



Village of Downers Grove

Report for the Village Council Meeting

Table 1 - Council Agenda item.

Subject	5412 Carpenter Street – Zoning Map Amendment
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis

The petitioner is requesting a Zoning Map Amendment to rezone a portion of the subject property from R-3, Residential Detached House 3, to R-4, Residential Detached House 4 at 5412 Carpenter Street.

Strategic Plan Alignment

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

Fiscal Impact

N/A

Recommendation

Approval on the October 13, 2026 Active Agenda.

At their September 21, 2026, the Planning and Zoning Commission's unanimously recommended approval (6-0) of the proposed zoning map amendment. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment found in Section 28.12.030(i) of the Municipal Code.

Background

Property Information and Zoning Request.

The petitioner is requesting a Zoning Map Amendment to rezone a portion of the subject property from R-3, Residential Detached House 3, to R-4, Residential Detached House 4. The eastern lot is zoned R-4, Single Family Detached House 4. The western lot, which is the subject for the proposed zoning map amendment, is zoned R-3, Single Detached House 3. The petitioner is requesting a map amendment to rezone the western lot of record to R-4, Residential Detached House 4. The petitioner intends to construct an addition to an existing garage, located on the subject property, upon an administrative lot consolidation.

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.

Compliance with the Zoning Ordinance.

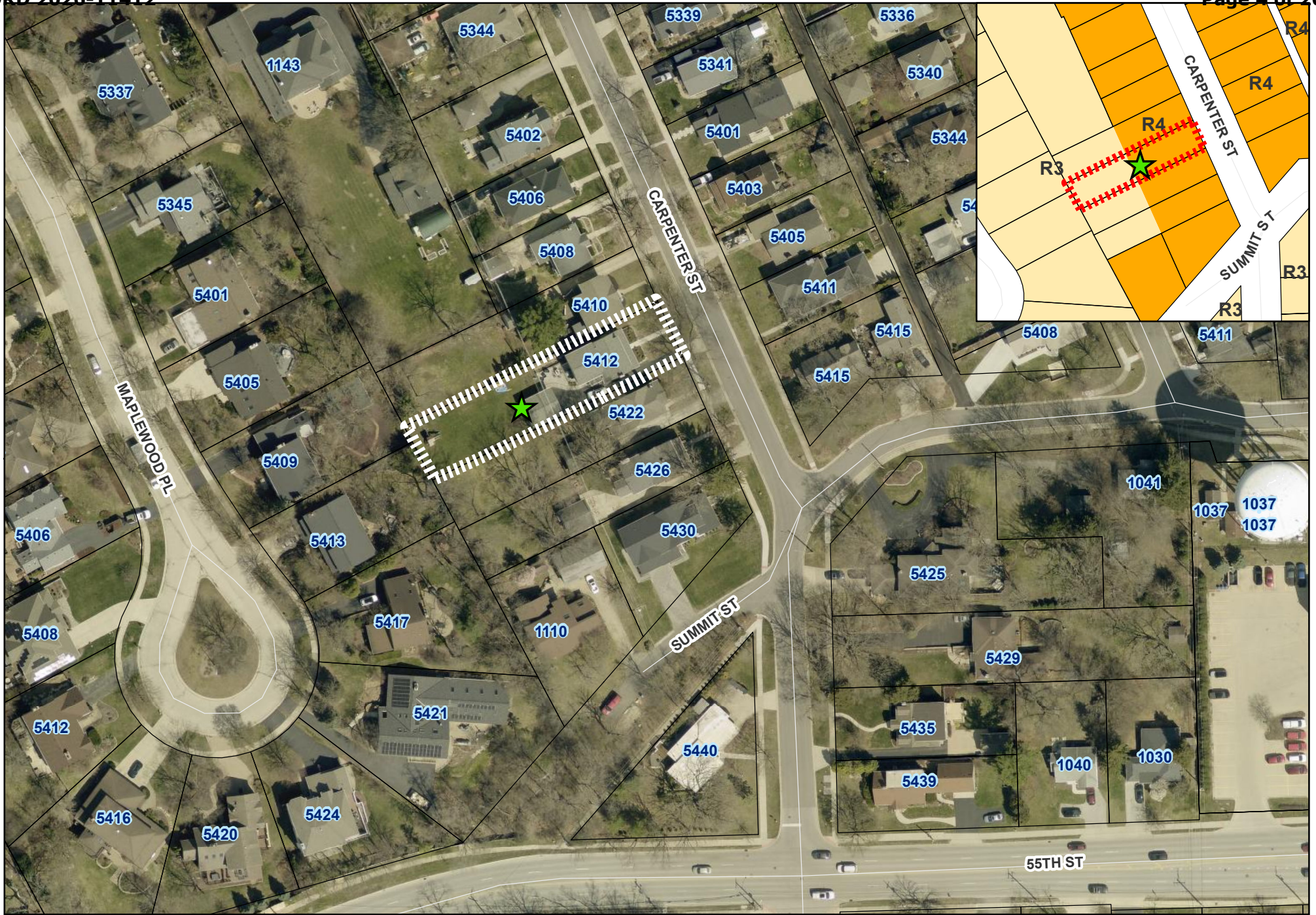
A portion of the subject property is zoned R-3, Residential Detached House 3. The petitioner is proposing the map amendment to rezone the western lot to match the eastern lot which includes the single-family home and has the zoning classification R-4, Residential Detached House 4. The proposed R-4, Residential Detached House 4, zoning classification is appropriate for the subject property as it would meet the bulk and use regulations for the proposed zoning district.

Public Comment.

Staff did not receive any inquiries from the public prior to the Planning and Zoning Commission meeting. No members of the public provided comments during the Planning and Zoning Commission hearing.

Attachments

- Aerial Map
- Ordinance
- Staff Report with attachments dated September 21, 2026
- Draft Planning and Zoning Commission Minutes date September 21, 2026



130 65 0 130 Feet



5412 Carpenter Street - Location Map



Subject Property



Sign Location

Ordinance No.

An Ordinance Rezoning Certain Property Located at 5412 Carpenter Street

WHEREAS, the property located northwest of the intersection of Carpenter Street and Summit Street, commonly known as a portion of 5412 Carpenter Street, Downers Grove, Illinois, PIN 09-08-311-014, hereinafter described has been classified as "R-3, Residential Detached House 3" 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 September 21, 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:

The northerly 50.00 feet of the southerly 97.00 feet (both measured) on the easterly line, and the northerly and southerly lines thereof, being parallel to the southerly line of Lot 12 in Agee's Subdivision, a subdivision of Lot 39 1/2 of assessors subdivision of part of Section 7 and 8, Township 38 North, Range 11 east of the Third Principal Meridian, according to the plat of said Agee's Subdivision recorded March 2, 1923 as Document 163233 in DuPage County, Illinois.

Commonly known as the west 105 feet (approximately) of 5412 Carpenter Street, Downers Grove, IL 60515

PIN: 09-08-311-014

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 September 21, 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	September 21, 2026 at 7:00 PM
Subject	26-PZC-0047 – 5412 Carpenter Street
Type	Zoning Map Amendment
Submitted by	Carter Moran, Planner

Request.

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-3, Residential Detached House 3, 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 petitioner's identity and location.

Petitioner Name	Petitioner Address
Andrew Andersen	5412 Carpenter Street, Downers Grove, IL 60515

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

Owner Name	Owner Address
Andrew Andersen	5412 Carpenter Street, Downers Grove, IL 60515

Property Information.

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

Existing Zoning	R-3, Residential Detached House 3
Existing Land Use	Single Family Residential
Property Size	11,658 square feet (0.27 acres)
PINs	09-08-311-014

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

Direction	Zoning	Future Land Use
East	R-4, Residential Detached House 4	Single Family Residential
West	R-3, Residential Detached House 3	Single Family Residential
North	R-3, Residential Detached House 3	Single Family Residential
South	R-3, Residential Detached House 3	Single Family Residential

Analysis.

Submittals

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

1. Petition
2. Project Narrative

3. Approval Criteria
4. Plat of Survey
5. Site Plan

Project Description

The subject property is at 5412 Carpenter Street and consists of two lots of record, located northwest of the intersection of Summit Street and Carpenter Street. The two lots measure a combined 234 foot deep by 50-foot wide. The eastern lot (Part of Lot 6) is zoned R-4, Single Family Detached House 4. The western lot (Part of Lot 12), which is the subject for the proposed zoning map amendment, is zoned R-3, Single Detached House 3.

The petitioner is requesting a map amendment to rezone the western lot of record (Part of Lot 12) to R-4, Residential Detached House 4. The petitioner intends to construct an addition to an existing garage, located on the subject property, upon an administrative lot consolidation. The construction of the garage addition will be required to meet all required Village Ordinances, including building, zoning and stormwater regulations.

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 chapters on Land Use and Development and Housing and Neighborhoods which should be considered by the Planning & Zoning Commission along with this zoning map amendment request.

Land Use and Development.

- Single-family detached residential areas should consist of a detached single household per lot.

Housing and Neighborhoods.

- Encourage residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods
- As infill occurs over time, residential development or redevelopment should align with the scale, setbacks, height, bulk, and orientation of surrounding homes to ensure compatibility.

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

Compliance with the Zoning Ordinance

The subject property is zoned R-3, Residential Detached House 3. The petitioner is proposing the map amendment to rezone the western lot to match the eastern lot which includes the single-family home and has the zoning classification R-4, Residential Detached House 4.

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for the subject property as it would meet the bulk and use regulations for the proposed zoning district. 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 Life. Staff did not receive any inquiries from the public.

Standards of Approval

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-3, Residential Detached House 3, 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](#)

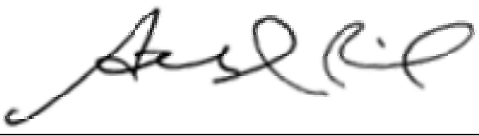
- (1) the existing use and zoning of nearby property;
- (2) the extent to which the particular zoning restrictions affect property values;
- (3) the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
- (4) the suitability of the subject 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.

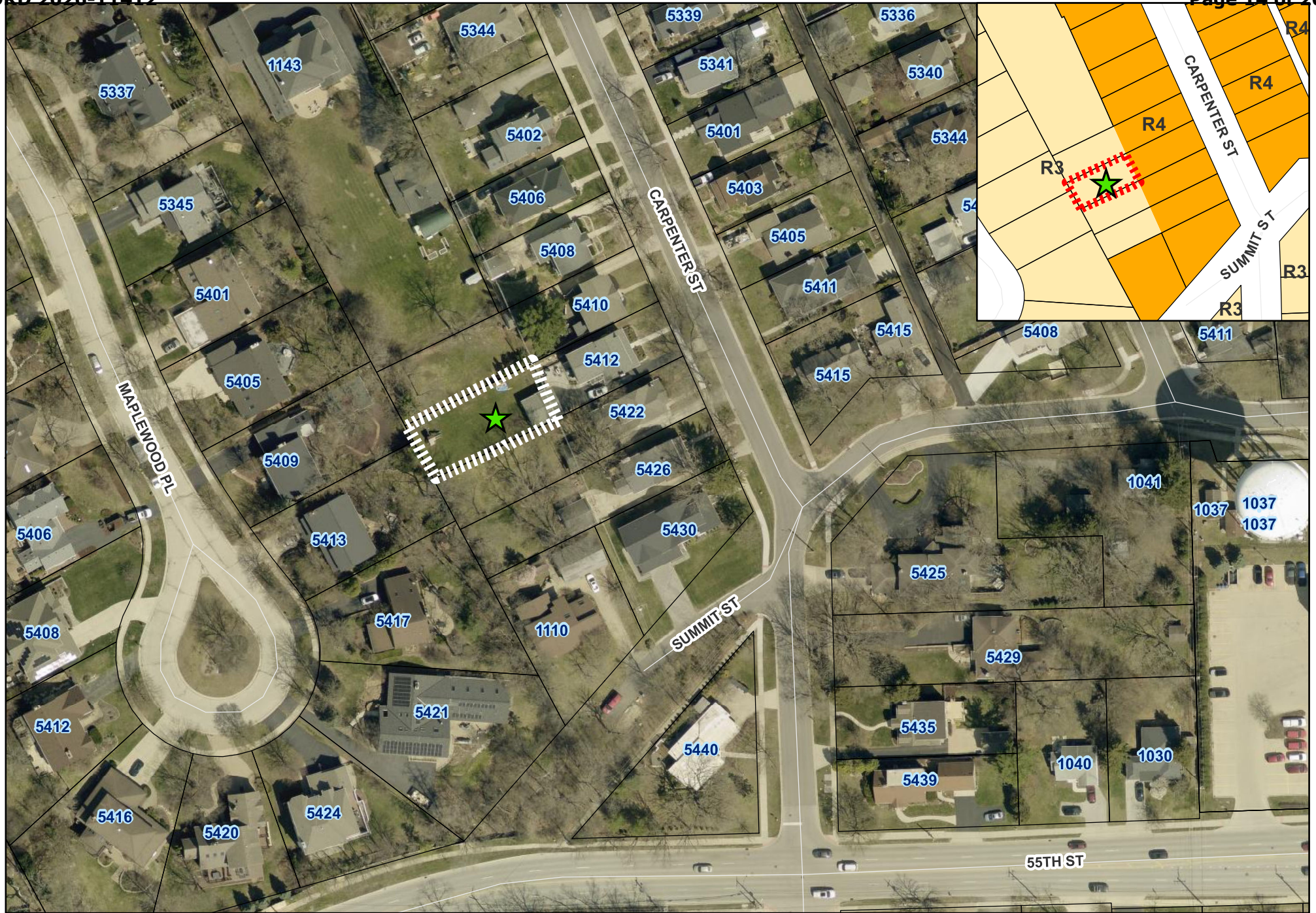
Staff will provide a recommendation at the September 21st, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0047:

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 Rezoning 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-0047, subject to the following conditions:

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development



130 65 0 130 Feet

5412 Carpenter Street - Location Map

 Subject Property
 Sign Location

August 20, 2026

To Whom It May Concern,

We are seeking rezoning approval to move forward with a planned finished garage addition on our residential property at 5412 Carpenter Steet, Downers Grove, IL 60515.

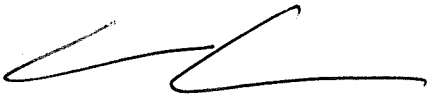
The proposed project will consist of a finished garage addition that will provide additional functional space for our home. The addition will include a private office, a common/recreational area, and a golf simulator. The space is intended solely for the personal use and enjoyment of our household and will remain an accessory to the existing residential property.

The reason for the rezoning request is that our property is currently subject to two different residential zoning classifications. As a result of the existing split zoning on the property, we are currently unable to proceed with the proposed garage addition as designed. The requested rezoning would establish a consistent zoning classification for the property and allow us to move forward with the planned improvement.

The proposed addition is intended to complement the existing residence and will not change the residential character or use of the property. There are no plans for commercial use, rental use, or any other use beyond the normal residential enjoyment of the property.

We respectfully request approval of the rezoning so that we can proceed with this residential improvement and make practical use of the property in a manner consistent with its surrounding residential character.

Thank you,

A handwritten signature in black ink, appearing to be 'Andy Andersen', with a stylized, flowing script.

Andy Andersen

[illegible]

Vicinity Map
(No Scale)

North
Scale 1" = 10'

LINE TYPE LEGEND

FENCE = ————x————x————x————x————x————
CENTERLINE OF OVERHEAD WIFES = ———CHN————CHN————
SANITARY SEWER = ———>————>————>————>————>
TREE OR BRUSH LINE = ~~~~~~

SYMBOL LEGEND

 = ASPHALT
 = AIR CONDITIONER
 = BRICK
 = BENCH
 = CABLE TV PEDESTAL
 = CONCRETE
 = DECIDUOUS TREE
 = ELECTRIC PEDESTAL
 = HYDRANT
 = PINE TREE
 = SANTARY MANHOLE
 = TELEPHONE PEDESTAL
 = WATER VALVE
 = WOOD
 = WOOD UTILITY POLE

ABBREVIATION LEGEND

BVC = BACK OF CURB
 BVD = BACK OF DERESSED CURB
 CL = CENTERLINE
 CIP = DUCTILE IRON PIPE
 E = EAST
 EVC = EDGE OF CONCRETE
 E'LY = EASTLY
 EW = EDGE OF WATER
 FTE = FINISH FLOOR ELEVATION
 G = GROUND
 GF = GARAGE FLOOR ELEVATION
 GJT = GUTTER
 M = MEASURED DISTANCE
 MT = MULTI TRUNK
 N = NORTH
 NLY = NORTHERLY
 P/C = POLYVINYL CHLORIDE PIPE
 R = RIGHT
 R.O.W. = RECORD OF WAY
 S = SOUTH
 SLY = SOUTHERLY
 TIC = TOP OF CONCRETE
 T/F = TOP OF FOUNDATION ELEVATION
 TW = TOP OF WALL ELEVATION
 TW'W = TOP OF WINDOW WELL ELEVATION
 W = WEST
 WLY = WESTERLY

LEGAL DESCRIPTION:

LOT 6 AND THE NORTHEASTLY 50.00 FEET OF THE SOUTHERLY 97.00 FEET (BOTH MEASURED ON THE EASTERLY LINE, AND THE NORTHERLY AND SOUTHERLY LINES THEREOF, BEING PARALLEL TO THE SOUTHERLY LINE OF LOT 12 IN AGEE'S SUBDIVISION, A SUBDIVISION OF LOT 35 1/2 OF ASSAULTS SUBDIVISION OF PART OF SECTION 7 AND 8, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID AGEE'S SUBDIVISION RECORDED MARCH 2, 1921 AS DOCUMENT 162233 IN BUREAU COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5412 CARPENTER STREET, DOWNERS GROVE, ILLINOIS.

NOTES

4. ALL BARRINGS SHOWN ARE BASED ON 2003 8 IN. DIAM. COORDINATE SITE, EAST ZONE 2001 CORRECTION AS DETERMINED BY USE OF EQUIPMENT USING TRIMBLE V55 NETWORK ADJUSTMENT.
5. CONTOUR INTERVAL = 1 FT
6. ELEVATION HEREIN USED TO NAVD 83 DATUM
7. SOURCE: ERIKSHAM, ALL BARRINGS SHOWN ARE BASED ON 2003 8 IN. DIAM. COORDINATE SITE, EAST ZONE 2001 CORRECTION AS DETERMINED BY USE OF EQUIPMENT USING TRIMBLE V55 NETWORK ADJUSTMENT.
8. SITE ERIKSHAM, CHIEFED TO "ON THE SOUTH END OF SANITARY ANNUALLY SITE IN THE CENTRING OF CARPENTER STREET LOCATED APPROXIMATELY 4' NORTHEAST, AND 22.2' EAST OF THE NORTHEAST CORNER OF SITE (SEE CONCEPT STREET), ELEVATION = 741.0
9. A CURRENT TITLE WAS NOT FURNISHED, HOWEVER, ALL RESTRICTIONS, ROAD DEEDS, ROAD VOUCHERS, AND EASEMENTS MAY NOT BE SEVERAL
10. ALL UTILITIES MAYNOT BE SHOWN, CALL 311.7.22 AT 400-402-1012 FOR FIELD LOCATION OF UNDETERMINED UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11. THIS PROPERTY MAY BE WITHIN THE COORDINATES OF THE "VILLAGE OF DOWNSIDE GRANGE" AND BE SUBJECT TO ZONING AND LAND-USE RESTRICTIONS.
12. FIELD WORK COMPLETED ON JUNE 28, 2019.
13. ALL TREES LESS THAN 8 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
14. PARCELS CONTAIN APPROXIMATELY 11,608 SQUARE FEET.

WORKBOOK	SHEET	BOOK	STATUS
1	06/07/19	TRAINING	COMPLETED
2	08/07/19	TRAINING	COMPLETED
3	15/07/19	TRAINING	COMPLETED
4	17/07/19	TRAINING	COMPLETED

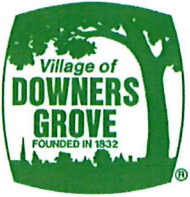
Ridgeline Consultants LLC
 11001 Professional Design Firm Nc, 154-004766
 1001 Acacia Road, Montgomery, AL 36103
 PH: 650-601-2007 FAX: 650-701-1348

George H. Stuchlik P.L.S. 333-562380 Expiration Date 11/09/2026
 Tracy L. Bennett P.L.S. 333-562415 Expiration Date 11/03/2020



PLATINUM BUILDERS
W. 61ST STREET, WESTMONT, ILLINOIS
5412 CARPENTER STREET
CROWNERS CROWN, ILLINOIS

PROPERTY ADDRESS
PREPARED FOR
SHEET 1 OF 2



Zoning Map Amendments

Form #PZC3

Review and Approval Criteria

Address of Project Site: 5412 Carpenter Street, Downers Grove

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

Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments – Rezoning)

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

1. The existing uses and zoning of nearby property.

Residential Neighborhood

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

Current property lies in 2 separate residential zones. Makes it difficult to do projects on them until they are combined. I'd say a neutral impact on value.

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

Adding finished square footage to my residential property should increase neighboring values.

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

The property is very suitable, simply a residential home. The garage addition would be no issue if not for the double zoning.

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

We suspect at least as far back as the previous owner, maybe further. It is a very old part of Downers Grove.

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

It will encourage more communal hang outs and gathering at our home which is wonderful for our neighborhood

7. The Comprehensive Plan.

We plan to add the maximum allowable square footage to the back of our garage to allow for a finished space that will include an office, common area and golf simulator.

DRAFT



Village of Downers Grove

Planning and Zoning Commission – Minutes

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

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	September 21, 2026 at 7:00 PM

26-PZC-0047:

The petitioner is seeking approval of a petition seeking a rezoning from R-3, Residential Detached House 3 to R-4, Residential Detached House 4. The property is north of the intersection of Carpenter Street and Summit Street, commonly known as 5412 Carpenter Street, Downers Grove, IL (PIN: 09-08-311-014). Petitioner and Owner, Andrew Anderson

Andrew Anderson explained the petition is to add an extension on the back of his garage and to merge the two different residential zones found on his property so their addition on the garage can go through plan approval with the Village. He stated they did not realize there were two different zones when they built the garage currently there. He added nothing about the property would change with the zones coming together and the addition will be used for an office, family area, congregating area, and golf simulator.

Chairman Rickard asked for questions for the petitioner.

Commissioner Reyes asked if the garage was on the back property and if there was a ton of space behind that. Mr. Anderson answered yes, it is a 250 foot lot.

Chairman Rickard asked for public testimony. There were none.

Chairman Rickard asked for the staff report.

DRAFT

Carter Moran, Planner, presented on the zoning map amendment from R-3, Residential Detached House 3 to R-4, Residential Detached House 4 for 5412 Carpenter St, to construct an addition to an accessory garage. He said the property is made up of two lots of record with two different zoning districts, as the street-facing eastern lot is R-4 and the rear western lot is R-3. He said all zoning requirements were met and staff received no public comment. He stated in order to build an addition onto the existing accessory building at a 5 foot setback, the entire lot would need to be zoned R-4 and consolidated. He noted the Comprehensive Plan offers guidance about land use and development, including single family detached residential housing areas should consist of a single detached household per lot and it encourages residential new construction, additions and renovations that complement the established character and scale of the neighborhoods. Staff found all standards of approval were met and recommended approval of the petition.

Chairman Richard commented all the properties to the north seem to have a similar situation. He asked if they all have differing zoning districts from the addresses at the street and all owned by the people who own the street address. Mr. Moran answered they are one property and shared on pin number, but two lots of record. He added this is a very unique case, as there are only four lots on the block that have both two lots of record and two zoning districts.

Commissioner Barry asked why they went with the Maplewood side versus the Carpenter side when zoning. Mr. Moran responded that was hard to say, as it goes back longer than they have zoning maps to show in some cases. He said the oldest printed zoning map they have on file, from 1965, which showed the map conditions were the same. Mr. Zawila added it appears the parcel were likely owned by the previous property owner of Maple and deeded to each of the properties along Carpenter.

Commissioner Lincoln asked why they have not been consolidating them. Mr. Moran answered because people have not come in for a petition yet.

Commissioner Lincoln inquired if this would meet the requirements for either zoning district or only one of them. Mr. Moran answered R-4 would fit in its existing form more appropriately.

Chairman Rickard invited the petitioner back up to add anything additional. Mr. Anderson declined.

Chairman Rickard asked for Commission deliberation.

Commissioner Barry said if it is compliant with where the main house is zoned and essentially just a locked in lot that is not zoned consistent with the other, he could not justify disapproving this.

DRAFT

Commissioner Lincoln could not see how it could affect other people and agreed the extra lot of record should match the zoning of the house.

Commissioner Frankovic expressed this seems to be one of those weird things that they don't find until they look at it on paper, and it needs to be amended.

Commissioner Patel agreed with his fellow commissioners and supported a recommendation for approval.

Chairman Rickard concurred and added it fits the approval and review criteria.

With respect to File 26-PZC-0047, 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 rezoning, 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-0047, subject to the lot consolidation.

The motion seconded by Commissioner Reyes.

Aye: Barry, Frankovic, Lincoln, Patel, Reyes, Chairman Rickard

Nay: None

Motion Passed. Vote 6-0.