



Village of Downers Grove

Report for the Village Council

Table 1 - Council Agenda item.

Subject	5145 Washington Street – Special Use
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis.

The petitioner is requesting approval of a Special Use in the Downtown Transition (DT) zoning district to operate a dental office.

Strategic Plan Alignment

The goals for 2025-2027 Strategic Plan include a Strong, Diverse Local Economy.

Fiscal Impact.

N/A

Recommendation.

This item was discussed at the May 19, 2026 Village Council meeting. Per Village Council direction Condition #3 of the Special Use Ordinance has been amended to read as follows:

3. The site improvement (a curbed landscape island with native plantings and a native shade tree) ~~will~~ shall be required prior to commercial occupancy issuance, as shown in the updated drawing dated May 6~~20~~, 2026.

An updated site improvement plan dated May 20, 2026 is attached immediately following this report on page 5 of this pdf.

Staff recommends approval on the June 2, 2026 active agenda per the Planning and Zoning Commission's 7:1 positive recommendation. The dissenting Planning and Zoning Commission member felt that the existing parking lot layout and proposed landscape island at the southwest corner was not well thought out. Other Planning and Zoning Commission members expressed similar concerns and indicated their preference for locating the required landscape island along the southeast corner of the parking lot. However, in reviewing the Planning and Zoning Commission's recommended location, the adjacent property lines and the practical use of the parking lot, it was determined that a landscape island would be better located in the northeast corner of the property. The proposed northeast corner location is provided as an exhibit. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets the standards for a Special Use found in Section 28.12.050.

Background.

Property Information and Zoning Request.

The petitioner is requesting a special use for a dental office on the first floor of the subject property. The subject property at 5145 Washington Street is zoned DT, Downtown Transition. The proposed use is an allowable special use in the DT zoning district.

The previous dental office located on the first floor of the subject property has not been occupied since January 2025. Per Section 28.12.050(i)(4) of the Zoning Ordinance, if any special use is discontinued or not in operation for a continuous period of six (6) months or more, the special use for such a use is void, and such use may not be reestablished unless and until a new special use is obtained.

The petitioner is not proposing any changes to the formerly occupied dental office. The office will include a lobby, reception area, three exam rooms, a lab, and a vestibule. Access to the dental office is provided by stairs from the entrance off of Washington Street and an accessible ramp along the southern façade. At this time the second floor is proposed to be a professional office which is a permitted use in the DT Zoning District. If another medical or dental office wishes to occupy the second floor, a new special use permit would be required for that user. No changes are proposed to the facade, with the exception of signage, therefore the building is not required to be reviewed for compliance with the Downtown Design Guidelines. Per the Planning and Zoning Commission recommendation, a landscape island with tree is recommended at the southeast corner of the subject property.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as downtown. Downtown uses include a mix of commercial service, commercial retail, office, entertainment, civic, multi-family residential, institutional and related public facilities in a pedestrian-oriented atmosphere. The proposed development is consistent with the intent of the Guiding DG Comprehensive Plan as noted in the Planning and Zoning Commission staff report.

Compliance with the Zoning Ordinance.

The property is zoned DT. Per Section 28.5.010 of the Zoning Ordinance dental offices are an allowable Special Use in the DT zoning district. The existing building complies with the DT bulk regulations. Per Section 28.7.030, dental offices in the DT zoning district are required to provide 4.5 parking spaces per 1,000 square feet. The proposed dental office will require a total of six parking stalls and a total of twelve parking stalls are provided.

Public Comment.

Staff did not receive any inquiries from the public prior to or during the Planning and Zoning Commission meeting. During the Planning and Zoning Commission meeting, one resident expressed concern over the existing parking layout. They shared that their property is directly southeast of the parking lot and has been damaged in the past from snow operations at the subject site.

Attachments.

- May 20, 2026 Site Improvement Map
- Aerial Map
- Ordinance
- Staff Report with attachments dated May 4, 2026
- Revised Landscaping Plan Exhibit
- Draft Planning and Zoning Commission Minutes dated May 4, 2026

Updated Landscape Exhibit May 20, 2026



CITY MAP

"ALTA/NSPS LAND TITLE SURVEY"

PARCEL 1: THAT PART OF LOTS 6 AND 7 IN BLOCK 3 OF CURTISS' ADDITION TO DOWNERS GROVE, AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3, AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 69 LINKS (45.54 FEET) FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES EAST 2 CHAINS (132 FEET); THENCE SOUTH 1.25 DEGREES EAST 81 LINKS (53.96 FEET); THENCE SOUTH 66.5 DEGREES WEST 1.23 CHAINS (81.18 FEET); THENCE NORTH 86 DEGREES WEST 1.38 CHAINS (91.08 FEET) TO THE CENTER OF STREET; THENCE NORTH 1.25 DEGREES WEST IN CENTER OF STREET 1.30 CHAINS (85.8 FEET); THENCE SOUTH 88 DEGREES EAST 50 LINKS (33 FEET) TO THE POINT OF BEGINNING (EXCEPTING THEREFROM A STRIP OF LAND 27 FEET IN WIDTH OFF THE ENTIRE NORTH SIDE OF THE ABOVE DESCRIBED PREMISES), IN DUPAGE COUNTY, ILLINOIS.

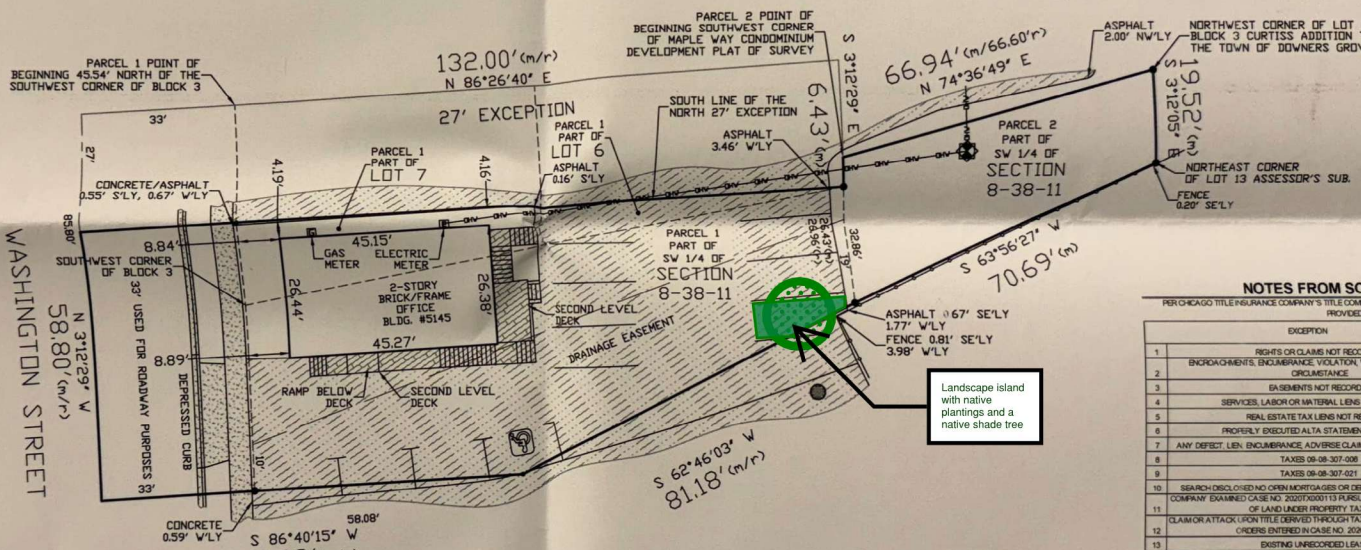
PARCEL 2: PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF MAPLE WAY CONDOMINIUM DEVELOPMENT PLAT OF SURVEY RECORDED AS DOCUMENT NO. R78-088293 IN DUPAGE COUNTY, ILLINOIS; THENCE NORTHEAST ALONG THE SOUTH LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT 66.60 FEET TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 3 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE RECORDED AS DOCUMENT R1866-007317 IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 13 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NO. 14481 IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTHWEST ALONG THE NORTH LINE OF SAID LOT 13 TO A POINT IN THE WEST LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT, EXTENDED SOUTH, SAID POINT BEING 26.96 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT; THENCE NORTH ALONG THE EXTENDED WEST LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5145 WASHINGTON ST., DOWNERS GROVE, IL 60515
PARCEL 1 PIN # 09-08-307-006-0000 AND PARCEL 2 PIN # 09-08-307-021

Associated
Illinois
P.O. Box 810
PH: 630-759-

NOTES

ON THIS PLAT WITH YOUR OWN EYES AND WITH YOUR OWN INSTRUMENTS. ALSO, COMPARE ALL BUILDING TIES WITH THIS PLAT AND REPORT ANY DIFFERENCE AT ONCE. THIS SURVEY IS CONDUCTED ON THE BASIS OF THE PRESENTATION OF CRITICAL POINTS TO COMMENCEMENT OF CONSTRUCTION. FEATURES ARE SHOWN ONLY WHERE THEY WERE SHOWN ON THE SUBDIVISION PLAT. REFER TO THE DATE OF TITLE FOR ADDITIONAL INFORMATION. THIS SURVEY IS LIMITED TO THE LOCATIONS OF UTILITIES AS NOTED ON THIS PLAT, BUT NOT LIMITED TO ELECTRIC, WATER, SANITARY AND STORM SEWER. OTHER UTILITIES ARE SHOWN ONLY WHERE THEY WERE SHOWN ON THE SUBDIVISION PLAT. REFER TO THE DATE OF TITLE FOR ADDITIONAL INFORMATION. THIS SURVEY IS LIMITED TO THE LOCATIONS OF UTILITIES AS NOTED ON THIS PLAT, BUT NOT LIMITED TO ELECTRIC, WATER, SANITARY AND STORM SEWER. OTHER UTILITIES ARE SHOWN ONLY WHERE THEY WERE SHOWN ON THE SUBDIVISION PLAT. REFER TO THE DATE OF TITLE FOR ADDITIONAL INFORMATION. THIS SURVEY IS LIMITED TO THE LOCATIONS OF UTILITIES AS NOTED ON THIS PLAT, BUT NOT LIMITED TO ELECTRIC, WATER, SANITARY AND STORM SEWER. OTHER UTILITIES ARE SHOWN ONLY WHERE THEY WERE SHOWN ON THE SUBDIVISION PLAT. REFER TO THE DATE OF TITLE FOR ADDITIONAL INFORMATION.



NOTES FROM SC

EXCEPTION	PROVIDED
1. RECORDS OR CLAIMS NOT RECORDED	
2. ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, OR EASEMENTS	
3. EASEMENTS NOT RECORDED	
4. SERVICES, LABOR OR MATERIAL LIENS	
5. REAL ESTATE TAX LIENS NOT RECORDED	
6. PREVIOUSLY DISCLOSED ALTA STATEMENTS	
7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR EASEMENT	
8. TAXES 08-08-307-006	
9. TAXES 08-08-307-021	
10. SEARCH DISCLOSED NO OPEN MORTGAGES OR DEEDS	
11. COMPANY EXAMINED CASE NO. 202517000113 FURNISHING OF LAND LIAISON PROPERTY TAX	
12. CLAIM OR ATTACK UPON TITLE DERIVED THROUGH TAX LIENS ENTERED IN CASE NO. 2020	
13. EXISTING UNRECORDED LIENS	
14. WORK PERFORMED WITHIN LAST 18 MONTHS IN MEDIAN LIEN LAWS	
15. DOCUMENTS REQUIRED FROM BART TWO	
16. LIENS OR RIGHT TO A LIEN NOT RECORDED	
17. POSSIBLE MUNICIPAL REQUIREMENTS INCLUDING PERMITS, PAYMENT OF FEES, WATER BILLS, INSPECTION STAMPS, PRIOR TO COMMENCEMENT	
18. REVOCABLE LIVING TRUST AGREEMENT DATED 08/15/2025	
19. COMPANY TO BE FURNISHED WITH CERTIFICATION OF REVOCABLE LIVING TRUST AGREEMENT DATED 08/15/2025	
20. DOCUMENTS REQUIRED FROM 5145 WASHINGTON	
21. PLAT ACT AFFIDAVIT	
22. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND ANY, TANGIBLE OR USED FOR ROAD PURPOSES AND UTILITIES WITHIN BOUNDARIES OF STORM WATER	
23. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, AND LANDSCAPE FEATURES	
24. DOWNERS GROVE SANITARY DISTRICT REQUIRES LITERATURE FROM GENERAL AD VALOREM PROPERTY TAXES BY ORDINANCE 3884 RECORDED AS DOCUMENT R87-0005 ADDITIONAL TAXES	
25. EASEMENT RECORDED APRIL 15, 1961 AS DOCUMENT R1866-007317 AND UNRECORDED STORM WATER CONSTRUCTION AND MAINTENANCE OF STORM WATER	
26. LAND LIES WITHIN BOUNDARIES OF SPECIAL SERVICES DOCUMENT R87-184790, SUBJECT TO ADJUSTMENT	
27. LAND LIES WITHIN BOUNDARIES OF SPECIAL SERVICES DOCUMENT RECORDED AS DOCUMENT R0055-282556	
28. TAXES	
29. UTILITY POLES AND OVERHEAD WIRES	
30. COPY OF CANCELLED CONTRACT AND PROOF OF ALL TIES TO ADJACENT PROPERTIES, LLC TO BE FURNISHED TO ENCUMBRANCE REQUESTS SHOULD BE MADE PRIOR TO THE EXAMINATION	
31.	

LEGEND:

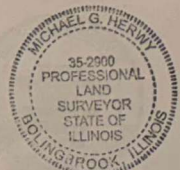
BRICK	ASPHALT	ADJACENT BLDG.
WALL	CONCRETE	GRAVEL
WOOD/ PVC	ENCLOSED COVERED	STONE

LEGEND:

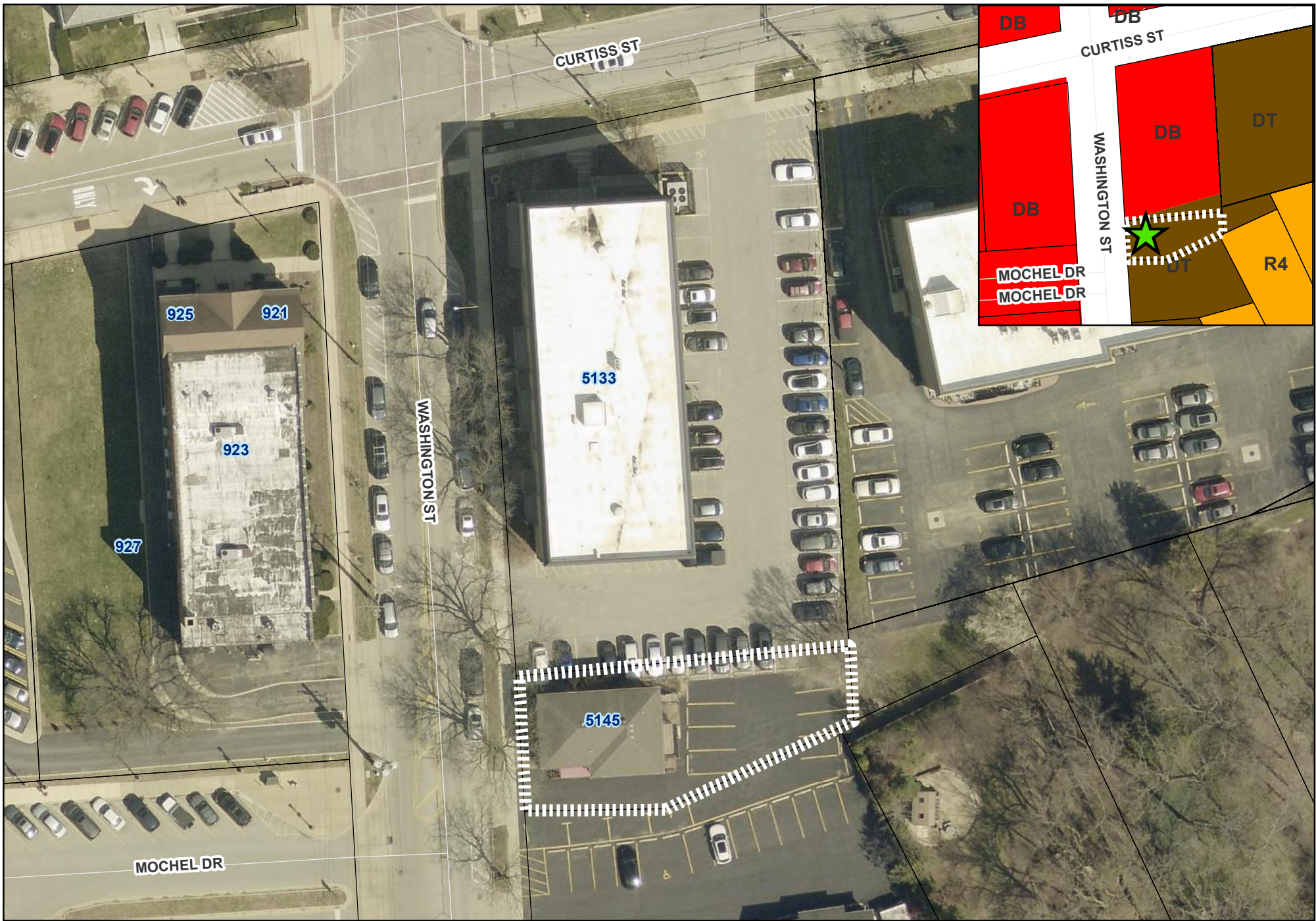
SET IRON PIPE	IRON PIPE + CROSS	UTILITY POLE
REBAR/ROD	NOTCH	CATCH BASIN
MAG NAIL	PK NAILS AS NOTCH	EXTERIOR LIGHT
MANHOLE	LIGHT POLE	WOOD FENCE
WATER VALVE	DRAINAGE SPOUT	ALL OTHER FENCE TYPES
OVERHEAD WIRES		

ABBREVIATIONS:

A = ARC LENGTH	NLY = NORTHERLY
R = RADIUS	SLY = SOUTHERLY
CH = CHORD LENGTH	ELY = EASTERLY
(V) = RECORD VALUE	WLY = WESTERLY
(M) = MEASURED VALUE	TYP = TYPICAL
B.S.L. = BUILDING SETBACK LINE	O.H. = TYPICAL OVERHANG
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	
V.E./C.E. = VILLAGE/CITY EASEMENT	
— — — CHAIN LINK FENCE	
— — — WOOD FENCE	
— — — ALL OTHER FENCE TYPES	
— — — OVERHEAD WIRES	





Field Date: DECEMBER 9, 2024
Client: PARCEL 1: 5145 WASHINGTON ST., LLC
PARCEL 2: PATELSKI
Job No.: 90558-24



100 50 0 100 Feet

5145 Washington Street - Location Map

 Subject Property
 Site Location



Village of Downers Grove

Council Action Summary

Table 1 - Council Action Summary.

Initiated By	Village Attorney
Effective Date	June 2, 2026
Recommendation From	Planning & Zoning Commission
File Reference	26-PZC-0012
Nature of Action	Ordinance

Steps Needed to Implement Action.

Motion to adopt “An Ordinance Authorizing a Special Use for 5145 Washington Street to permit a dental office on the first floor of an existing building”, as presented.

Summary of Item.

Adoption of this ordinance shall authorize a Special Use for 5145 Washington Street to permit a dental office on the first floor of an existing building.

Record of Action Taken.

Ordinance No.

An Ordinance Authorizing a Special Use for 5145 Washington Street to Permit a Dental Office on the First Floor of an Existing Building

WHEREAS, the following described property, to wit:

Parcel 1: that part of Lots 6 and 7 in block 3 of Curtiss' Addition to Downers Grove, and that part of the southwest $\frac{1}{4}$ of Section 8, Township 38 North, Range 11, east of the Third Principal Meridian, described by commencing at the southwest corner of said Block 3, aforesaid; thence north along the west line of said block 69 links (45.54 feet) for a point of beginning; thence south 88 degrees east 2 chains (132 feet); thence south 1.25 degrees east 81 links (53.96 feet); thence south 66.5 degrees west 1.23 chains (81.18 feet); thence north 86 degrees west 1.38 chains (91.08 feet) to the center of street; thence north 1.25 degrees west of the center of the street 1.30 chains (85.8 feet); thence south 88 degrees east 50 links (33 feet) to the point of beginning (excepting there from a strip of land 27 feet in width off the entire north side of the above described premises) in DuPage County, Illinois.

Parcel 2: part of the southwest quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the southwest corner of Maple Way Condominium Development plat of survey recorded as Document No. R78-088293 in DuPage County, Illinois; thence northeast along the south line of said Maple Way Condominium Development 66.60 feet to the northwest corner of Lot 8 in Block 3 in Curtiss' addition to the Town of Downers Grove recorded as document R1866-007317 in DuPage County Illinois; thence south along the west line of said Lot 8 to the northwest corner of said Lot 13 in Assessor's Subdivision recorded as Document No. 14481 in DuPage County, Illinois; thence southwest along the north line of said lot 13 to a point in the west line of said Maple Way Condominium Development, extended south, said point

being 26.96 feet south of the southwest corner of said Maple Way Condominium Development; thence north along the extended west line of said Maple Way Condominium Development to the point of beginning, in DuPage County, Illinois.

Commonly known as 5145 Washington St., Downers Grove, IL 60515

Parcel 1 PIN #09-08-307-006

(hereinafter referred to as the "Property") is presently zoned "DT, Downtown Transition" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Planning and Zoning Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to allow a dental office on the first floor of an existing building.

WHEREAS, such petition was referred to the Planning and Zoning Commission of the Village of Downers Grove, and said Planning and Zoning Commission has given the required public notice, has conducted a public hearing for the petition on May 4, 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, the Planning and Zoning Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Planning and Zoning Commission, is such as to establish the following:

(1) that the proposed use is expressly authorized as a special use in the district in which it is to be located;

(2) that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;

(3) that the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

(4) that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

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

SECTION 1. That Special Use of the Property is hereby granted to allow a dental office on the first floor of an existing building.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated May 4, 2026, plat of survey with proposed improvements, and architecture floor plans prepared by BR Design and Architecture, dated March 10, 2026, except as such plans may be modified to conform to the Village codes and ordinances.
2. A recorded plat of dedication will be required prior to commercial occupancy issuance.
3. The site improvement (a curbed landscape island with native plantings and a native shade tree) shall be required prior to commercial occupancy issuance, as shown in the updated

drawing dated May 20, 2026.

4. A future second floor tenant will require a separate certificate of occupancy, or building permits as applicable.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

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

By: Mayor

Passed:

Published:

Attest:

By: Village Clerk



Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	May 4th, 2026 at 7:00 PM
Subject	26-PZC-0012 – 5145 Washington Street
Type	Special Use for a Dental Office
Submitted by	Flora León, AICP Senior Planner

Request.

The petitioner is requesting approval of a Special Use in the Downtown Transition (DT) zoning district to operate a dental office on the first floor of an existing building.

Notice.

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

General Information.

Table 2 – Details about the applicant's identity and location.

Applicant Name	Applicant Address
Keith Bram	5145 Washington Street, Downers Grove 60515

Table 3 - Property ownership details for primary and additional owner(s).

Owner Name	Owner Address
Bart Two Properties LLC	11976 Crosscreek Court Burr Ridge, IL 60527

Property Information.

Table 4 - Detailed subject property summary (parcel identification, size, and zoning)

Existing Zoning	DT, Downtown Transition
Existing Land Use	Vacant Building
Property Size	0.14 acres (6,285 square feet)
PIN	09-08-307-006

Table 5 - Details regarding the surrounding properties, zoning, and land uses.

Direction	Zoning	Future Land Use
East	DT, Downtown Transition	Downtown
West	DB, Downtown Business	Downtown
North	DB, Downtown Business	Downtown
South	DT, Downtown Transition	Downtown

Analysis.

Submittals.

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

1. Project Narrative
2. Approval Criteria

3. Plat of Survey
4. Site Plan

Project Description.

The petitioner is requesting a special use for a dental office on the first floor of the subject property. The subject property at 5145 Washington Street is zoned DT, Downtown Transition. The proposed use is an allowable special use in the DT zoning district.

The previous dental office located on the first floor of the subject property has not been occupied since January of 2025. Per Section 28.12.050(i)(4) of the Municipal Code, if any special use is discontinued or not in operation for a continuous period of six (6) months or more, the special use for such a use is void, and such use may not be reestablished unless and until a new special use is obtained.

The petitioner is not proposing any changes to the formerly occupied dental office. The office will include a lobby, reception area, three exam rooms, a lab, and a vestibule. Access to the dental office is provided by stairs from the entrance off of Washington Street and an accessible ramp along the southern façade. At this time the second floor is proposed to be a professional office. The petitioner is seeking a professional office tenant, which is a permitted use in the DT Zoning District. If another medical or dental office wanted to occupy the second floor, a new special use permit would be required. A new landscaped island with a shade tree is proposed along the southwest portion of the lot. No changes are proposed to the facade, with the exception of signage, therefore the building is not required to be reviewed for compliance with the Downtown Design Guidelines.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as downtown. Downtown uses include a mix of commercial service, commercial retail, office, entertainment, civic, multi-family residential, institutional

and related public facilities in a pedestrian-oriented atmosphere. The type and location of land uses within Downtown and in mixed-use areas maintain a pedestrian orientation. The goals associated with each chapter include:

Focus Area Plan – Continued Investment in Downtown.

- Continue efforts to attract local businesses to Downtown to expand and diversify retail, entertainment, and dining options.
- The success of downtown can be attributed to the coordination and combination of these key features: architectural detailing, a mix of land uses, pedestrian-oriented design, appropriate building heights, streetwalls and storefront, a compact street grid, and public spaces and gathering areas. Future development or redevelopment should take into consideration these elements.

Land Use and Development.

- Facilitate the creation and enhancement of mixed-use areas that include housing, offices, commercial and retail space, and other community amenities.
- Downtown should continue to contain a mix of land uses that reinforce its unique character.

Compliance with the Zoning Ordinance.

The property is zoned DT. Per Section 28.5.010 of the Zoning Ordinance dental offices are an allowable Special Use in the DT zoning district. The existing building complies with the DT bulk regulations. Per Municipal Code Section 28.7.030, dental offices in the DT zoning district are required to provide 4.5 parking spaces per 1,000 square feet. The proposed dental office will require a total of six parking stalls and a total of ten parking stalls are provided.

Signage.

Signage is not part of this petition, and any signage proposed for the development shall comply with the Zoning Ordinance requirements through a separate sign permit application.

Engineering and Public Improvements.

Based on the Plat of Survey, the property extends into Washington Street. The petitioner will dedicate a total of thirty-three (33) feet to the Village to provide an 80-foot right-of-way on Washington Street that matches the right-of-way immediately north and south of this property. There are no additional proposed public improvements associated with this application.

Traffic and Parking.

Per Municipal Code Section 28.7.030, dental offices in the Downtown Transition zoning district are required to provide 4.5 parking spaces per 1,000 square feet. As noted above, the proposed dental office will require a total of six (6) parking stalls and a total of ten parking stalls are provided.

Public Safety Requirements.

The Fire Prevention Division reviewed the proposed development as a single tenant and did not have any concerns. If future alterations are made to the building further review will be required.

Neighborhood Comment.

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

Standards of Approval.

The petitioner is requesting approval of a Special Use in the Downtown Transition zoning district to operate a dental office on the first floor of an existing building. 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.

Special Uses, [Sec 28.12.050\(h\) Review and Approval Criteria](#)

- (1) that the proposed use is expressly authorized as a special use in the district in which it is to be located;
- (2) that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;
- (3) that the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;
- (4) that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

Draft Motion.


Staff will provide a recommendation at the May 4th, 2026 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 26-PZC-0012, subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, plat of survey with proposed improvements, and architecture floor plans prepared by BR

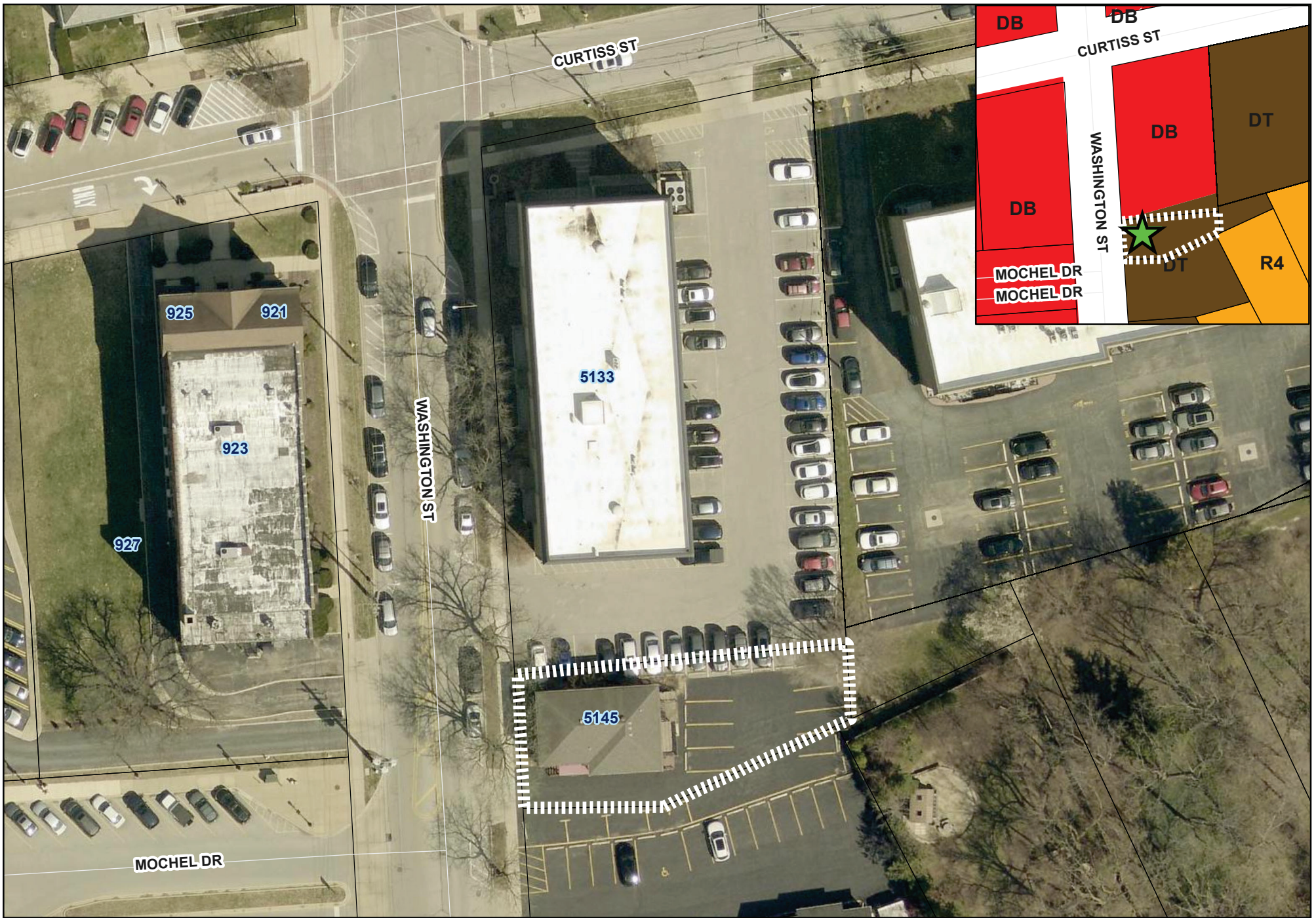
Design and Architecture, dated March 10, 2026, except as such plans may be modified to conform to the Village codes and ordinances.

2. A recorded plat of dedication will be required prior to commercial occupancy issuance.
3. The site improvement (curbed landscape island and shade tree) will be required prior to commercial occupancy issuance.
4. A future second floor tenant will require a separate certificate of occupancy, or building permits as applicable.

Staff Report Approved By:

A handwritten signature in black ink, appearing to read "Stanley J. Popovich", is enclosed in a thin black rectangular box. Below the box is a horizontal line.



Stanley J. Popovich, AICP
Director of Community Development



100 50 0 100 Feet



5145 Washington Street - Location Map

-  Subject Property
-  Site Location



Project Summary/ Narrative Letter

3 March, 2026

RE: Special Use Permit

This space will be used as an office of General/Implant Dentistry.

I have been serving the community here in the western suburbs and Cook County for 18 years.

My experience includes traditional and digital dentistry.

I also serve as an election judge in DuPage County and was on the Parent Teacher Advisory Committee in D86 while my son Benjamin attended Hinsdale Central High School.

My practice is driven by on compassion, affordability, and quality



Special Uses

Review and Approval Criteria

Form #PZC2

Address of Project Site: 5145 Washington Street Downers Grove, IL 60515

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

Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

This request is to establish a practice of general dentistry consistent with the past use of this space

2. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community.

We have an established contract with Stericycle which manages our disposal of all infectious and contaminated waste products and sharp instruments. Our vacuum system has an amalgam separator to collect metallic waste products mixed with mercury. All of our imaging equipment is collimated reducing scatter radiation

3. That the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Our office is self contained and well insulated keeping in harmony with our neighbors

4. That the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

Our office has modest traffic and sufficient parking not to intrude upon our neighbors

Associated Surveying Group, LLC

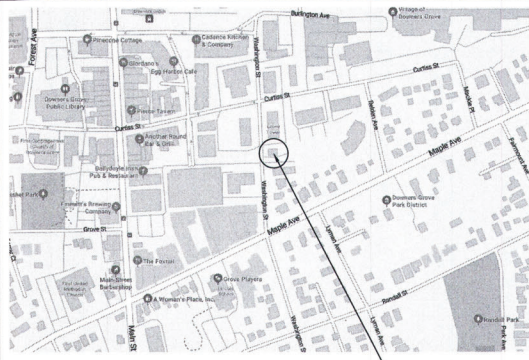
Illinois Prof. Design Firm No. 184-004973
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-0205 FAX: 630-759-9291

"ALTA/NSPS LAND TITLE SURVEY"

PARCEL 1: THAT PART OF LOTS 6 AND 7 IN BLOCK 3 OF CURTISS' ADDITION TO DOWNERS GROVE, AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 3, AFORESAID, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 89 LINKS (45.54 FEET) FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES EAST 2 CHAINS (132 FEET); THENCE SOUTH 1.25 DEGREES EAST 81 LINKS (53.96 FEET); THENCE SOUTH 86.5 DEGREES WEST 1.23 CHAINS (81.16 FEET); THENCE NORTH 86 DEGREES WEST 1.38 CHAINS (91.08 FEET) TO THE CENTER OF STREET; THENCE NORTH 1.25 DEGREES WEST IN CENTER OF STREET 1.30 CHAINS (85.8 FEET); THENCE SOUTH 88 DEGREES EAST 50 LINKS (33 FEET) TO THE POINT OF BEGINNING (EXCEPTING THEREFROM A STRIP OF LAND 27 FEET IN WIDTH OFF THE ENTIRE NORTH SIDE OF THE ABOVE DESCRIBED PREMISES), IN DUPAGE COUNTY, ILLINOIS.

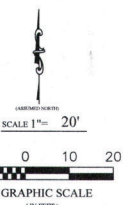
PARCEL 2: PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF MAPLE WAY CONDOMINIUM DEVELOPMENT PLAT OF SURVEY RECORDED AS DOCUMENT NO. R78-088293 IN DUPAGE COUNTY, ILLINOIS; THENCE NORTHEAST ALONG THE SOUTH LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT 66.00 FEET TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 3 IN CURTISS' ADDITION TO THE TOWN OF DOWNERS GROVE RECORDED AS DOCUMENT R1868-007317 IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 13 IN ASSessor'S SUBDIVISION RECORDED AS DOCUMENT NO. 14481 IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTHWEST ALONG THE NORTH LINE OF SAID LOT 13 TO A POINT IN THE WEST LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT, EXTENDED SOUTH, SAID POINT BEING 26.96 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT; THENCE NORTH ALONG THE EXTENDED WEST LINE OF SAID MAPLE WAY CONDOMINIUM DEVELOPMENT TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5145 WASHINGTON ST., DOWNERS GROVE, IL 60515
PARCEL 1 PIN # 09-08-307-006-0000 AND PARCEL 2 PIN # 09-08-307-021



LOCATION MAP PROVIDED BY MICROSOFT BING

VICINITY MAP



BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EASTERLY LINE OF WASHINGTON STREET. GPS INSTRUMENT WAS USED.

AREA

10238.26 SQ. FT.
#0.235 ACRES

- SURVEYOR NOTES**
- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
 - NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
 - NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. ONLY ABOVE-GROUND VISIBLE FEATURES ARE SHOWN. OTHER UTILITIES MAY EXIST OF WHICH SURVEYOR HAS NO KNOWLEDGE.
 - ALL LOCATED UTILITIES WERE DONE BY SURFACE OBSERVATION. PLEASE CALL "JULIE" AT 1-800-892-0123 OR (CITY OF CHICAGO) "DIGGER" AT 1-312-744-7000 BEFORE STARTING ANY CONSTRUCTION FOR THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
 - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN OR STATED HEREON REFER TO YOUR DEED, TITLE POLICY, ORDINANCES, ETC.
 - COPIES OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THE SURVEY WAS PREPARED ONLY FOR THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
 - OBSERVABLE EVIDENCE OF SUBSTANTIAL FEATURES, IF ANY, ARE SHOWN ON SURVEY.

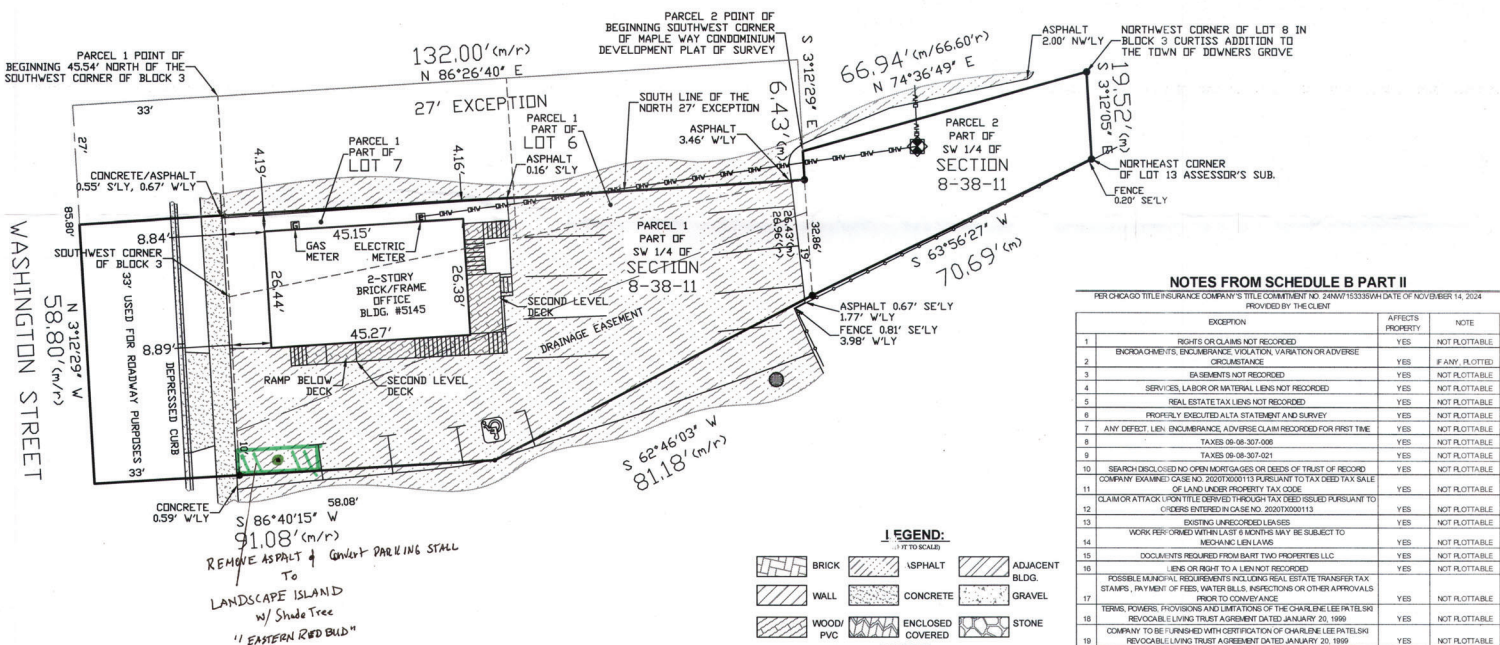
NOTE: THE RECORD DOCUMENTS SHOWN ON THIS ALTA/NSPS SURVEY ARE THOSE DOCUMENTS DETERMINED BY CHICAGO TITLE INSURANCE COMPANY AND SET FORTH IN THE TITLE COMMITMENT NUMBER: 24M7153359W DATED NOVEMBER 14, 2024 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. BY NOTING SAID DOCUMENTS ON THIS SURVEY PLAT, ASSOCIATED SURVEYING GROUP, LLC, MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

TO: CHICAGO TITLE INSURANCE COMPANY, BART TWO PROPERTIES LLC AND WINTRUST, ISAOA ATRIMA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 7(A) AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2024.

DATE: JANUARY 6, 2025

Michael G. Herwig
MICHAEL G. HERWIG, IPLS NO. 352900
LICENSE EXPIRES: 11/30/2026



NOTES FROM SCHEDULE B PART II

PER CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 24M7153359W DATED NOVEMBER 14, 2024 RECEIVED BY THE CLIENT

EXCEPTION	AFFECTS PROPERTY	NOTE
1. RIGHTS OF CLAIMS NOT RECORDED	YES	NOT FLOTTABLE
2. ENDOCRIMENTS ENCUMBRANCE VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE	YES	IF ANY, FLOTTED
3. EASEMENTS NOT RECORDED	YES	NOT FLOTTABLE
4. SERVICES LABOR OR MATERIAL LENS NOT RECORDED	YES	NOT FLOTTABLE
5. REAL ESTATE TAX LENS NOT RECORDED	YES	NOT FLOTTABLE
6. PROPERLY EXECUTED ALTA STATEMENT AND SURVEY	YES	NOT FLOTTABLE
7. ANY DEFECT, LEN, ENCUMBRANCE, ADVERSE CLAIM RECORDED FOR FIRST TIME	YES	NOT FLOTTABLE
8. TAXES 08-08-307-006	YES	NOT FLOTTABLE
9. TAXES 08-08-307-021	YES	NOT FLOTTABLE
10. COMPANY DRAWING CASE NO. 20207000113 PURSUANT TO TAX DEED TAX SALE OF LAND UNDER PROPRITY TAX CODE	YES	NOT FLOTTABLE
11. SEARCH DISCLOSED NO OPEN MATTERS OR ITEMS OF TRUST OF RECORD	YES	NOT FLOTTABLE
12. CLARIFICATION ACTION (UPON THE SURVEY THROUGHOUT TAX DEED ISSUED PURSUANT TO ORDERS ENTERED IN CASE NO. 20207000113	YES	NOT FLOTTABLE
13. EXISTING UNRECORDED EASEMENTS	YES	NOT FLOTTABLE
14. WORK PERFORMED WITHIN LOTS 6 & 7 MAY BE SUBJECT TO MECHANIC LENS LAWS	YES	NOT FLOTTABLE
15. DOCUMENTS REQUIRED FROM BART TWO PROPERTIES LLC	YES	NOT FLOTTABLE
16. LENS OR RIGHT TO A LENS NOT RECORDED	YES	NOT FLOTTABLE
17. POSSIBLE MUNICIPAL REQUIREMENTS INCLUDING REAL ESTATE TRANSFER TAX STAMPS, PAYMENT OF FEES, WATER BILLS, INSCRIPTIONS OR OTHER APPROVALS PRIOR TO CONVEYANCE	YES	NOT FLOTTABLE
18. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE CHARLENE LEE PATEL SR. REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 20, 1999	YES	NOT FLOTTABLE
19. COMPANY TO BE FURNISHED WITH CERTIFICATION OF CHARLENE LEE PATEL SR. REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 20, 1999	YES	NOT FLOTTABLE
20. DOCUMENTS REQUIRED FROM 5145 WASHINGTON STREET LLC	YES	NOT FLOTTABLE
21. PLAT ACT APPROVIT	YES	NOT FLOTTABLE
22. RIGHTS OF THE PUBLIC, TRUSTEES OF LINKS AND MANUFACTURE OF LANE IF ANY, TAKEN OR USED FOR ROAD PURPOSES AND UTILITY RIGHTS AFFECTS PART IN WASHINGTON STREET	YES	NOT FLOTTABLE
23. RIGHTS OF WAY FOR DRAINAGE TIES, SPECIAL FEELERS, LATERALS AND UNDERGROUND PIPES	YES	NOT FLOTTABLE
24. DOWNING GROVE SANITARY DISTRICT REQUIRES USER CHANGE BY SYSTEM 800A TIE FROM GENERAL AVALON DRIVE PROPERTY TAXES	YES	NOT FLOTTABLE
25. LAND LIES WITH BOUNDARIES OF SPECIAL SERVICE AREA NO. 2 AS DISCLOSED BY ORDINANCE 3894 RECORDED AS DOCUMENT R67-164750, SUBJECT TO ADDITIONAL TAXES	YES	NOT FLOTTABLE
26. EASEMENT RECORDED APRIL 10, 1961 AS DOCUMENT R61-2819 FOR CONSTRUCTION AND MAINTENANCE OF STORM WATER DRAINAGE SYSTEM	YES	FLOTTED
27. LAND LIES WITH BOUNDARIES OF SPECIAL SERVICE AREA RECORDED AS DOCUMENT R67-164750, SUBJECT TO ADDITIONAL TAXES	YES	NOT FLOTTABLE
28. LAND LIES WITH BOUNDARIES OF SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R605-282556, SUBJECT TO ADDITIONAL TAXES	YES	NOT FLOTTABLE
29. UTILITY POLES AND OVERHEAD WIRES	YES	FLOTTED
30. COPY OF CANCELLED CONTRACT AND PROOF OF ALL PAYMENTS MONIES RETURNED TO KB PROPERTIES, LLC TO BE FURNISHED	YES	NOT FLOTTABLE
31. ENCUMBRANCE REDISTS SHOULD BE MADE PRIOR TO ALLOWING THE TIME FOR EXAMINATION	YES	NOT FLOTTABLE

- LEGEND:**
- BRICK
 - WALL
 - WOOD PVC
 - IRON PIPE
 - MAG NAIL
 - MANHOLE
 - WATER VALVE
 - ASPHALT
 - ADJACENT BLDG.
 - GRAVEL
 - ENCLOSED COVERED
 - STONE
 - CROSS
 - NOTCH
 - PK NAILS AS NOTCH
 - DRINK POLE
 - SPROUT
 - UTILITY POLE
 - CATCH BASIN
 - EXTERIOR LIGHT

- ABBREVIATIONS:**
- A = ARC LENGTH
 - R = RADIUS
 - CH = CHORD LENGTH
 - (V) = RECORD VALUE
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 - P.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - V.E.C.E. = VILLAGE/CITY EASEMENT
 - CHLN LINK FENCE
 - WOOD FENCE
 - ALL OTHER FENCE TYPES
 - OVERHEAD WIRES
 - NLY = NORTHERLY
 - Sly = SOUTHERLY
 - Ely = EASTERLY
 - Wly = WESTERLY
 - O.H. = OVERHANG

Field Date: DECEMBER 9, 2024
Client: PARCEL 1: 5145 WASHINGTON ST., LLC
PARCEL 2: PATELSKI
Job No.: 90558-24

Updated Landscape Exhibit
May 6, 2026



CINITY MAP

"ALTA/NSPS LAND TITLE SURVEY"

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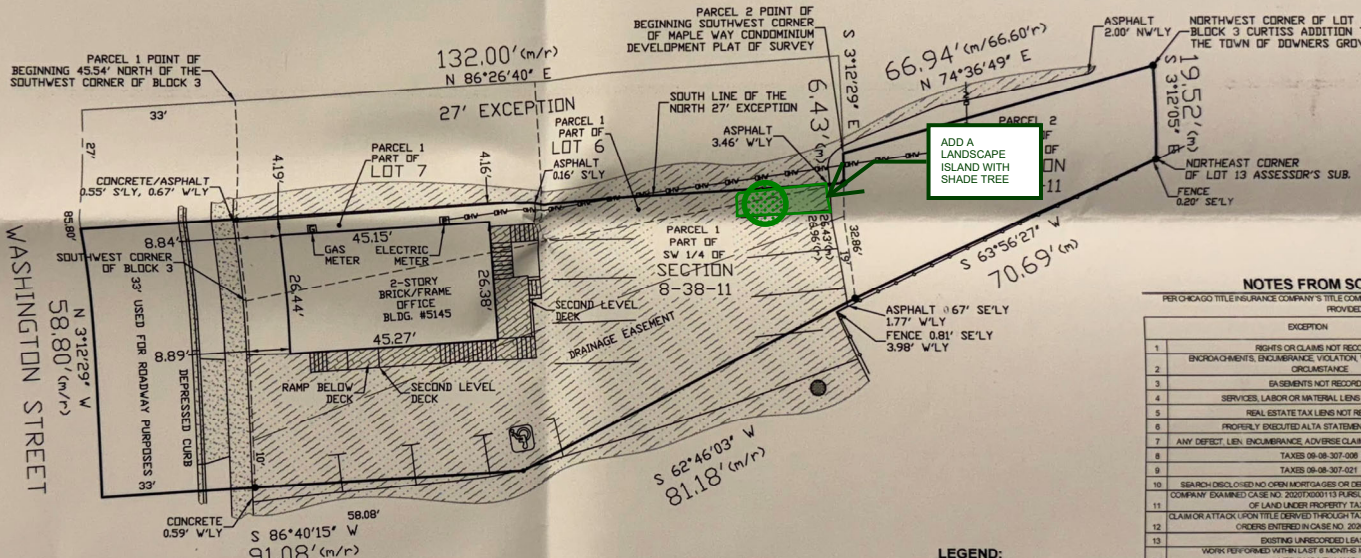
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COMMONLY KNOWN AS: 5145 WASHINGTON ST., DOWNERS GROVE, IL 60515
PARCEL 1 PIN # 09-08-307-006-0000 AND PARCEL 2 PIN # 09-08-307-021

Associated
Illinois
P.O. Box 810
PH: 630-759-

NOTES

ON THIS PLAT WITH YOUR DESCRIPTION AND SET FORTH IN THE INSTRUMENT DATED NOVEMBER 14, 2024 AS AFFECTING THE SURVEY, BY NOTING SAID DOCUMENTS ON THIS PLAT, THE SURVEYOR MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.



NOTES FROM SC

EXCEPTION	DESCRIPTION
1	RECORDS OR CLAIMS NOT RECORDED
2	ENCROACHMENTS, ENCUMBRANCE VIOLATION, OR ENCUMBRANCE
3	EASEMENTS NOT RECORDED
4	SERVICES, LABOR OR MATERIAL LENSES
5	REAL ESTATE TAX LENSES NOT RECORDED
6	PROFESSIONAL FEES, STATEMENTS
7	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM
8	TAXES 06-08-307-006
9	TAXES 09-08-307-021
10	SEARCH DISCLOSED NO OTHER MORTGAGES OR DEEDS COMPANY EXAMINED CASE NO. 202517000115 FURNISHING OF LAND LINES PROPERTY TAX
11	CLAIMOR ATTACK UPON TITLE DERIVED THROUGH TAX ORDERS ENTERED IN CASE NO. 2020
12	EXISTING UNRECORDED LIENS
13	WORK PERFORMED WITHIN LAST 6 MONTHS IN MECHANIC LIEN LAWS
14	DOCUMENTS REQUIRED FROM BART TWO
15	LENDS OR RIGHT TO A LIEN NOT RECORDED
16	POSSIBLE MUNICIPAL REQUIREMENTS INCLUDING NEAR STAMPS, PAYMENT OF FEES, WATER BILLS, INSPECTION PRIOR TO COMPLETION
17	TERMS, PROVISIONS AND LIMITATIONS OF THE REVOCABLE LIVING TRUST AGREEMENT DATED 04/15/2024
18	COMPANY TO BE FURNISHED WITH CERTIFICATION OF REVOCABLE LIVING TRUST AGREEMENT DATED 04/15/2024
19	DOCUMENTS REQUIRED FROM 5145 WASHINGTON STREET
20	PLAT ACT AFFIDAVIT
21	RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND ANY, TANGIBLE OR USED FOR ROAD PURPOSES AND UTILITIES WASHINGTON STREET
22	RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, AND UNDERGROUND LINES
23	DOWNERS GROVE SANITARY DISTRICT REQUIRES LINES SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES BY ORDINANCE 3884 RECORDED AS DOCUMENT R87-0005 ADDITIONAL TAXES
24	EASEMENT RECORDED APRIL 15, 1961 AS DOCUMENT NO. 14481 AND MAINTENANCE OF STORM WATER CONSTRUCTION
25	LAND LINES WITH BOUNDARIES OF SPECIAL SERVICES DOCUMENT R87-184790, SUBJECT TO ADDITIONAL TAXES
26	LAND LINES WITH BOUNDARIES OF SPECIAL SERVICES DOCUMENT RECORDED AS DOCUMENT R005-282556
27	TAXES
28	UTILITY POLES AND OVERHEAD WIRES
29	COPY OF CANCELLED CONTRACT AND PROOF OF ALL EASEMENTS TO ALL PROPERTIES, LLC TO BE FURNISHED TO THE SURVEYOR SHOULD BE MADE RECORDED TO THE SURVEYOR FOR EXAMINATION.
30	
31	

LEGEND:

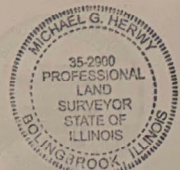
BRICK	ASPHALT	ADJACENT BLDG.
WALL	CONCRETE	GRAVEL
WOOD/ PVC	ENCLOSED COVERED	STONE

LEGEND:

SET IRON PIPE	IRON PIPE + CROSS	UTILITY POLE CATCH BASIN
MANHOLE	REBAR/ROD + NOTCH	LIGHT POLE
WATER VALVE	PK NAILS + NOTCH	DRAINAGE SPOUT
MAG NAIL	LIGHT POLE	EXTERIOR LIGHT

ABBREVIATIONS:

A = ARC LENGTH	NLY = NORTHERLY
R = RADIUS	SLY = SOUTHERLY
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V.E./C.E. = VILLAGE/CITY EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
ALL OTHER FENCE TYPES	
OVERHEAD WIRES	



Field Date: DECEMBER 9, 2024
Client: PARCEL 1: 5145 WASHINGTON ST., LLC
PARCEL 2: PATELSKI
Job No.: 90558-24



Village of Downers Grove

Planning and Zoning Commission – Minutes (DRAFT)

Table 1 - Detailed information on this Planning and Zoning Commission Meeting

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	May 4, 2026 at 7:00 PM

File 26-PZC-0012.

The petitioner is seeking approval of a Special Use in the Downtown Transition (DT) zoning district to operate a dental office on the first floor of an existing building. The property is located approximately two hundred (200) feet southeast of the intersection of Washington Street and Curtiss Street, commonly known as 5145 Washington Street, Downers Grove, IL (PIN: 09-08-307-006). Keith Bram, Petitioner and Bart Two Properties LLC, Owner.

Keith Bram, petitioner, stated the location of the property is optimal for their long-term goals, as there is a lot of exposure, pedestrian traffic, vast residential community, and diversified downtown district. He shared they have a company that comes to dispose of their blood-borne pathogens and he installed an amalgam separator to take metal fillings out of the drain system. He added all their imaging equipment has lead-lined collimated beams so there is no need for lead aprons or thyroid collars. He shared he is a traditional and digital dentist and has a fellowship certification in implant prosthetics and surgical placement of implants.

Brian Gould, with BR Design & Architecture, shared he was asked to look at the building in February to assess the existing conditions and work on the second floor. He stated usually when they do a Special Use, it is for a new project asking for a change in zoning, but this was an existing building currently zoned DT. He said the first floor was an existing dental office and the second floor was for professional office use. He explained they are looking to bring Dr. Bram in as a new dentist on the first floor, and the second floor would still be vacant but they plan on it being utilized as professional office use. He shared they have been asked to take away one of the

parking stalls to put in a tree. He noted they only have 10 parking spots and Dr. Bram would be required to have six, leaving only leave four stalls for the second floor, so taking away one would be detrimental. He said they are requesting coming up with another resolution for that. He felt they met all the requirements for the Special Use.

Chairman Rickard asked for questions for the petitioner.

Commissioner Barry asked if they had any plans for the green space in the back. Mr. Gould answered no.

Commissioner Reyes asked for confirmation there will no renovations to the first floor. Mr. Gould clarified that is correct.

Chairman Rickard asked for public comment.

John Salerno expressed that he is the adjacent property owner to the east of the property and had issues with the previous dental office that was there, as his fence post was broken multiple times by vehicles in the corner where the green space and parking lot meet, snow removal was pushed up against his fence causing damage, and people would back into the fence post when trying to turn around, as the lot is very small. He suggested a green setback for the parking space that would be adjacent to his property and that the petitioner be responsible for putting up a commercial fence. He asked for there to be consideration of his residence when the second floor seeks commercial use as well.

Chairman Rickard asked for the staff report. Flora Leon, Senior Planner, explained the petition is for a Special Use request for 5145 Washington, which is in the DT Zoning District, to operate a dental office. She displayed the location map and said the proposed use is an allowable Special Use within the zoning district. All public hearing notice requirements were met and they did not receive any additional public comment. She went over the plat of survey and floor plan. She said there was a previous dental office on the first floor but it had not been occupied since January 2025, and the zoning ordinance states if any special use is discontinued for six (6) months or more they special use is void, which is the reason for the petition. She highlighted there would not be any changes to the formally occupied dental office, access points are not changing, there is an entrance off of Washington Street and an accessible ramp on the south façade, and the second floor is proposed to be a professional office in the future. She noted if another medical or dental practitioner wanted to use the second floor, a new special use permit would be required. She explained the required landscape island with shade tree is part of their parking regulations and screening requirements. She added signage would be permitted separately and the existing property extends into Village right-of-way, so the petitioner would have to dedicate a total of

thirty three (33) feet to the Village as a condition of approval to ensure the right-of-way on Washington Street is eight (80) feet to match the north and south side of the street. She stated the DT zoning District requires four point five (4.5) spaces per one thousand (1,000) square feet, so a total of six (6) parking stalls would be required in this instance, and ten (10) are provided so there is sufficient parking on site. She expressed the Comprehensive Plan includes attracting local businesses, ensuring pedestrian oriented design come through with landscaping, and mixed-use areas in Downtown. Staff found that all standards were met and recommended approval of the petition.

Commissioner Frankovic asked if it would be feasible to put the landscape island to the southeast back corner instead of adding it to the front to eliminate the problem with the fence post and incorporate it into the green space and require the petitioner to add a tree there and maybe some native plantings to create diversity within the Downtown area.

Mr. Zawila answered that was an option. He shared it sounds like there is a potential code enforcement inquiry and he recommended to the property owner that the code enforcement team can investigate that too.

Commissioner Lincoln commented it looks like the lot line cuts through one of the parking lots and there is an edge of the pavement going more east-west and the lot line is a little bit more southwest-northeast. Mr. Zawila responded the property line does bisect a portion of the parking space to the east and a portion of the southwest parking space, where staff was recommending the landscape. He noted GIS is a guide and not 100% accurate, but the plat of survey is an accurate representation.

Commissioner Eberhardt asked what the intent was for the landscape island. Ms. Leon stated they have a standard requirement for parking lots to have a landscape island at the end of each parking row to provide additional landscape and shading. Mr. Zawila added when they have special uses and also building permits, they try to bring parking lots further into compliance with the zoning and landscape ordinance, but they have to be careful to not over-landscape at the detriment of losing required parking spaces.

Commissioner Eberhardt liked Commissioner Frankovic's proposal for the landscape island.

Chairman Rickard inquired if this was a legal parking lot, as they have a two-way aisle going to a dead-end that looks 8 feet wide. Mr. Zawila answered it is a non-conforming parking lot.

Chairman Rickard suggested if they are going to lose one parking stall it should be the one in the southernmost part that butts up to the back of the building and maybe be abbreviated to create

more room to turn that corner and help control traffic. He did not see any issues allowing the dental office to use the building, but sees other issues and did not know if it was fair to put a potential tenant with landlord site issues that do not have anything to do with the special use.

Commissioner Lincoln asked if there were examples of special uses where putting in parking bollards and fencing have been one of the requirements to mitigate impact on neighbors. Mr. Zawila responded not from recent memory. He added some of the special use reviewed in recent memory was adding a pedestrian connection and fencing requirements that are technically tied to things like a drive-through.

Commissioner Reyes inquired if there would be enough parking spaces if the second floor gets filled. Ms. Leon answered the six required parking spaces are just for the dental office at this time, and the second-floor potential business office would have a different parking ratio.

Chairman Rickard invited the petitioner to come back up and address anything or add additional information. The petitioner declined.

Chairman Rickard asked for commissioner deliberation.

Commissioner Lincoln expressed he was generally in favor but loved the idea of moving the tree, as there are other ways to solve the landscaping issue and reduce the impervious.

Commissioner Barry felt the suggested change could solve the ongoing damage the neighbor's property.

Chairman Rickard stated because this use has a higher parking requirement, there should be some improvement to the parking flow situation, as it is not safe and looks problematic. He suggested losing a parking lot somewhere to improve the maneuvering or come up with a solution for that. He said he cared more about getting the parking lot to work better than the tree. Mr. Zawila shared they do not have to change the condition for the landscape island and shade tree, as they did not put a specific location on it.

Commissioner Eberhardt asked if it was all open to the north or if there was another fence there.

Commissioner Lincoln voiced it is open but the lots basically come right up to each other with a couple inches between the lots with no fence.

Commissioner Frankovic asked if it would be feasible to take the spaces next to the green space and rotate them to be connected to the north-facing space to allow for some turn around area.

Chairman Rickard expressed getting the basic number of code required parking stalls for the dental use could probably be done with just striping, but the tree is another issue.

Commissioner Lincoln noted the striping could probably be decided by the Village after it has worked its way through the process. He liked the idea of putting moving the tree to the east so they can knock out two issues at once.

Commissioner Frankovic added they should make the recommendation, but it is not their final call and they have to explore the logistics on that. However, she felt that made the most sense and there is also potential to put in a small pedestrian walkway through the green space, which would be more in line with the Comprehensive Plan.

Mr. Zawila said it sounds like they want to put the tree in the southeast corner of the subject property instead of the southwest corner, and the petition addresses that, as it does not give a specific location. He stated the deliberation will be a part of the minutes, which will be attached to the staff report, and they can recommend that when it moves forward to Council.

Chairman Rickard felt that was a fair summation.

Commissioner Eberhardt also agreed Chairman Rickard's point was also valid that if they moved the tree to the northeast corner, it would help with the turnaround in that area, but she also understood the argument to put it in the southeast to protect the neighbor's fence.

Commissioner Patel was comfortable with the way it is already stated since the minutes will highlight their concerns.

Commissioner Lincoln agreed they have it pretty well-established in the minutes what they are suggesting and any specifics with parking is outside of what they are trying to decide right now.

Commissioner Wolf agreed with what everyone has said, but also appreciated staff trying to bring the lots into conformity. She thanked them for their recommendations.

Chairman Rickard expressed there should be at least the required number of spaces that meet code under the premise there could be a tenant upstairs that has no parking requirement, and they could meet the parking requirements of the whole building and still get code-compliant parking stalls and maneuvering space with the tree. He was in agreement with the dental office for special use.

With respect to File 26-PZC-0012, based on the petitioner's submittal, staff report, and the testimony presented, it is found that the petitioner has met the standards of approval for a special

use, as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest. Therefore, Commissioner Lincoln made a motion that the Planning and Zoning Commission recommend the Village Council approve File 26-PZC-0012, subject to the conditions outlined in the staff report.

The motion was seconded by Commissioner Patel

Roll Call:

AYE: Lincoln, Patel, Frankovic, Eberhardt, Reyes, Wolf, Barry

Nay: Chairman Rickard.

Motion Approve. Vote: 7-1