while single-family residential redevelopment has taken place within and near the subject properties on the opposite side. This criteria has been met.

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

The Comprehensive Plan notes the Fairview Focus Area should have mixed-use development that provides goods and services targeted towards commuters and nearby residents that is intended to complement, not compete with, Downtown Downers Grove. The uses proposed in the Fairview (F_ districts will continue to provide value to the community. This criteria is met.

(7) *The Comprehensive Plan.*

The proposed map amendments are based on the recommendations in the Comprehensive Plan's Fairview Focus Area Plan. The Comprehensive Plan's vision, policies and goals, include the goal to develop regulations that "encourage mixed-use, transit-oriented development that is appropriate in height". The proposed rezoning of the 126 properties follows the recommendations of the Comprehensive Plan and will implement the community's vision for the Fairview Focus Area as described in the Comprehensive Plan. This criteria is met.

RECOMMENDATION

The Planning and Zoning Commission should make two separate motions regarding the Village's request.

Recommendation 1 – Zoning Text Amendments

As detailed above, staff finds the proposed text amendments meet the review and approval criteria identified in Section 28.12.020.F of the Zoning Ordinance. The proposed text amendments are in conformity with the Comprehensive Plan, implement the Fairview Focus Area Framework, and meet the challenges of changing conditions and uses while ensuring consistency within the ordinance.

Should the Planning and Zoning Commission find that the request complies with 28.12.020.F of the Zoning Ordinance, staff has prepared the first draft motion that the Planning and Zoning Commission may make for approval of the zoning text amendments for 23-PCE-0034:

"Based on the staff report and the testimony presented, I find that the proposed zoning ordinance text amendments meet the standards of 28.12.020.F. of the Zoning Ordinance. Therefore I move that the Planning and Zoning Commission recommend that Village Council approve the proposed zoning ordinance text amendments for 23-PCE-0034."

Recommendation 2 – Zoning Map Amendments

As detailed above, staff finds the proposed zoning map amendments meet the review and approval criteria identified in Section 28.12.030.I of the Zoning Ordinance and are in conformity with the Comprehensive Plan.

Should the Planning and Zoning Commission find that the request complies with Section 28.12.030.I of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for approval of 23-PCE-0034:

“Based on the staff report and the testimony presented, I find that the proposed map amendments meet the standards of Section 28.12.030.I of the Zoning Ordinance. Therefore, I move that the Planning and Zoning Commission recommend that Village Council approve the proposed zoning map amendments for 23-PCE-0034.”

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

-att

VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION MEETING

March 3, 2025, 7:00 P.M.

FILE 25-PCZ-0001: A PETITION SEEKING APPROVAL FOR AN ANNEXATIONS AND MAP AMENDMENT FROM R-1, RESIDENTIAL DETACHED HOUSE 1, TO O-R-M, OFFICE-RESEARCH-MANUFACTURING. THE PROPERTY IS LOCATED 1,225 FEET SOUTHWEST OF THE INTERSECTION OF FINLEY ROAD AND LACEY ROAD (PIN: 09-06-100-022). ANTHONY IVANKOVICH, PETITIONER, FINLEY RD. PBK, LLC, OWNER.

Anthony Ivankovich, petitioner and development manager with Phelan Development Company, stated he was seeking a request for a zoning map amendment for the property located at 3900 Finley Road, Downers Grove and annexation into the Village of Downers Grove to be approved by Village Council. He explained the plan is to develop a 124,000 square foot building to serve future needs of businesses in the area by providing office space, and they are requesting the O-R-M zoning designation. He expressed they believe this aligns with the goals of the comprehensive plan and future land use map, and they have received no issues from a public safety standpoint.

Chairman Rickard asked for questions for the petitioner.

There were no questions.

Chairman Rickard asked for public input.

There was no public comment on this petition.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained the petition is for 3900 Finley Road, which is a vacant parcel. She stated that the public hearing sign was posted at the site, notices were sent to all property owners within 250 feet, the public hearing was published in the newspaper, and they did not receive any additional questions from the public. She provided the plat of survey and the overview for the entitlement request. She noted that it is currently unincorporated and the request is for going from R-1 to O-R-M. She provided the overall goals of the comprehensive plan that relate to the subject site, and Staff found that the overall proposal falls in line with the comprehensive plan goals. She added that with a building permit submission, the development would include improvements with stormwater management. Staff found that all criteria for zoning map amendment had been met, and they recommend approval.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln asked since it is currently unincorporated, does the county have it in any kind of zone. Ms. Leon responded yes, it is zoned OR, Office Research.

Commission Eberhardt asked why it would default to R-1. Ms. Leon answered that is their standard with annexation reequipments, as it tends to be the most restrictive zoning districts and gives the ability for development to apply for a map amendment if they want to rezone it.

Chairman Rickard asked the petitioner to come back up and address any comments or questions.

Mr. Ivankovich had nothing further to add.

Chairman Rickard asked for discussion from the commissioners.

Commissioner Toth voiced that it seemed to be a pretty straightforward and logical request.

Commissioner Lincoln agreed and was in support.

Commissioner V. Patel commented that standards of approval had been met.

Commissioner Frankovich stated that she would like to see some of the landscaping replaced, but agreed it was a good use for the location.

WITH RESPECT TO FILE 25-PCZ-0001 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUNDED THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE ZONING MAP AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER V. PATEL MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 25-PCZ-0001, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.

SECOND BY COMMISSIONER LINCOLN

ROLL CALL:

AYE: V. PATEL, LINCOLN, FRANKOVICH, TOTH, EBERHARDT, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 6-0

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)



\$398 Processing Fee
Property Address:

**PETITION FOR ANNEXATION TO
THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

TO : The Mayor and Village Council of the
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

The undersigned petitioner(s) (hereinafter referred to as the "Petitioners"), being first duly sworn on oath, hereby respectfully represent and petition as follows:

1. The Petitioners are and include (i) the owner(s) of record of all land within the territory (the "Territory") hereinafter more particularly described, to be annexed to the Village of Downers Grove, Illinois, pursuant to this Petition, and (ii) at least 51% of the electors, if any, residing in the Territory;
2. The Territory is contiguous to the Village of Downers Grove, Illinois, and is not included within the corporate limits of any municipality;
3. The Petitioner request that the Territory, more particularly described as follows to-wit:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT NUMBER 573508; THENCE SOUTH 02 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, 160.01 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST, 698.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST 432.29 FEET TO THE WEST RIGHT OF WAY LINE OF FINLEY ROAD; THENCE SOUTH 02 DEGREES 21 MINUTES 01 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 139.11 FEET; THENCE SOUTH 22 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 210.89 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 26 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 143.38 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS WEST 904.40 FEET TO THE EAST LINE OF THE

NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, RECORDED AS DOCUMENT NUMBER R64-28041; THENCE NORTH 02 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 226.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY; THENCE NORTH 66 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 661.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number(s) (PIN): 09-06-100-022

together with any public streets or highway adjacent to or within the Territory that have not previously been annexed to any municipality to be annexed to and become a part of the Village of Downers Grove, Illinois.

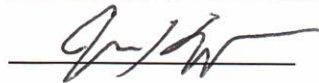
4. A plat of annexation certified by a Registered Illinois Land Surveyor and including the Permanent Index Number(s) (PIN) of the Territory has been or will be prepared and attached hereto as an exhibit.

WHEREFORE, the Petitioners respectfully request that an ordinance be adopted by the Council of the Village of Downers Grove, Illinois, annexing the Territory to said Village and that all such other proceedings be had as are required by law to effect the annexation of the Territory to the Village of Downers Grove, Illinois.

Dated: 1/22/2025

Respectfully Submitted,

Owners: Finley Rd PBK, LLC, an Illinois limited liability company
Jess Knigge, its Manager



Mailing Address: 456 Frontage Rd, Suite 200
Northfield, IL 60093

Telephone Numbers: (773) 520-8766

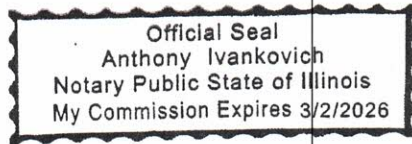
Subscribed and sworn to before me

This 22ND day of JANUARY
2025



Notary Public

NOTARY SEAL



Electors (if any)

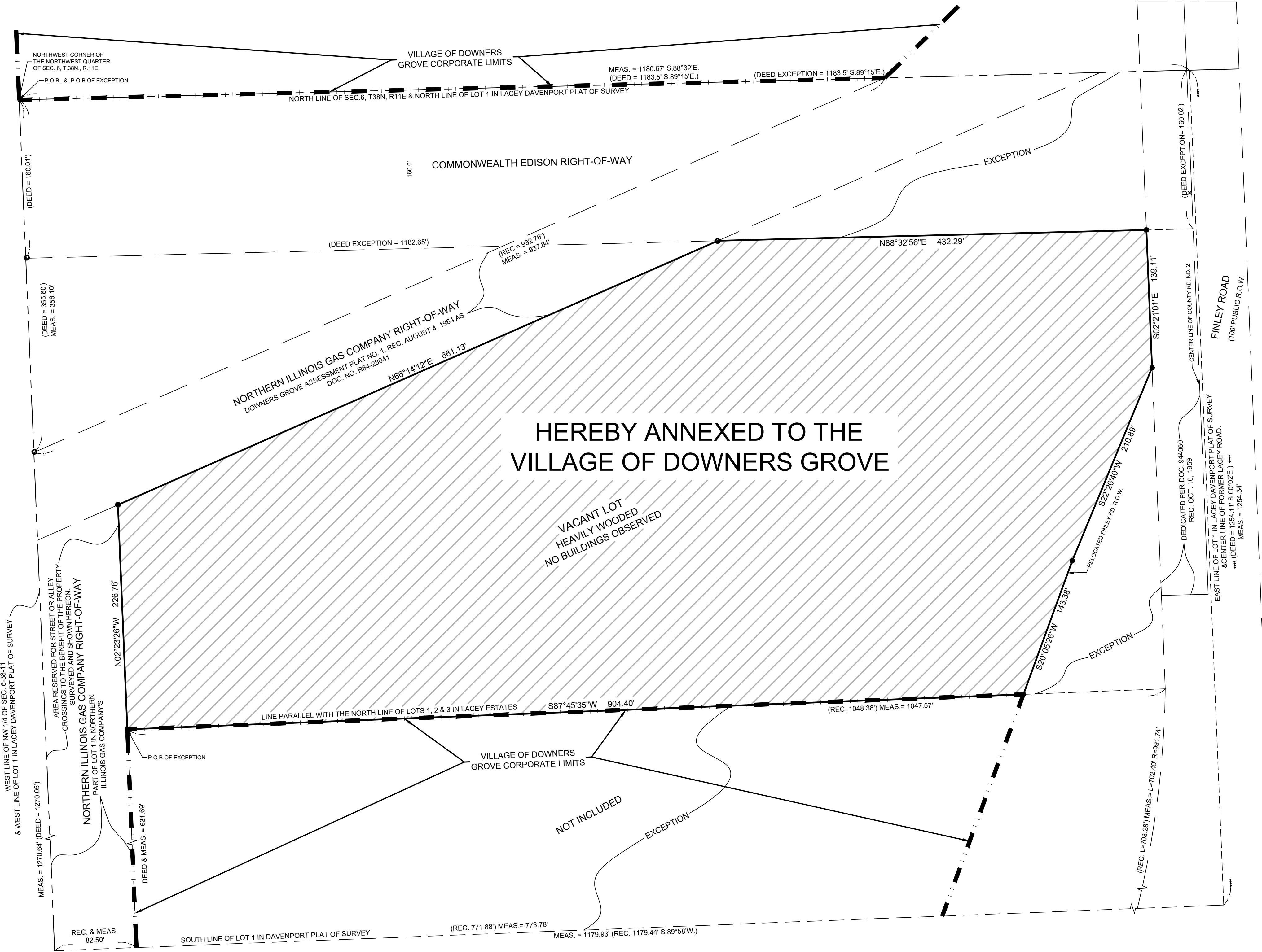
DRAFT PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY AND SOUTHEASTERLY OF THE NORTHERN ILLINOIS GAS COMPANY DOWNERS GROVE TOWNSHIP ASSESSMENT PLAT NO. 1 AND LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF FINLEY ROAD AS DEDICATED BY DOCUMENT NUMBER 944050: THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6 AND RUNNING THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG TOWNSHIP LINE, 1183.5 FEET TO CENTER LINE OF PUBLIC HIGHWAY CALLED LACEY ROAD; THENCESOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE, 1254.11 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 00 SECONDS WEST 1179.44 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE NORTH 00 DEGREES, 12 MINUTES, 00 SECONDS WEST ALONG SAID WEST LINE, 1270.05 FEET TO THE POINT OF BEGINNING

(EXCEPT THAT PART LYING SOUTHERLY AND SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT 573508; THENCE SOUTH 89 DEGREES, 15 MINUTES, 00 SECONDS EAST ALONG THE TOWNSHIP LINE, 1183.5 FEET TO THE CENTER LINE OF LACEY ROAD; THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE, 570.34 FEET FOR A POINT OF BEGINNING; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 50 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 991.74 FEET, A DISTANCE OF 753.59 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT LYING 856.67 FEET EASTERLY FROM THE SOUTHWEST CORNER, AS MEASURED ALONG THE SOUTHERLY LINE, OF SAID LOT 1); AND
(ALSO EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED TRACT, THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, 1183.17 FEET TO A POINT ON THE CENTER LINE OF LACEY ROAD; THENCE SOUTH ALONG SAID CENTER LINE OF LACEY ROAD, 160.02 FEET TO A POINT ON A LINE 160 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WEST ALONG SAID PARALLEL LINE, 1182.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, WHICH IS 160.01 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE, 160.01 FEET TO THE POINT OF BEGINNING); AND
(ALSO EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF LACEY ESTATES, RECORDED DECEMBER 19, 1962 AS DOCUMENT R62-44878, BEING ON A LINE PARALLEL WITH AND 82.5 FEET EAST OF, MEASURED AT RIGHT ANGLES, OF THE WEST LINE OF SAID NORTHWEST 1/4, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE, 631.69 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID LACEY STATES, 1048.38 FEET (MEASURE 1047.77 FEET) TO THE WESTERLY LINE OF FINLEY ROAD; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 991.74 FEET, FOR AN ARC DISTANCE OF 703.28 FEET, MEASURE 702.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG SAID NORTH LINE OF LOTS 1, 2 AND 3, 771.88 FEET (MEASURE 773.78 FEET) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY.

CONTAINING 391,930 SQUARE FEET OR 8.9975 ACRES.

PIN: 09-06-100-022



MORE PARTICULARLY DESCRIBED AS:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF LACEY-DAVENPORT PLAT OF SURVEY IN THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, REFERENCE BEING MADE TO THE RECORD OF SUCH PLAT AS DOCUMENT NUMBER 573508; THENCE SOUTH 02 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, 160.01 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST, 698.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 32 MINUTES 56 SECONDS EAST 432.29 FEET TO THE WEST RIGHT OF WAY LINE OF FINLEY ROAD; THENCE SOUTH 02 DEGREES 21 MINUTES 01 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 139.11 FEET; THENCE SOUTH 22 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 210.89 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 26 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 143.38 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 35 SECONDS WEST 904.40 FEET TO THE EAST LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, RECORDED AS DOCUMENT NUMBER R64-28041; THENCE NORTH 02 DEGREES 23 MINUTES 26 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 226.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY; THENCE NORTH 66 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 661.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 391,930 SQUARE FEET OR 8.9975 ACRES.

PIN: 09-06-100-022

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS
THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I HAS
CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN
ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, 20__.

NOTARIZED OWNER(S) SIGNATURE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

) SS

COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE
AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT
_____, PERSONALLY KNOWN TO ME
TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE)
SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH
OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON
AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED
PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES
AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN
FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY
OF _____, 20__.

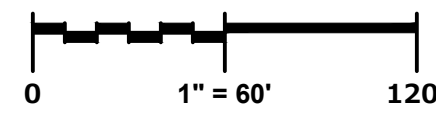
NOTARY PUBLIC _____

GENERAL NOTES

- Survey prepared for: Phelan Development Company
- Field work completed on July 8, 2024.
- All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.



GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane
Coordinate System, east Zone (120).

LEGEND OF LINES

_____	PARCEL BOUNDARY
_____	INTERIOR BOUNDARY
_____	SECTION LINE
_____	RIGHT-OF-WAY
_____	CENTER OF RIGHT-OF-WAY
_____	EASEMENT LINE

(180.0')	RECORD DIMENSION
180.00'	MEASURED DIMENSION
	AREA TO BE ANNEXED

VILLAGE COUNCIL CERTIFICATE

THE ANNEXED PROPERTY SHOWN ON THE ABOVE PLAT OF
ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND
MADE A PART OF THE VILLAGE OF DOWNERS GROVE BY
ORDINANCE NO. _____ ADOPTED BY
THE COUNCIL OF SAID VILLAGE ON THE ____ DAY
_____ OF A.D. 20__.

(NAME - PRINT) _____

(SIGNATURE) VILLAGE OF DOWNERS GROVE MAYOR _____

(NAME - PRINT) _____

(SIGNATURE) VILLAGE CLERK _____

CERTIFICATE OF THE COUNTY RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____
DAY OF _____ 20__ A.D. AT ____
O'CLOCK ____ M. AS DOCUMENT
NUMBER _____

COUNTY RECORDER _____

THIS PLAT IS BEING SUBMITTED BY:

NAME: _____

ADDRESS: _____

"DRAFT - NOT FOR RECORDING"

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR
NUMBER 3296, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS
PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF
ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

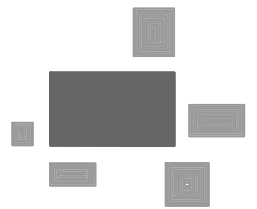
FEBRUARY 11, 2025

Paul A. Kubicek

PAUL A. KUBICEK

PLS #035-003296

EXPIRES NOVEMBER 30, 2026



PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:
1051 E. MAIN STREET, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

VACANT LAND at FINLEY ROAD,
DOWNERS GROVE, IL 60515

DRAFT
PLAT OF ANNEXATION

REVISIONS

_____	_____
_____	_____
_____	_____
_____	_____

REC JOB No. 1768-30

REG PM BDI

DATE 2/11/2025

SCALE 1"=60'

SHEET

1
of
1

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SURVEY