Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	4908 Cross Street - Zoning Map Amendment
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis.

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4 to prepare the property for the development of two single-family homes.

Strategic Plan Alignment.

The goals for 2025-2027 Strategic Plan include *Steward of Financial, Environmental and Neighborhood Sustainability, Exceptional Municipal Services, Top Quality Infrastructure, and A Safe and Welcoming Community***.**

Fiscal Impact.

N/A

Recommendation.

Approval on the August 4, 2026 active agenda per the Planning and Zoning Commission's 6:0 positive recommendation. The PZC found that the proposal is compatible with the Comprehensive Plan and meets the standards for a Map Amendment as provided Section 28.12.030(i).

Background.

Property Information and Zoning Request.

The subject property is at 4908 Cross Street and consists of four lots of record, located approximately 150 feet southwest of the intersection of Haddow Avenue and Cross Street. The four (4) lots each measure 125 feet deep and 25 feet wide. The property is currently zoned R-1, Residential Detached House 1, and is occupied by a vacant house, constructed before the property was annexed to the Village in 2012.

The petitioner is requesting a rezoning from R-1, Residential Detached House 1 to R-4, Residential Detached 4. The petitioner intends to construct two new single-family homes on the subject property, upon an administrative lot consolidation. The construction of the homes will be required to meet all required Village Ordinances, including building, zoning and stormwater regulations.

Several nearby properties, including the property immediately to the south, have amended their zoning district to R-4 since the initial annexation.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Single-Family Detached Residential. This land use is characterized as those areas that consist of a detached single household per lot, organized into neighborhoods or subdivisions based on a unifying development pattern.

The Housing and Neighborhoods chapter of the Guiding DG Comprehensive Plan includes the following recommendations:

- 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.

The petitioner's request is compliant with the Guiding DG Comprehensive Plan.

Compliance with the Zoning Ordinance.

The subject property is currently zoned R-1, Residential Detached House 1. The petitioner is seeking to rezone the property to R-4, Residential Detached House 4. A comparative analysis of the bulk requirements of the R-4 zoning district is shown in the Planning and Zoning Commission Report.

Public Comment.

Two members of the public spoke during the Planning and Zoning Commission meeting. One expressed concern regarding their property line with the subject site while the second spoke in support of the petition.

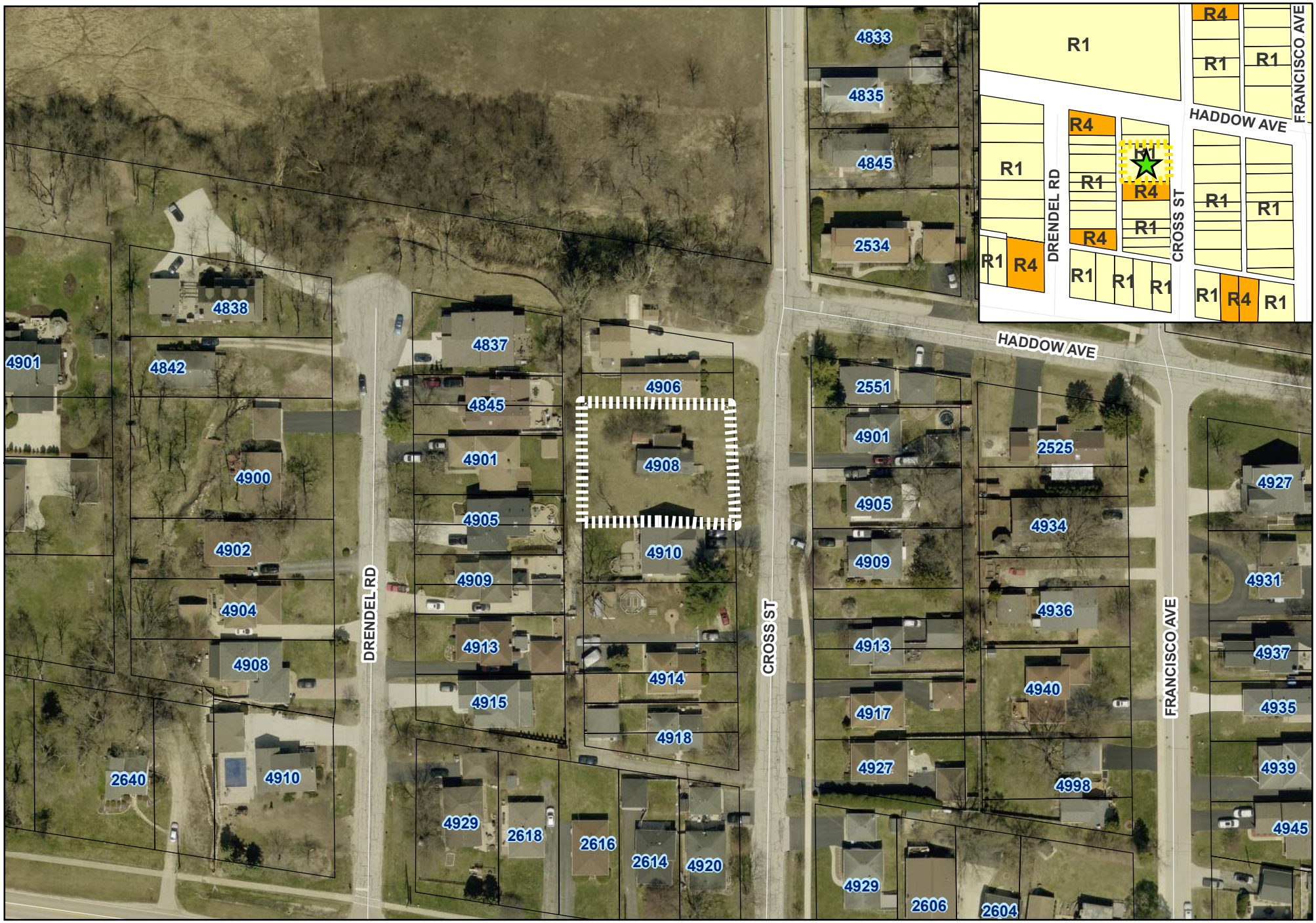
Attachments.

Aerial Map

Ordinance

Staff Report with attachments dated July 6, 2026

Draft Planning and Zoning Commission Minutes date June 6, 2026



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210 105 0 210 Feet

4908 Cross Street - Location Map

Subject Property

Site Location

Ordinance No.

An Ordinance Rezoning Certain Property Located at 4908 Cross Street

WHEREAS, the property located north of Burlington Avenue, south of Haddow Avenue, between Drendel Road and Francisco Avenue, commonly known as 4908 Cross Street, Downers Grove, Illinois, PIN 08-12-108-017, hereinafter described has been classified as "R-1, Residential Detached House 1" district pursuant to 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 July 6, 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:

Lots 3, 4, 5 and 6 in Block 8 in Carpenter's Addition to Lacton being a subdivision of the Northwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 12, 1890 as Document 42886, in DuPage County, Illinois.

Commonly known as 4908 Cross Street, Downers Grove, IL 60515

PIN: 08-12-108-017

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 July 6, 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

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	July 06, 2026 at 07:00 PM
Subject	26-PZC-0022, 4908 Cross Street
Type	Zoning Map Amendment
Submitted by	Nathanael Vanoskey - Planning Intern

Request.

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-4, Residential Detached House 4.

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
Brad Smetana	20 Old Creek Road, Palos Park, IL 60464

Table 3 - Property ownership details for primary owner.

Owner Name	Owner Address
Cross Development LLC	20 Old Creek Road, Palos Park, IL 60464

Property Information.

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

Existing Zoning	R-1, Residential Detached House 1
Existing Land Use	Single Family Home (Vacant)
Property Size	0.287 acres (12,495 square feet)
PIN	08-12-108-017

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

Direction	Zoning	Future Land Use
East	R-1, Residential Detached House 1	Single-Family Detached
West	R-1, Residential Detached House 1	Single-Family Detached
North	R-1, Residential Detached House 1	Single-Family Detached
South	R-4, Residential Detached House 4	Single-Family Detached

Analysis.

Submittals

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

1. Petition
2. Location Map
3. Project Narrative
4. Approval Criteria
5. Plat of Survey

Project Description

The subject property is at 4908 Cross Street and consists of four lots of record, located approximately 150 feet southwest of the intersection of Haddow Avenue and Cross Street. The four (4) lots each measure 125 feet deep and 25 feet wide. The property is currently zoned R-1, Residential Detached House 1, and is occupied by a vacant house, constructed before the property was annexed to the Village in 2012.

The petitioner is requesting a rezoning from R-1, Residential Detached House 1 to R-4, Residential Detached 4. The petitioner intends to construct two new single-family homes on the subject property, upon an administrative lot consolidation. The construction of the homes will be required to meet all required Village Ordinances, including building, zoning and stormwater regulations.

Several nearby properties, including the property immediately to the south, have amended their zoning district to R-4 since the initial annexation.

Compliance with the Comprehensive Plan

The Future Land Use Map within Guiding DG Comprehensive Plan designates the subject property as Single-Family Detached Residential. This land use is characterized as those areas that consist of a detached single household per lot, organized into neighborhoods or subdivisions based on a unifying development pattern.

The Guiding DG Comprehensive Plan includes a chapter on Housing and Neighborhoods which should be considered by the Planning & Zoning Commission along with this zoning map amendment request.

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.

The petitioner's request is compliant with the Guiding DG Comprehensive Plan.

Compliance with the Zoning Ordinance

The subject property is currently zoned R-1, Residential Detached House 1. The petitioner is seeking to rezone the property to R-4, Residential Detached House 4. A comparative analysis of the bulk requirements of the R-4 zoning district with the measurements of the subject property is found below:

Table 6 – Zoning Comparison Existing and Proposed Zoning Districts.

Zoning Regulation	R-1 District Lot Regulations	R-4 District Lot Regulations	4908 Cross Street (Proposed)
Min. Lot Area	20,000 sq. ft.	7,500 square feet	6,250 feet (each lot)
Min. Lot Width	100 feet	50 feet	50 feet (each lot)

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for the subject property as it would meet most of the bulk and use regulations for the proposed zoning district. According to the Zoning ordinance Section 28.11.020(b)(1), nonconforming lots in common ownership must be consolidated to match or come closer to the appropriate minimum lot area and lot width requirements.

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*. Staff received three inquiries by phone which were general in nature.

Standards of Approval

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to R-4, Residential Detached House 4. 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 Amendments (Rezoning), Sec 28.12.030(i) Review and Approval Criteria

(1) the existing use and zoning of nearby property;

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

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

(4) the suitability of the subject property for the zoned purposes;

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

(6) the value to the community of the proposed use; and

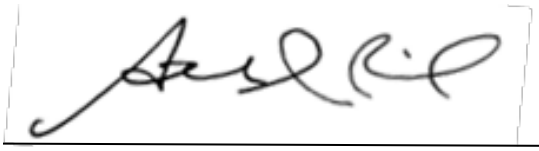
(7) the comprehensive plan.

Draft Motion.

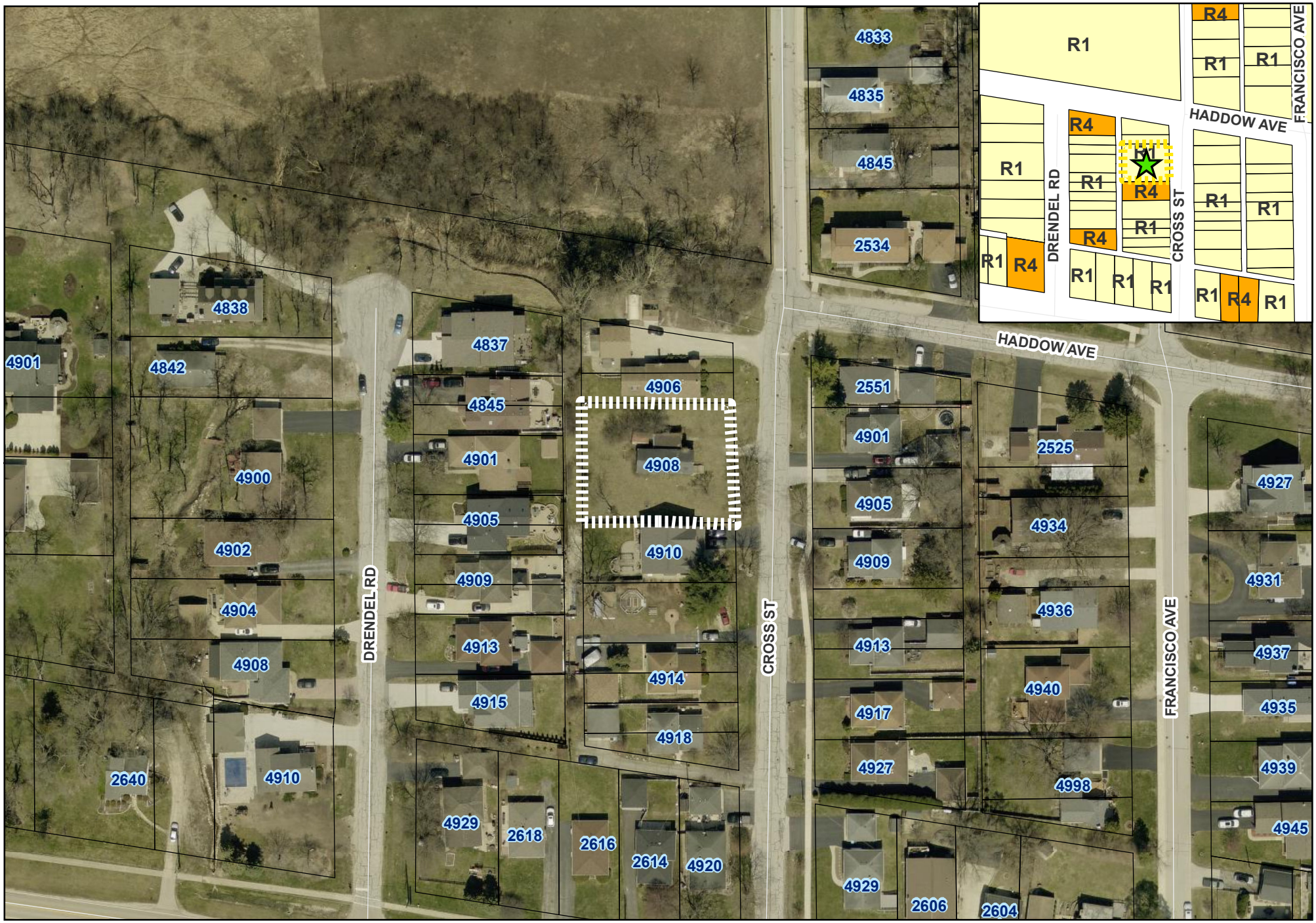
Staff will provide a recommendation at the July 6th, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, Staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0022:

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-0022.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



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210 105 0 210 Feet

4908 Cross Street - Location Map

Subject Property

Site Location

Project Summary/Narrative

April 24, 2026

Planning and Zoning Commission
Village of Downers Grove
850 Curtiss Street
Downers Grove, IL 60515

Re: Zoning Map Amendment (R-1 to R-4) and Parcel Consolidation
Property Address: 4908 Cross Street, Downers Grove, Illinois

Dear Chairperson and Members of the Planning and Zoning Commission,

On behalf of the Petitioner, this letter is submitted as the required written project summary and statement of evidence in support of an application for a Zoning Map Amendment from **R-1 (Residential Detached House 1)** to **R-4 (Residential Detached House 4)** and approval of a **parcel consolidation** for the property commonly known as **4908 Cross Street**, as further detailed in the submitted plans and exhibits.

The subject property is located in the Belmont area of the Village of Downers Grove and is currently comprised **of four separately platted parcels**, each approximately **25 feet in width**, along Cross Street. Individually, these parcels are **unbuildable under the current zoning ordinance**. The property is presently zoned R-1 as a result of the default residential zoning applied upon annexation, and is surrounded by single-family detached residences developed on lots that generally range from **50 to 60 feet in width**, with a mix of **R-1 and R-4 zoning classifications** along Cross Street and in the surrounding neighborhood.

The Petitioner proposes to consolidate the four existing 25-foot-wide, unbuildable parcels into **two buildable residential lots**, each approximately **50 feet wide by 125 feet deep**, and to rezone the property to **R-4** so that the resulting lots are **fully conforming** with respect to lot width, setbacks, and bulk regulations. These requests are coordinated and must be considered together, as the parcel consolidation corrects an outdated and irregular platting condition while the rezoning aligns zoning standards with the physical characteristics of the resulting lots and the prevailing neighborhood development pattern.

The proposed consolidation represents a clear improvement over existing conditions. The current configuration of four narrow parcels is inconsistent with modern zoning standards and does not reflect the established lot pattern along Cross Street. Consolidating the parcels eliminates unbuildable and impractical lot configurations, reduces nonconformities, and results in lots that are consistent in width and rhythm with surrounding development. This action advances sound planning principles and the Village's interest in orderly residential development.

The requested rezoning further supports this outcome. When applied to 50-foot-wide residential lots, the R-1 district's bulk and setback requirements are disproportionately restrictive and frequently necessitate zoning variations to permit reasonable residential construction. The R-4 district is specifically intended to accommodate narrower residential lots and provides lot width, setback, and bulk standards that align with existing development patterns in the Belmont neighborhood. Rezoning the property to R-4 ensures that both consolidated lots will be fully conforming and eliminates the need for dimensional relief.

The proposal is consistent with the Village of Downers Grove Comprehensive Plan, including the **Guiding DG Comprehensive Plan (2025)**, which encourages context-sensitive residential infill, efficient use of existing infrastructure, and housing that complements established neighborhoods. The proposed consolidation and rezoning further these policies while preserving the single-family residential character of Cross Street.

The requested zoning amendment is also strongly supported by **direct, location-specific Village precedent**. The subject property is immediately adjacent to **4910 Cross Street**, where the Village previously approved a Zoning Map Amendment from R-1 to R-4 to accommodate development consistent with prevailing lot widths and setback patterns along Cross Street. In approving that rezoning, the Village determined that R-1 zoning did not accurately reflect neighborhood conditions and that R-4 zoning better aligned zoning standards with surrounding development while maintaining single-family residential use and neighborhood character. Given its immediate proximity and comparable frontage conditions, the rezoning of 4910 Cross Street constitutes direct precedent supporting the requested zoning amendment at 4908 Cross Street.

In addition, the Village previously approved a nearly identical rezoning at **4825 Cross Street**, where a 100-foot-wide residential frontage was rezoned from R-1 to R-4 to allow development on two 50-foot-wide lots consistent with the established neighborhood pattern. The residential development that followed, including homes such as **4829 Cross Street**, has demonstrated full compatibility in scale, massing, and setbacks, validating the Village's determination that R-4 zoning is appropriate for 50-foot-wide residential lots along Cross Street. Together, these approvals establish a clear, consistent, and well-supported precedent for the application of R-4 zoning in this location.

The subject property is fully served by existing streets, utilities, and municipal services. The proposed parcel consolidation and rezoning make efficient use of existing infrastructure, do not require extension of public facilities, and will not be detrimental to the public health, safety, or welfare.

In summary, the requested parcel consolidation and Zoning Map Amendment work together to eliminate four unbuildable parcels, create two conforming residential lots, align zoning regulations with physical conditions and neighborhood patterns, avoid unnecessary zoning variations, and promote predictable and defensible land-use outcomes. The proposal is consistent with adopted Village plans, longstanding development patterns along Cross Street, and prior Village approvals in the immediate area.

For these reasons, the Petitioner respectfully requests a recommendation of approval from the Planning and Zoning Commission.

Thank you for your time and consideration.

Sincerely,

Cross Development LLC

4825 Cross Street
2016 Approval to Rezone R4 to R1
Property Dimensions 50' x 125'
4908 Cross St
(4) 25' x 125' Parcels | R1
Proposal
Consolidate into
(2) 50' x 125' Parcels | R4
4910 Cross St
Consolidated (2ea) 25' parcels
to (1ea) 50' parcel & Rezoned
R1 to R4
R1
R4
4825
4829
4833
4835
4845
4824
4836
4842
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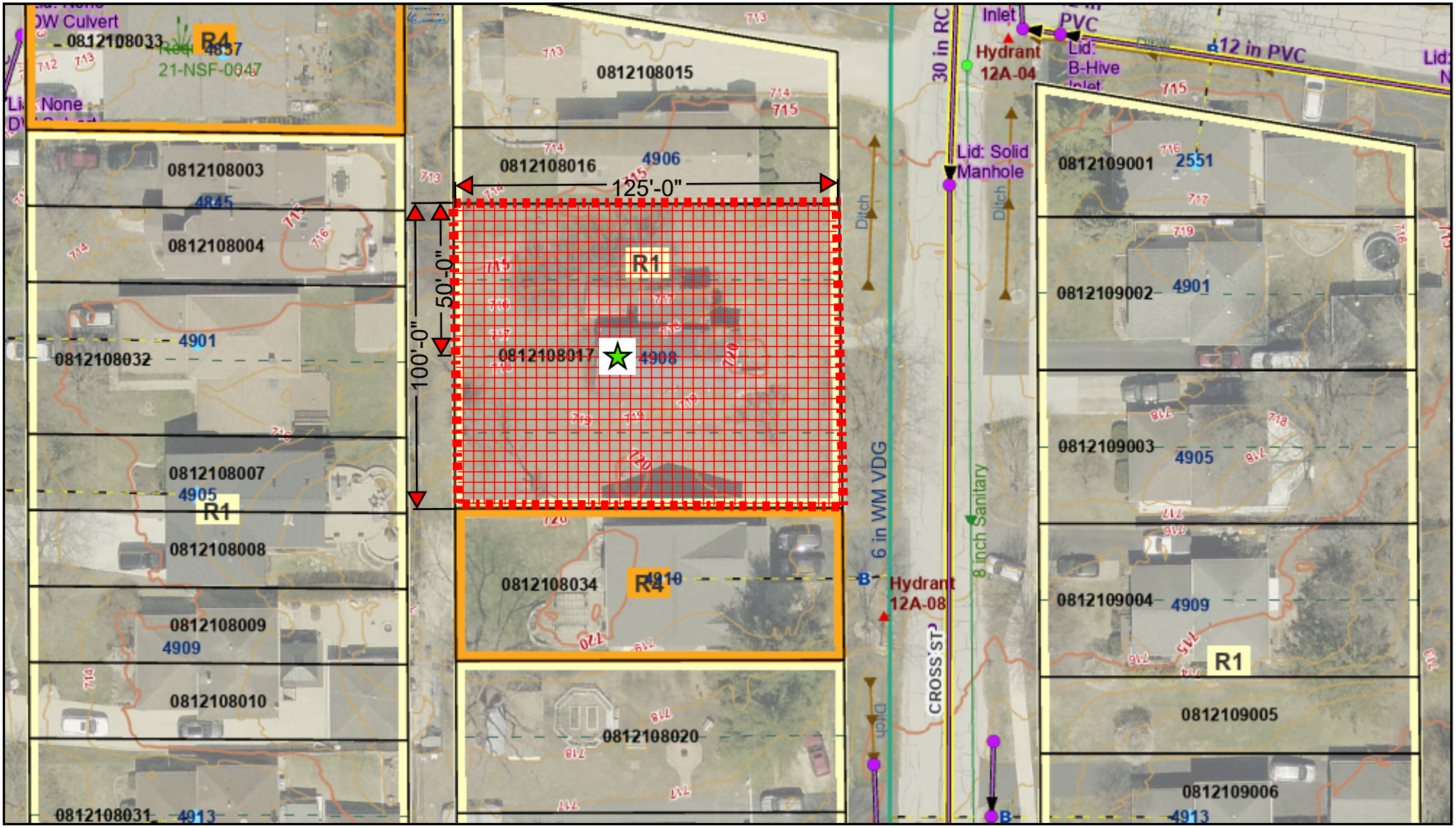
4998
2534
2551
2525
4934
12 in PVC
12 in CMP
12 in Plastic
FRANCISCO AVE
CROSS ST
Hydrant 12A-27
Hydrant 12A-24
Hydrant 12A-03
Hydrant 12A-0
Valve# 7144
Valve# 7153
Valve# 7148
20' Steel Casing
24 in RCP
30 in RCP
WM VDG
Ditch
Sanitary



0 50 100 Feet

4908 Cross Street - Location Map

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Subject Property

Site Location

LEGEND

(R) = RECORD (NW) = NORTHWESTERLY
(M) = MEASURED (NE) = NORTHEASTERLY
(D) = DEED (SW) = SOUTHWESTERLY
(C) = CALCULATED (SE) = SOUTHEASTERLY
(L) = ARC LENGTH (RAD)= RADIUS
(CH)= CHORD (A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY
(F.I.R.) = FOUND IRON ROD
= CHAIN LINK FENCE
= WIRE FENCE
= SPLIT RAIL FENCE
= WOOD FENCE
= METAL FENCE
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE

ARS Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

PLAT OF SURVEY

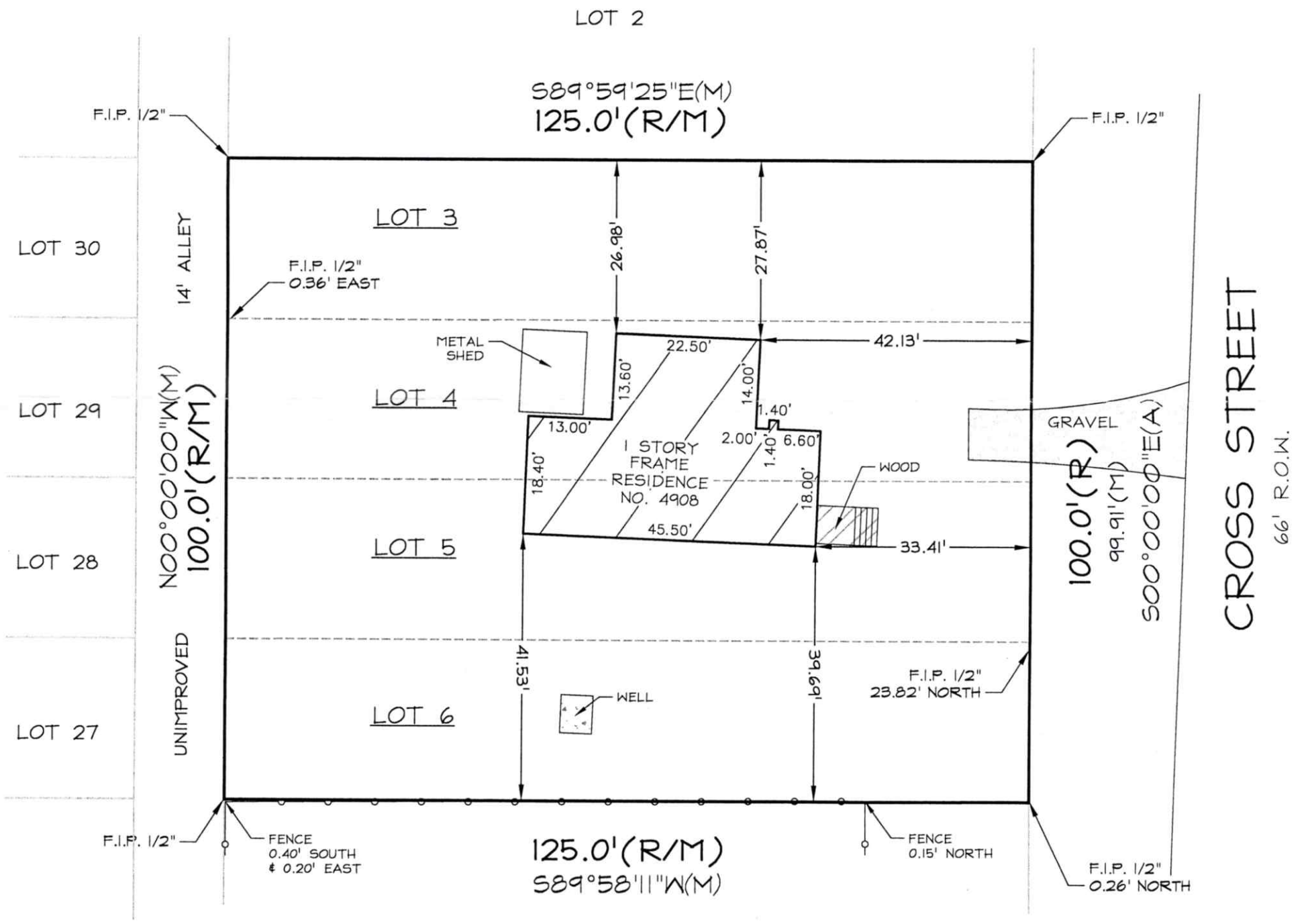
N W E S
SCALE:1"=20'

BASIS OF BEARING:

WEST LINE OF CROSS STREET AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 00°00'00"E(A)

LOTS 3, 4, 5 AND 6 IN BLOCK 8 IN CARPENTER'S ADDITION TO LACTON, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1890 AS DOCUMENT 42886, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 12,495 SQ. FT. 0.287 ACRES MORE OR LESS"



STATE OF ILLINOIS
}SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 24TH DAY OF APRIL, A.D., 2025, AT ROMEOVILLE, ILLINOIS.

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR NO. 35-3482 ROMEOVILLE, ILLINOIS
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT GOODWIN
JOB NO. 108650-25
FIELDWORK DATE. 04-24-25

LICENSE EXPIRES ON NOVEMBER 30, 2026

ZONING MAP AMENDMENTS | 4908 CROSS ST.

Form #PZC3

In making recommendations and decisions about zoning map amendments, review and decision bodies must consider at least the following factors.

1) The existing uses and zoning of nearby property.

Properties in the immediate vicinity of 4908 Cross Street are predominantly developed with single-family detached residences. Nearby homes are located on lots of varying widths that reflect both original platting patterns and subsequent zoning adjustments, while maintaining an overall low-density residential character.

Zoning classifications in the surrounding area are primarily single-family residential districts. Notably, the property located directly south of the subject site was previously rezoned from R-1 to R-4, consistent with the existing lot width and neighborhood development pattern. That rezoning is comparable in nature to the request proposed for 4908 Cross Street and demonstrates established precedent for modest zoning adjustments within this block.

Development patterns along Cross Street and in the surrounding neighborhood consist of one single-family dwelling per lot, with similar building scale, massing, orientation, and land use. No commercial, multi-family, or incompatible uses are present in the immediate area. The requested zoning map amendment would maintain the existing residential land use pattern and align the subject property with the zoning context of nearby properties.

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

The existing R-1 zoning restrictions limit the functional use of the property relative to its physical width and historic lot configuration, which constrains redevelopment potential and marketability. Although the property contains sufficient width to reasonably support two single-family homes, the current R-1 standards do not align with the established lot pattern on the block, requiring larger setbacks and lot dimensions than are typical in the immediate area. This mismatch reduces the practical development options available and would result in underutilization of the property. As a result, the existing zoning suppresses potential land value by limiting reinvestment opportunities that are otherwise compatible with the surrounding neighborhood. In contrast, rezoning to permit two code-compliant lots would allow the property to be developed in a manner consistent with nearby properties, thereby supporting stable or improved property values without introducing additional density or changes in use.

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

Any potential diminution in property value resulting from the requested zoning map amendment is minimal and, if present at all, is clearly offset by the corresponding benefits to the public health, safety, and welfare.

The proposed rezoning allows the property to be developed in a manner that is orderly, predictable, and fully compliant with modern zoning standards, eliminating reliance on outdated lot configurations or nonconforming development patterns. This improves long-term neighborhood stability by ensuring appropriate setbacks, access, drainage, and utility placement, all of which advance public safety and welfare objectives. Additionally, the rezoning supports reinvestment through code-compliant single-family development that is consistent in scale and

character with nearby properties. This orderly infill approach protects surrounding property values while promoting sound land use planning. Any speculative or perceived impacts are substantially outweighed by the public benefit of aligning zoning regulations with existing conditions and established neighborhood patterns.

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

The subject property is generally suitable for single-family residential use, which is the primary intent of the R-1 zoning district; however, the specific dimensional standards of the R-1 district do not align well with the physical configuration of the property.

While the existing R-1 zoning permits single-family detached dwellings, the lot width and historical platting pattern of the subject property limit its ability to reasonably develop or redevelop in a manner consistent with surrounding homes under current R-1 bulk and setback requirements. This creates functional constraints that can result in underutilization of the property or reliance on nonconforming conditions. In contrast, a modified residential zoning classification better accommodates the subject property's width/depth and development context while maintaining the same residential use.

The proposed rezoning would preserve the single-family character intended by the R-1 district while allowing development standards that more accurately reflect existing neighborhood patterns and contemporary zoning practices. Accordingly, while the subject property is appropriate for residential use, the existing R-1 zoning classification is not optimally suited to the property's physical characteristics, and a rezoning would allow the site to be developed in a more orderly and compatible manner.

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

The subject property has been vacant for at least one year and is currently established as "not safe to enter." The structure is no longer occupied and does not contribute to the active residential use of the neighborhood.

Within the context of land development in the vicinity, the surrounding area is largely built out with occupied single-family homes, and recent redevelopment activity has occurred through the removal of obsolete housing and replacement with code-compliant single-family residences.

The ongoing vacancy and unsafe condition of the existing structure highlights the functional obsolescence of the current development configuration and underscores the need for reinvestment.

The requested zoning map amendment would facilitate the orderly redevelopment of the property in a manner consistent with surrounding land uses, eliminate an unsafe condition, and promote neighborhood stability. In this context, the length of vacancy supports the appropriateness of the requested rezoning and the public benefit of encouraging timely, code-compliant redevelopment.

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

The proposed use provides clear value to the community by facilitating the removal of a vacant and unsafe structure and promoting timely, code-compliant reinvestment in an established residential neighborhood. Redevelopment of the subject property will eliminate a condition that is currently designated as "not safe to enter," thereby improving public safety and neighborhood appearance.

The proposed use maintains the existing single-family residential character of the area while allowing the property to be developed in a manner that aligns with prevailing lot patterns and zoning standards. This orderly infill approach supports neighborhood stability, protects surrounding property values, and encourages responsible reinvestment without increasing density or introducing incompatible land uses.

Additionally, the redevelopment will return the property to productive use, enhance the local tax base, and reinforce long-term planning objectives by replacing a vacant and deteriorating condition with well-designed, code-compliant residential development. As such, the proposed use offers a tangible public benefit and contributes positively to the health, safety, and welfare of the community.

7) The Comprehensive plan.

The proposed zoning map amendment aligns with the Comprehensive Plan's goals and policies related to maintaining established single-family neighborhoods, encouraging compatible infill development, and promoting reinvestment in existing residential areas.

The Comprehensive Plan envisions single-family residential areas as places where redevelopment and infill occur in a manner that is compatible with surrounding homes in terms of scale, orientation, lot pattern, and overall neighborhood character. The proposed rezoning supports these objectives by allowing the subject property to be developed with two code-compliant single-family lots that are consistent with nearby lot widths and development patterns.

Additionally, the plan supports the reinvestment of underutilized or obsolete properties to improve neighborhood conditions and public safety. The subject property has been vacant for at least one year and is designated as not safe to enter. The proposed rezoning facilitates timely, orderly redevelopment that removes an unsafe condition, returns the property to productive residential use, and reinforces long-term neighborhood stability.

Overall, the request maintains the planned residential land use, does not introduce additional density or incompatible uses, and implements Comprehensive Plan policies that encourage context-sensitive infill and sustainable neighborhood investment. The proposed use provides clear value to the community by facilitating the removal of a vacant and unsafe structure and promoting timely, code-compliant reinvestment in an established residential neighborhood. Redevelopment of the subject property will eliminate a condition that is currently designated as "not safe to enter," thereby improving public safety and neighborhood appearance.

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	July 6, 2026 at 7:00 PM

A. 26-PZC-0022:

The petitioner is seeking approval of a rezoning from R-1, Residential Detached House 1, to R-4, Residential Detached House 4. The property is northwest of the intersection of Burlington Avenue and Cross Street, commonly known as 4908 Cross Street, Downers Grove, IL (PIN: 08-12-108-017), William Smetana, Petitioner; Cross Development, LLC, Owner.

Brad Smetana, Cross Development representative, explained the existing property consists of four 25 foot parcels, 125 feet in depth, that is currently zoned as R-1. He noted when the Belmont area was annexed into Downers Grove, everything in that general area was zoned R-1, but as people have started to build homes, they have applied and secured approval to get to an R-4 zoning to be more consistent with the neighborhood and surrounding area. He stated there is an abandon building in the middle of the four 25 foot parcels, and they want to consolidate those parcels, into two 50 foot parcels and build two single family homes. He went over the zoning map amendments and approval criteria. He stated this will increase property values in the surrounding area, that the dimensional standards of R-1 do not align with the geometry of the property, it has been vacant at least a year, and demolition of the abandoned home will allow for redevelopment of the property. He added it also aligns well with the Comprehensive Plan goals.

Chairman Rickard asked for questions for the petitioner.

Commissioner Frankovic asked about the proposed sizes of the houses and the square footage. Mr. Smetana answered the plans are not finalized, but it will be a little shy of 40 feet wide, and square footage would be 2,500 to 3,000.

Commissioner Lincoln inquired about the reason it needed to be R-4 and what R-1 was not allowing them to do. Mr. Smetana responded R-1 has a 40-foot setback, which would put the house nearly into the neighbors behind them, and it is not consistent with the neighborhood.

Chairman Rickard asked for public comment.

Mike Bakosh, neighbor, voiced that one corner of his house is only 3 feet off his property line, and he was concerned that if the proposed property goes to a 5-foot setback, there would only 8 feet between them. He also wanted to make sure the property drainage would be installed so the wash-off from that property does not flood his house since that property is higher. Chairman Rickard commented that generally gets covered at time of building permit and storm water engineering review.

Bill Reynolds, resident across the street, welcomed the rezoning of the property. He said it has been vacant for 25-30 years and this would greatly improve their block.

Nathanael Vanosky, Planning Intern, explained the petitioner is requesting a Zoning Map Amendment from R-1, Residential Detached House 1 to R-4, Residential Detached House 4 to allow for the construction of two single family homes on the 4908 Cross Street property. He noted the property consists of four lots of record. All noticing requirements were met and staff received four inquiries from the public that were general in nature. He stated the subject property was annexed to the Village in 2012 and given a default zoning classification of R-1, but many of the lots near the property have widths of 50-55 feet, which is in line with the R-4 zoning district, and many properties in the area have pursued rezoning to allow for the requirements of R-4. He said staff considered the recommendations from the Comprehensive Plan section on housing and neighborhoods for this Map Amendment petition and found the residential development of two single family homes zoned R-4 was in line with those recommendations and consistent with the land use pattern of the surrounding neighborhood. Staff found the criteria was met for this petition.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln noticed in the packet the minimum lot area regulation would still not be met after this. He asked if they had a particular residential zoning classification to allow

for that. Mr. Zawila responded it would still not be in compliance, but rezoning to R-4 and the subsequent lot consolidation would get it a lot closer to compliance.

Commissioner Eberhardt asked what the width allowed is for an R-4. Mr. Vanosky answered R-4 requires a minimum lot width of 50 feet.

Chairman Rickard asked the petitioner if he would like to come back up to comment or add anything else. The petitioner did not have anything to add.

Chairman Rickard asked for Commission deliberation.

Commissioner Barry stated it appeared to be consistent with what they have done in the past in this particular neighborhood and found no reason they should not approve this.

Commissioner Eberhardt appreciated the question about the lot area and felt it was too bad they could not get it totally in compliance, but they would be getting it a lot closer in compliance. She agreed it complies with the Comprehensive Plan and the values of the houses they can development on the lots will be more in line with the neighborhood.

Commissioner Frankovic agreed it did not seem like there was any way to keep them separate and make them buildable, and it falls in line with the Comprehensive Plan. She felt all criteria had been met and saw no reason not to approve it.

Commission Patel concurred with his fellow commissioners and felt the standards for approval were met.

Chairman Rickard also felt the petition met all the standards.

With respect to File 26-PZC-0022, 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 zoning map amendment, as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest. Therefore, Commissioner Patel made a motion that the Planning and Zoning Commission recommend the Village Council approve File 26-PZC-0022.

The motion seconded by Commissioner Lincoln.

Aye: Patel, Barry, Frankovic, Eberhardt, Lincoln, Chairman Rickard.

Motion Approved. Vote: 6-0