



Village of Downers Grove

Report for the Village Council

Table 1 - Council Agenda item.

Subject	5120 Forest Avenue
Submitted By	Stan Popovich, AICP Director of Community Development

Synopsis.

The petitioner is requesting approval of an amendment to Planned Unit Development #74 and a Special Use to construct a mixed-use 13-unit apartment and commercial building.

Strategic Plan Alignment.

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

Fiscal Impact.

N/A

Recommendation.

Approval on the October 13, 2026 active agenda.

At their September 21st, 2026 the Planning and Zoning commission unanimously recommended approval (6:0) of the proposed amendment to Planned Unit

Development #74 and Special Use. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan, meets the standards a Special Use and Zoning Map Amendment respectively in Section 28.12.050(h) and Section 28.12.040(c)(5).

Background.

Property Information and Zoning Request.

The petitioner is seeking approval of an amendment to Planned Unit Development #74 (P.U.D. #74) and a Special Use, to construct a mixed-use 13-unit apartment and commercial building. The property is located on the west side of Forest Avenue between Gilbert Avenue and Curtiss Street.

PUD #74 was established earlier this year to allow for the construction of a three-story, mixed-use development consisting of six (6) residential units, retail, and office units. The proposed changes to the development are summarized below:

Table 2 - Details regarding proposed changes to the development.

Floor	Previously Approved	Proposed Amendment
Basement	11 parking Spaces	21 Parking Spaces
First	13,820 square feet of retail space 6 parking spaces	13,820 square feet of retail space 4 parking spaces
Second	9,799 square feet of office space	4,200 square feet of office space Five (5) residential units
Third	Six (6) residential units	Eight (8) residential units

With the proposed amendment, the following changes are being requested to the original approvals:

1. The number of dwelling units is increasing from six (6) residential units to thirteen (13) residential units. Because of this request, the lot area per dwelling unit will decrease from 2,713 square feet per dwelling unit to 1,252

square feet per dwelling unit.

2. The condition of approval for the required park and school donations has been updated, to reflect the increase in units. This is further detailed in the Compliance with the Subdivision and Development Ordinance section.
3. The parking garage was reconfigured to increase the number of parking spaces from seventeen (17) parking spaces to twenty-five (25) parking spaces. Eighteen (18) of those spaces will be dedicated for the residential units.
4. The balconies were modified along the western façade to accommodate the new residential units.
5. The stormwater infrastructure was modified with a relocation of the stormwater vault to under the building, instead of along the southern portion of the building.

The petitioner is proposing the same exterior building design as described in the Planning and Zoning Commission staff report. A total of twenty-five (25) parking spaces are provided. The development will now provide eighteen (18) residential parking spaces, in addition to seven (7) spaces for office and retail employees. Parking is only required for the residential component of this development. The combined parking will include standard, handicap, and EV ready stalls.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Downtown. Downtown Downers Grove is characterized by 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 proposed development meets the recommendations of the Guiding DG Comprehensive Plan as summarized in the Planning and Zoning Commission staff

report.

Compliance with the Zoning Ordinance.

The property is zoned DC/PUD #74, Downtown Core/ Planned Unit Development #74. The bulk requirements of the proposed development in DC/PUD #74 zoning district are summarized in Table 7 of the Planning and Zoning Commission staff report.

Compliance with the Downtown Design Guidelines.

The Downtown Design Guidelines provide guidance for building and site design, which will assist in creating a vibrant downtown. As noted above, the design is largely unchanged, with the exception of the modification to the balconies to accommodate the additional residential units. A summary of Downtown Design Guideline compliance can be found on Table 8 of the Planning and Zoning Commission staff report.

The guidelines are divided into seven separate sections: site design, building design, building base, building middle, building top, utility considerations, and parking facilities. Each section describes elements which support good design and provides visual references which identify both encouraged and discouraged elements.

Compliance with the Subdivision and Development Ordinance.

The Subdivision Ordinance requires that developments requesting Special Use approval for multi-family developments provide park and school donations to offset the impact of new residential units. The proposed development will include thirteen (13) apartments (four (4) one-bedroom units and nine (9) two-bedroom units).

Based upon the increase in the number of units and the number of bedrooms, the total donation has been modified from the original approval. The required donations are now \$89,676.34 (\$72,713.42 to the Park District, \$12,208.64 to

Elementary School District 58, and \$4,754.28 to High School District 99). Payment of these donations must be made to the Village prior to the issuance of any site development or building permits.

Engineering and Public Improvements.

The proposed improvements will match what was originally proposed with the previously approved plans, with the exception of the location of the stormwater vault. The petitioner is proposing to improve the Forest Avenue right-of-way by providing: a 40-foot-wide loading zone, new curb and gutter, two on-street parking spaces, a new sidewalk, seatwalls, a bike rack, and restoration of the remaining parkway area. The two parking spaces will have a 3-hour time limit, until 6:00PM and will help provide a buffer between the traffic and the pedestrians walking along Forest Avenue. The management company will coordinate resident move ins and outs to ensure the loading zone is available. Along Gilbert Avenue, the petitioner is proposing a 10-foot-wide shared-use path, in accordance with the Guiding DG Active Transportation Plan. Finally, along Curtiss Street the petitioner is proposing a seatwall, as recommended by the Guiding DG Streetscape Plan.

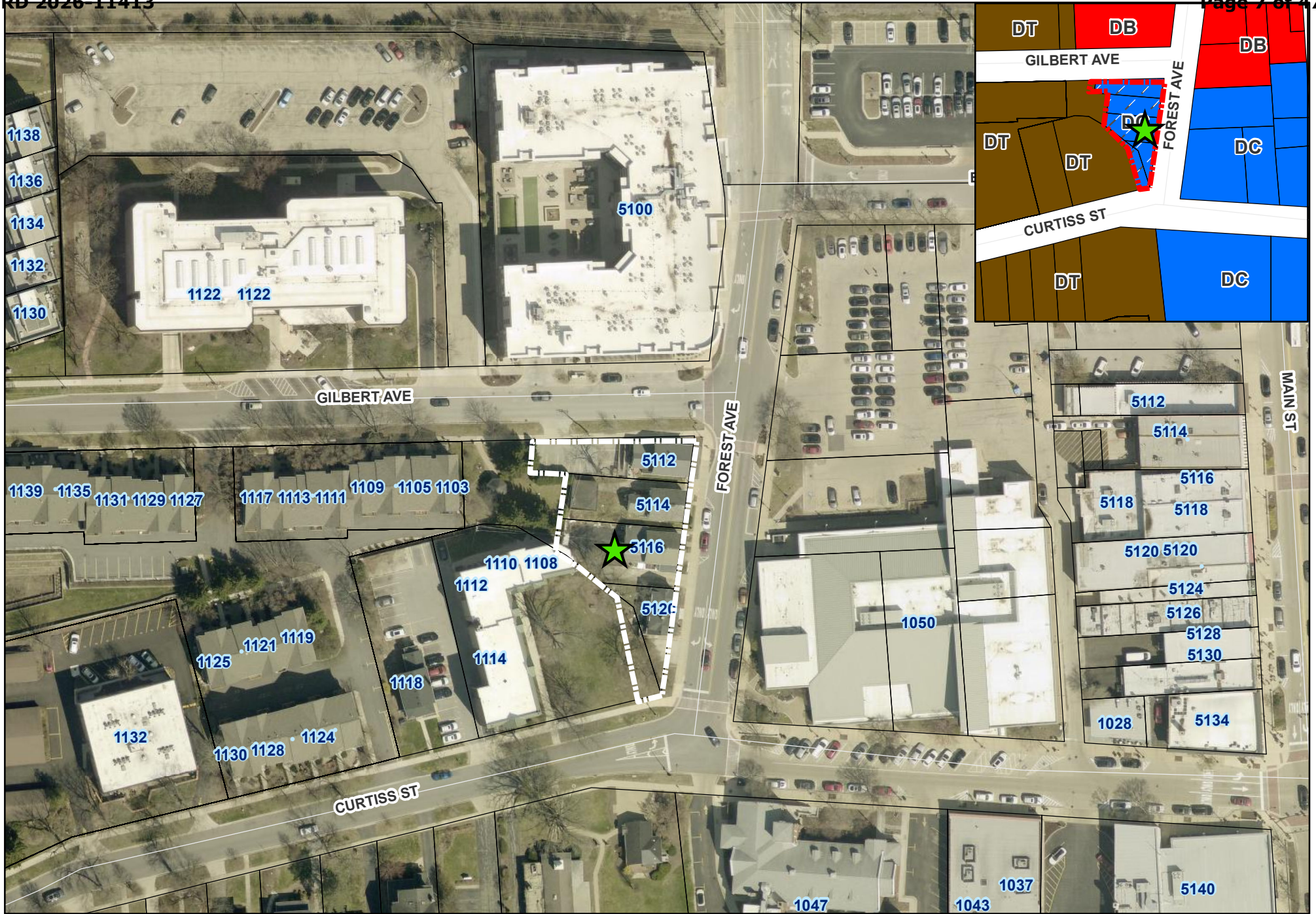
The stormwater infrastructure was modified with a relocation of the stormwater vault to under the building, instead of along the southern portion of the building. The proposed development will comply with the Village's Stormwater and Flood Plain Ordinance.

Public Comment.

Staff did not receive any inquiries from the public prior to the Planning and Zoning Commission meeting. During the Planning and Zoning Commission meeting one member of the public expressed their support for the proposal. Two members of the public noted that the building was attractive but they still had concerns over available parking in the Downtown and the impact on the library parking lot.

Attachments.

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



0 50 100 Feet

5112-5120 Forest Avenue Location Map

 Subject Property
 Project Location

Ordinance

An Ordinance Approving an Amendment to Forest Pointe Planned Unit Development #74 to Construct a Mixed-Use 13-Unit Apartment and Commercial Building at 5120 Forest Avenue

WHEREAS, the Village Council has previously adopted Ordinance No. 6184 on March 10, 2026, designating the property described therein as Forest Pointe Planned Unit Development #74; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Zoning Ordinance and requesting an amendment to Planned Unit Development #74 to allow construction of a mixed-use, 13-unit apartment and commercial building; and,

WHEREAS, such request was referred to the Planning & Zoning Commission of the Village of Downers Grove, and the Planning & Zoning Commission has given the required public notice, conducted a public hearing for the 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, the Planning & Zoning Commission has recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Planning & Zoning Commission, as well as the recommendations of Planning & Zoning Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Unit Development Amendment is hereby adopted authorizing the construction of a mixed-use 13-unit apartment and commercial building, subject to the following conditions:

1. The Planned Unit Development Amendment and Special Use shall substantially conform to the staff report dated September 21, 2026, renderings, architecture plans prepared by WJDi Studio date August 28, 2026 and a traffic memorandum prepared by Fish Transportation Group dated August 21, 2026 except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to issuing any site development or building permits, the petitioner shall make park and school donations in the amount of \$89,676.34 (\$72,713.42 to the Park District, \$12,208.64 to Elementary School District 58, and \$4,754.28 to High School District 99).
3. Prior to building permit issuance, the following items are required to be submitted to the Village:
 - a. A recorded lot reconfiguration;
 - b. A recorded plat of lot consolidation;
 - c. A recorded stormwater easement on the 1108-1114 Curtiss Street property to permit the installation of stormwater infrastructure elements;
 - d. A recorded temporary construction easement on the 1108-1114 Curtiss Street property to permit construction activities on this property in association with the construction of the development at 5112-5120 Forest Avenue;
 - e. A recorded encroachment license to permit an awning located above the trash room to encroach into the Gilbert Avenue right-of-way.
4. The proposed seatwall shall be updated during the building permit review

to ensure it is in accordance with Guiding DG Streetscapes Plan, as determined by the Director of Community Development.

5. The petitioner shall pay all fees associated with the removal and replanting of the two (2) parkway trees along Gilbert Avenue.

SECTION 3. That the approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Planning & Zoning Commission regarding File 26-PZC-0039 as set forth in the minutes of their September 21, 2026 meeting.

SECTION 4. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That 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 st , 2026 at 7:00 PM
Subject	26-PZC-0039, 5120 Forest Avenue
Type	Planned Unit Development Amendment and Special Use Amendment
Submitted by	Flora León, AICP, Senior Planner

Request.

The petitioner is requesting approval of an amendment to Planned Unit Development #74 and a Special Use to construct a mixed-use 13-unit apartment and commercial building.

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
Brownstone Homes, LTD	4712 Pershing Avenue Downers Grove, IL 60515

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

Owner Name	Owner Address
Brownstone Homes, LTD	4712 Pershing Avenue Downers Grove, IL 60515

Property Information.

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

Existing Zoning	DC/PUD #74, Downtown Core/ Planned Unit Development #74
Existing Land Use	Vacant
Property Size	0.374 acres (16,276 square feet)
PINs	09-08-301-008, -009, -030, and -031

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

Direction	Zoning	Future Land Use
East	DB, Downtown Business	Downtown
West	DT/DC, Downtown Transition/ Downtown Core	Downtown
North	DC/DB, Downtown Core/Downtown Business	Downtown

Direction	Zoning	Future Land Use
South	DT/PD #35, Downtown Transition/Planned Unit Development #35	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. Location Map
4. Plat of Survey
5. Architectural Plans
6. Elevations
7. Traffic Impact Memo

Project Description.

The petitioner is seeking approval of an amendment to Planned Unit Development #74 (P.U.D. #74) and a Special Use, to construct a mixed-use 13-unit apartment and commercial building. The property is located on the west side of Forest Avenue between Gilbert Avenue and Curtiss Street.

PUD #74 was established earlier this year to allow for the construction of a three-story, mixed-use development consisting of six (6) residential units, retail, and office units. The following table summarizes the proposed changes to the development:

Table 6 - Details regarding proposed changes to the development

Floor	Previously Approved	Proposed Amendment
Basement	11 parking Spaces	21 Parking Spaces
First	13,820 square feet of retail space 6 parking spaces	13,820 square feet of retail space 4 parking spaces
Second	9,799 square feet of office space	4,200 square feet of office space Five (5) residential units
Third	Six (6) residential units	Eight (8) residential units

With the proposed amendment, the following changes are being requested to the original approvals:

1. The number of dwelling units is increasing from six (6) residential units to thirteen (13) residential units. Because of this request, the lot area per dwelling unit will decrease from 2,713 square feet per dwelling unit to 1,252 square feet per dwelling unit.
2. The condition of approval for the required park and school donations has been updated, to reflect the increase in units. This is further detailed in the Compliance with the Subdivision and Development Ordinance section.
3. The parking garage was reconfigured to increase the number of parking spaces from seventeen (17) parking spaces to twenty-five (25) parking spaces. Eighteen (18) of those spaces will be dedicated for the residential units.
4. The balconies were modified along the western façade to accommodate the new residential units.
5. The stormwater infrastructure was modified with a relocation of the stormwater vault to under the building, instead of along the southern portion of the building.

It should be noted, that the petitioner is proposing the same exterior building

design. The proposed building will have a strong masonry base, in addition to warm brick on all four sides of the building, with cast stone and metal panels used as accent material throughout the building and cornice lines. The lower levels of the building feature extensive use of storefront windows along Gilbert Avenue, Forest Avenue, and Curtiss Street to create an open and inviting pedestrian experience. Visual interest is emphasized with building recesses and balconies across the building facades. The primary building entry faces directly onto Forest Avenue and is emphasized through the use of cast stone from the first-floor entry up to the building cornice. This entry is capped by an awning that is framed within the broader massing articulation, creating a distinct and inviting entry to the building. Secondary entries are located at the northeast and southern facades. The cast stone is partially used in a columnar manner with additional herringbone bond (decorative brick work) in between. The building top is designed to articulate the massing and complement the overall design of the building.

A total of twenty-five (25) parking spaces are provided inside a two level partially underground parking garage accessed via Gilbert Avenue. This is an increase to the original approval. The development will now provide eighteen (18) residential parking spaces, in addition to seven (7) spaces for office and retail employees. Parking is only required for the residential component of this development. The combined parking will include standard, handicap, and EV ready stalls.

Garbage collection for the apartments and restaurant and retail uses will occur on Gilbert Avenue. The proposed development will include a permanently designated 40-foot-wide loading zone along Forest Avenue to be used for deliveries, moving, ride share, and loading. The proposed development will provide two (2) on-street parking spaces on Forest Avenue. Lastly, pedestrian access for the apartments is located along the eastern and northwestern façades of the building.

Compliance with the Comprehensive Plan.

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Downtown. Downtown Downers Grove is characterized by 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 are:

Focus Area Plan – Continued Investment in Downtown.

- Continue efforts to attract local businesses to Downtown to expand and diversify retail, entertainment, and dining options.
- Implement the Guiding DG Streetscapes Plan to further enhance the downtown experience, boost visitor engagement and drive spending at nearby restaurants, and businesses.
- Encourage the redevelopment of underutilized buildings and lots into mixed-use developments, which can expand the user base and foster a strong sense of place in Downtown.
- Future multi-family development should be located near significant activity centers and along major roadways as well as a component of mixed-use development within Downtown.
- Infill development and redevelopment should be pedestrian-oriented in order to complement the historic building pattern of the Downtown.
- 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 storefronts, a compact street grid, and public spaces and gathering areas. Future development or redevelopment should take into consideration these elements.
- Continue to apply and implement the Downtown Design Guidelines.

Land Use and Development.

- Encourage multiple transportation options including walking, bicycling,

vehicles, and public transit (trains, buses, on-demand, and similar).

- Facilitate redevelopment opportunities to meet housing and economic development needs.
- Facilitate the creation and enhancement of mixed-use areas that include housing, offices, commercial and retail space, and other community amenities.
- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Downtown should continue to contain a mix of land uses that reinforce its unique character.
- Office uses should be strategically located near transit and along commercial corridors to support economic growth, with opportunities for mixed-use integration, including multifamily housing and small-scale commercial services
- Mixed-use developments should be targeted in Downtown.

Housing and Neighborhoods.

- Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Future Land Use Plan.
- Encourage residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods.
- Encourage projects that integrate residential, retail, and dining options.
- 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.

Economic Development.

- Continue to encourage high-density, transit-oriented development near the three Metra Stations.
- Continue to identify and work with property owners of underutilized properties to reinvest and revitalize their properties.
- Consider incorporating a mixture of shops, restaurants, entertainment and high-density residential uses. Mixed-use developments may also include a variety of residential housing types.

Compliance with the Zoning Ordinance.

The property is zoned DC/PUD #74, Downtown Core/ Planned Unit Development #74. The bulk requirements of the proposed development in DC/PUD #74 zoning district are summarized in the following table:

Requirements

Table 7 - Zoning regulations for proposed development.

Zoning Regulation	Required	Proposed
Lot Area per Dwelling Unit	900 square feet	1,252 square feet ^
Street Setback: North property line Gilbert Avenue	0 feet	0.51 feet
Street Setback – South property line Curtiss Street	0 feet	17.85 feet
Street Setback: East property line Forest Avenue	0 feet	1.97 feet
Side Setback: West property line	0 feet	3.0 feet
Build-to-Zone: (minimum maximum)	0/5 feet	5 feet
Build-to-Zone: East property line Forest Avenue	80 percent	89 percent

Zoning Regulation	Required	Proposed
Build-to-Zone: North property line Gilbert Avenue	30 percent	87 percent
Build-to-Zone: South property line Curtiss Street	30 percent	0 percent *
Corner Built-To Zone: Gilbert Avenue/Forest Avenue	100 percent	60 percent *
Corner Built-To Zone: Curtiss Street/Forest Avenue	100 percent	15 percent *
Height: Building (minimum maximum)	24 feet (min)/ 40 feet (max)	40 feet
Parking Spaces	(1.4 per DU) 18	18 (residential parking) ^ 7 (office parking) spaces ^

* Indicates a previously approved deviation from the Zoning Ordinance Requirements

^ Indicates a change from the original approval

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.

Compliance with Downtown Design Guidelines.

The Downtown Design Guidelines provide guidance for building and site design, which will assist in creating a vibrant downtown. As noted above, the design is largely unchanged, with the exception of the modification to the balconies to accommodate the additional residential units.

The guidelines are divided into seven separate sections: site design, building design, building base, building middle, building top, utility considerations, and parking facilities. Each section describes elements which support good design and provides

visual references which identify both encouraged and discouraged elements. As recommended by the Downtown Design Guidelines, the proposed development continues to incorporate the following features:

Table 8 – A summary of the Downtown Design Guidelines Review elements & their compliance.

Downtown Design Guideline Element	Summary of Compliance
Site Design	• The apparent mass and bulk of the building is reduced by structural articulation, windows or other architectural and functional elements, and by landscaping. • Pedestrian walkways are provided at all building entrances and each walkway connects to a sidewalk on Forest Avenue and a shared-use path on Gilbert Avenue.
Building Design	• The façade is visually appealing through articulation, detailing, openings and materials of each elevation. • Consistent building materials and detailing on all sides of the structure that are open to public view has been provided. • Windows line Gilbert Avenue, Forest Avenue, and Curtiss Street facades and the materials at this base level wrap around all four facades. • The Gilbert Avenue, Forest Avenue, and Curtiss Street facades each provide multiple planes which provide visually appealing façades. • The facade facing Forest Avenue stands out as a different expression with the incorporation of cast stone at both corners and along the center of the building. • The provision of balconies creates visual appeal and interest, and follow rhythmically up the vertical plane of the building.

Downtown Design Guideline Element	Summary of Compliance
Building Base	• The center and corner entries are designed as prominent features of the base through the use of cast stone in the center and herringbone bond (decorative brick work) at each corner entry. • The building's base provides storefront windows, decorative lighting, landscaping, and front entry canopies to create a friendly pedestrian space. • Front entrances are covered to provide human scale to the building and draw the eye. • A combination of cylindrical wall sconces, recessed downlights, and wall pack light fixtures are placed around the building to add visual interest while highlighting building entrances and architectural details.
Building Middle	• Horizontal expressions are established in the second floor and third floors through the use of balconies, metal awnings, and cornice features. • The middle of the building includes windows in rhythm with the base level, reflect proportionate shapes and patterns and is visually appealing through detailing, openings and materials. The middle of the proposed building meets these guidelines. • The use of brick allows the building to create a smooth transition to the single family and multi-family neighborhood directly south, west and north of the subject property. • The concrete bands above the windows help differentiate the buildings middle section while complimenting the concrete bands found at the top of the building. • The top floors are differentiated with balconies and metal awnings

Downtown Design Guideline Element	Summary of Compliance
Building Top	The guidelines note the top of the building should be an expression of form as the building meets the sky and the roof should give distinction to the entire building. The proposed cornices give distinction to the entire building.
Utility Considerations	- The design of maintenance, utility and service areas were integrated into the overall design of the building. - The guidelines note that with redevelopment, care shall be taken with screening and the location of utilities. The proposed utility equipment will be screened with landscaping.
Parking Facilities	All proposed parking is interior. Bicycle parking is proposed on the exterior of the building along Forest Avenue.

Compliance with the Subdivision and Development Ordinance.

The Subdivision Ordinance requires that developments requesting Special Use approval for multi-family developments provide park and school donations to offset the impact of new residential units. The proposed development will include thirteen (13) apartments (four (4) one-bedroom units and nine (9) two-bedroom units).

Based upon the increase in the number of units and the number of bedrooms, the total donation has been modified from the original approval. The required donations are now \$89,676.34 (\$72,713.42 to the Park District, \$12,208.64 to Elementary School District 58, and \$4,754.28 to High School District 99). Payment of these donations must be made to the Village prior to the issuance of any site development or building permits.

Engineering and Public Improvements.

The proposed improvements will match what was originally proposed with the previously approved plans, with the exception of the location of the stormwater vault. The petitioner is proposing to improve the Forest Avenue right-of-way by providing: a 40-foot-wide loading zone, new curb and gutter, two on-street parking spaces, a new sidewalk, seatwalls, a bike rack, and restoration of the remaining parkway area. The two parking spaces will have a 3-hour time limit, until 6:00PM and will help provide a buffer between the traffic and the pedestrians walking along Forest Avenue. The management company will coordinate resident move ins and outs to ensure the loading zone is available. Along Gilbert Avenue, the petitioner is proposing a 10-foot-wide shared-use path, in accordance with the Guiding DG Active Transportation Plan. Finally, along Curtiss Street the petitioner is proposing a seatwall, as recommended by the Guiding DG Streetscape Plan.

The stormwater infrastructure was modified with a relocation of the stormwater vault to under the building, instead of along the southern portion of the building. The proposed development will comply with the Village's Stormwater and Flood Plain Ordinance.

Traffic and Parking.

The traffic memorandum was updated by the petitioner. The revised trip and parking generation memorandum compared the trip generation for the proposed development, compared to the previously approved plans. The site-generated traffic projections for the thirteen (13) dwelling unit proposal show an overall reduction in daily trips (fifteen less) than the original six (6) dwelling unit proposal. Reductions during the peak hours vary from four (4) to six (6) trips. The memorandum notes that the biggest reduction in trips is a result of the reduction in office space from 9,799 to 4,200 square feet. Office uses typically generate weekday traffic during morning arrival and evening departure, resulting in higher peak-hour traffic demands. While residential uses generally produced lower and more dispersed trip patterns through the day and evening. With regard to traffic

and roadway impacts, staff concurs with the findings of the petitioner's traffic study.

The Zoning Ordinance requires eight (8) parking stalls for the thirteen (13) dwelling unit proposal, or 1.4 stalls per dwelling unit. The proposed development is providing eighteen (18) dedicated parking spaces for the residential units. The Zoning Ordinance only requires parking for the residential uses. Commercial uses in the DC zoning district are not required to provide parking. However, the petitioner is providing an additional seven (7) parking spaces in excess of the Village's parking requirements. There is also an additional 40-foot-wide loading zone proposed on Forest Avenue.

It should be noted that the subject property is strategically located next to several public parking lots and on-street parking spaces that can temporarily accommodate guests. Moreover, the Village contains an established parking lot system where overnight guests can park their vehicles in designated spaces for a nominal fee. There is capacity to accommodate future guests generated by this proposed project.

Public Safety Requirements.

The Fire Prevention Division reviewed the updated plan. A fire hydrant will be provided within 100 feet of the fire department connection. All floors will be equipped with fire alarms and will be sprinkled, as required by Village regulations.

Neighborhood Comment.

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

Standards of Approval.

The petitioner is requesting approval of a Planned Unit Development Amendment and a Special Use to construct a mixed use 13-unit apartment and commercial building in the DC/PUD #74, Downtown Core/ Planned Unit Development #74 zoning district. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Planning and Zoning Commission should consider the petitioner's documentation, the staff report and the discussion at the Planning and Zoning Commission meeting in determining whether the standards for approval have been met.

Planned Unit Developments, [Sec 28.12.040\(c\)\(5\) Review and Approval Criteria](#)

- a. the zoning map amendment review and approval criteria of DGMC Section 28.12.030(i) in the case of new Planned Unit Development proposals;
- b. whether the proposed PUD development plan and map amendment would be consistent and in substantial compliance with the comprehensive plan, downtown design guidelines and any other adopted plans for the subject area;
- c. whether PUD development plan complies with the PUD overlay district provisions of DGMC Section 28.4.030;
- d. whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; and
- e. whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

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 September 21st, 2026 meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a Planned Unit Development Amendment and Special Use, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommended approval of 26-PZC-0039:

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 Planned Unit Development Amendment and a Special Use 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-0039, subject to the following conditions:

1. The Planned Unit Development Amendment and Special Use Amendment shall substantially conform to the staff report, renderings, architecture plans prepared by WJDi Studio date August 28th, 2026 and a traffic

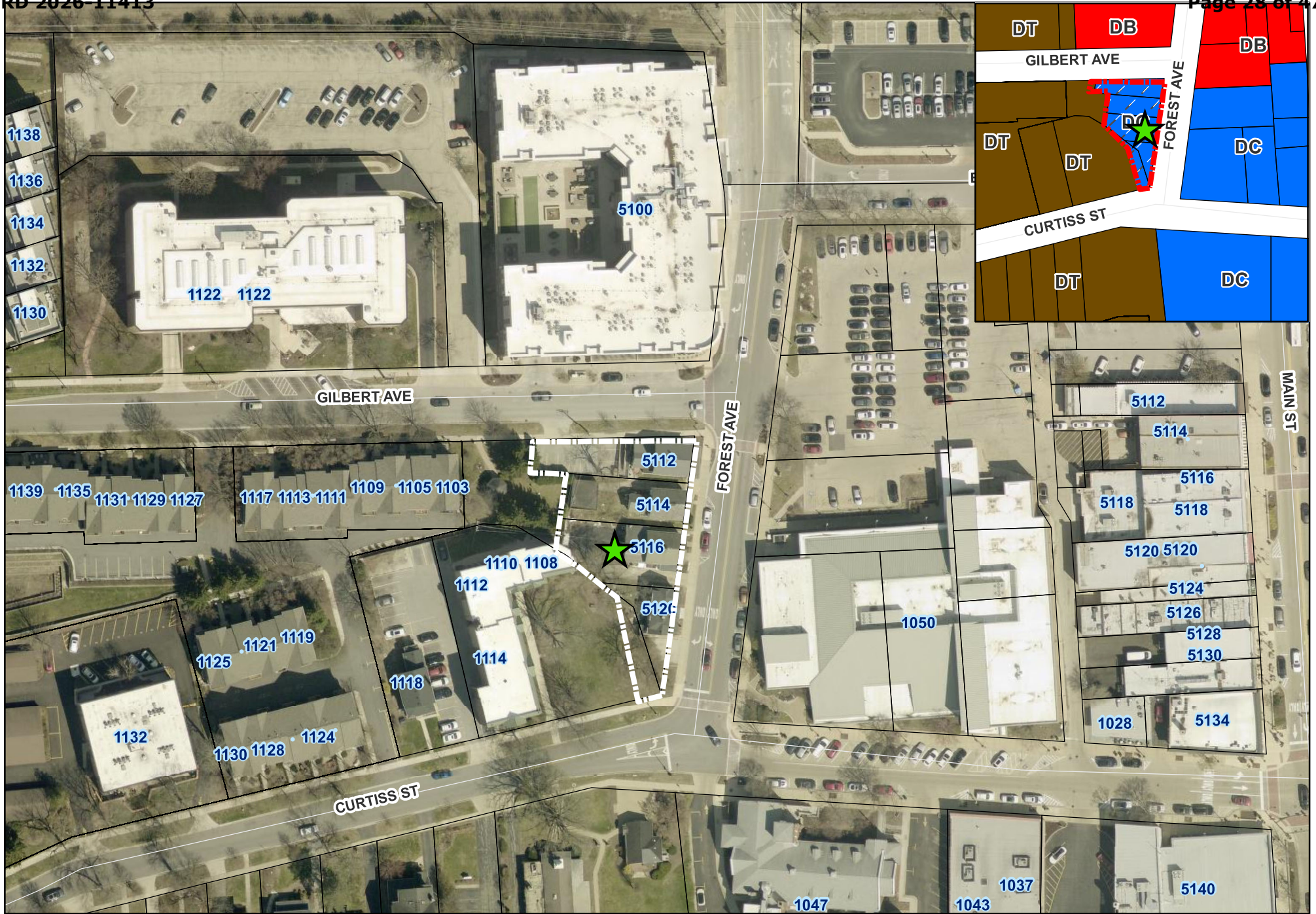
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2. Prior to issuing any site development or building permits, the petitioner shall make park and school donations in the amount of \$89,676.34 (\$72,713.42 to the Park District, \$12,208.64 to Elementary School District 58, and \$4,754.28 to High School District 99).
3. Prior to building permit issuance, the following items are required to be submitted to the Village:
 - a. A recorded lot reconfiguration
 - b. A recorded plat of lot consolidation
 - c. A recorded plat of easement
 - d. A recorded temporary construction easement
 - e. A recorded encroachment license
4. The proposed seatwall shall be updated during the building permit review to ensure it is in accordance with Guiding DG Streetscapes Plan.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

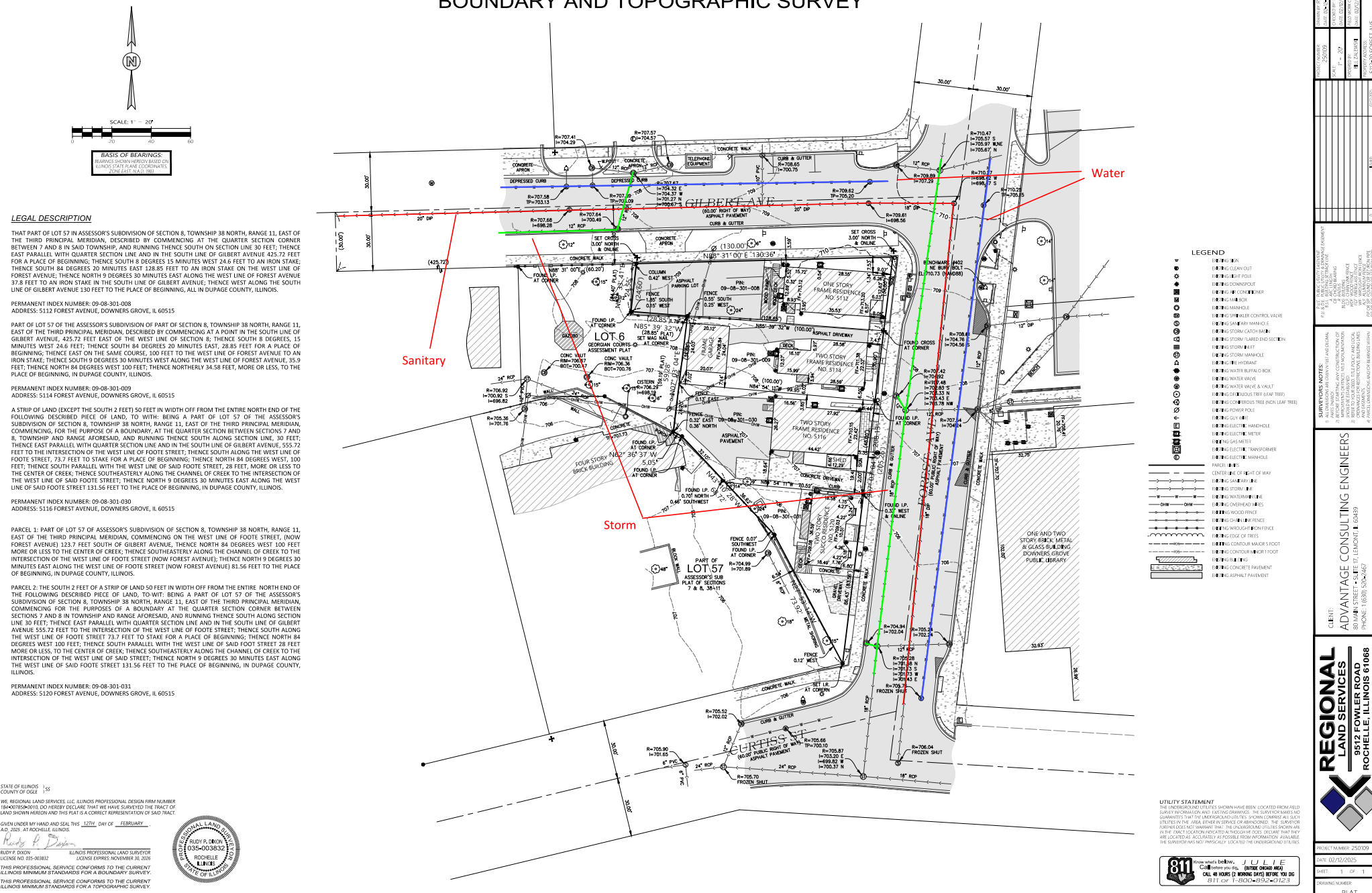


0 50 100 Feet

5112-5120 Forest Avenue Location Map

 Subject Property
 Project Location

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THAT PART OF LOT 57 IN ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE SOUTH LINE OF FOREST STREET, 73.7 FEET TO STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 84 DEGREES WEST, 100 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID FOREST STREET; THENCE SOUTH 84 DEGREES WEST 24.6 FEET TO AN IRON STAKE; THENCE SOUTH 84 DEGREES 20 MINUTES EAST 128.85 FEET TO AN IRON STAKE ON THE WEST LINE OF FOREST AVENUE; THENCE NORTH 9 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF FOREST AVENUE 37.8 FEET TO AN IRON STAKE IN THE SOUTH LINE OF GILBERT AVENUE; THENCE WEST ALONG THE SOUTH LINE OF GILBERT AVENUE 130 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-08-301-008
ADDRESS: 5112 FOREST AVENUE, DOWNERS GROVE, IL 60515

PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE SOUTH LINE OF GILBERT AVENUE, 425.72 FEET EAST OF THE WEST LINE OF SECTION 8; THENCE SOUTH 8 DEGREES, 15 MINUTES WEST 24.6 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES EAST, 28.85 FEET FOR A PLACE OF BEGINNING; THENCE EAST ON THE SAME COURSE, 100 FEET TO THE WEST LINE OF FOREST AVENUE TO AN IRON STAKE; THENCE SOUTH 9 DEGREES 30 MINUTES WEST ALONG THE WEST LINE OF FOREST AVENUE, 35.9 FEET; THENCE NORTH 84 DEGREES WEST 100 FEET; THENCE NORTHERLY 34.58 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-08-301-009
ADDRESS: 5114 FOREST AVENUE, DOWNERS GROVE, IL 60515

A STRIP OF LAND (EXCEPT THE SOUTH 2 FEET) 50 FEET IN WIDTH OFF FROM THE ENTIRE NORTH END OF THE FOLLOWING DESCRIBED PIECE OF LAND, TO-WIT: BEING A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING, FOR THE PURPOSE OF A BOUNDARY, AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 7 AND 8, TOWNSHIP AND RANGE AFORESAID, AND RUNNING THENCE SOUTH ALONG SECTION LINE, 30 FEET; THENCE EAST PARALLEL WITH QUARTER SECTION LINE AND IN THE SOUTH LINE OF GILBERT AVENUE, 555.72 FEET TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET; THENCE SOUTH ALONG THE WEST LINE OF FOOTE STREET, 73.7 FEET TO STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 84 DEGREES WEST, 100 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID FOOTE STREET, 28 FEET, MORE OR LESS TO THE CENTER OF CREEK; THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF SAID FOOTE STREET; THENCE NORTH 9 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF SAID FOOTE STREET 131.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-08-301-030
ADDRESS: 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515

PARCEL 1: PART OF LOT 57 OF ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING ON THE WEST LINE OF FOOTE STREET, (NOW FOREST AVENUE) 123.7 FEET SOUTH OF GILBERT AVENUE, THENCE NORTH 84 DEGREES WEST 100 FEET MORE OR LESS TO THE CENTER OF CREEK; THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET (NOW FOREST AVENUE); THENCE NORTH 9 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF FOOTE STREET (NOW FOREST AVENUE) 81.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 2 FEET OF A STRIP OF LAND 50 FEET IN WIDTH OFF FROM THE ENTIRE NORTH END OF THE FOLLOWING DESCRIBED PIECE OF LAND, TO-WIT: BEING A PART OF LOT 57 OF THE ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING FOR THE PURPOSES OF A BOUNDARY AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 7 AND 8 IN TOWNSHIP AND RANGE AFORESAID, AND RUNNING THENCE SOUTH ALONG SECTION LINE 30 FEET; THENCE EAST PARALLEL WITH QUARTER SECTION LINE AND IN THE SOUTH LINE OF GILBERT AVENUE 555.72 FEET TO THE INTERSECTION OF THE WEST LINE OF FOOTE STREET; THENCE SOUTH ALONG THE WEST LINE OF FOOTE STREET 73.7 FEET TO STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 84 DEGREES WEST 100 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID FOOTE STREET 28 FEET MORE OR LESS TO THE CENTER OF CREEK; THENCE SOUTHEASTERLY ALONG THE CHANNEL OF CREEK TO THE INTERSECTION OF THE WEST LINE OF SAID STREET; THENCE NORTH 9 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF SAID FOOTE STREET 131.56 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-08-301-031
ADDRESS: 5120 FOREST AVENUE, DOWNERS GROVE, IL 60515

STATE OF ILLINOIS
COUNTY OF COLE

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184007030105, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF FEBRUARY, 2025, AT ROCHELLE, ILLINOIS.

Rudy P. Dixon
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 005-003832
ROCHELLE, ILLINOIS

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

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

PROJECT NUMBER: 250109
DATE: 02/20/2025
SHEET: 1 OF 1
DRAWING NUMBER: PLAT

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. EXTERIOR SERVICE OR MANHOLES, THE SURVEYOR OFFERS NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THROUGHOUT THIS DRAWING. THE SURVEYOR HAS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY BE CAUSED BY THE UTILITIES SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811
Know what's below. **CALL 811**
CALL 811 (2 WORKING DAYS BEFORE YOU DIG)
811 or 1-800-892-0123

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

ADVANTAGE CONSULTING ENGINEERS
880 MAIN STREET • SUITE 17, LENOX, IL 60439
PHONE: 1 (800) 524-4667

DATE	BY	DESCRIPTION
02/20/2025	RUDY P. DIXON	BOUNDARY AND TOPOGRAPHIC SURVEY

~~July 1, 2026~~ (Revised 8/31/26)

Forest Pointe – Planning & Zoning Narrative

Amendment to Planned Unit Development No. 74 and Special Use

On March 10, 2026, the Village of Downers Grove approved Forest Pointe through Planned Unit Development No. 74 (Ordinance No. 6184) and the associated Special Use (Ordinance No. 6186). The approvals authorized construction of a three-story mixed-use building at 5112–5120 Forest Avenue consisting of commercial space on the first floor, office space on the second floor, six residential dwelling units on the third floor, and an underground parking garage.

Since receiving approval, the project has continued to move forward through the building permit review process.. Throughout that process, the vision for Forest Pointe has remained consistent to create a high-quality mixed-use development that complements Downtown Downers Grove, strengthens its business district, and serves as a long-term investment in the community.

As construction documents have advanced and market conditions have continued to evolve, the petitioner has evaluated opportunities to improve the long-term sustainability of the project while preserving the vision approved by the Village. The amendment presented herein represents a thoughtful and modest refinement of the approved development.

The petitioner respectfully requests approval of an amendment to Planned Unit Development No. 74 and the associated Special Use to modify the approved use of a portion of the second floor.

The approved plans include approximately 12,000 square feet of office space on the second floor. The proposed amendment would convert a portion of that floor to residential use while maintaining approximately 5,000 square feet of professional office space. The amended second floor will consist of approximately 7,000 square feet of residential space and 5,000 square feet of professional office space. The amendment will introduce seven additional residential dwelling units, increasing the total residential unit count from six (6) to thirteen (13). The remainder of the approved development will remain unchanged. No modifications are proposed to the building footprint, overall height, exterior architectural appearance, underground parking garage, first-floor commercial spaces, third-floor residential units, landscaping, or site improvements.

Forest Pointe was envisioned as a destination that contributes to the vitality of Downtown Downers Grove through an appropriate blend of commercial activity, employment opportunities, and residential living. That vision remains unchanged. The proposed amendment simply adjusts the balance of uses within the building in response to current market conditions while preserving the mixed-use character that formed the basis of the original approval. Professional office space remains an important component of the project, and the amended plan intentionally retains approximately 5,000 square feet of office space to accommodate small businesses, professional firms, and service providers seeking a downtown location. At the same time, the addition of seven residential units increases the number of residents living within walking distance of downtown businesses, restaurants, retail shops, and the Metra station, further supporting the Village's long-standing vision for a vibrant, pedestrian-oriented downtown.

The requested amendment does not alter the physical characteristics of the approved development. The building footprint, height, massing, design, parking, and streets are improvement remains unchanged. The proposed amendment does not affect the building's compatibility with surrounding properties or the architectural character previously approved by the Village.

The proposed amendment also maintains adequate parking for the development. Although the residential unit count increases from six to thirteen units, the project continues to satisfy Village parking requirements with parking remaining in excess of the minimum required. (Required = 18; provided = 25) Note: the parking garage will include some tandem parking spaces that will be assigned to the same dwelling unit.

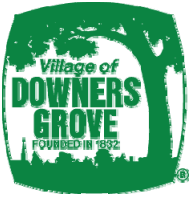
Replacing a portion of the second-floor office area with residential use is expected to reduce concentrated weekday commuter traffic associated with a fully occupied office floor. Residential traffic is generally more dispersed throughout the day and evening, resulting in a traffic pattern that is compatible with the mixed-use character of the downtown district. Overall, the amendment is expected to have little impact on the surrounding transportation network while continuing to provide sufficient on-site parking.

The proposed amendment remains consistent with the objectives of the Village's Comprehensive Plan and it strengthens the development's long-term viability while maintaining the planning principles that supported the original approval.

The proposal maintains Forest Pointe as a true mixed-use building while adapting to evolving market conditions in a manner that improves the long-term success of the project. The amendment preserves office space, increases residential opportunities, leaves the building's architecture and site design unchanged, and continues to advance the Village's goals for a vibrant, walkable downtown.

The petitioner believes that successful downtowns require flexibility to respond to changing market conditions while remaining faithful to their long-term planning objectives. The proposed amendment preserves the mixed-use character envisioned by the Village while creating additional housing opportunities that will generate year-round activity, support local businesses, and contribute to the continued vitality of Downtown Downers Grove. By retaining a meaningful amount of professional office space while introducing a limited number of additional residential units, the project strikes a balanced approach that benefits both the development and the downtown as a whole.

The petitioner respectfully requests approval of the amendment to Planned Unit Development No. 74 and the associated Special Use to permit the revised second-floor mix of office and residential uses.



Planned Unit Development

Form #PZC1

Review and Approval Criteria

Address of Project Site: 5112-5120 Forest Ave (Amendment to Forest Pointe PUD #74)

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

Section 28.12.040.C.6. Review and Approval Criteria (Planned Unit Development)

The decision to amend the zoning map to approve a PUD plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision making bodies must consider at least the following factors:

1. The zoning map amendment review and approval criteria of Sec. 12.030.I.

See the analysis of zoning map amendment review and approval criteria in separate document.

The proposed PUD remains consistent with the goals of the comprehensive plan and the intent of the zoning ordinance.



2. Whether the proposed PUD plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.

The layout and design of the PUD will continue to promote safe and efficient traffic circulation, protect natural features where possible, and include measures to manage stormwater and other environmental impacts. The development will be constructed in a manner that ensures the health, safety, and welfare of residents and the community.

3. Whether PUD plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed development remains consistent with the intent and objectives of the zoning code and promotes an efficient use of land and resources. The PUD plan continues to comply with PUD overlay district provisions.

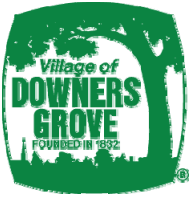


4. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The proposed development remains designed to provide high-quality site planning, architecture, and amenities that will enhance the community. The proposed development will result in public benefits that are greater than or at least equal to those otherwise required by existing regulations.

5. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

The proposed development has been planned to ensure compatibility with surrounding land uses, minimizing potential adverse impacts. It will protect the interests of the surrounding property owners and residents, existing and future residents, and the general public.



Special Uses

Review and Approval Criteria

Form #PZC2

Address of Project Site: 5112-5120 Forest Ave (amending Ordinance 6186)

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.

The proposed use remains consistent with the intent of the zoning district and complies with applicable regulations. In addition, the use is expressly authorized as a Special Use in the district.

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

The design and operation of the proposed use will meet all applicable standards and will function in a safe and efficient manner. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

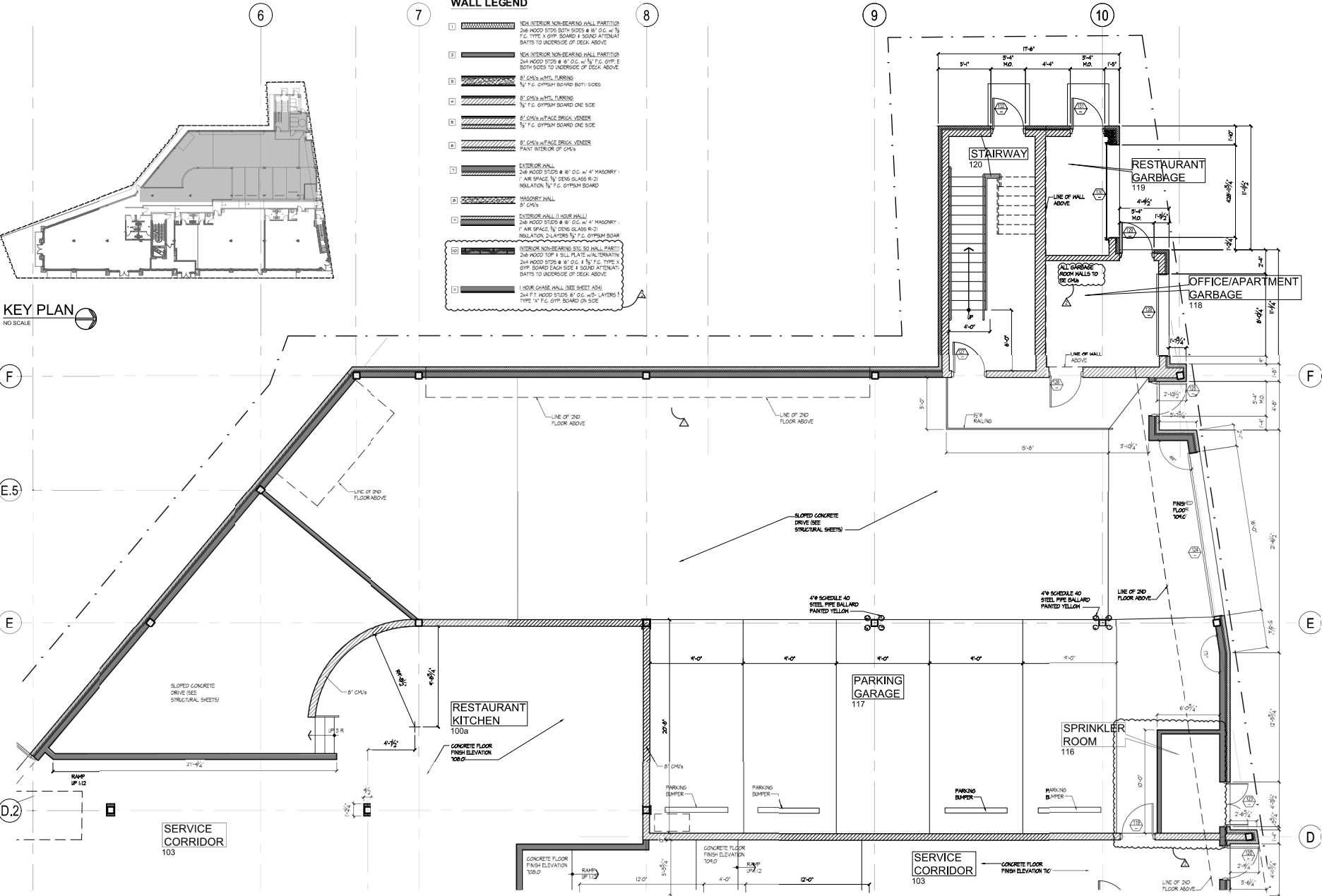
3. That the proposed use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed use will be compatible with the character of the surrounding neighborhood and will operate in harmony with adjacent land uses. The proposed use will not be injurious to the use and enjoyment of other property in the immediate area 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.

The proposed use will be integrated into the surrounding area in a way that supports long-term growth and investment. It will not impede the normal and orderly development and improvement of adjacent property.





FIELD REPRESENTATIVE
JWDiStudio
847.333.8718
www.jwdistudio.com

DATE: _____
BY: _____
FOR: _____

REVISIONS
1. 04/2020 - PRELIMINARY COMMENTS
2. 04/2020 - ISSUE #1 REVISIONS
3. 04/2020 - RELEASE FOR PERMIT

Street No. **A8**

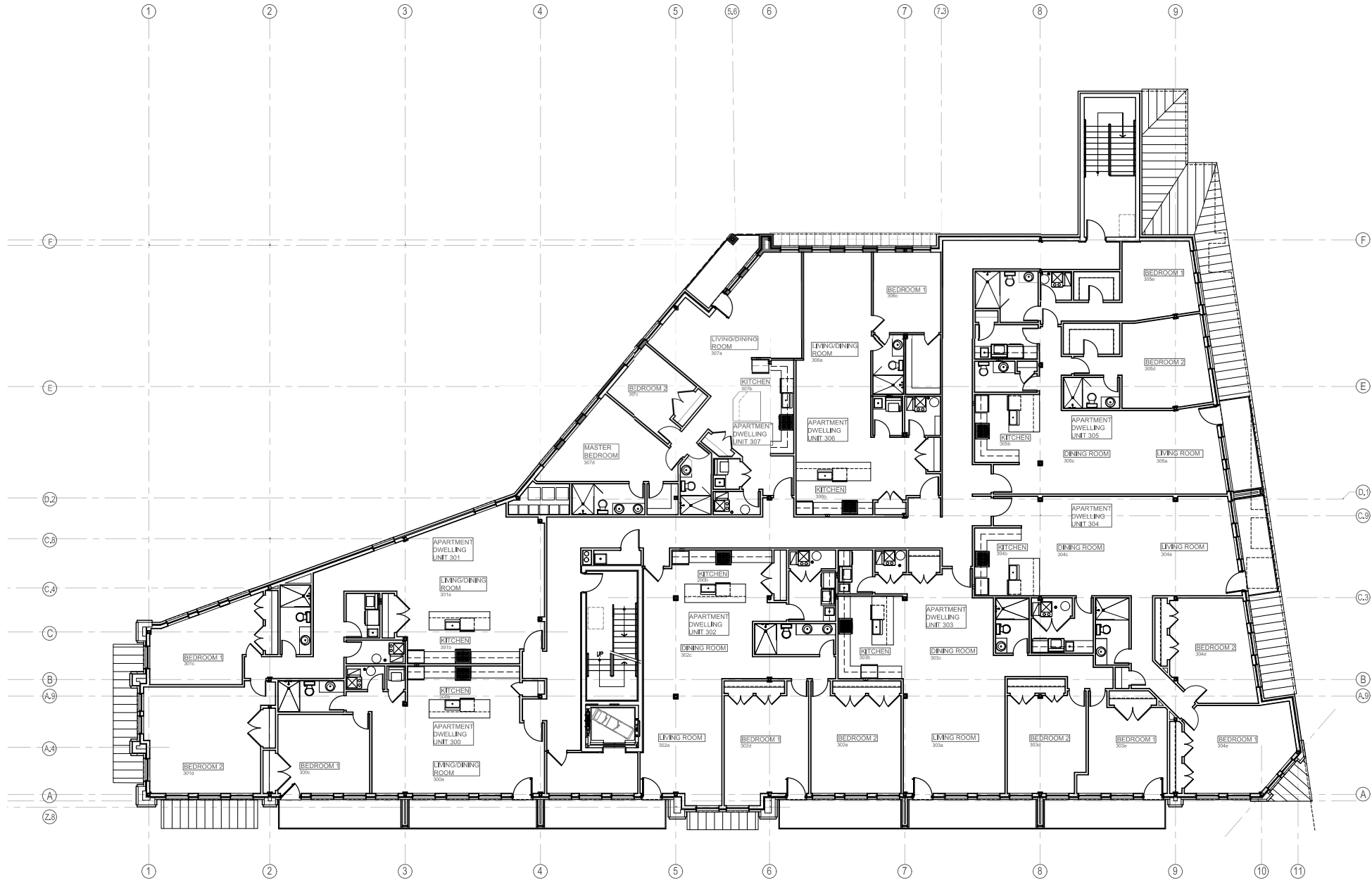
Forest Pointe
5120 Forest Avenue
Downers Grove, Illinois 60515

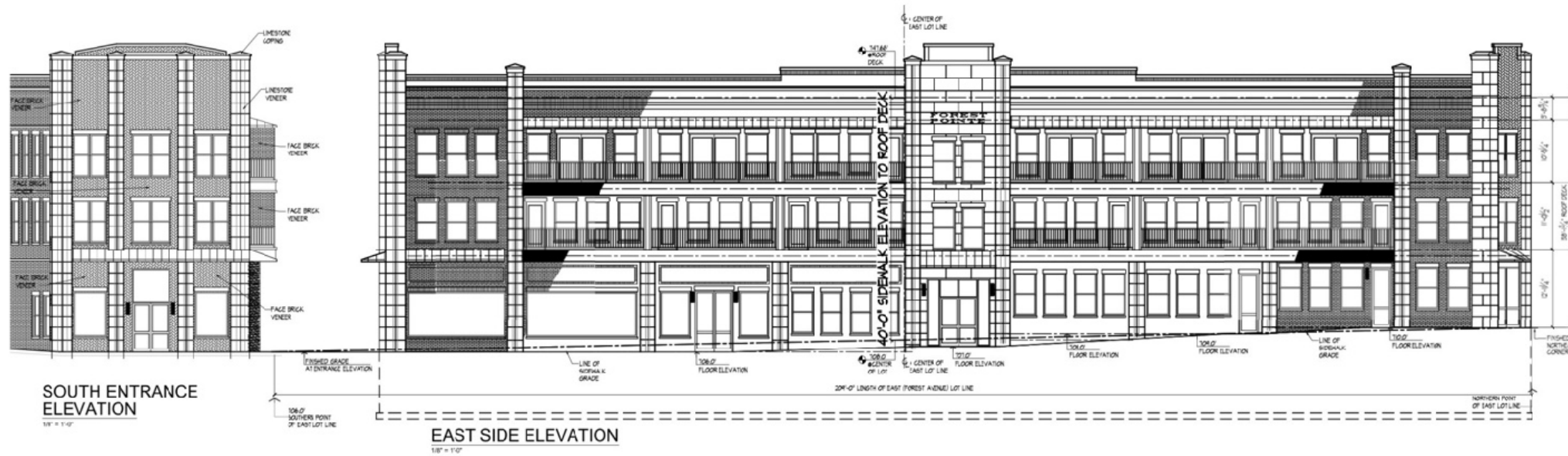
WJDiStudio
LEWISTON, IL 60439
SCHEERSTELLEN, IL 46374
847.333.8718
www.jwdistudio.com

DRAWN BY: _____
CHECKED BY: _____
DATE: 04/20/2020

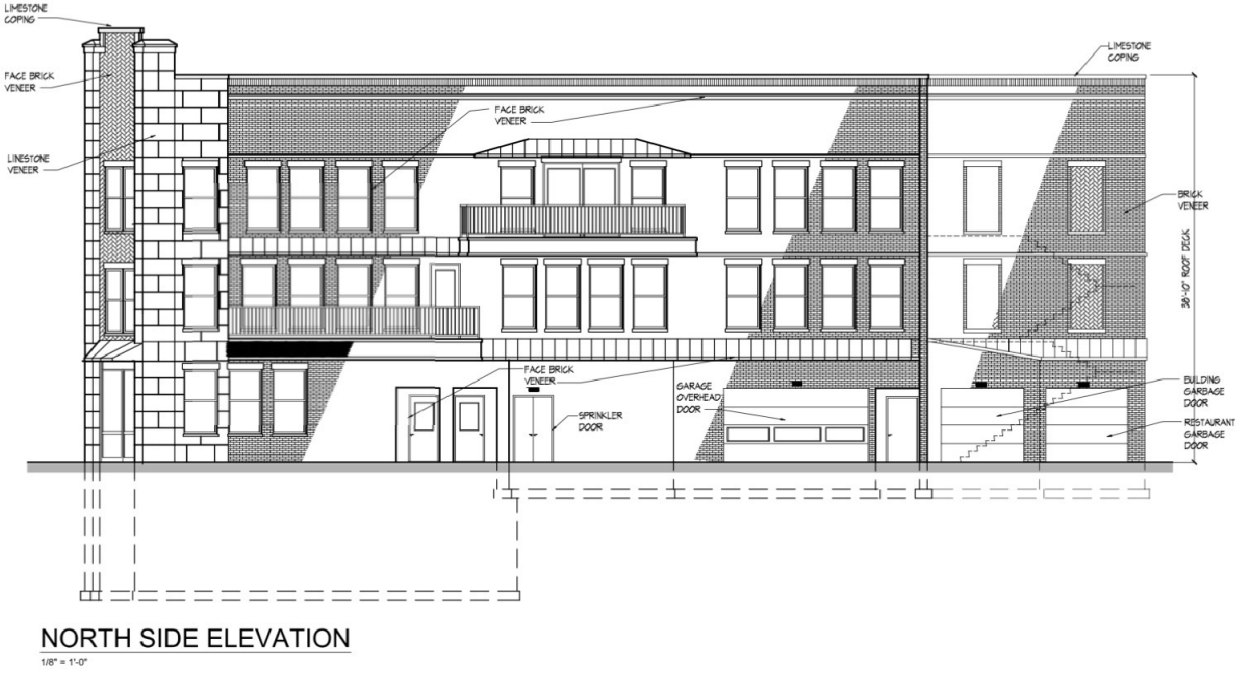
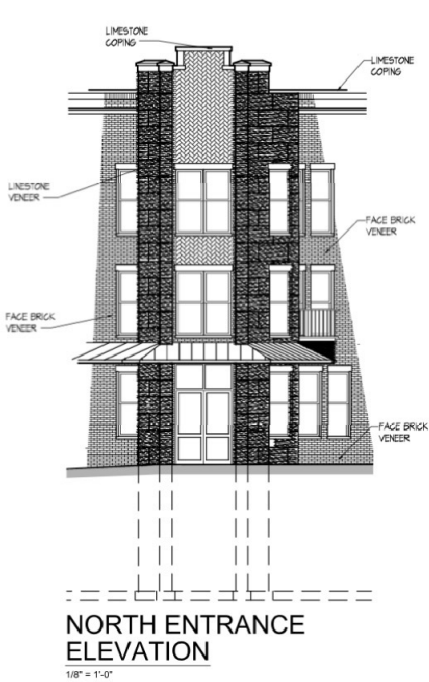
PRINTED: _____











Fish Transportation Group
1950 N. Washington Street, Suite 211
Naperville, Illinois 60563



Memorandum

To: William J. Di Santo, AIA, NCARB
WJDi Studio

From: Tim Doron
Senior Transportation Consultant
Fish Transportation Group

Date: August 21, 2026

Re: Forest Pointe Development
Downers Grove, Illinois
Revised Trip and Parking Generation Memorandum

Introduction

Fish Transportation Group (FTG), was asked to compare old and new trip generation for the Forest Pointe mixed development located on the southwest corner of Forest Avenue and Gilbert Avenue in downtown Downers Grove, Illinois (Site). The Site was previously evaluated by means of a traffic impact study (TIS) submitted and approved in February 2026. Since that time the owner has requested a second amendment to the plan and made small changes to the uses contained in the building. Accordingly, the Village of Downers Grove has requested a second revised trip generation memorandum.

As proposed, the development new plan will now have three floors containing approximately 3,773 square feet of retail, 4,299 square feet of office (a reduction of 5,500 square feet from the original plan), a 3,610 square foot restaurant, and thirteen residential units (an increase in seven dwelling units from the original plan). It will also have a 25-space parking garage below grade for the use of the residential and office. A complete trip generation table comparing uses and trips is shown as Table 1.

Site Area Context

Existing transportation conditions in the vicinity of the proposed Site were documented in the original TIS based on field visits and traffic counts completed by FTG, supplemented with existing data collected from the Village of Downers Grove, DuPage County, Illinois Department of Transportation (IDOT), as well as Metra and Pace. The proximity of this Site to the Metra line is reflective in the reduced number of residential and office trips.

The new mixed-use development is proposed to be located on the southwest corner of Forest Avenue and Gilbert Avenue in downtown Downers Grove, Illinois. The northern end of the Site is located approximately 600 feet from the Metra BNSF commuter rail station and directly across Forest Avenue from the Downers Grove Library. The block bounded by Gilbert Avenue to the north, Curtiss Street to the south, Forest Avenue to the east and Carpenter Street to the west is comprised of both single-family and multi-family residential. On-street parking is permitted on Gilbert Avenue (north side) and on Forest Avenue both sides. Immediately east of the site is the Forest Avenue public lot.

Table 1. Revised Site-Generated Traffic Projections

Land Use	Size	Weekday							Saturday		
		Daily	AM Peak Hour			PM Peak Hour			Midday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Multi-family Housing (Low Rise) – Close to Rail Transit	13 Dwelling Units (previously 6 units)	61	1	3	4	3	3	6	1	2	3
High-Turnover (Sit-Down) Restaurant	3,610 SF	380	18	14	32	20	13	33	20	20	40
Strip Retail Plaza (<40k)	3,773 SF	210	8	7	15	20	19	39	13	12	25
General Office Building	4,200 SF (previously 9,799 SF)	234	20	3	23	6	29	35	2	2	4
Total Gross Trips - New Plan		885	47	27	74	49	64	113	36	36	72
Multi-modal reduction ¹		-150	-8	-5	-12	-8	-11	-19	-6	-6	-12
Total New Plan - New Trips		735	39	22	61	41	53	94	30	30	60
Total Original Plan - New Trips		750	45	22	67	42	56	98	33	31	64

¹ Based upon census data in the nearby area, a multi-modal reduction of 17% was applied to account for walking, bicycling, and transit trips.

As shown in Table 1 above there is an overall reduction in daily trips (fifteen less) than from the original plan approved in February with reductions during the peak hours varying from 4 – 6 trips. The biggest reduction in trips is a result of the reduction in office space from 9,799 to 4,200 square feet. Office uses typically generate concentrated weekday traffic during morning arrival and evening departure periods, resulting in higher peak-hour traffic demands. Residential uses, by comparison, generally produce lower and more dispersed trip patterns throughout the day and evening. The reduction is very small and should have a negligible impact on any of the surrounding streets. The increase in residential units from the original 6 units to the current planned 13 units is negligible in terms of traffic.

Parking Analysis

The previously approved development included six (6) residential units requiring eight (8) parking spaces. Under the proposed amendment, the residential parking requirement increases to eighteen (18) spaces for thirteen (13) dwelling units. The development includes a private enclosed parking garage containing twenty-five (25) parking spaces. A summary of quantities are:

- Required residential parking spaces by code: **18**
- Office parking – no spaces required
- Restaurant parking – no spaces required
- Proposed garage parking spaces: **25**
- Surplus parking spaces (over code) provided: **7**

The parking garage therefore continues to satisfy the code residential parking requirement and maintains a surplus of seven (7) parking spaces beyond the code requirement. Furthermore, because the new plan significantly reduces the amount of office space within the building, the overall parking demand associated with office employees and visitors is anticipated to decrease. Other options for longer term office employees exist in the municipal garage only short distance away. Accordingly, the proposed new plan provide more parking, and the change is expected to have a negligible effect on overall parking demand.

Conclusion

The proposed amendment increases the residential dwelling unit count from six (6) to thirteen (13) units while simultaneously greatly reducing previously approved office space. Because residential trips are generally lower in intensity and more dispersed than office-generated peak-hour trips, the change in occupancy is expected to produce a more favorable traffic outcome than the previously approved plan.

The development continues to provide more than adequate garage parking spaces, exceeding the required eighteen (18) residential parking spaces by seven (7) spaces. Additionally, the reduction in office area will reduce overall parking demand.

Based on the foregoing, the proposed amended plan is not anticipated to create adverse traffic or parking impacts and is expected to remain compatible with the transportation and parking resources serving the development.

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-0039:

The petitioner is seeking approval of a Planned Unit Development Amendment and a Special Use Amendment to construct a mixed-use 13-unit apartment building. The property is currently zoned DC/P.D. #74, Downtown Core/Planned Development #74. The property is located on the west side of Forest Avenue between Gilbert Avenue and Curtiss Street, commonly known as 5112-5120 Forest Avenue (PINs: 09-08-301-008, -009, -030, and -031) Petitioner, Brownstone Homes, LTD; Owners, Brownstone Homes, LTD and 1024 Division Commons, LLC.

Kelly Casson expressed Forest Pointe has already been through an extensive review and approval process, but they are asking for a focused amendment to the plan. She explained they continue to test the plan against the market and the best chance of long term success, and they found they could improve the balance in the original plan. She shared the first floor would be essentially unchanged, but they are reducing office space from 100% to around 50% on the second floor and adding five new residential units. She added on the third floor, they are going from six residential units to eight and significantly increasing parking within the building to total 25 spaces. She noted there is a balcony shift on the west elevation as a result of the improved interior layout. She added they are not requesting any new variances, relief, or deviations. In regard to traffic, the revised mix of occupancy would result in approximately 15 fewer trips per day. She emphasized the use remains compatible with the surrounding area and continues to apply with the applicable standard.

DRAFT

Commissioner Frankovic asked if the cost of the residential units would be more affordable, as they are going down quite a bit in size. Ms. Casson answered there would be more diverse options in terms of size of the units but the units would be luxury.

Commissioner Barry asked why they reduced office space. Don Brown, owner and developer, stated due to bank loan rates for office space, they felt they would be better off getting rid of some of the office space, as well as parking concerns for the those using the office spaces.

Commissioner Patel stated there was a reduction in parking on the first level from 6 to 4. He asked if they were exclusive for the retail tenants or for customers as well. Ms. Casson they are for everyone, but they just happen to be on that level.

Commissioner Reyes asked if 18 out of the 24 spaces were for residents and the rest would be reserved for office space. Ms. Casson answered yes.

Commissioner Lincoln was confused why they reduced the office space, as when this was first talked about, there was a strong argument for having office space in the suburbs from the petitioners, so he was struggling with the reason just being from the banking standpoint. Ms. Casson responded to keep in mind that those who spoke to that previously might have been those who needed office space in Downers Grove. She reiterated there is nothing more to the change than what was stated. Mr. Brown added they were concerned about a huge office space and not being able to lease it, and they can always lower rent with an apartment.

Commissioner Frankovic inquired if there were any parking spaces on the exterior of the property. Ms. Casson answered there are two loading zones and two parking spots in front of the building currently and those will all stay the same.

Chairman Rickard asked for public testimony.

Sue Tierney, Curtiss Street resident, felt the development was awesome and a huge improvement over what was there before.

Scott Richards, Warren Ave resident, expressed he was not against the building, but he was concerned on if downtown could support the additional parking. He said this seemed like a lot for the parking they are offering inside the building, and stated they should not rely on the parking lot next to the library, as it is always full. He did not understand why they are not every worried about parking.

Ms. Whittingham stated the building is lovely but is a luxury apartment building, and couples will have two cars. She said it may meet the parking requirements for residential, but it will not

DRAFT

be enough, and she felt they should be protecting the parking for the library above all else, as it is one of their biggest and best resources.

Chairman Rickard asked for the staff report.

Flore Leon, Senior Planner, expressed the petition for 5112 through 5120 Forest Avenue, for a request to amend the original Special Use and Planned Unit Development. She said all noticing requirements were met and they received no additional comments from the public. She discussed the proposed changes, including the dwelling count going from 6 units to 13 units, increase in school and park district fees, 17 parking spaces to 25, modified balconies along the western side interior, and a detention vault underneath the building in the stormwater infrastructure. Staff found the elevation guidelines continue to be met. She discussed all the ways this new amendment aligns with the Comprehensive Plan. Staff found all special use and planned unit development criteria were met, and they recommended approval for the petition.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln asked if they chose not to approve this new amendment, would the previously approved petition remain in place. Ms. Leon answered yes.

Chairman Rickard invited the petitioner back up to add additional information or address any comments. The petitioner declined.

Chairman Richard asked for Commission deliberation.

Commissioner Lincoln expressed he was still confused about the change in office space, but it is not super relevant, and he did not see any reason to deny this.

Commissioner Barry said the actual question is allowing two more balconies, reduction in some standard apartment sizes, and shift with some office space, which is largely inconsequential to the impact it would have the community.

Commissioner Reyes stated they could make the argument about the density since they added all the residential units, but he did not think that was the case. He felt parking would stay the same and adding more residents would decrease traffic probably. He noted he was concerned with parking in the original petition, but did not see a problem with approving the new changes.

Commissioner Lincoln added they are well beyond the minimum requirement for parking, so they cannot put their dislike of the current rules for parking on this one building. He said issues with parking needs to be a bigger conversation.

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Commissioner Frankovic felt this development is very dense for the space and now they are going over that by adding more people and trying to cram as much as they could in the space. She wished there was some adjustment in the price point of the apartments, as they need more affordable housing and less luxury. However, what has been approved has been approved, and she was happier having more residents in Downers Grove, as the parking situation is more conducive to having better situation for residential. She felt they have done what they can to amend the potential issue with parking and residential with the new amendment.

Commissioner Patel felt the standards were met and supported the amendment.

Chairman Rickard voiced parking concerns come up all the time, but all the buildings downtown are intended to be pedestrian centric. However, there is always parking in the garage downtown and a couple of lots scattered throughout the area, and he felt they had more of a walking problem than a parking problem. He said this application increases parking. He added when the parking garage and other public facilities fill up, then there will be a need for another parking facility.

Commissioner Reyes noted there are a lot of residents in Downers Grove who do not live within walking distance to downtown, and his experience in trying to go to the library in the winter for toddler story hour is there is no parking at all, so there are situations where parking is an issue. He felt that should be looked into further.

Chairman Rickard agreed library parking is tight.

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 a Planned Unit Development amendment and a Special Use amendment, 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-0047, subject to the conditions outlined in the staff report.

The motion seconded by Commissioner Patel.

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

Nay: None

Motion Passed. Vote 6-0.