



Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

| | |
|---------------------|--|
| Subject | 4412 Cross Street - Rezoning |
| Submitted By | Stan Popovich, AICP Director of Community Development |

Synopsis

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from B-3, General Services and Highway Business, to R-4, Residential Detached House 4 to prepare the lot for the development of a single-family home.

Strategic Plan Alignment

The goals for 2025-2027 include a *Steward of Financial, Environmental, and Neighborhood Sustainability*.

Fiscal Impact

N/A

Recommendation

Approval on the April 14, 2026 active agenda per the Planning and Zoning Commission's 8:0 positive recommendation. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets all standards for approval for a Zoning Map Amendment found in Section 28.12.030 of the Municipal Code.

Background

Property Information and Zoning Request.

The 118-foot wide by 250-foot-deep property, commonly known as 4412 Cross Street, is located approximately 200 feet south of the intersection of Ogden Avenue and Cross Street. The lot is currently vacant. The owner of the subject property is requesting a zoning map amendment to rezone the property from B-3, General Services and Highway Business to R-4, Residential Detached House 4. The petitioner desires to make the lot suitable for the development of a single-family home, which is not permitted in the B-3, General Services and Highway Business District.

Compliance with the Comprehensive Plan

Land Use and Development.

- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Focus on strategic redevelopment, infill development, and adaptive reuse to maximize limited land.

Housing and Neighborhoods.

- Maintain housing diversity by supporting the construction of housing options for various income levels.
- Encourage residential new construction, additions, and renovations to complement the established character and scale of the Village's established neighborhoods
- Encourage infill development that aligns with the desired character of the area to maintain a cohesive built environment.

Compliance with the Zoning Ordinance

The proposed R-4 zoning classification is appropriate for the subject property as it would meet the lot bulk regulations. Any proposed development on the property will be required to comply with all bulk regulations at the time of permit application.

Public Comment

Staff received one inquiry that was general in nature prior to the Planning and Zoning Commission meeting. One additional resident provided feedback during the meeting in favor of the proposed Zoning Map Amendment.

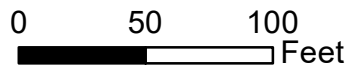
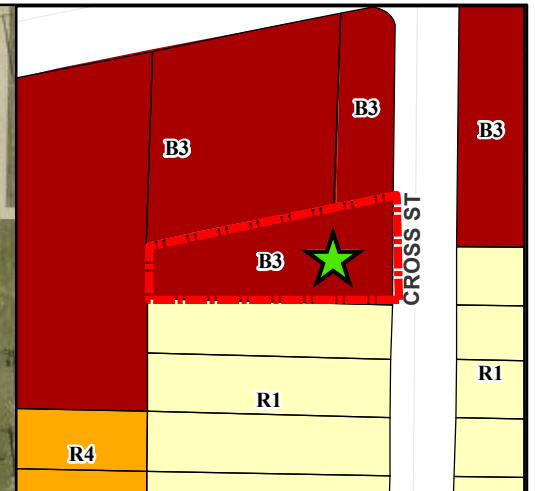
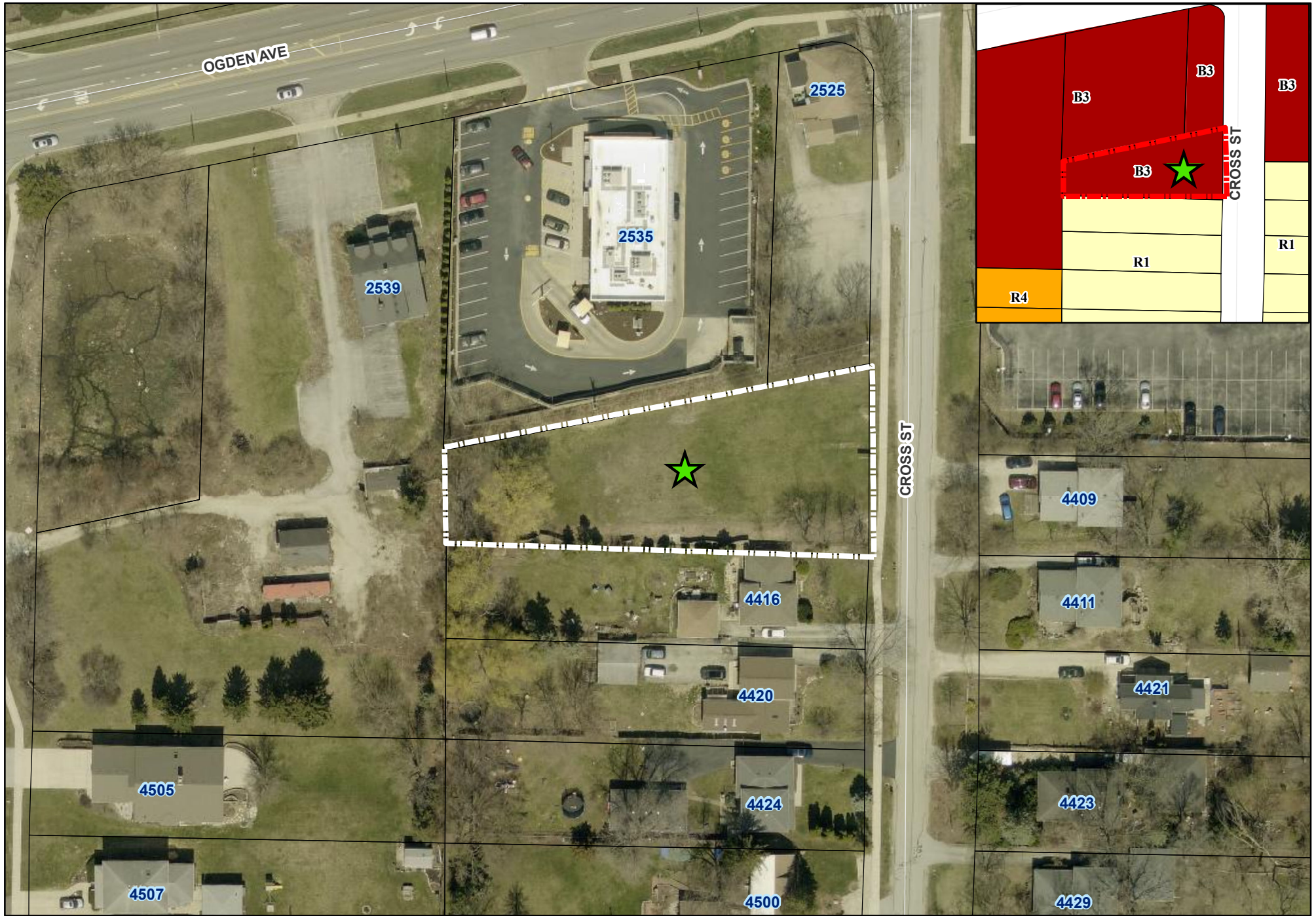
Attachments

Aerial Map



Ordinance

Staff Report with Attachments dated March 2nd, 2026

Draft Minutes of the March 2nd, 2026 Planning and Zoning Commission Hearing



4412 Cross Street - Location Map

-  Subject Property
-  Site Location

Ordinance No.

An Ordinance Rezoning Certain Property Located at 4412 Cross Street

WHEREAS, the property located northeast of the intersection of approximately 200 feet south of the intersection of Ogden Avenue and Cross Street, commonly known as 4412 Cross Street, Downers Grove, Illinois, PIN 08-01-305-022, hereinafter described has been classified as "B-3, General Services and Highway Business" district under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said property have requested that such property be rezoned as hereinafter provided; and

WHEREAS, such petition was referred to the Planning & Zoning Commission of the Village of Downers Grove, and said Planning & Zoning Commission has given the required public notice, has conducted a public hearing respecting said petition on March 2, 2026 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 "R-4, Residential Detached House 4" the zoning classification of the following described real estate, to wit:

LOT 33 IN BLOCK 2 OF ARTHUR T. MCINTOSH AND COMPANY'S BELMONT GOLF ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1925 AS DOCUMENT 199614, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 4412 Cross Street, Downers Grove, IL 60515

PIN: 08-01-305-022

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, subject to the following conditions:

1. The Zoning Map Amendment shall substantially conform to the staff report

dated March 2, 2026.

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.

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
MARCH 2ND, 2026 AGENDA

| SUBJECT: | TYPE: | SUBMITTED BY: |
|----------------------------------|----------------------|-------------------------|
| 26-PZC-0001 4412 Cross Street | Zoning Map Amendment | Carter Moran Planner |

REQUEST

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from B-3, General Services and Highway Business, to R-4, Residential Detached House 4 to prepare the lot for the development of a single-family home.

NOTICE

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

GENERAL INFORMATION

OWNER/PETITIONER: A & E Cross, LLC
1530 N Dearborn Parkway, Ste. 26S
Chicago, IL 60610

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant
PROPERTY SIZE: 22,130 sq ft (.51 acres)
PIN: 08-01-305-022

SURROUNDING ZONING AND LAND USES

| | ZONING | FUTURE LAND USE |
|---------------|--|------------------------|
| NORTH: | B-3, General Services and Highway Business | Corridor Commercial |
| SOUTH: | R-1, Residential Detached House 1 | Corridor Commercial |
| EAST: | R-1, Residential Detached House 1 | Single Family Detached |
| | B-3, General Services and Highway Business | |
| WEST: | B-3, General Services and Highway Business | Single Family Detached |

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey

PROJECT DESCRIPTION

The 118-foot wide by 250-foot-deep property, commonly known as 4412 Cross Street, is located approximately 200 feet south of the intersection of Ogden Avenue and Cross Street. The lot is currently vacant. The owner of the subject property is requesting a zoning map amendment to rezone the property from B-3, General Services and Highway Business to R-4, Residential Detached House 4. The petitioner desires to make the lot suitable for the development of a single-family home, which is not permitted in the B-3, General Services and Highway Business District.

The subject property was annexed to the Village and rezoned to the B-3 Zoning District in 2007. In 2007, the Ogden Avenue Master Plan contemplated increasing commercial lot depths and the Future Land Use Plan identified this property as commercial. The rezoning was sought to attract commercial development in the surrounding area along Ogden Avenue, in accordance with the Ogden Avenue Master Plan and Future Land Use Plan. Since the annexation and map amendment, a McDonald's restaurant was constructed immediately north of the subject property, and Kiddie Academy is currently under construction, immediately to the west. The subject property remains vacant. The petitioner has stated that, with the current zoning of B-3, the subject property does not meet the practical or functional assumptions typically required for commercial development envisioned along Ogden Avenue, particularly the "depth" necessary to accommodate buildings, parking, circulation, buffering, and code-compliant site design.

The petitioner desires the proposed rezoning to R-4, Residential Detached House 4 because they state that a residential use is the only economically viable use of the land. IT should be noted that a large portion of the immediate neighborhood is zoned R-1, Residential Detached House 1, which was the default zoning granted at the time of their annexation. Overtime, owners have requested the R-4 Zoning District when constructing new homes, as that zoning district is more appropriate for existing conditions, specifically the typical lot width found throughout the neighborhood. R-1 zoned properties typically have a minimum lot widths of 100 feet (or greater), as required by Village Ordinance. The neighborhood consists of lots that have typical widths of approximately 60 feet, which are more typical of R-4 zoned properties. Since each of their respective annexations, it should be noted that 9 properties have been rezoned to the R-4 Zoning District.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Village's Guiding DG Comprehensive Plan Future Land Use Map designates the subject property as Corridor Commercial which is characterized by "a blend of neighborhood oriented commercial retail, offices, auto dealerships, smaller regional commercial retail, service uses, and multi-family uses".

The subject property is also part of the West Ogden Avenue Focus Area, which, as described in the Guiding DG Comprehensive Plan, features many lots with relatively shallow depths, limiting the types of development that can occur. The plan further states that the West Ogden Avenue Focus Area offers a variety of commercial opportunities for the corridor. Furthermore, the Plan recommends modernizing the corridor via lot consolidation and reconfiguration will enable modern commercial uses and the introduction of mixed residential uses.

However, consolidation of the subject property into a larger commercial development may likely never occur because of the beforementioned redevelopment adjacent to the subject property. Furthermore, per the approval standards it is appropriate to consider a map amendment, considering, the suitability of the subject property for zoned purposes and the length of time that the subject property has been vacant as zoned and the context of land development in the vicinity.

For the Planning and Zoning Commission's consideration, the Guiding DG Comprehensive Plan includes chapters on Land Use and Development and Housing and Neighborhoods that could be considered with the proposed Map Amendment request. The goals associated with each chapter are:

Land Use and Development:

- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Downers Grove must focus on strategic redevelopment, infill development, and adaptive reuse to maximize limited land

Housing and Neighborhoods:

- Maintain housing diversity by supporting the construction of housing options for various income levels, ranging from entry-level apartments to large single-family residences.
- Encourage developers to build a variety of housing types close to transportation and employment centers.
- Encourage residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods
- Encourage infill development that aligns with the desired character of the area to maintain a cohesive built environment.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is proposing to rezone the property to R-4, Residential Detached House 4. A comparative analysis of the bulk requirements of the R-4, Residential Detached House 4 districts with the measurements of the subject property found in the table below:

Table 1: Zoning Requirements

| | R-4 District Lot Regulations | 4412 Cross Street |
|----------------|--|--------------------------|
| Min. Lot Area | 7,500 sq. ft. | 22,130 sq. ft. |
| Min. Lot Width | 50 ft. | 118.63 ft. |
| Street Setback | 25 feet | N/A |
| Side Setback | 5 feet (or 10% of lot width, whichever is greater) | N/A |
| Rear Setback | 20 feet | N/A |

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for the subject property as it would meet the bulk and use regulations for the proposed zoning district.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald Life*. Staff received one inquiry that was general in nature.

STANDARDS OF APPROVAL

The petitioner is requesting approval to a rezone the property at 4412 Cross Street from B-3, General Services and Highway Business to R-4, Residential Detached House 4, to permit the eventual construction of a new single-family home. The review and approval criteria for the requested entitlement are 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***Section 12.030.I. Zoning Map Amendment Review and Approval Criteria***

26-PZC-0001; 4412 Cross Street
March 2nd, 2026

Page 4

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.*
- (7) *The comprehensive plan.*

DRAFT MOTION

Staff will provide a recommendation at the March 2nd, 2026 meeting. 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 26-PZC-0001:

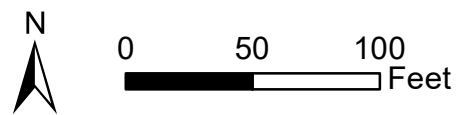
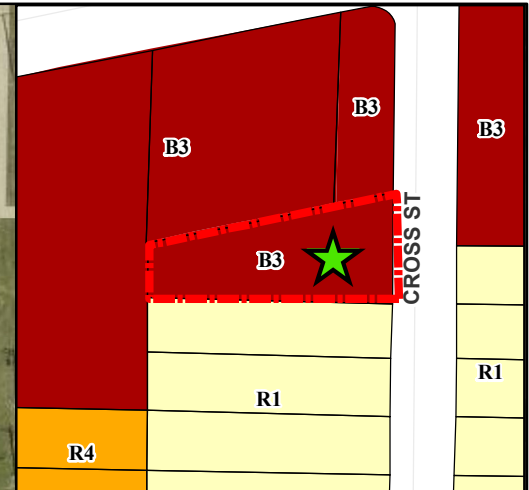
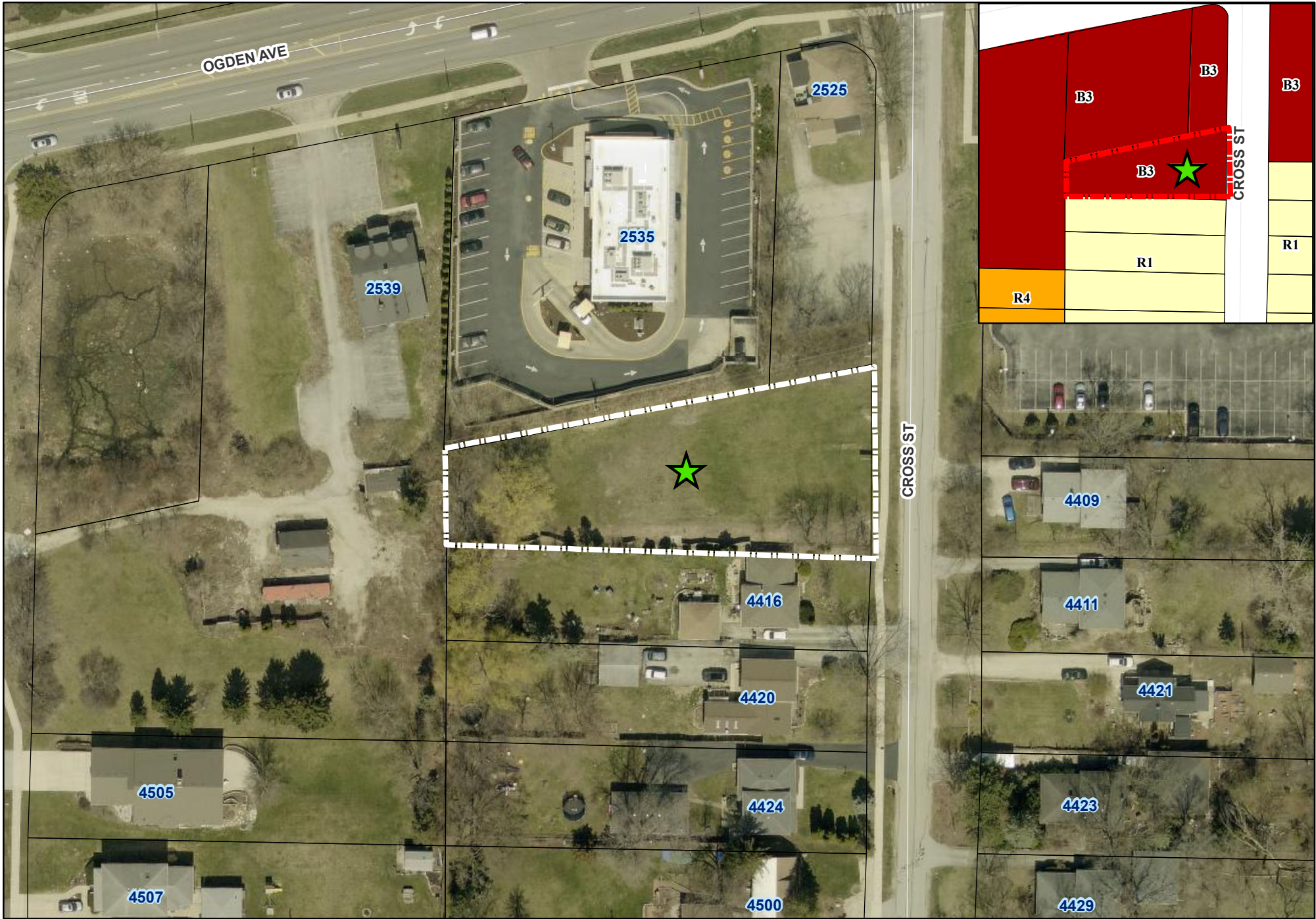
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0001.

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development

SP:cm
-att



4412 Cross Street - Location Map

-  Subject Property
-  Site Location

Project Summary & Narrative

12/31/2025

Rezoning Request: 4412 Cross Street, Downers Grove, Illinois
B-3 General Commercial → R-4 Single-Family Residential

Dear Planning & Zoning Commission Members and Village Staff,

I am submitting this request to rezone the property located at 4412 Cross Street, Downers Grove, Illinois, from B-3 General Commercial to R-4 Single-Family Residential. This request is based on long-standing site constraints, market realities, and alignment with the Village's broader land use objectives.

Property Background

The subject property has been under the same ownership since 2004 and has remained vacant for more than 20 years. Despite multiple periods of commercial activity along the Ogden Avenue corridor, the property has not been developed due to its irregular configuration, limited lot depth, and adjacency to established residential neighborhoods.

While zoned B-3, the parcel does not meet the practical or functional assumptions typically required for commercial development envisioned along Ogden Avenue, particularly the "depth" necessary to accommodate buildings, parking, circulation, buffering, and code-compliant site design.

Rationale for Rezoning

Commercial development of this site has proven infeasible over an extended period of time. The property's size and shape make it unsuitable for modern commercial uses without significant variances, easements, or design compromises that would conflict with both zoning standards and nearby residential uses.

Rezoning the property to R-4 Single-Family Residential provides a reasonable and appropriate use that is:

- Compatible with adjacent residential properties
- Consistent with the parcel's physical characteristics
- Supportive of neighborhood stability
- Capable of returning a long-vacant property to productive use

Consistency with the Comprehensive Plan

The Village's Comprehensive Plan identifies Ogden Avenue as a commercial corridor; however, Village staff has confirmed that the Plan is aspirational and intended to be applied with flexibility where site-specific conditions warrant.

The subject property does not meet the Plan's implicit assumptions regarding commercial parcel size and development capacity. Rezoning to R-4 acknowledges these constraints while still advancing the Plan's broader goals of:

- Context-sensitive development
- Compatible land use transitions
- Efficient infill development
- Long-term community stability

Community Benefit

The proposed rezoning would eliminate the potential for future commercial impacts—such as increased traffic, lighting, signage, and extended hours—adjacent to existing homes. A single-family residential use represents a lower-intensity, predictable, and compatible outcome that benefits both nearby residents and the Village as a whole.

Conclusion

Rezoning 4412 Cross Street from B-3 to R-4 reflects a practical, well-supported planning decision grounded in real-world conditions rather than theoretical zoning expectations. After more than two decades of vacancy under commercial zoning, this amendment provides a clear path toward appropriate development that aligns with the character and needs of the surrounding area.

Thank you for your time and consideration of this request. I look forward to continuing to work with Village staff and the Planning & Zoning Commission throughout the review process.

Sincerely,
Alex Martel

(773) 475-1567 mobile



Zoning Map Amendments

Form #PZC3

Review and Approval Criteria

Address of Project Site: _____

A detailed response to all of the standards shall be provided, specifying how each standard is or is not 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.
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.
7. The Comprehensive Plan.

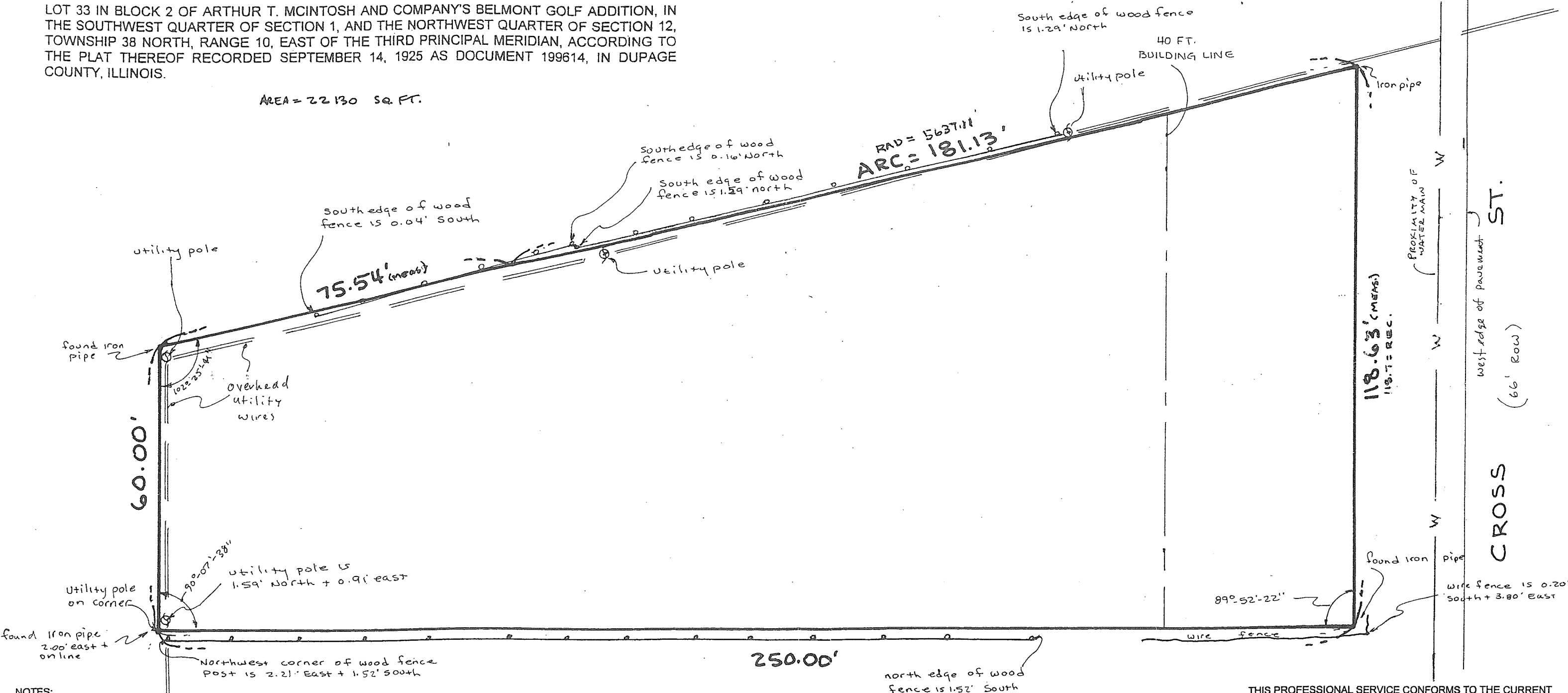
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0898
FAX 630-789-0697

Plat of Survey



LOT 33 IN BLOCK 2 OF ARTHUR T. MCINTOSH AND COMPANY'S BELMONT GOLF ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1925 AS DOCUMENT 199614, IN DUPAGE COUNTY, ILLINOIS.

AREA = 22,130 SQ. FT.



NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
- SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
- CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
- DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
- DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
- SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.

NOTE :- NO STORM SEWER OR SANITARY SEWER PER VILLAGE ATLAS.
- WELL OR SEPTIC, IF ANY, NOT SHOWN HEREON.
- CONSULT WITH OTHERS FOR PURPOSE OR FUNCTION OF OVERHEAD UTILITY WIRES.
- GAS MAINS NOT SHOWN. CONTACT S.U.L.I.E 1-800-892-0123 FOR LOCATION OF SAME AND OTHER BURIED UTILITIES.



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

DATE: JULY 12 A.D. 2005

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO. 2476

LIC. EXP. 11-30-2006

ORDERED BY: MARTEL

ORDER NO: 050651

© COPYRIGHT 2005 JOSEPH M. DE CRAENE



Village of Downers Grove

Planning and Zoning Commission – Draft Minutes

Table 1 - Detailed information on this Board or Commission meeting.

| | |
|-------------------------|---|
| Meeting Location | Civic Center – Betty Cheever Council Chambers |
| Meeting Address | 850 Curtiss St., Downers Grove, IL 60515 |
| Meeting Date | March 3, 2026 at 7:00 PM |

A. File 26-PZC-0001.

The petitioner is seeking approval of a Map Amendment from B-3, General Services and Highway Business, to R-4, Residential Detached House 4. The property is southwest of the intersection of Ogden Avenue and Cross Street, commonly known as 4412 Cross Street, Downers Grove, IL (PIN: 08-01-305-022). Petitioner and Owner, A&E Cross, LLC.

Alex Martel requested a rezone of 4412 Cross Street from B-3 commercial to R-4 single family residential. He explained the property has remained vacant for over 20 years, suggesting that the existing zone has not resulted in a productive reinvestment. He said Ogden Avenue is envisioned as a commercial corridor, but this parcel lacks the depth and configuration necessary to support modern commercial development that meets current standards. He expressed the site is not well-positioned to support B-3 uses due to its size and physical constraints, but it is appropriately sized and configured for a single-family residence, which is consistent with adjacent homes. He shared that residential use would result in lower traffic intensity, no commercial lighting or signage impacts, and improve neighborhood capability. He added that rezoning to R-4 would allow the parcel to return to active use and contribute to the tax base in a stable and predictable manner, and residential use represents a practical and compatible outcome.

Chair Pro Tem Patel asked if there were any questions for the petitioner. There were none.

Chair Pro Tem Patel asked for public comment.

Todd Richardson, neighbor to 4416 Cross Street, agreed with the request and believed it would be much more beneficial. He voiced there does not seem to be any reasonable commercial use for the parcel, but felt it would be perfect for a single family home.

Chair Pro Tem Patel asked for the staff report.

Carter Moran, Staff Planner, reported the petitioner is requesting a Zoning Map Amendment from B-3 General Services and Highway Business to R-4 Residential Detached House 4 to allow for the eventual development of a single-family residence on the 4412 Cross Street property. He explained the property is located southwest of the intersection of Cross Street and Ogden Avenue. He said the notice requirements were all met and staff received one comment from the public that was general in nature. He stated the subject property was annexed to the Village and rezoned to the B-3 zoning District in 2007 and the Future Land Use Plan indicated the property as commercial, but commercial activity has since occurred along Ogden and the subject lot has remained vacant. He added the surrounding residential properties are mostly zoned R-1. He said the residential lots on this block and a neighboring street mostly have widths of 55 to 60 feet, which align more closely with the R-4 District, and over time other properties have endeavored to amend their zoning district to the R-4 District. Mr. Moran expressed the Guiding DG Comprehensive Plan and Future Land Use Map designates the subject property as Corridor Commercial, and it is also part of the West Ogden Focus Area, which features many commercial lots with shallow depths. However, it is unlikely the subject lot will be incorporated into an existing lot or ongoing development, and the lot is better sized for residential development. Staff found the approval criteria for a zoning map amendment were met.

Chair Pro Tem Patel asked if there were any questions for staff.

Commissioner Lincoln asked for clarification that the R-1 properties to the south are technically not in compliance with R-1 but grandfathered in at annexation. Mr. Moran responded if they measured the house against the setbacks, it would probably be encroaching in the side setbacks. He added that houses were annexed into the Village into the R-1 category when the houses were already existing, to which they were not compliant, which is why people have amended the zoning map to R-4, so they can build onto their house and it does not encroach on the setback any further.

Commissioner Lincoln inquired if there have been any developers interested in putting something on the property that did not pan out or if it has had no interest at all. Mr. Moran answered that from what he understood, before there was any development along Ogden in

this area, it was considered as part of the commercial developments, but as they decided they needed less land to make the projects work, this lot got left out of those designs.

Commissioner Eberhardt asked if any criteria would come into play with the McDonalds there by changing this to residential regarding things like blocking headlights. Mr. Moran expressed to his knowledge, they would not require any changes on McDonalds behalf just because someone is moving a residential house in that area, but it would be well advised for someone building a residence there to put up some kind of fence to block headlights.

Commissioner Barry commented he was by the property recently and you can see the McDonalds and the preschool being built, so anyone building on that property would probably have to consider a privacy fence.

Chair Pro Tem Patel gave the petitioner the opportunity to come back up and make any closing remarks or comments. The petitioner declined.

Chair Pro Tem Patel asked the commissioners for deliberation and comments.

Commissioner Frankovic felt the standards for approval were met, as it did not seem there was any particular interest for commercial, and single-family home seems like a perfect fit for it.

Commissioner Toth agreed with Commissioner Frankovic.

Commissioner Lincoln expressed the only tiny concern he had was that McDonalds may not be there forever and another business may come in, but they cannot just keep leaving the lot vacant. He noted it has been vacant for 20 years, and if they are not having any bites, it is better suited to get tax dollars out of a house than a vacant lot.

Commissioner Barry concurred it does not look to be a commercially viable lot and this would be a better use of the land.

Commissioner Eberhardt voiced the fact that it does not face Ogden makes it even more of a candidate for becoming part of the residential neighborhood.

Chair Pro Tem Patel agreed with his fellow commissioners.

With respect to File 26-PZC-0001, based on the petitioner's submittal, the staff report and the testimony presented, it was found that the petitioner had 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, therefore, Commissioner Eberhardt made a motion that the Planning and Zoning Commission recommend the Village Council approval of File 26-PZC-0001

The motion was seconded by Commissioner Reyes.

Roll Call:

Aye: Eberhardt, Reyes, Frankovic, Toth, Lincoln, Wolf, Barry, Chair Protem Patel.

Nay: None.

Motion Approved. Vote: 8-0