

VILLAGE OF DOWNERS GROVE
Report for the Village
10/21/2025

SUBJECT:	SUBMITTED BY:
523 Ogden Avenue - Right-of-Way Vacation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting vacation of a 20-foot by 105-foot right-of-way adjacent to 523 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals for 2023 to 2025 include *Exceptional Municipal Services*.

FISCAL IMPACT

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), the petitioner submitted an appraisal conducted by a certified appraiser and determined the value of the right-of-way is \$8,500.

RECOMMENDATION

Approval on the October 6, 2025 active agenda per the Planning and Zoning Commission's 6:0 positive recommendation. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets the requirements of the Village Council Policy, Resolution 2003-58. Approval of the right-of-way vacation requires six (6) affirmative votes of the Village Council.

BACKGROUNDProperty Information and Zoning Request

The petitioner is proposing to vacate a 20-foot by 105-foot Village-owned right-of-way immediately south of the petitioner's property at 523 Ogden Avenue. Utility providers and the Village did not have any objections to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the subject alley. The required easement will be provided on the Plat of Vacation.

Compliance with the Comprehensive Plan

The proposed vacation is consistent with the Comprehensive Plan by continuing to work with local businesses to improve the physical appearance and market viability of existing commercial corridors and retrofitting obsolete commercial, office, and industrial spaces.

Compliance with the Zoning Ordinance

No new construction or development is proposed at this time. The easement will restrict any construction within the vacated right-of-way except for a parking lot or fence. The proposed vacation is consistent with the Zoning Ordinance.

Public Comment

One member of the public was concerned about the potential buyer of the subject property after consolidation. Staff shared that uses allowed in the B-3, General Services and Highway Business district would be allowed to operate at the subject property.

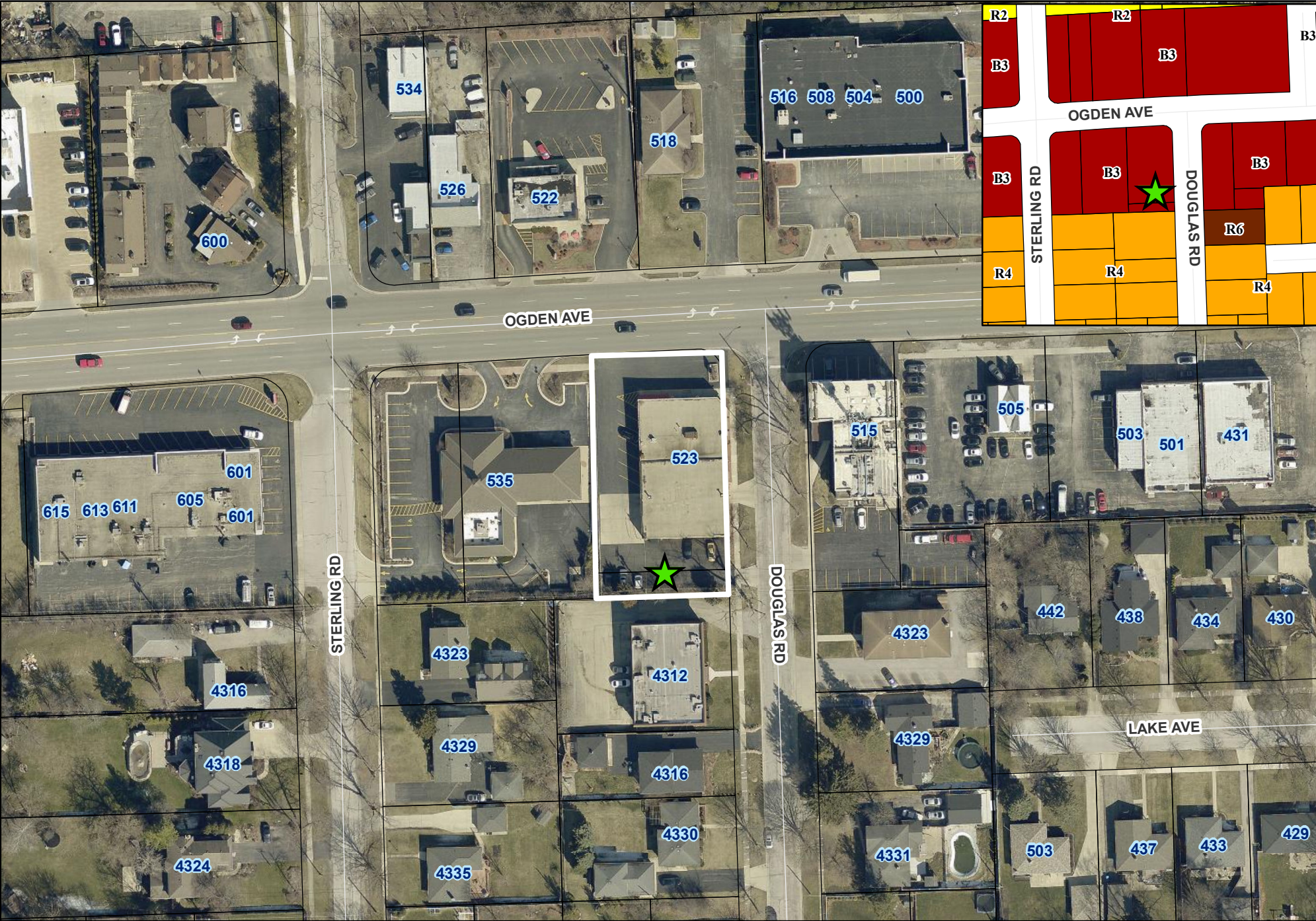
ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated September 29, 2025

Draft Minutes of the Planning and Zoning Commission Hearing dated October 6, 2025



ORDINANCE NO. ____**AN ORDINANCE VACATING A
PORTION OF AN UNIMPROVED PUBLIC
RIGHT-OF-WAY ADJACENT TO 523 OGDEN AVENUE**

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to vacate a certain portion of a 20-foot by 105-foot unimproved right-of-way located adjacent to 523 Ogden Avenue, Downers Grove, Illinois, in said Village hereinafter more particularly described; and

WHEREAS, Rick Ahern, owner of the property located at 523 Ogden Avenue has filed with the Planning and Zoning Commission, a written petition requesting the vacation of said public right-of-way conforming to the requirements of the Village's Right-of-Way Vacation Policy (Resolution No. 2003-58); and

WHEREAS, the required public notice has been given and a public hearing respecting said vacation has been conducted by the Planning and Zoning Commission on October 6, 2025 in accordance with applicable law; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the vacation of said portion of said right-of-way.

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

SECTION 1. That all that part of the following described property, to wit:

THE SOUTHERLY 20 FEET (EXCEPT THE WESTERLY 35 FEET THEREOF) OF LOT 2 AND THE SOUTHERLY 20 FEET OF LOT 1 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924, AS DOCUMENT NO. 174114, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as a vacant alleyway south of 523 Ogden Avenue, Downers Grove, IL
PINs 09-05-403-019

(hereinafter referred to as the "Vacated 523 Ogden Avenue Right-of-Way"), is hereby vacated and closed, and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such vacation and that title shall be vested with the adjacent property owners at 523 Ogden Avenue, as depicted on the final plat of vacation.

SECTION 2. This vacation shall be subject to the following conditions:

1. Right-of-way Vacation shall substantially conform to the staff report dated October 6, 2025 and draft Plat of Vacation; such plat may be modified to conform to the Village codes and ordinances.
2. Prior to execution and recording of the vacation plat, the petitioners shall pay the Village a total of \$8,500 per the petitioner's appraisal.

3. A public drainage, utility and access easement shall be retained along the entire width and length of the vacated property.
4. The lots commonly known as 523 Ogden Avenue shall be consolidated into one lot of record by the petitioner.

SECTION 3. The Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of vacation of the Vacated 523 Ogden Avenue Right-of-Way described herein.

SECTION 4. That a certified copy of this ordinance and an accurate plat of the Vacated 523 Ogden Avenue Right-of-Way shall be filed for record by the Clerk of the Village of Downers Grove in the Office of the Recorder of Deeds, DuPage County, Illinois, upon satisfaction of all conditions contained in Section 3 of this ordinance.

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

SECTION 6. That 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
OCTOBER 6, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0026 523 Ogden Avenue	Right-of-way Vacation	Carter Moran Planner

REQUEST

The petitioner is requesting approval of a right-of-way vacation at 523 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

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

PETITIONER: Rick Ahern
Cassidy Tire
523 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial Building, Parking Lot
PROPERTY SIZE: 2,100 sq. ft. (.048 acres)
PIN: 09-05-403-019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Corridor Commercial
SOUTH:	R-4, Residential Detached House 4	Single Family Detached
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS

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

1. Project Narrative
2. Entitlement Criteria
3. Plat of Survey
4. Location Map
5. Plat of Vacation
6. Appraiser's Report
7. Neighbor Notifications

PROJECT DESCRIPTION

The petitioner is proposing to vacate a 105' by 20' Village-owned right-of-way immediately south of the petitioner's property at 523 Ogden Avenue. The right-of-way is located approximately 200 feet south of the intersection of Ogden Avenue and Douglas Road. The right-of-way is currently in use by the petitioner as part of their parking lot. The petitioner recently became aware that they did not own the right-of-way, which they have been using and maintaining the entire time the business has been in operation. The petitioner intends to sell the subject property and is requesting that the right-of-way is vacated so they may acquire it for their property sale.

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted relevant public utility agencies and determined that the utility providers and the Village do not have any objections to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the subject lot. The required easement will be provided on the Plat of Vacation. As such, the easement will restrict any construction within the vacated right-of-way except for a parking lot or fence. The petitioners have been informed of this requirement and submitted a plat of vacation that includes the required easements.

Per the Right-of-Way policy the petitioner also submitted an appraisal conducted by a certified appraiser and determined the value of the right-of-way is \$8,500. Staff reviewed the appraisal amount and determined that the amount is appropriate for the right-of-way. As a condition of approval, the petitioner shall pay this amount prior to the execution and recording of the vacation plat.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Corridor Commercial. Corridor Commercial uses are defined as including a blend of neighborhood-oriented commercial retail, offices, auto dealerships, smaller regional commercial retail, service uses, and multi-family uses. The plan also recommends continuing to work with property owners to improve the "economic function" of properties abutting major commercial corridors such as Ogden Avenue.

The proposed request also meets the Comprehensive Plan's key concepts:

- Continue to work with local businesses to improve the physical appearance and market viability of existing commercial corridors.
- Retrofit obsolete commercial, office, and industrial spaces.

The proposed request is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The right-of-way and the 523 Ogden Avenue property are currently zoned B-3, General Services and Highway Business. The proposal calls for vacation of the Village owned right-of-way located south of the petitioner's property so that the two lots can be consolidated. There are no additional improvements proposed. The parking lot is legal-nonconforming in regards to setbacks. If the subject property were to be redeveloped it would need to meet the requirements of the Zoning Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff received one call regarding this petition, and the inquiry was general in nature.

STANDARDS OF APPROVAL

The petitioner is requesting a right-of-way vacation. The review and approval criteria 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.

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)

The Village's public rights-of-way vacation policy asks the following questions when it comes to determining if a right-of-way can be vacated. These questions are listed below:

1. *Is there written consent of at least two property owners who abut the proposed parcel to be vacated?*
2. *Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.*
3. *Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.*
4. *The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.*

DRAFT MOTION

Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 25-PZC-0026:

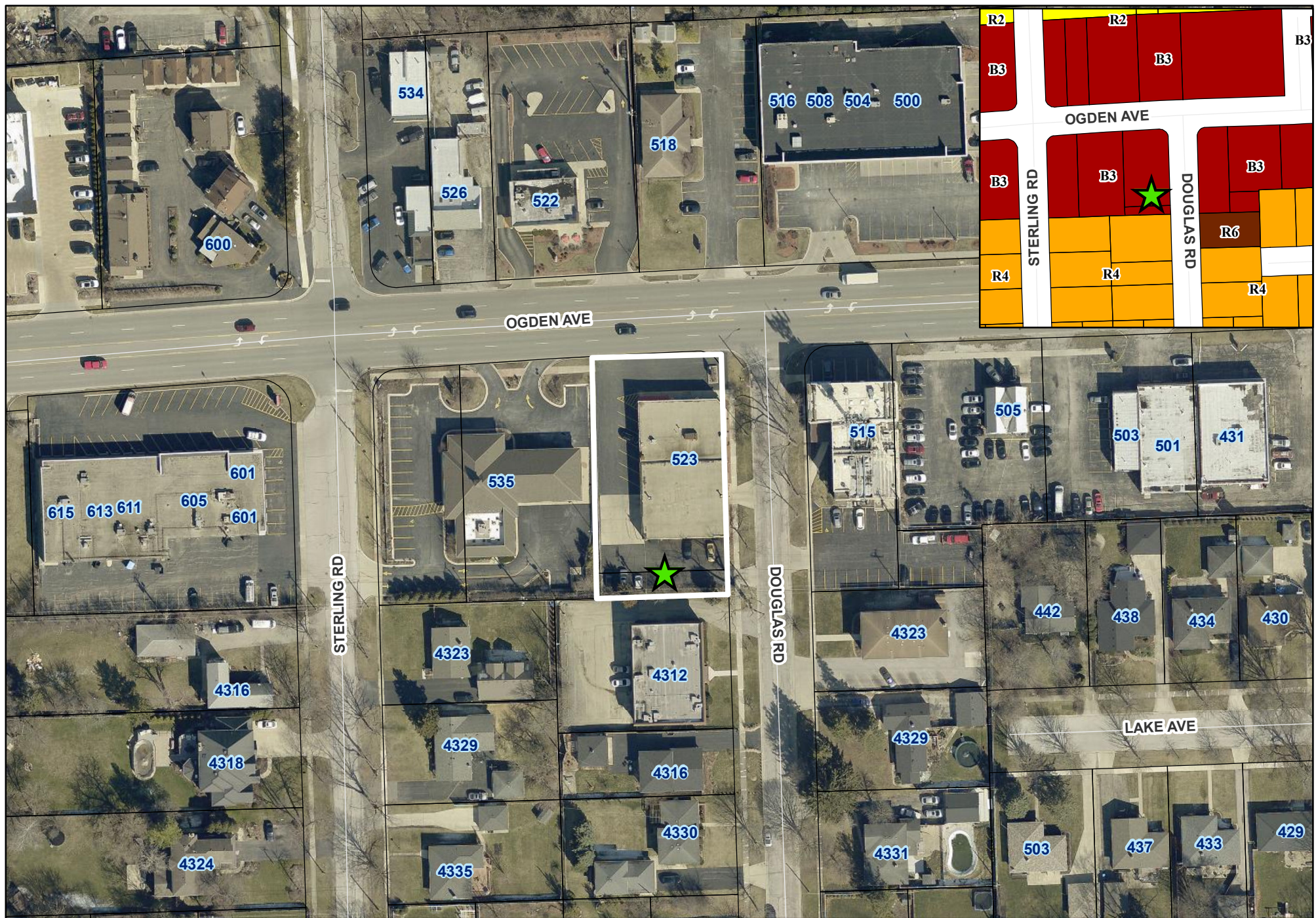
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a vacation of Village-owned property as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 25-PZC-0026, subject to the following conditions:

1. Right-of-way Vacation shall substantially conform to the staff report and draft Plat of Vacation; such plat may be modified to conform to the Village codes and ordinances.
2. Prior to execution and recording of the vacation plat, the petitioners shall pay the Village a total of \$8,500 per the petitioner's appraisal.
3. A public drainage, utility and access easement shall be retained along the entire width and length of the vacated property.
4. The lots commonly known as 523 Ogden Avenue shall be consolidated into one lot of record by the petitioner.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



N

050100

Feet

523 Ogden Avenue Location Map

Subject Property

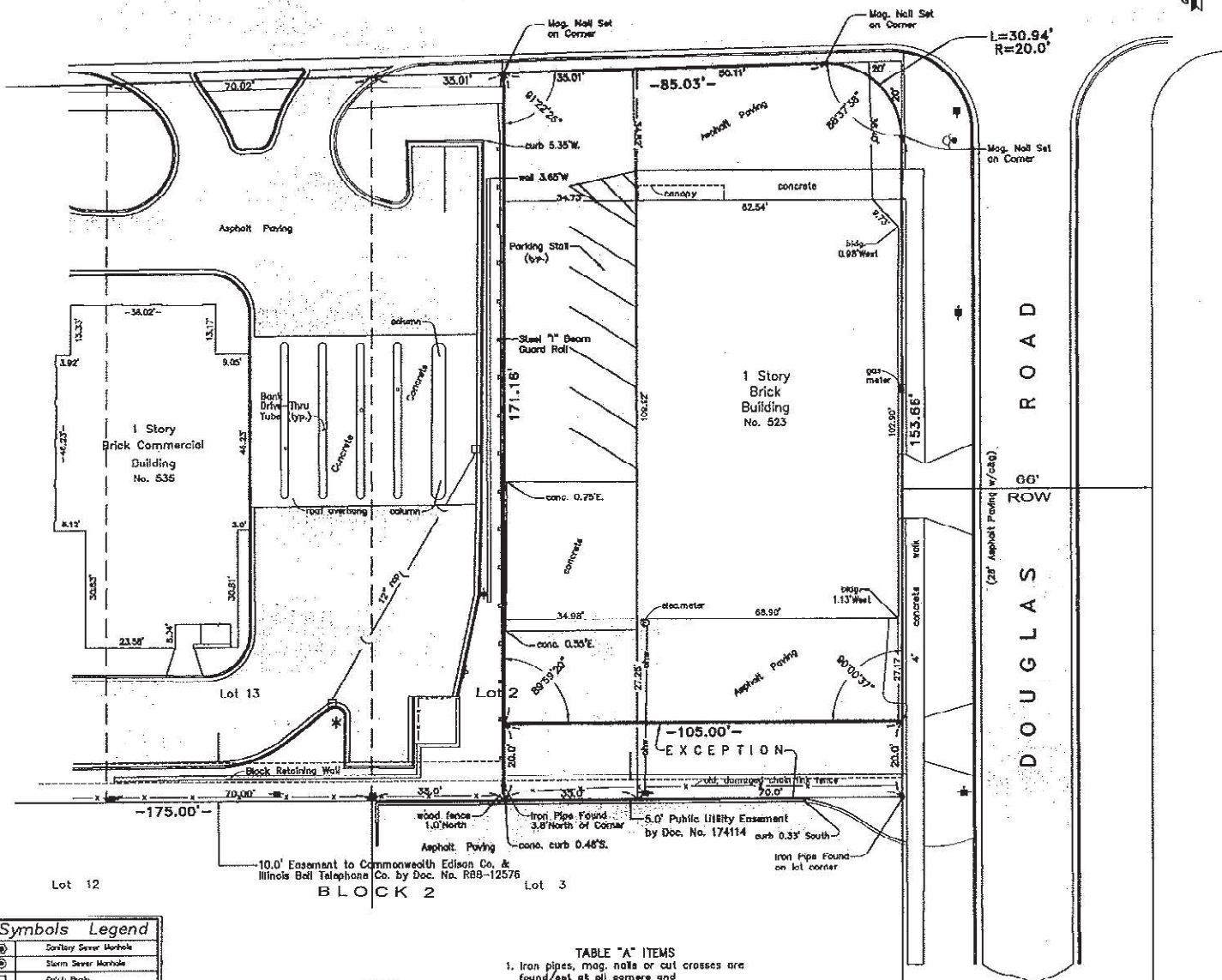
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Site Location

ALTA / NSPS LAND TITLE SURVEY

— of —
 LOT 2 (EXCEPT THE WESTERLY 35 FEET AND EXCEPT THE SOUTHERLY 20 FEET THEREOF) AND ALL OF LOT 1 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924, AS DOCUMENT NO. 174114, IN DUPAGE COUNTY, ILLINOIS.

OGDEN AVENUE



Lot 12

BLOCK 2

Lot 3

Symbols Legend	
	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Outlet Drain
	Curb Inlet
	Fire Hydrant
	Water Valve in Vault
	Water Valve
	B-Bar
	Sign
	Street Sign
	Gas Valve
	Ground Sign Box
	Light Pole
	Electric Transformer
	Utility Pedestal
	Telephone Manhole
	Electric Manhole
	Traffic Signal Pole
	Pole Anchor
	Utility Pole w/ Overhead Wire
	Storm Sewer
	Sanitary Sewer
	Watermain
	Gasmain
	Overhead Wire

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.E.

TO: INDVESTRA LLC, an Illinois limited liability company;
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE "A" ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, and 11.

THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2025.
 DATE OF THIS PLAT: AUGUST 26, 2025.

Michael E. Krusch
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
 LICENSE EXPIRES NOVEMBER 30, 2026

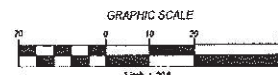


- TABLE "A" ITEMS
1. Iron pipes, mag. nails or cut crosses are found/set at all corners and detailed on the survey drawing
 2. Address provided by title commitment
 3. Per Federal Emergency Management Agency only, described property is located in Zone "X", area determined to be outside 0.2% annual chance floodplain, by Map No. 1704300186J effective date August 1, 2019
 4. Gross land area = 18,012 s.f.
 - 6a. Per Village of Downers Grove latest zoning map the described property is in a B-3 General Services & Highway Business District
 - 7a. Exterior dimensions of all buildings are detailed on the survey drawing
 - 7b1. Square footage of the building at ground level = 7,571 s.f.
 8. Substantial features observed in the process of conducting the fieldwork is detailed on the survey drawing
 9. There are 6 regular striped parking stalls and 0 handicap striped parking stall on the property and are detailed on the survey drawing
 11. Evidence of underground utilities existing on or serving the described property as observed in the process of conducting the fieldwork are detailed on the survey drawing

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO. 25CNR657048RM
 EFFECTIVE DATE JULY 29, 2025
 WAS USED IN PREPARATION OF THIS SURVEY

TITLE COMMITMENT, SCHEDULE B, PART II
ITEMS PERTAINING TO SURVEY MATTERS

19. Rights of the public and of the people of the State of Illinois and the municipality to that part of the land taken or used for road purposes
20. Rights of Way for drainage ditches, ditches, feeders, laterals and underground pipes, if any
21. Described property subject to Covenants and Restrictions contained in document recorded September 19, 1950 as Document No. 980173
22. Environmental no further remediation letter recorded June 1, 1998 as Document No. R9B 103758



PROJECT
 25-025
 CAD NAME
 25-025.dwg
 SCALE
 1" = 20'
 SHEET
 1 of 1
 DRAWN BY
 MLK

PROJECT
 ALTA / NSPS
 LAND TITLE SURVEY
 523 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60516

PREPARED FOR:
 THE BUTLER GROUP
 21108 WOODVIEW RD.
 BURR RIDGE, IL. 60515

KRISCH LAND SURVEYING LLC

P.O. Box 929 PLAINFIELD, IL 60544-0929
 PHONE (630) 627-5589 / FAX (630) 627-5594
 www.krischlandsurveying.com
 IL PROFESSIONAL DESIGN FIRM LICENSE NO. 184-006856
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August 27, 2025

Mr. Jason Zawila
Planning Manager
Village of Downers Grove
850 Curtis Street
Downers Grove, Illinois 60515

Re: 523 Ogden Avenue, Downers Grove, Illinois (former Cassidy Tire)

Dear Jason,

Please accept this letter as our request to acquire the village of Downers Grove-owned vacant alley parcel located on the north property line of 523 Ogden Avenue.

The property is comprised of a 2,100 square foot parcel with dimensions of 120' X 20' deep. We were not aware that we did not own this parcel until we listed the 523 property for sale. When we purchased 523 Ogden over twenty years ago, the property was paved, so we assumed it was ours. We have continued to pave, and seal coat the property during our time of ownership.

Since the parcel is excess real estate for the village, and it is already paved, we would like to acquire it.

I have attached all the required documents for this acquisition for your review. We hope to meet at the October plan commission meeting to present our petition.

Please get in touch with me via email (rahern@cassidytire.com) or via cell phone (630-309-4336) if you have any questions or comments regarding our application.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Ahern", with a long, sweeping horizontal stroke extending to the right.

Rick Ahern

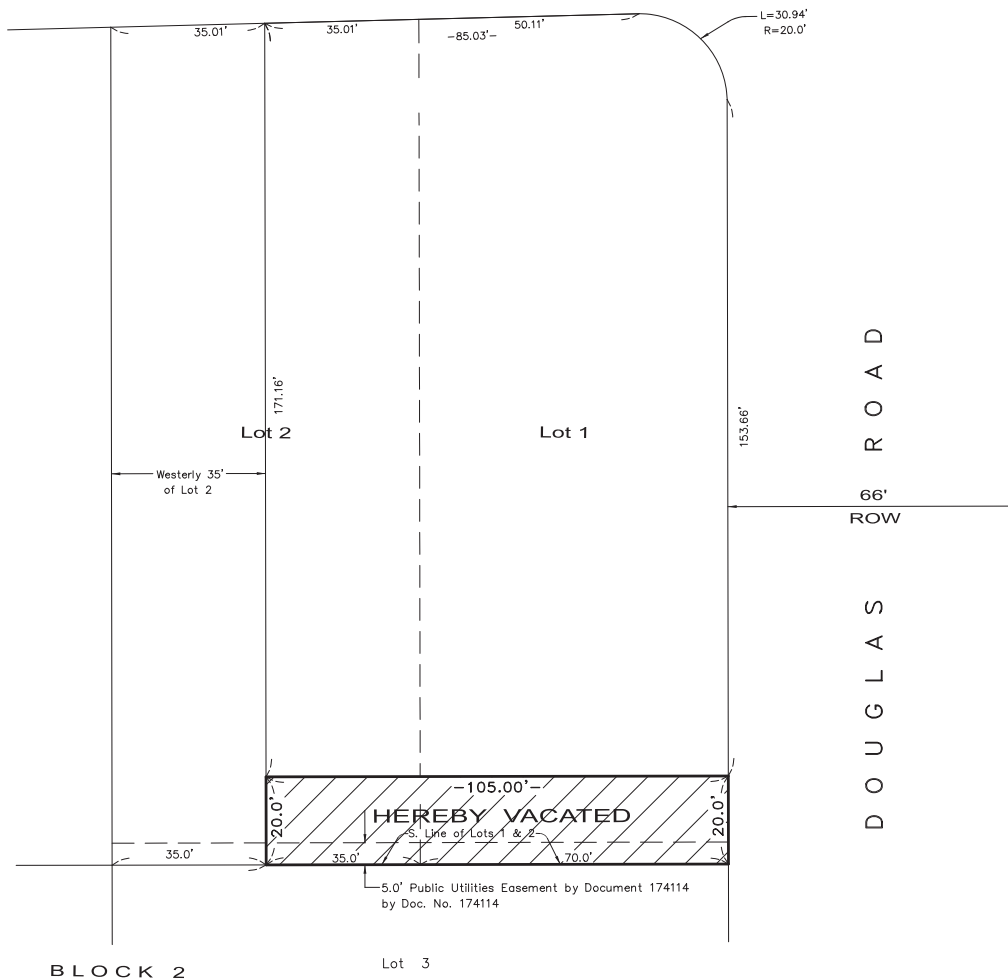
PLAT of VACATION

- OF -

THE SOUTHERLY 20 FEET (EXCEPT THE WESTERLY 35 FEET THEREOF) OF LOT 2 AND THE SOUTHERLY 20 FEET OF LOT 1 IN BLOCK 2 IN ARTHUR T. McINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924, AS DOCUMENT NO. 174114, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NO. 09-05-403-019
PARCEL CONTAINS 2,100 SF

O G D E N A V E N U E



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, COUNTY OF DUPAGE, AND TO UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE SAID VILLAGE INCLUDING, BUT NOT LIMITED TO AT&T, COMMONWEALTH EDISON COMPANY, COMCAST, THE DOWNERS GROVE SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, OVER, ALL AREAS MARKED "PUBLIC UTILITIES EASEMENT" ON THE PLAT OF VACATION OF THE VACATED ALLEY RIGHT-OF-WAY AS DESCRIBED HEREON FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY OF CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND COMMUNITY ANTENNA TELEVISION SYSTEMS AND ALL NECESSARY APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND FOR ANY AND ALL MUNICIPAL PURPOSES, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, FENCES AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. ALL INSTALLATIONS SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF ANY AND ALL MUNICIPAL AND OTHER GOVERNMENTAL SERVICES.



- AREA TO BE VACATED

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR VACATION PURPOSES THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THIS PLAT, WHICH IS A REPRESENTATION OF THE PROPERTY SO DESCRIBED. THE AREA TO BE VACATED IS THAT SHOWN WITHIN THE HATCHED AREA ON THIS PLAT. SCALE OF THIS PLAT IS 20 FEET TO ONE INCH.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JULY A.D. 2025.

Michael L. Krisch

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-2501
LICENSE EXPIRES 11/30/2026



VILLAGE BOARD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

APPROVED THIS _____ DAY OF _____ A.D., 20____

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR

VILLAGE CLERK

RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK

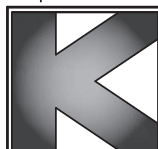
RECORDER OF DEEDS, DUPAGE COUNTY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Prepared For: THE BUTLER GROUP



No.	Date	Revision	Description	By:
1	9/24/25		Easement Provisions Added	MLK

KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
6718 REVERE ROAD • DOWNERS GROVE, IL 60516 • Phone: 630.627.5589

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT
Scale: 1"=20' Drawn: Chk'd: MLK GDK File# CAD File: 25-074-VAC

August 28, 2025

CTLTC #8002393509
4312 Douglass Road
Downers Grove, Illinois 60515

**Re: Village-owned vacant alley excess parcel located behind 523 Ogden Avenue
Downers Grove, Illinois**

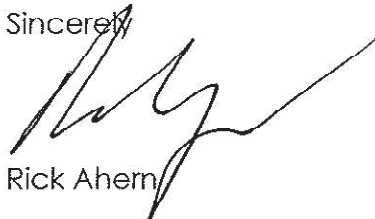
Dear Property Owner

Pursuant to the village of Downers Grove's requirement for notice to adjoining property owners, this letter serves as notification of our intent to purchase a vacant village-owned parcel located north of and adjoining our property at 523 Ogden Avenue.

The property contains 2,100 square feet, with dimensions of 120 x 20 feet.

If you have any questions regarding this letter, please contact me at rahern@cassidytire.com. Or at 630-309-4336.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Ahern', with a long horizontal flourish extending to the right.

Rick Ahern

August 28, 2025

Indevesta Inc.
718 Ogden Avenue
Downers Grove, Illinois 60515

**Re: Village-owned vacant alley excess parcel located behind 523 Ogden Avenue
Downers Grove, Illinois**

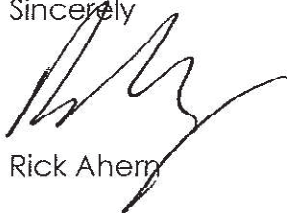
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If you have any questions regarding this letter, please contact me at rahern@cassidyfire.com. Or at 630-309-4336.

Sincerely

A handwritten signature in black ink, appearing to read 'Rick Ahern', written over the word 'Sincerely'.

Rick Ahern

LAND APPRAISAL REPORT



LOCATED AT

523 Ogden Ave
Downers Grove, IL 60515
See Title Commitment.

FOR

Rick Ahern

OPINION OF VALUE

8,500

AS OF

08/11/2025

Borrower	N/A				File No.	202508-2511			
Property Address	523 Ogden Ave								
City	Downers Grove		County	DuPage		State	IL	Zip Code	60515
Lender/Client	Rick Ahern								

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LAND APPRAISAL REPORT

Property Address:	523 Ogden Ave	City:	Downers Grove	State:	IL	Zip Code:	60515
County:	DuPage	Legal Description:	See Title Commitment.				

Assessor's Parcel #: 09-05-403-019	Tax Year: 2024	R.E. Taxes: \$ 0	Special Assessments: \$ 0
Market Area Name: Downers Grove	Map Reference: 16984	Census Tract: 8448.01	
Current Owner of Record: Village of Downers Grove	Borrower (if applicable): N/A		
Property Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)	HOA: \$ 0	☐ per year	☐ per month
Are there any existing improvements to the property? ☒ No ☐ Yes	If Yes, indicate current occupancy:	☐ Owner	☐ Tenant ☐ Vacant ☐ Not habitable
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
 This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased fee ☐ Other (describe)
 Intended Use: Purchase from Village.
 Intended User(s) (by name or type): Rick Ahern and their assions.

Client:	Rick Ahern	Address:	N/A
Appraiser:	Matthew F Nieman	Address:	1517 Raymond Ave. La Grange Park, IL 60526

Characteristics				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use	
Location:	☐ Urban	☒ Suburban	☐ Rural		PRICE \$(000)	AGE (yrs)		One-Unit	50 %	☒ Not Likely	
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%	☒ Owner				2-4 Unit	10 %	☐ Likely *	☐ In Process *
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☐ Tenant	185	Low	0	Multi-Unit	10 %	* To: _____	
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)	1,950	High	139	Comm'l	15 %		
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (>5%)	502	Pred	0	Other	15 %		
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.						%		

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☒	☐	☐	☐	☐	Adequacy of Utilities	☒	☐	☐	☐	☐
Convenience to Employment	☒	☐	☐	☐	☐	Property Compatibility	☒	☐	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐	☐	Protection from Detrimental Conditions	☒	☐	☐	☐	☐
Convenience to Schools	☒	☐	☐	☐	☐	Police and Fire Protection	☒	☐	☐	☐	☐
Adequacy of Public Transportation	☒	☐	☐	☐	☐	General Appearance of Properties	☒	☐	☐	☐	☐
Recreational Facilities	☒	☐	☐	☐	☐	Appeal to Market	☒	☐	☐	☐	☐

Market Area Comments: The subject is loosely bound to the north by IL-56, to the west by I-355, to the east by Fairview Ave, and to the south by 75th St. There are no apparent factors that should affect the subject's marketability. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers. See addendum.

Dimensions:	20*105	Site Area:	2,100 Sq.Ft.
Zoning Classification:	B-3	Description:	General Services and Highway Business

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: The B-3 district is primarily intended to accommodate very large retail and service establishments, business establishments that generate large volumes of automobile traffic, high-impact commercial and limited manufacturing activities.

Are GC&Rs applicable? ☐ Yes ☐ No ☒ Unknown Have the documents been reviewed? ☐ Yes ☒ No Ground Rent (if applicable) \$ /

Comments: N/A

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) _____

Actual Use as of Effective Date:	<u>Vacated Alley</u>	Use as appraised in this report:	<u>Vacated Alley</u>
Summary of Highest & Best Use:	<u>The subject property is a slim strip of land behind a larger parcel on Ogden Avenue, which is a main business corridor, with commercial business zoning. The subject has a vacated alleyway on it. Due to its small size and location behind another parcel with existing business improvements on it, it cannot be improved upon individually. It's highest and best value subject lies in its contributory value to the larger parcel in front of it.</u>		

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	20 feet
Electricity	☒	☐	Consolidated	Street	Flashed	☒	☐	Topography	Consolidated

LAND APPRAISAL REPORT

File No.: 202508-2511

TRANSFER HISTORY	My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
	Data Source(s): MRED/Public Records							
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: Per public records, the subject has no					
	Date:		36-month prior transfer history.					
	Price:							
	Source(s):							
	2nd Prior Subject Sale/Transfer							
	Date:							
	Price:							
	Source(s):							
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	523 Ogden Ave Downers Grove, IL 60515	4108 N Grant St Westmont, IL 60559		4227 Venard Rd Downers Grove, IL 60515		2440 63rd St Downers Grove, IL 60516	
	Proximity to Subject		1.03 miles E		0.98 miles W		3.31 miles SW	
	Sale Price	\$ N/A	\$ 120,000		\$ 259,000		\$ 27,500	
	Price/ Sq.Ft.	\$ N/A	\$ 9.79		\$ 8.61		\$ 3.61	
	Data Source(s)	Inspection, Realtor	MRED #11674101; DOM 829		MRED #12130354; DOM 184		MRED #12048663; DOM 14	
	Verification Source(s)	Assessor, Remine	Assessor, Remine		Assessor, Remine		Assessor, Remine	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing	N/A	Cash		Conventional		Cash	
	Concessions	N/A	\$0		\$0		\$0	
	Date of Sale/Time	08/11/2025	04/01/2025		04/04/2025		06/14/2024	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Commercial	Res; Comm	0	Res; Comm	0	Busy Road	0
	Site Area (in Sq.Ft.)	2,100	12,262		30,068		7,625	
	Functional Utility	Diminished	Average	-5	Average	-5	Diminished	
	Net Adjustment (Total, in \$)		☐ + ☒ - \$	-61,310	☐ + ☒ - \$	-150,340	☐ + ☐ - \$	
	Net Adjustment (Total, in \$ / Sq.Ft.)			(\$ -5 /Sq.Ft.)		(\$ -5 /Sq.Ft.)		
Adjusted Sale Price (in \$ / Sq.Ft.)			\$ 4.79		\$ 3.61		\$ 3.61	
Summary of Sales Comparison Approach		See attached addendum.						
PUD	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.							
	Legal Name of Project:							
	Describe common elements and recreational facilities:							
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 8,500 or \$ 4 per Sq.Ft.							
	Final Reconciliation The most weight is given to comparable sale 3 due to it having similar diminished functional utility as the subject. This price per square foot has then been applied to the subject's site size to come up with a total value.							
	This appraisal is made ☒ "as is", or ☐ subject to the following conditions:							
	☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.							
ATTACH.	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:							
	\$ 8,500 , as of: 08/11/2025 , which is the effective date of this appraisal.							
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.							
A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:								
☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location & Aerial Map(s) ☐ Flood Addendum ☐ Additional Sales ☐ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Hypothetical Conditions								
Client Contact: Rick Ahern Client Name: Rick Ahern								

ADDITIONAL COMPARABLE SALES

File No.: 202508-2511

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6					
Address 523 Ogden Ave Downers Grove, IL 60515				4806 Roslyn Rd Downers Grove, IL 60515									
Proximity to Subject				0.83 miles SE									
Sale Price		\$ N/A		\$ 240,000		\$		\$					
Price/ Sq.Ft.		\$ N/A		\$ 20.02		\$		\$					
Data Source(s)		Inspection,Realtor		MRED #12074138;DOM 445									
Verification Source(s)		Assessor,Remine		Assessor,Remine									
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust		DESCRIPTION		+(-) \$ Adjust			
Sales or Financing		N/A		Cash									
Concessions		N/A		\$0									
Date of Sale/Time		08/11/2025		04/30/2025									
Rights Appraised		Fee Simple		Fee Simple									
Location		Commercial		Residential		-10							
Site Area (in Sq.Ft.)		2,100		11,991									
Functional Utility		Diminished		Average		-5							
Net Adjustment (Total, in \$)		☐ + ☒ -		\$ -179,865		☐ + ☐ -		\$		☐ + ☐ -		\$	
Net Adjustment (Total, in \$ / Sq.Ft.)				(\$ -15 /Sq.Ft.)									
Adjusted Sale Price (in \$ / Sq.Ft.)				\$ 5.02				\$				\$	

SALES COMPARISON APPROACH

Assumptions, Limiting Conditions & Scope of Work

File No.: 202508-2511

Property Address: 523 Ogden Ave

City: Downers Grove

State: IL

Zip Code: 60515

Client: Rick Ahern

Address:

Appraiser: Matthew F Nieman

Address: 1517 Raymond Ave, La Grange Park, IL 60526

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications & Definitions

File No.: 202508-2511

Property Address: 523 Ogden Ave	City: Downers Grove	State: IL	Zip Code: 60515
Client: Rick Ahern	Address:		
Appraiser: Matthew F Nieman	Address: 1517 Raymond Ave, La Grange Park, IL 60526		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Rick Ahern Client Name: Rick Ahern
E-Mail: rahern@cassidytire.com Address:

APPRAISER SUPERVISORY APPRAISER (if required)

Supplemental Addendum

File No. 202508-2511

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

This is an Appraisal Report presented in a concise reporting format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and/or its assigned for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

In conformance with Uniform Standards of Professional Appraisal Practice Standards No. 8, Electronic Transmission of Reports, this report may utilize electronic signatures. This appraisal complies with USPAP SMT-8 and when applicable, to Federal Housing Administration or Department of Veterans Affairs Standards and Requirements. The software utilized by the appraiser to generate the appraisal protects signature security by means of a digital signature feature for each appraiser signing the report that is in conformance with Standards No. 8. Each appraiser maintains sole of their related signature through password, hardware device or other means. The appraiser is fully responsible for the integrity and authenticity of data and signatures transmitted electronically and will hold the client and/or its assigns harmless from and against any breach or failure of data integrity, signature authenticity, or breach of data security.

Adobe's Distiller software or equivalent may be utilized by appraiser to transmit this encrypted PDF-formatted appraisal. At a minimum, the software contains the following security measure:

- identifies transmission error during the transmission process, and confirms date, time and quantity of data submitted by appraiser and the date, time and quantity of data received by the Client, and/or its assigns and
- secures data from editing by means of a password, hardware device, or other means that remains in the sole control of the transmitting appraiser.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property, as of the effective date of the appraisal.

INTENDED USE / USER / CLIENT

The Intended Use is to evaluate the property that is the subject of this appraisal for market value purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

MARKET CONDITIONS

No discounts, buy downs or other concessions were noted. Current 30 year fixed rate financing at 6.5 - 7.5% and 0-2 points.

Inherent in the estimate of market value is typical exposure time for this type of property in this market environment. Reasonable exposure time is a function of price, use, condition, and motivation of parties which vary from transaction to transaction. MLS records indicate an average market time of about 7 days, which is considered a reasonable exposure time for the subject. Most neighborhood homes sell within 99% of list price, provided their design, appeal and condition are consistent with market expectations. Given the market data analyzed by the appraiser, there are no fiscal or economic trends expected to occur that would significantly impact the relatively stable market currently experienced in this neighborhood.

CONDITIONS OF APPRAISAL

The subject property is appraised in fee simple title, assuming no liens or encumbrances other than normal covenants and restrictions of record.

SALES COMPARISON APPROACH

Due to a lack of similar style closed sales within three months, it was necessary to research and analyze comparable sales going back over one year from the effective date. However, no time adjustments have been applied due to the overall stable marketing trends for comparable properties to the subject over that timeframe. Infosparks and independent market research were utilized in determining marketing conditions.

The subject and comparable sales 1-3 have similar location factors of being adjacent to commercial property or on busy roads, so no adjustments were needed. Comparable sale 4 is in a residential area. Land in residential area sells at a \$10/sf premium. Proper adjustments have been applied on the location line of the sales grid.

Subject Photo Page

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

**Subject Front**

523 Ogden Ave

**Subject Street View 1****Subject Street View 2**

Photograph Addendum

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

**Subject Side View 1****Subject Side View 2****View to East****View to North**

Photograph Addendum

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

**Subject Rear****Property North of Subject View 1****Property North of Subject View 1****Ogden Ave View 1**

Photograph Addendum

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

**View to Southeast****View to Northeast****Subject Side View 3**

Comparable Photo Page

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

**Comparable 1**

4108 N Grant St

**Comparable 2**

4227 Venard Rd

**Comparable 3**

2440 63rd St

Comparable Photo Page

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				

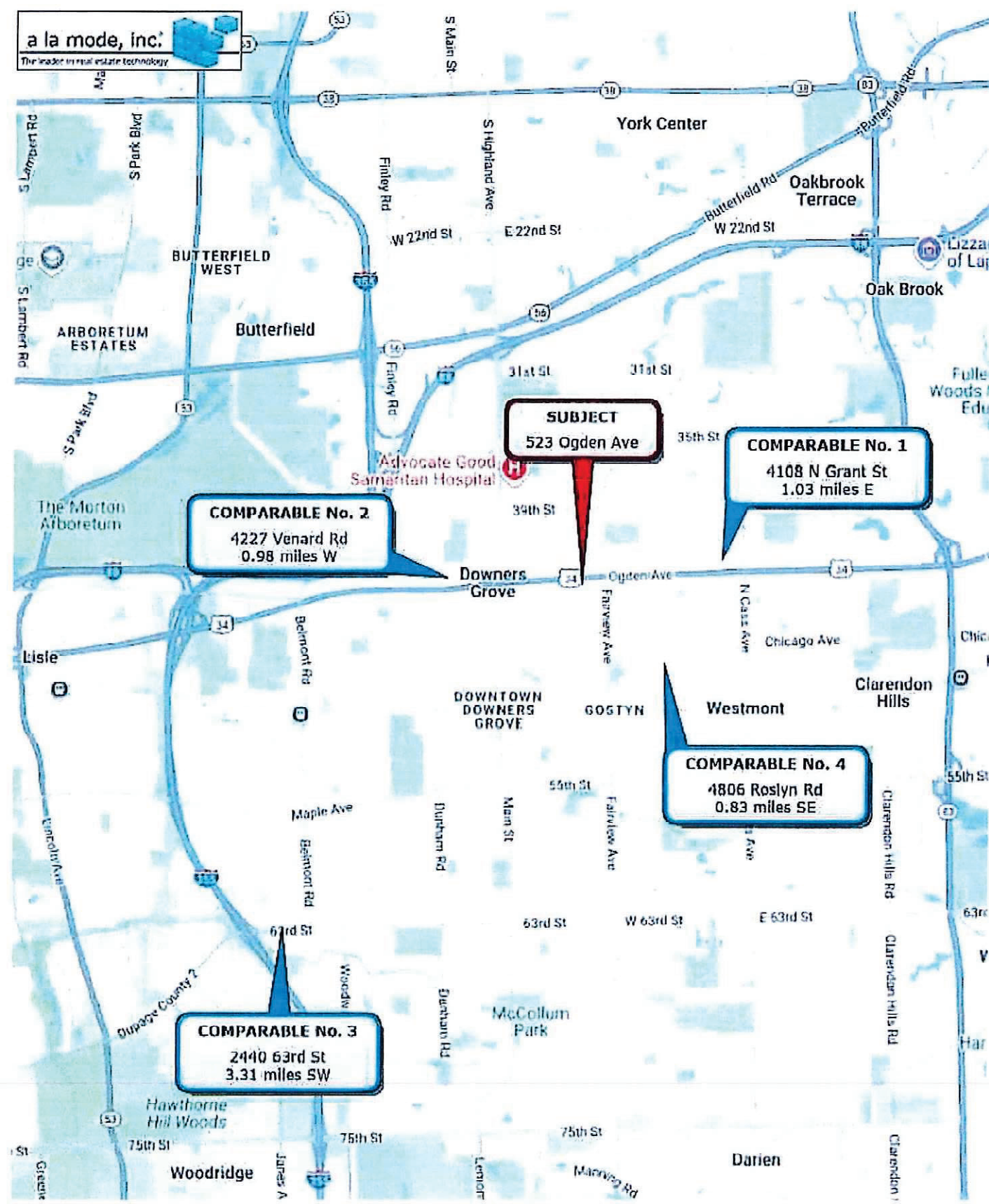
**Comparable 4**

4806 Roslyn Rd

Comparable 5**Comparable 6**

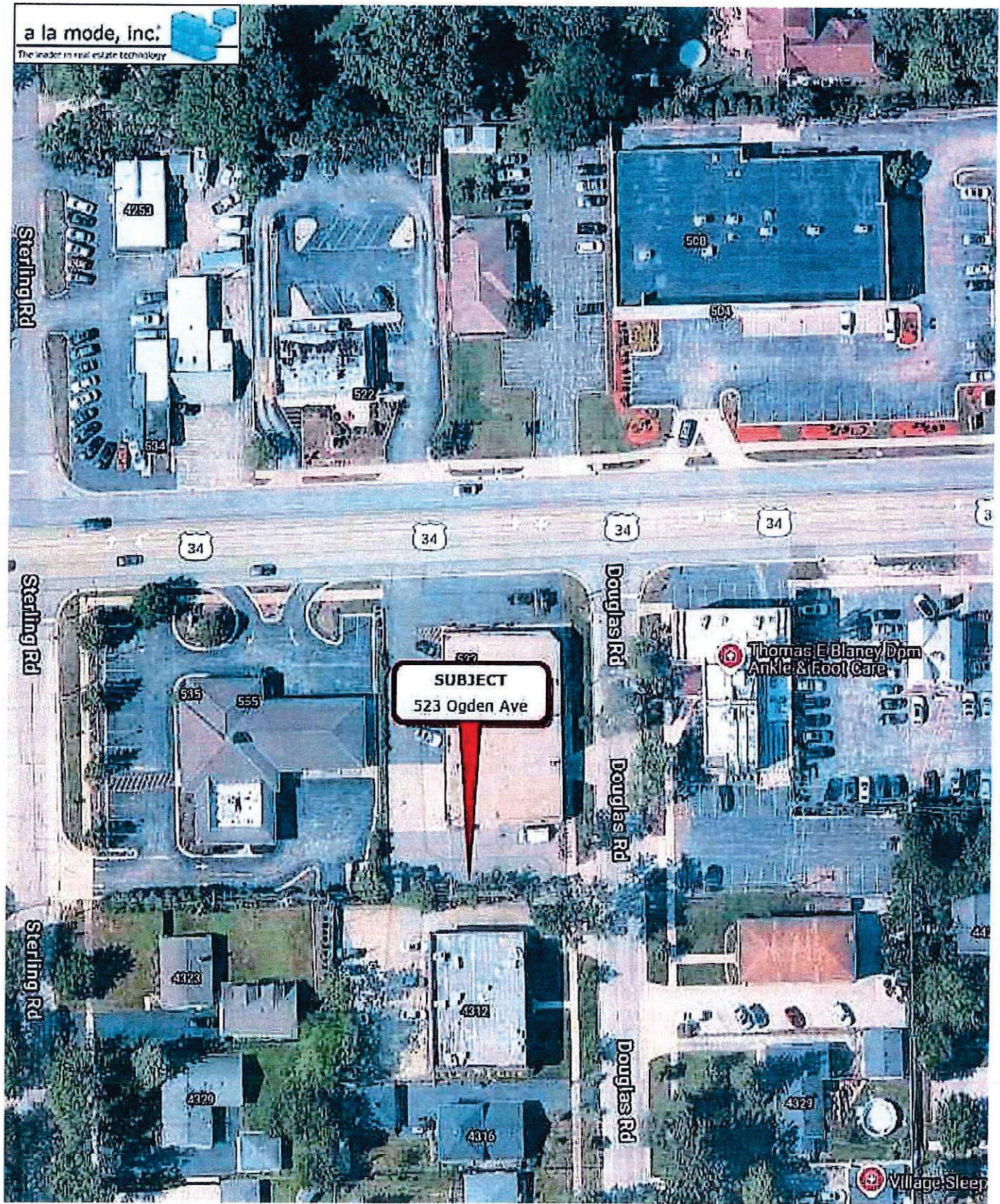
Location Map

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

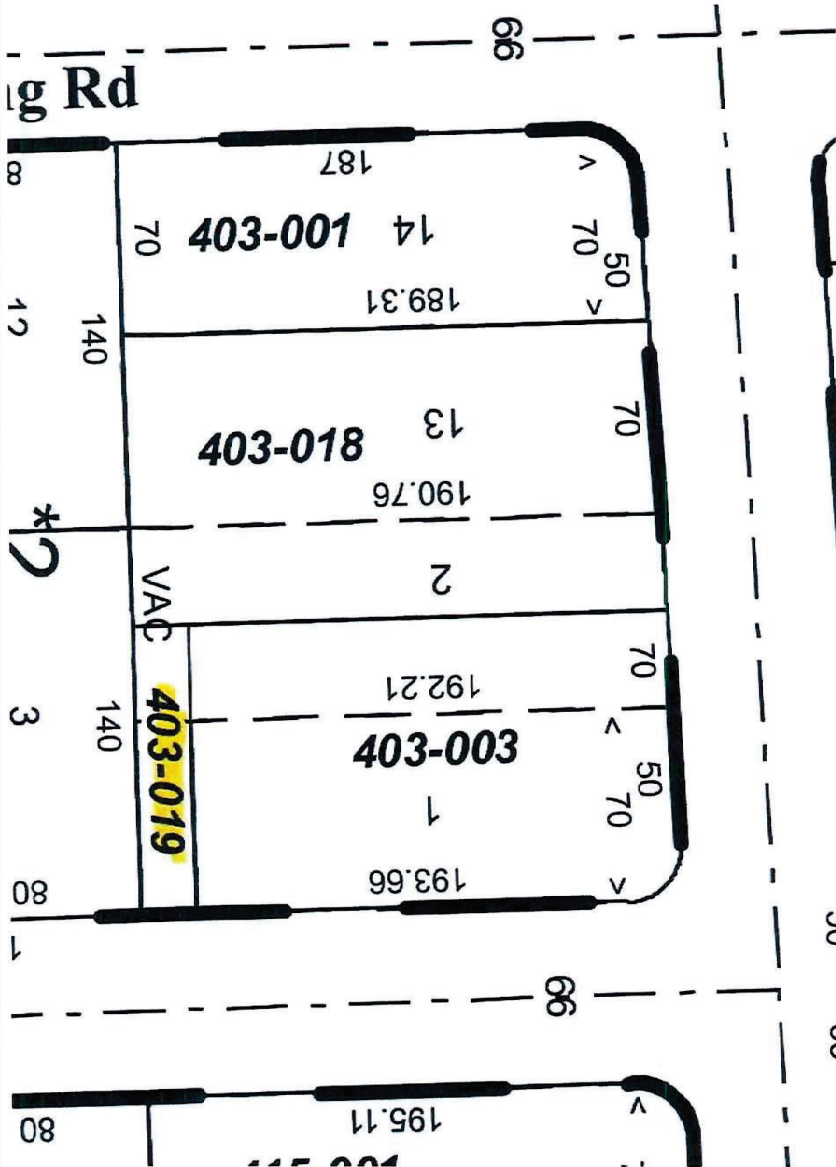


Aerial Map

Borrower	N/A				
Property Address	523 Ogden Ave				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Rick Ahern				



Assessor Map



E&O Insurance

DECLARATIONS
for
**REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY**

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB4450922-24**

Renewal of: **RAB4450922-23**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.
100 River Ridge Drive, Suite 301
Norwood, MA 02062**

Item 1. Named Insured: **Proper Appraisals, LLC**

Item 2. Address: **1517 Raymond Ave**

City, State, Zip Code: **La Grange Park, IL 60526**

Attn:

Item 3. Policy Period: From 04/05/2024 To 04/05/2025
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability: (inclusive of claim expenses):

- A. \$ 1,000,000 Limit of Liability - Each Claim
- B. \$ 1,000,000 Limit of Liability - Policy Aggregate
- C. \$ 500,000 Limit of Liability - Fair Housing Claims
- D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. Deductible: (inclusive of Claim Expense): **\$ 5,000 Each Claim**

Item 6. Premium: \$ **948.00**

Item 7. Retroactive Date (if applicable): **12/29/2022**

Item 8. Forms, Notices and Endorsements attached:

D42100 (08/10) D42200 II (05/12) D42444 (02/17) D43411 (03/15)

Resey A. Thompson

License



DRAFT

**VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION**

October 6, 2025, 7:00 p.m.

FILE 25-PZC-0026: A PETITION APPROVAL FOR A RIGHT-OF-WAY VACATION. THE ADJACENT PROPERTIES ARE ZONED R-4, RESIDENTIAL DETACHED HOUSE 4 AND B-3, GENERAL SERVICES AND HIGHWAY BUSINESS. THE VILLAGE-OWNED PARCEL IS APPROXIMATELY 210 FEET SOUTHEAST OF THE INTERSECTION OF OGDEN AVENUE AND DOUGLAS ROAD (PINS: 09-05-403-003 AND 09-05-403-019). RICK AHERN, PETITIONER AND VILLAGE OF DOWNERS GROVE, OWNER.

Rick Ahern with Cassidy Tire stated he is representing the family who owns the property. Mr. Ahern stated they acquired the property in 1987. The property is the back part where the trees are, and it is used for parking. They have always maintained it. When they found out about this, they decided to try to acquire the property. They took the necessary steps, including sending out 25 letters to everyone in the required limits. The parcel is not being used for anything by the public. The alley stops at the edge of the property. Since 1987, there has been a fence that blocked it. Nothing will change. There would be no blocked access to others and there would be no disrupted flow-through to Ogden Avenue. The property appraised for \$8,500.

Chairman Rickard asked if there were any questions for the petitioner.

Chairman Rickard noted it is a common request when it is an option for owners.

Chairman Rickard asked for public comment.

Donna Chapin is curious what the requirements were for sending a letter because she lives three houses away and never got a letter. Chairman Rickard responded that there are distance requirements, and when the staff report comes up, they will address that. Ms. Chapin further stated that they have closed the business and asks if they intend to sell it to someone else who wants the bigger space and what is that going to be. Ms. Chapin states there is already a problem with cut-through traffic at Douglas and Ogden. She is concerned what they are going to do with this property now and what they want the extra footage for. Chairman Rickard states that they usually do not respond at this point, that they are taking input, but that he does not think they are proposing to do anything, and they are going to sell the property. Ms. Chapin wants to know who they are going to sell it to and what is going to go in now with this extra footage and run out into Douglas and cause more traffic in the neighborhood. Chairman Rickard states he does not know what could go in there, but whoever goes in there must follow all the zoning rules and regs, and as long as they are complying with all the standards, they can get a building permit.

Chairman Rickard asked for the staff report.

Staff report was given by Carter Moran, Planner. Mr. Moran stated that signs were posted on Ogden Avenue and Douglas Road at the locations shown. Notice was mailed to property owners within 250 feet of the subject property. Staff received one inquiry by phone that was general in nature, just asking what the nature of the request was. Diagrams were shown. The alley does not feed any other Village-owned right-of-way, and historic plats of survey do not necessarily show it at the subdivision planning phase, so its origin is a

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bit murky. An existing 5-foot easement extends from the south lot feeding through. There is an easement provision that no structures or improvements could be built there, at the request of utility providers, so the use could only be parking lot or something similar. This cuts through both the alley property and the Cassidy Tire property. As a condition of the approval of this petition, the applicant will be required to consolidate these lots into one lot of record. The appraised value is \$8,500. Regarding comprehensive plan goals, the proposed vacation creates a neater lot for potential sale. This ensures commercial activities occur on the same lot of record, which furthers the goal of reducing obsolete lot lines and modernizing Ogden Avenue for continued growth.

Chairman Rickard asked if the 250 feet for the public notice certified letters is measured from the perimeter in question, meaning the alley, or from all property lines of the Cassidy Tire parcel and the alley. Planning Manager, Jason Zawila responded that it would be of the subject parcel and the vacated portion, and that is called a courtesy notice and not required by state statute, but is in their code as an additional means of advertising cases. Commissioner Eberhardt confirmed with Mr. Moran that that is taken from the property line. Mr. Moran explains that it is from the subject property itself, which is the parcel that most of Cassidy is on and the vacated parcel.

Commissioner Patel asks if there was written consent from two adjacent property owners. Mr. Zawila replied that there are consent letters from two properties adjacent. If it is not in the packet, they will make sure they did receive those and forward same.

Commissioner Lincoln states in past vacations of right-of-way there were reductions in value from the assessment due to the easement and asks why that was not applied in this case. Mr. Moran responded that the residential and commercial property appraisals in terms of vacation policy are different. For commercial property, an appraiser is usually hired by the petitioner to determine a value and then staff needs to determine if that value is appropriate for the parcel. On residential parcels, they determine the incumbered value of the property.

Commissioner Frankovic stated that she believes that standards have been met for approval. They have been maintaining and using the property for 20 years, and that it makes sense to continue to include it.

Commissioner Lincoln stated that they have been getting free maintenance out of it. Also, that it appears this is just a little stub of a parcel that is not serving any purpose to the Village and serves a better purpose being owned by the local landowners.

Commissioner Toth agreed that the standards have been met and agrees with his fellow Commissioners.

Commissioner Eberhardt supported it.

WITH RESPECT TO FILE 25-PZC-0026 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT AND THE TESTIMONY PRESENTED, IT IS FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL OF A VACATION OF VILLAGE-OWNED PROPERTY AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE COMMISSIONER PATEL MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE

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**VILLAGE COUNCIL APPROVAL OF 25-PZC-0026 SUBJECT TO THE FOUR CONDITIONS LISTED ON PAGE 3 OF THE STAFF REPORT.
SECOND BY COMMISSIONER LINCOLN**

ROLL CALL:

AYE: PATEL, LINCOLN, FRANKOVIC, TOTH, EBERHARDT, CHAIRMAN RICKARD

MOTION APPROVED. VOTE: 6-0

/s/
Recording Secretary

(As transcribed by Ditto Transcripts)