

**VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION**

VILLAGE OF DOWNERS GROVE CIVIC CENTER
850 CURTISS AVENUE

August 4, 2025

7:00 p.m.

AGENDA

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- a. June 23, 2025

4. Public Hearings

- a. 25-PZC-0015: A petition requesting approval of a petition seeking a lot reconfiguration with a zoning variance. The property is located are located directly northeast of the intersection of Pershing Avenue and Warren Avenue, commonly known as 4909 and 4915 Pershing Avenue, Downers Grove, IL (PINs: 08-12-213-011, 08-12-213-042). Katie McMahon, Petitioner, Bruce W. Weeks and Joan M. Weeks. Owners.
- b. 25-PZC-0020: A petition requesting approval for a right-of-way vacation. The north-south right-of-way is approximately 250 feet southwest of the intersection of Lyman Avenue and Randall Street between 5317 Washington Street 5310 Lyman Avenue. 5317 Washington St. LLC and Joseph Gemino, Petitioners, Village of Downers Grove, Owner.

5. Public Comment

6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION MEETING

June 2, 2025, 7:00 P.M.

Chairman Rickard called the June 2, 2025 meeting of the Downers Grove Planning and Zoning Commission to order at 7:00 p.m. and led the Planning and Zoning Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Frankovic, Patel, Rutledge, Lincoln, Eberhardt

ABSENT: Toth

STAFF: Planning Manager Jason Zawila and Carter Moran, Planner

OTHERS

PRESENT: Tim Reck, Meredith Achen

APPROVAL OF MINUTES

a. May 5, 2025

Motion to approve the minutes by Commissioner Lincoln, seconded by Commissioner Eberhardt.

PUBLIC HEARING

FILE 24-PZC-0013: A PETITION REQUESTING APPROVAL OF A SPECIAL USE AND A PLANNED UNIT DEVELOPMENT AMENDMENT TO PLANNED UNIT DEVELOPMENT #31, ESPLANADE AT LOCUST POINT TO BUILD A NEW SINGLE-STORY CREDIT UNION WITH A DRIVE THROUGH. THE PROPERTY IS LOCATED NORTHEAST OF THE INTERSECTION OF LACEY ROAD AND ESPLANADE ROAD, COMMONLY KNOWN AS 1807 BUTTERFIELD ROAD, DOWNERS GROVE, IL (PIN: 06-30-304-003). AXIOM CONSULTANTS, PETITIONER, HAMILTON PARTNERS, INC. OWNER.

Tim Reck, Senior Vice President of Real Estate and Facilities for GreenState, discussed what GreenState Credit Union is and its background. He stated that GreenState has just under \$11 billion in assets and 32 branches across Iowa, Illinois, and Nebraska, with around 1000 employees, and are very active in their communities.

Meredith Achen, Civil Engineer with Axiom Consultant, presented on the building and site. She stated that they needed to have the special use and plan amendment, which is consistent with the District Master Plan that already depicts a bank on this lot. She shared that there are a lot of benefits for this development, including it being a high quality building, generating a daytime population to support other Village businesses and restaurants, and the peak hours being different from the peak

hours of Cooper's Hawk. She expressed that they had a traffic study completed and the site will share access to Lacey Road with Cooper's Hawk and connect to their driveway entrance through an existing access easement. She expressed that the site consists of 18 parking stalls and an emergency vehicle circulation via bypass lane through the parking lot, and the DuPage County Stormwater Ordinance has been met. Ms. Achen stated that no new signage is proposed that would require any amendment and there is public access to the site on the west and south sides, with the south accesses being ADA accessible. In regard to landscape, they are keeping most of the trees on the site, will have a screened dumpster, and are meeting all requirements. She also went over the renderings and the floor plan for building.

Chairman Rickard asked for questions for the petitioner. There were none.

Chairman Rickard asked for public comment. There were none.

Chairman Rickard asked for the staff report.

Carter Moran, Planner, stated that the site is located at the northeast intersection of Lacey Rd and Esplanade Rd and the existing zoning is Office Research Manufacturing, with PUD #31, Esplanade at Locus Point. He expressed that all notice requirements were met and they received no public comment or inquiry on the site. He gave some historical context to the PUD, which was established in 1990 and a variety of uses have been added or proposed since then. On the plat survey, there are two existing signs on site, ingress and egress both occur off the access easement with left and right access from Lacey Rd, the proposed drive-through lane is separated from the parking area, and pedestrian connections do not intersect with drive-through lane. He stated that the building is primarily clad with a wood paneling look and cream colored stone with floor to ceiling windows on the north and west elevations and an enclosed patio on the south side of the building. Staff recommended approval.

Chairman Rickard asked if the fire department gave all the clearances they need for emergency access, including under the canopy that projects over the drive-through area. Mr. Moran responded that they reviewed it so they would go around the bail-out lane on the right side and they passed it.

Commissioner Lincoln understood the special use aspect for the drive-through, but he was trying to understand what was actually being amended in the PUD since it was already a PUD. Mr. Moran explained that conceptually a bank was approved for the site, but the final site plan requires an amendment to the PUD.

Commissioner Eberhardt inquired why the drive-through is a special use. Mr. Moran explained it is a special use for this ORM Zoning District. Chairman Rickard expressed that all drive-throughs in the Village are considered special uses regardless of the district. Mr. Moran confirmed that is correct.

Chairman Rickard asked the petitioner to come back up and address any comments or questions.

Mr. Reck expressed that they are really excited about the prospect of being part of Downers Grove's community, and this will be the first new building in Illinois, as all of their current branches are a result of acquisition.

Chairman Rickard asked the commissioners for discussion.

Commissioner Boyle commented that it seemed pretty straightforward and appreciated their interest in Downers Grove. He said it was a great plan and keeping the stormwater and trees are a good site plan. He felt they met the criteria and supported it.

Commissioner Lincoln stated that this is an example of they have to review it, but there does not seem to be any issues with it.

Commissioner Eberhardt voiced it is a great location for this and fits with the surrounding area.

Commissioner Frankovic agreed with her fellow commissioners and felt the criteria had been met.

Commissioner Rutledge also agreed with the other commissioners, believed it met criteria, and she supported it.

Commissioners Patel supported it and felt the standards of approval were met. He also thanked them for choosing Downers Grove to invest in.

Chairman Rickard said it was an easy decision and all criteria had been met.

WITH RESPECT TO FILE 24-PZC-0013 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PROVIDED, IT IS FOUNDED THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AND PLANNED UNIT DEVELOPMENT #31 AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER BOYLE MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THE VILLAGE COUNCIL APPROVAL OF FILE 24-PZC-0013, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.

SECOND BY COMMISSIONER LINCOLN

ROLL CALL:

AYE: BOYLE, LINCOLN, FRANKOVIC, PATEL, RUTLEDGE, EBERHARDT, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 7-0

Mr. Zawila provided staff announcements. He shared they will have another meeting on June 23rd for the Comprehensive Plan recommendation and public hearing before it goes to Council for final approval. He stated they have plenty of public opportunities to look at the final plan ahead of that meeting, including at Concert in the Park, an open house on Thursday, 2-4 p.m. at the Civic Center and 6-8 p.m. at the Rec Center on Belmont Rd, and at the Farmer's Market.

Commissioner Lincoln asked if there was a schedule of those events on the Village website. Mr. Zawila answered yes and added that the plan will be up by lunch time on the website tomorrow.

Chairman Rickard felt it had been heavily advertised for a long time all over the place, and he could not see how any member of the public could claim they were not aware of it. Mr. Zawila added this was the most public input he had ever experienced on any plan. He shared that the July regular meeting is scheduled for July 7th, but he will let them know in the next week or two if that date will hold.

THE MEETING WAS ADJOURNED. UPON MOTION BY COMMISSIONER BOYLE, SECOND BY COMMISSIONER FRANKOVIC. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
AUGUST 4, 2025 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0015 4909 & 4915 Pershing Avenue	Lot Reconfiguration with a Side Setback Variance	Carter Moran Planner

REQUEST

The petitioner is requesting approval of a lot reconfiguration for 4909 and 4915 Pershing Avenue. In conjunction with the lot reconfiguration request, the petitioner is requesting a variance to permit the north side yard setback at 4909 Pershing Avenue to be 4.85 feet from the north property line where nine (9) feet would be required.

NOTICE

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

GENERAL INFORMATION

OWNERS/PETITIONERS: Bruce & Joan Weeks
4909 Pershing Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 0.41 acres (17,859 square feet)
PINS: 08-12-213-042, 08-12-213-011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	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. Application/Petition for Public Hearing
2. Project Narrative
3. Approval Criteria
4. Location Map
5. Existing and Proposed Plats of Survey

PROJECT DESCRIPTION

The subject properties, commonly known as 4909 and 4915 Pershing Avenue, are located northeast of the intersection of Pershing Avenue and Warren Avenue. The properties are zoned R-3, Residential Detached House 3, and both are improved with single-family homes. The property at 4909 Pershing Avenue is 60 feet wide, while the 4915 Pershing Avenue property is 120 feet wide. The petitioner is proposing to shift the lots’ shared interior lot line 30 feet to the south, creating two equally sized lots with widths of 90 feet.

Currently, there are three non-conforming items associated with this petition:

- The 60 foot wide 4909 Pershing Avenue lot does not meet the minimum 75 foot lot width requirement of the R-3 zoning district.
- The existing house at 4909 Pershing Avenue is setback 4.85 feet from the north property line where six (6) feet is required.
- The existing house at 4915 Pershing Avenue is setback 5.62 feet from the south property line where 12 feet is required.

The proposed reconfiguration would result in:

- The 4909 Pershing Avenue lot width will become conforming.
- The existing non-conforming setback (4.85 feet) at 4909 Pershing will increase as the side yard setback requirement will now be nine (9) feet.
- The existing non-conforming setback (5.62 feet) at 4915 will be reduced as the side yard setback requirement will now be nine (9) feet.

The variance request is summarized in the table below:

	Lot Width		Side Setback Requirement		Existing Interior Building Setback
	Existing	Proposed	Existing	Resulting	
4909 Pershing Avenue	60 feet	90 feet	6 feet	9 feet	4.85 feet*
4915 Pershing Avenue	120 feet	90 feet	12 feet	9 feet	5.62 feet^

*increased nonconformity

^ decreased nonconformity

Per Section 20.601(b) of the Zoning Ordinance, the Community Development Director may only administratively approve petitions for lot reconfiguration that will not increase the degree of nonconformity or create any new nonconformity. Therefore, a variance is required to enable the lot owner to reconfigure the lots and increase the existing nonconformity for the 4909 Pershing Avenue setback.

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 received no inquiries or comments about the proposed lot reconfiguration.

ZONING ANALYSIS

As noted above, the petitioner is requesting approval of a lot reconfiguration for 4909 and 4915 Pershing Avenue. In conjunction with the lot reconfiguration request, the petitioner is requesting a variance in order to increase a side yard setback nonconformity at 4909 Pershing Avenue, per Section 20.601(b). As noted above, the proposed request would result in elimination of a non-conforming lot width for 4909 Pershing Avenue, while also improving the non-conforming setback for 4915 Pershing Avenue. Properties containing setback encroachments and non-conforming lot widths exist throughout the Village and in this neighborhood.

To meet the Zoning Ordinance requirements for administrative approval of the proposed lot reconfiguration, the petitioner would need to demolish the existing structure on 4909 Pershing Avenue.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a lot reconfiguration for 4909 and 4915 Pershing Avenue. In conjunction with the lot reconfiguration request, the petitioner is requesting a variance in order to increase a side yard setback nonconformity at 4909 Pershing Avenue. The review and approval criteria for this request 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.

Variation

Section 28.12.090.G Standards and Review Criteria

Zoning Variations require evaluation per Section 28.12.090(g) of the Zoning Ordinance, Standards and Review Criteria: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

- 1. The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.*
- 2. The plight of the owner is due to unique circumstances.*
- 3. The variation, if granted, will not alter the essential character of the locality.*
- 4. That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
- 5. That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.*
- 6. That the alleged difficulty or hardship was not created by the current property owner.*
- 7. That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*
- 8. That the proposed variation will not alter the essential character of the area.*
- 9. That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.*

DRAFT MOTION

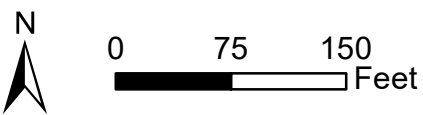
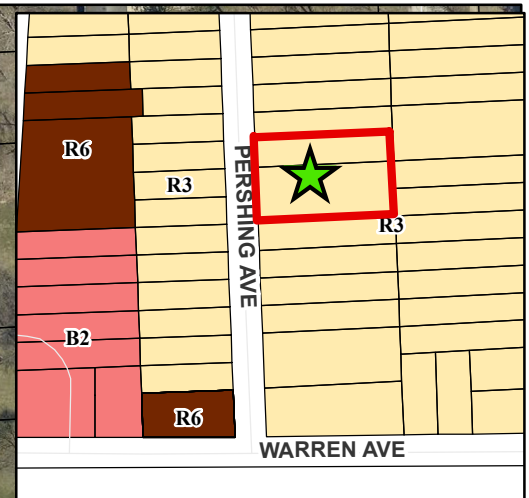
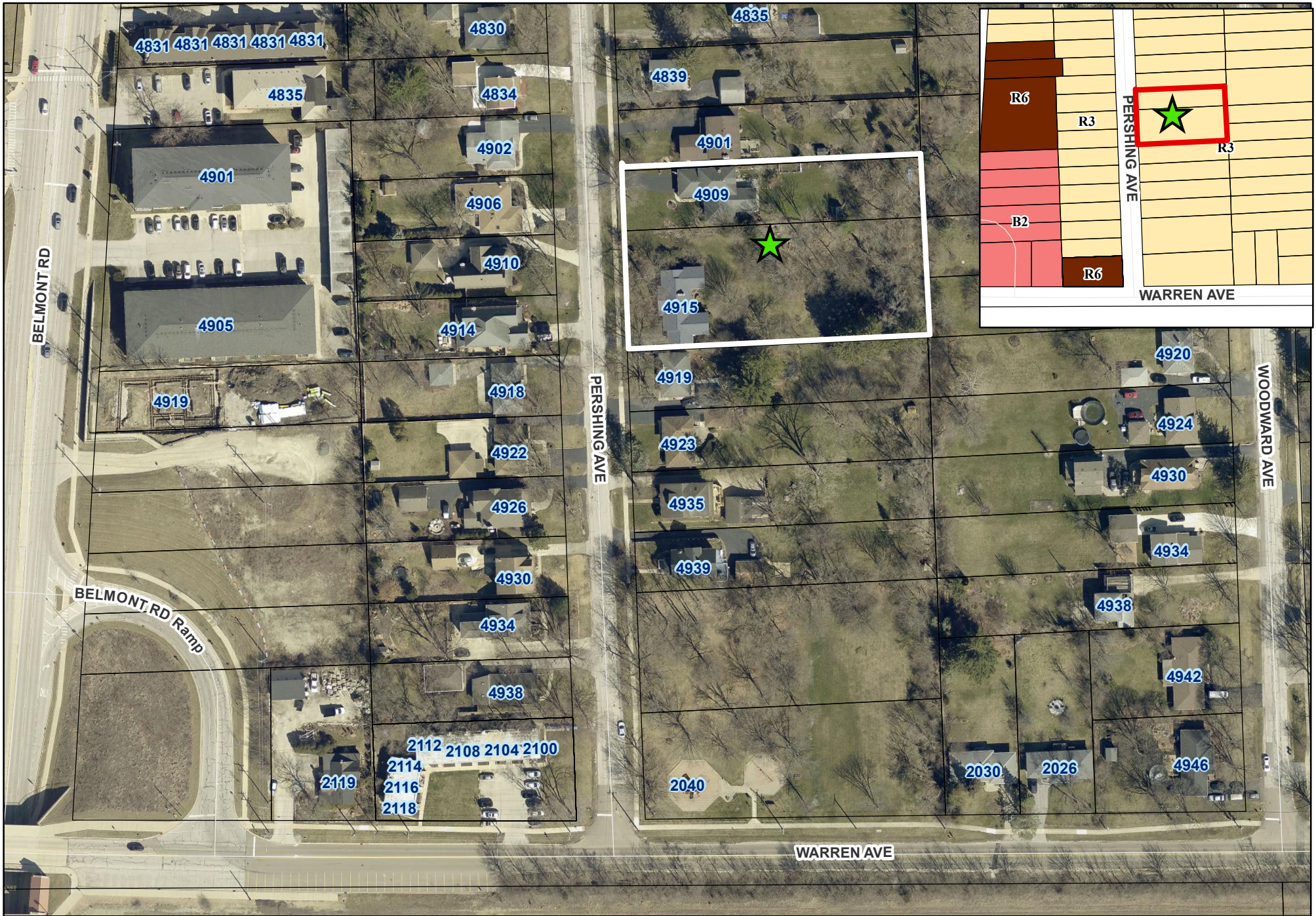
Staff will provide a recommendation at the August 4th meeting. Should the Planning and Zoning Commission find that the request meets the standards of approval for a variance staff has prepared a draft motion that the Planning and Zoning Commission may make for the approval of 25-PZC-0015:

Based on the petitioner's submittal and the testimony presented, I find that the petitioner has met the standards of approval for a variance 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 approve the variation and lot reconfiguration request.

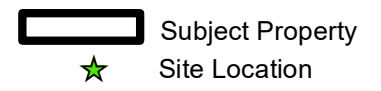
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development



4915 & 4909 Pershing Avenue - Location Map



McMahon Law

May 5, 2025

Village of Downers Grove Zoning Commission
801 Burlington Avenue
Downers Grove, IL 60515

Re: Request for Lot Reconfiguration – 4909 and 4915 Pershing Avenue, Downers Grove, IL

Dear Members of the Zoning Commission:

I am writing on behalf of my client, Mrs. Joan Weeks, to formally request approval for a lot reconfiguration involving the adjacent properties located at 4909 and 4915 Pershing Avenue in Downers Grove, Illinois.

Mrs. Weeks (along with her husband, Mr. Bruce Weeks) is the current titleholder of the parcel located at 4909 Pershing Avenue. Her sister, Ms. Nancy Larson, was the record owner of the adjacent parcel at 4915 Pershing Avenue until her passing in August 2023. Title to 4915 Pershing is held by Ms. Larson's Trust. Mrs. Weeks is the executor and beneficiary of Ms. Larson's estate, including, without limitation, the trust holding 4915 Pershing. As a result, Mrs. Weeks is effectively the current owner of both parcels.

The purpose of this request is to shift the existing lot line between these two properties to add approximately 30 feet of land from the 4915 parcel to the 4909 parcel (i.e., moving the lot line 30 feet to the south). Mrs. Weeks holds a deep sentimental value to the land, as her sister, Nancy Larson, owned the adjacent property and lived next to Mrs. Weeks for many years up until her passing in August of 2023. This adjustment is intended to secure the sentimental attachment of Mrs. Weeks' and Ms. Larson's shared space while simultaneously accommodating future plans for 4915 Pershing, including redevelopment of the land. Mrs. Weeks is seeking to complete this reconfiguration prior to listing the 4915 property for sale.

This is a straightforward request to adjust a shared boundary line between two contiguous lots under common ownership, and no new lots are being created as a result. We believe the reconfiguration is consistent with the Village's zoning and land use policies and respectfully request that the Zoning Commission approve this adjustment.

Attached hereto please find the following documentation to accompany our request and application for lot reconfiguration:

1. Proof of Ownership Letter from Mr. Bruce Weeks and Mrs. Joan Weeks;
2. Copy of Deed for 4909 Pershing Avenue;
3. Copy of The Weeks Family Trust dated November 5, 2021;
4. Copy of Deed for 4915 Pershing Avenue;
5. Copy of The Nancy C. Larson Trust Agreement;

6. Surveys as existing for lots at 4909 Pershing and 4915 Pershing;
7. Surveys as proposed for lots at 4909 Pershing and 4915 Pershing;
8. Review and Approval Criteria; and
9. Certification of Public Notice Information and List of Surrounding Property Owners.

If any additional documentation or information is needed to process this request, we would be happy to provide it. Thank you for your time and consideration.

Sincerely,

Katie S. McMahon, esq.



Phone: 630-518-2233

Email: katie@mcmahon.law

Variation Review and Approval Criteria Submission

4909 and 4915 Pershing Avenue, Downers Grove, IL

****Section 28.12.090.G – Approval Criteria (Variations)****

Per the Village of Downers Grove Municipal Code, no variation may be approved unless it meets the standards of practical difficulties or particular hardships. Below are the responses to each required criterion based on the petition submitted by Kathryn S. McMahon, Esq. on behalf of Joan M. Weeks, Trustee.

Required Findings

1. The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.

The existing structure at 4909 Pershing is legally nonconforming and cannot be relocated. Without the proposed variation (lot width adjustment resulting from the reconfiguration), Mrs. Weeks would be unable to retain the portion of land that carries strong sentimental and personal value, nor facilitate the productive redevelopment and sale of 4915 Pershing. This would diminish both emotional and economic value—yielding an unreasonable return under strict compliance.

2. The plight of the owner is due to unique circumstances.

Yes. The unique familial relationship and shared history between Mrs. Weeks and her late sister (the former owner of 4915 Pershing) make this a highly unusual and deeply personal case. Additionally, both parcels are currently under the control of the same person via trusts—another unique circumstance supporting the variation.

3. The variation, if granted, will not alter the essential character of the locality.

The variation will not alter the character. Lot widths in the neighborhood range from 60–120 feet; post-reconfiguration, both parcels would be 90 feet wide, well within the existing character and pattern of development in the area. No new lots are created, and no intensification of use is proposed.

Additional Considerations (Supportive Factors)

1. Particular physical surroundings, shape, or topographical conditions would result in hardship if the strict letter of the law were followed.

The presence of a legally nonconforming home that cannot be relocated, combined with the desire to preserve wooded land with sentimental value, creates a hardship beyond mere inconvenience.

2. Conditions leading to the variation are not generally applicable to other properties in the same zoning classification.

Correct. This request arises from specific trust ownership, a familial inheritance, and a desire to retain shared space. These are not typical zoning-related concerns affecting similarly situated properties.

3. The hardship was not created by the current property owner.

It was not. The properties were independently owned by two sisters for years. The current request results from the passing of one sister and the desire to retain a meaningful portion of shared land—not any action taken by Mrs. Weeks.

4. The variation will not impair adjacent air supply, increase fire danger, or endanger public safety or nearby property values.

Correct. No physical structure changes or intensification are proposed. All changes are to lot lines only. Public health and safety remain unaffected.

5. The variation will not alter the essential character of the area.

Confirmed. The reconfigured lots will be consistent with the lot width norms in the neighborhood. The request promotes revitalization, not disruption.

6. The variation does not confer a special privilege not available to others in the same district.

No special privilege is granted. The applicant is following the formal process to seek relief from the literal zoning requirements in a contextually appropriate and justified manner.

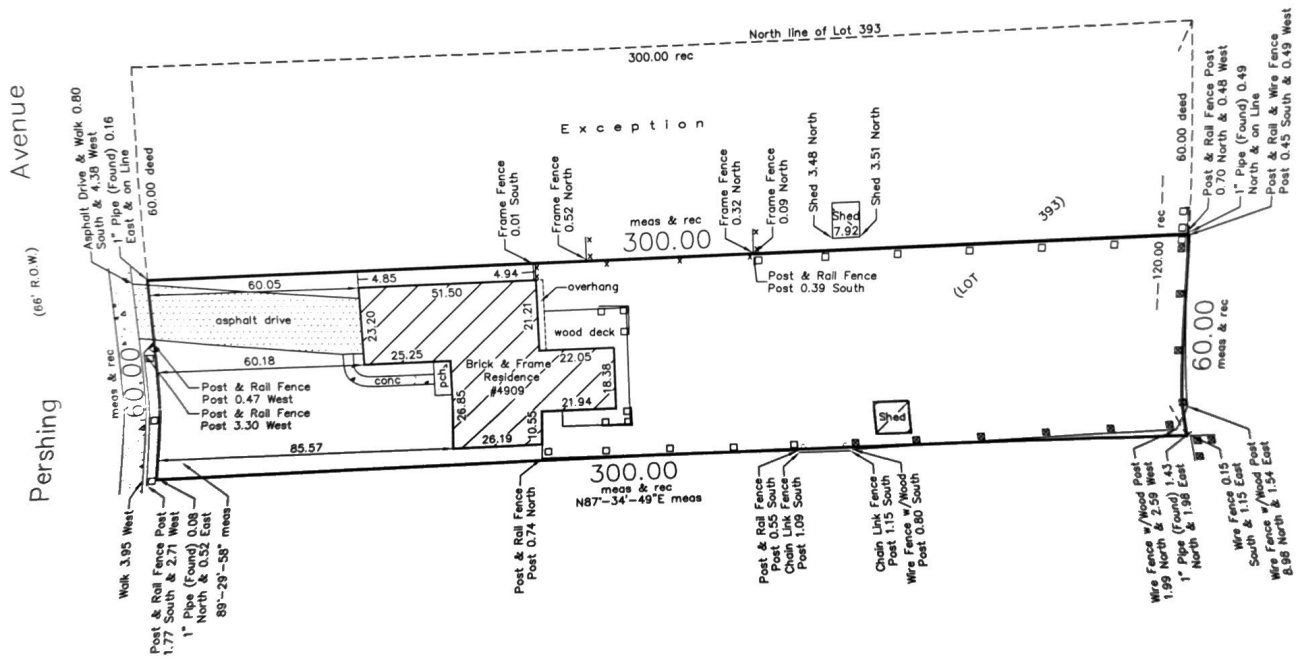


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lot 393 (except the Northerly 60.0 feet thereof) in Branigar Brothers' Wooded Homesites, being a Subdivision in the North 1/2 of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian and the North 1/2 of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 2, 1920 as Document 144598, in DuPage County, Illinois.

Address: 4909 Pershing Avenue, Downers Grove



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete

Area of property is approximately 18,000 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed December 19, 20 24

Scale: 1 inch = 40 ft.
Order No. 242304
Ordered By: Joan Weeks



ORIGINAL SEAL IN RED

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

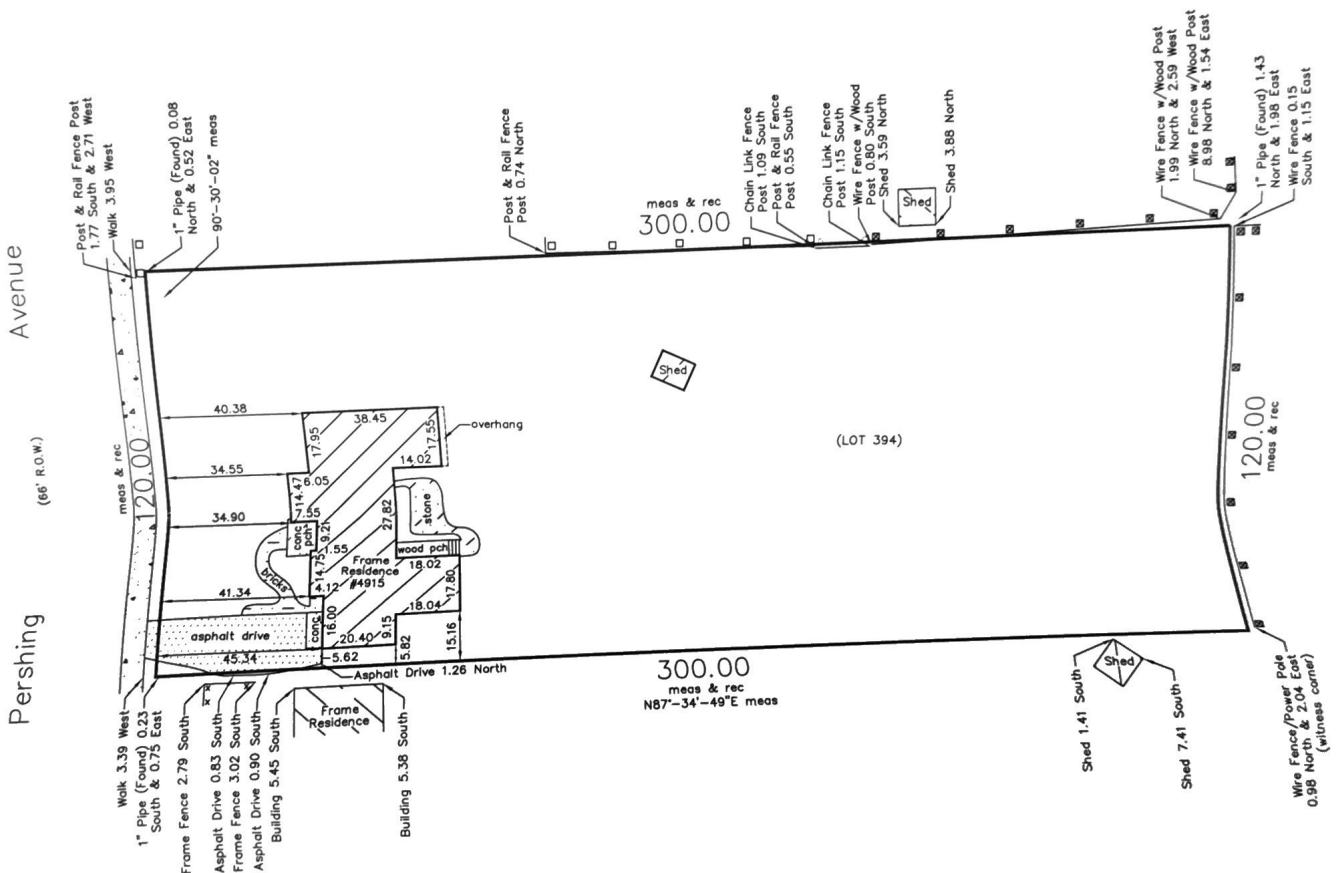


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
 Westchester, Illinois 60154
 (708) 562-2852
 Fax (708) 562-7314
 email: kabal-surveying@comcast.net
 website: KabalSurveyingCompany.com
 Registration No. 184-003061

Lot 394, in Branigar Brothers Wooded Homesites, being a Subdivision in the North 1/2 of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and the North 1/2 of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 2, 1920 as Document 144598, in DuPage County, Illinois.

Address: 4915 Pershing Avenue, Downers Grove



LEGEND

R.O.W. = right-of-way, E = East
 rec = record, N = North, W = West
 meas = measured, S = South
 pch = porch, conc = concrete

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements

This professional service conforms to the current Illinois minimum standards for a boundary survey

Area of property is approximately 36,000 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed _____ December 19, _____, 20____ 24

STATE OF ILLINOIS }
 COUNTY OF COOK } s.a.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.



Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2026

Scale: 1 inch = _____ 40 _____ ft.
Order No. _____ 242304(b) _____
Ordered By: _____ Joan Weeks _____

ORIGINAL SEAL IN RED

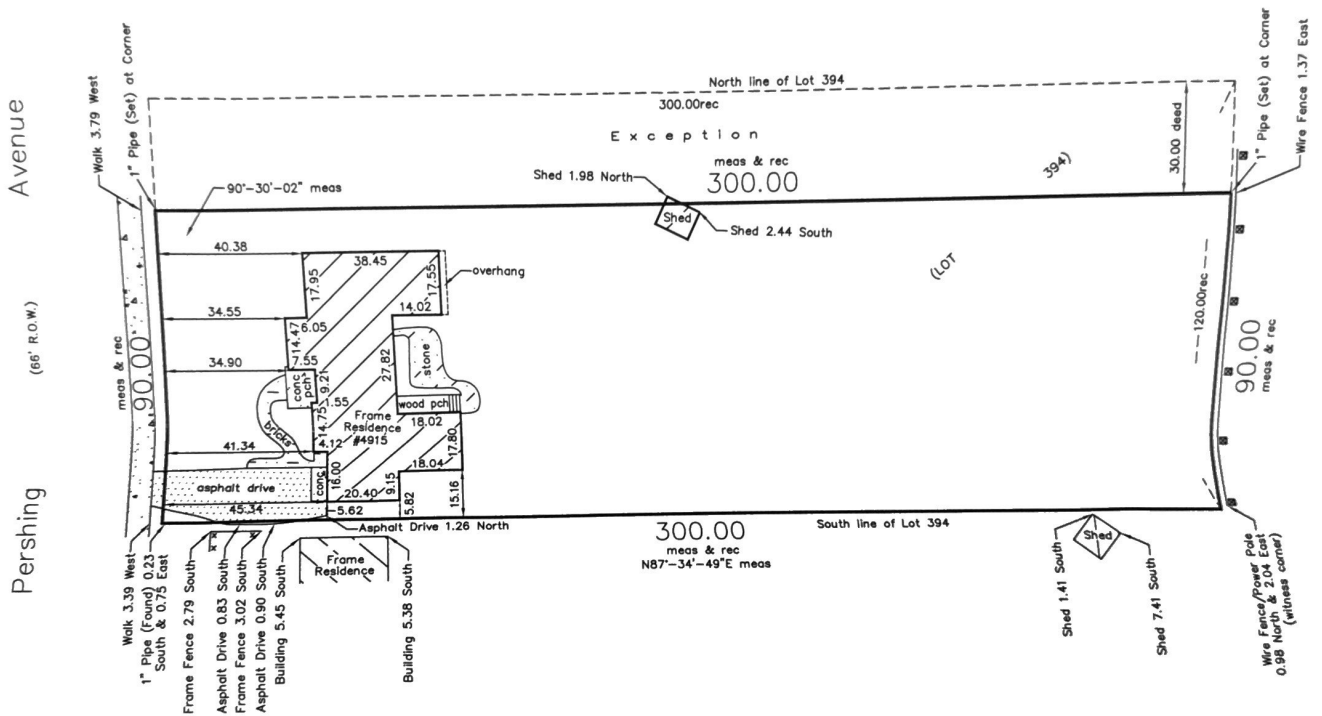


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lot 394 (except the North 30.0 feet thereof) in Branigar Brothers Wooded Homesites, being a Subdivision in the North 1/2 of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and the North 1/2 of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 2, 1920 as Document 144598, in DuPage County, Illinois.

Address: 4915 Pershing Avenue, Downers Grove



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements

Area of property is approximately 27,000 square feet

This professional service conforms to the current Illinois minimum standards for a boundary survey

Please check Legal Description with Deed and report any discrepancy immediately.

STATE OF ILLINOIS } s.s.
COUNTY OF COOK

Surveyed December 19, 20 24

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Scale: 1 inch = 40 ft.
Order No. 242304(c)
Ordered By: Joan Weeks



Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

ORIGINAL SEAL IN RED



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
AUGUST 4TH, 2025 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0020 5317 Washington Street & 5310 Lyman Avenue	Right-of-Way Vacation	Flora León, AICP Senior Planner

REQUEST

The petitioners are requesting a vacation of a 16-foot by 65.92-foot right-of-way immediately adjacent to and between the properties at 5317 Washington Street and 5310 Lyman Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Village of Downers Grove
850 Curtiss Street
Downers Grove, IL 60515

PETITIONERS: 5317 Washington St. LLC
4508 Douglas Road
Downers Grove, IL 60515

Joseph Gemino
5310 Lyman Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4 (adjacent properties)
EXISTING LAND USE: Unimproved Right-of-Way
PROPERTY SIZE: 1,054.85 sq. ft. (.02 acres)
PIN: 09-08-323-005 and -023 (adjacent properties)

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Detached
SOUTH:	R-4, Residential Detached House 4	Single Family Detached
EAST:	R-4, Residential Detached House 4	Single Family Detached
WEST:	R-4, Residential Detached House 4	Single Family Detached

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plats of Survey
4. Plat of Easement/Vacation

PROJECT DESCRIPTION

The petitioners are requesting that the Village vacate the 16-foot by 65.92-foot unimproved right-of-way immediately adjacent to and between the properties at 5317 Washington and 5310 Lyman Avenue. The properties at 5317 Washington and 5310 Lyman Avenue are the only properties that abut the right-of-way proposed for vacation. The right-of-way runs northwest-southeast between the two properties and is unimproved. Written consent was received from the two abutting property owners.

The table below summarizes the estimated fair market value of the entire right-of-way to be vacated:

Land Value per Acre	Sq. Ft. of right-of-way to be Vacated	Estimated Value	Encumbered Value	5317 Washington Street	5310 Lyman Avenue
\$545,000	1,054.85	\$13,197.73	\$4,355.25	\$2,177.63	\$2,177.63

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the utility companies, outside public agencies and other Village departments to determine if any rights to the public right-of-way should be retained. The utility providers and the Village do not object to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the right-of-way. The easement will provide adequate space for any future utility needs.

As such, the easement will restrict any construction within the vacated right-of-way except for a driveway or fence. The petitioners have been informed of this requirement and submitted a plat of vacation that includes the required easements.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan, the neighboring properties and all surrounding properties are designated as Single Family Residential. The vacation of this right-of-way would not alter the future uses of the surrounding properties, and the Village will retain a permanent easement.

The Residential Area Plan notes that the Village should continue to ensure that quality housing stock remains a staple of the community, and modernization of the existing housing stock is one way to achieve this. The vacation of the right-of-way will provide more flexibility for future development.

COMPLIANCE WITH ZONING ORDINANCE

All of the surrounding properties are zoned R-4, Residential Detached House 4. The portion of the right-of-way being vacated will be split evenly between the adjacent properties and zoned R-4, Residential Detached House 4. At this time, no construction is proposed on any of the properties. Because an easement is required on the entire right-of-way, no new buildings or structures, other than a driveway or fence, could be constructed on the vacated right-of-way.

PUBLIC SAFETY REQUIREMENTS

The Fire Department has reviewed the plans for the vacation and noted no objections to the vacation of the right-of-way. The right-of-way vacation will have no impact on emergency services.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald Life*. Staff received two phone calls and one email from neighbors expressing interest in the right-of-way vacation process.

STANDARDS OF APPROVAL

The petitioners are requesting a right-of-way vacation. The review and approval criteria 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.

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)

The Village's right-of-way vacation policy asks the following questions when it comes to determining if a right-of-way can be vacated. These questions are listed below:

1. *Is there written consent of at least two property owners who abut the proposed parcel to be vacated?*
2. *Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.*
3. *Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.*
4. *The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.*


DRAFT MOTION

Staff will provide a recommendation at the August 4th, 2025 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 25-PZC-0020:

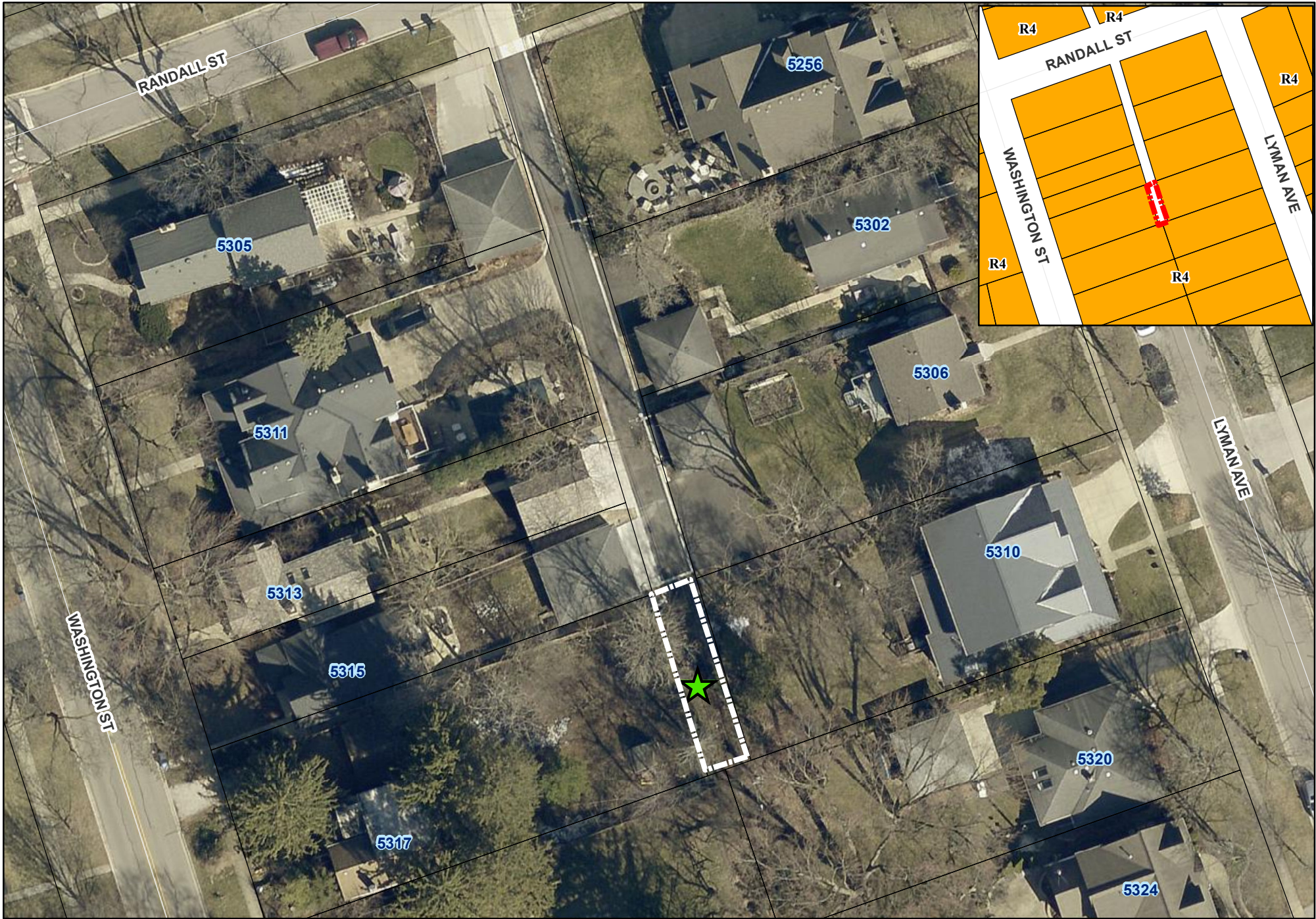
Based on the petitioner's submittal, the staff report, and the testimony presented, the proposed right-of-way vacation complies with the right-of-way vacation policy of the Village and is in the public interest. Therefore, I move that the Planning and Zoning Commission recommend that Village Council approve 25-PZC-0020. Subject to the following conditions:

1. The vacation shall substantially conform to the staff report dated August 4th, 2025.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 16-foot public drainage, utility and utility access easement along the entire length and width of the right-of-way to be vacated.
3. Prior to execution of the plat, the petitioners shall pay the Village a total of \$4,355.25.

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development



0 25 50 Feet

5317 Washington Street and 5310 Lyman Avenue - Alley Vacation Location Map

 Subject Property
 Project Location

5317 Washington Street LLC & Joseph Gemino

RE: Alley vacation located between the two parcels: 5317 Washington Street and 5310 Lyman Avenue

Project Summary / Narrative:


The Village of Downers Grove owns a piece of vacant property (roughly 66' x 16') at the rear of and between the two properties referenced above. There is no alley at this location and the parcel consists of overgrown vegetation. We are the owners of each property referenced above and would each like to purchase half of this property (approx. 66' x 8' each) from the village so that we can properly maintain this land.

Legal Description of alley to be vacated:

THAT PART OF A 16 FOOT ALLEYWAY DESCRIBED AS FOLLOW:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 3 IN LYMAN'S ADDITION TO THE VILLAGE OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1889 AS DOCUMENT 41274, IN DUPAGE COUNTY, ILLINOIS; THENCE NORTH 17 DEGREES 59 MINUTES WEST, ON THE EAST LINE OF SAID LOT 13, 65.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 70 DEGREES 12 MINUTES 02 SECONDS EAST, 16.01 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID LYMAN'S EAST, ON THE WEST LINE OF SAID LOT 4, 65.92 FEET TO THE SUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 70 DEGREES 09 MINUTES 07 SECONDS WEST, 16.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 13 AND TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Criteria per Downers Grove Res: 2003-58:

- (i) ***Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.***
Response: The property is not currently being used for public use and dead ends after 5317 Washington and 5310 Lyman. Given the property currently consists of only vegetation, the land would be better served vacated with each petitioner maintaining the land in the future.
- (ii) ***Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.***
Response: We fully understand that the entire vacated area will have a public utility and drainage easement.
- (iii) ***The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.***
Response: We understand that we will need to compensate the village in an amount TBD as a condition of the alley vacation and are fully prepared to provide payment. We are under the assumption that the initial estimate is: \$4,360.00.


5317 Washington Street LLC
5317 Washington Street


Joseph Gemino
5310 Lyman Avenue

PLAT OF SURVEY

OF

LOT 4 IN BLOCK 3 OF LYMAN'S ADDITION TO DOWNERS GROVE, SAID PREMISES BEING SITUATED UPON A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS.

LEGEND

(R) - RECORD	TF - TOP OF FOUNDATION
(M) - MEASURED	BL - BRICK LEDGE
D - DEED	TC - TOP OF CURB
L - ARC LENGTH	BC - BACK OF CURB
R - RADIUS	TW - TOP OF WALL
CH - CHORD	FF - FINISHED FLOOR



SCALE: 20'

FIELD WORK COMPLETED ON THE 20TH DAY OF MARCH, 2025.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF MARCH, 2025.

Wayne W. Nekola
IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2026.

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PREPARED FOR: CIESLA & PEARSE, PC

JOB ADDRESS: 5310 LYMAN AVE., DOWNERS GROVE, IL.

SELLER/BUYER: TOMCHEK / GEMINO

JOB NO.: 25-02-0058

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

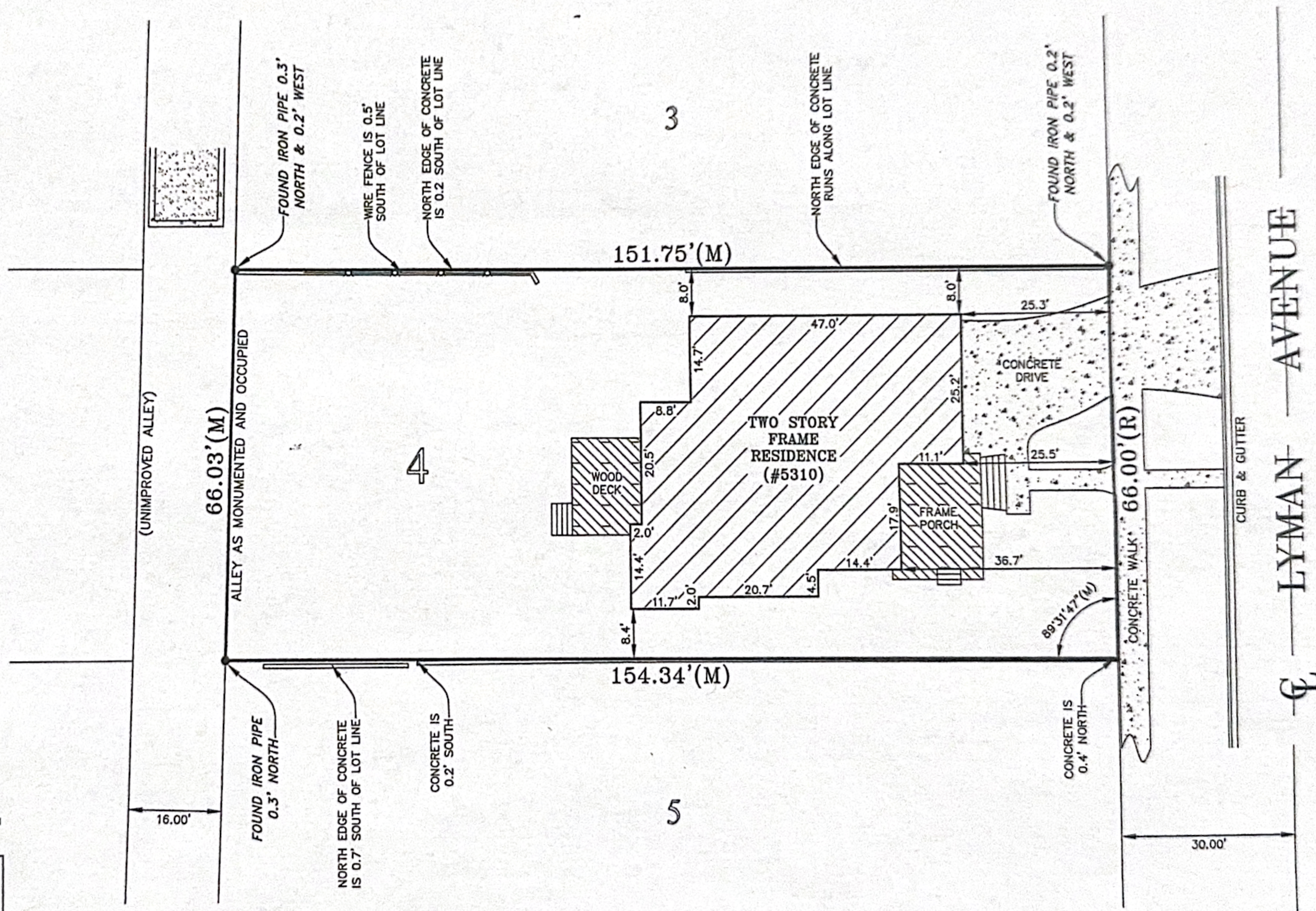
BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

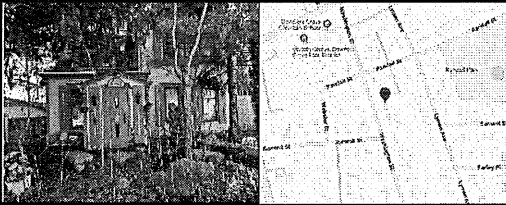
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



AREA = 10,101 SQ. FT.
MORE OR LESS



2504.0879
 PLAT OF SURVEY
 DUPAGE COUNTY



PROPERTY ADDRESS:
 5317 WASHINGTON STREET, DOWNERS GROVE, ILLINOIS 60515

SURVEY NUMBER: 2504.0879


DATE SIGNED: 04/07/25 FIELD WORK DATE: 4/4/2025

REVISION DATE(S):
 (REV.1 4/7/2025)

POINTS OF INTEREST
 NONE VISIBLE

STATE OF ILLINOIS SS
 COUNTY OF GRUNDY

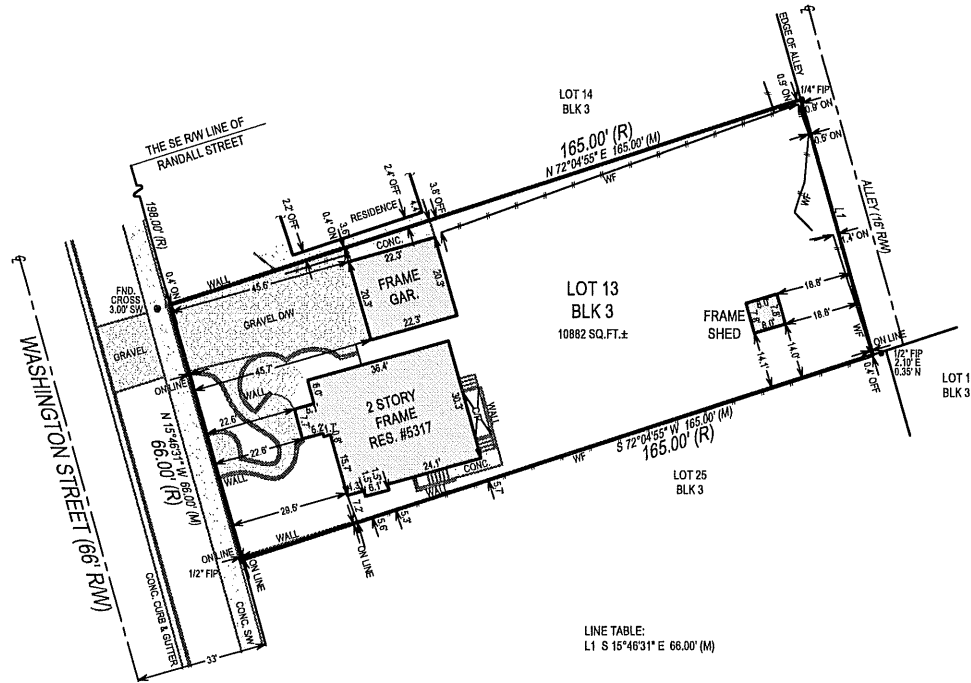
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE, HEREON.

Kenneth Kennedy


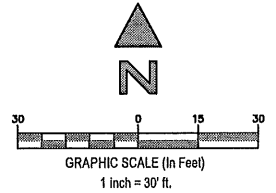
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3-103
 LICENSE EXPIRES 1/15/2026
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 18-1009059-0005

 Exacta Land Surveyors, LLC
 PDF # 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450





LINE TABLE:
 L1 S 15°48'31" E 66.00' (M)



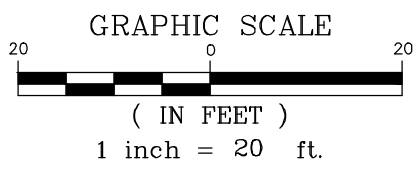
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PLAT OF EASEMENT PLAT OF ROAD VACATION

PIN: 09-08-323-005 (LOT 13)
PIN: 09-08-323-023 (LOT 14)

OVER A PORTION OF THE PUBLIC ALLEY OF LYMAN'S ADDITION TO THE VILLAGE OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1889 AS DOCUMENT 41274, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF ALLEY BEING VACATED THAT PART OF A 16 FOOT WIDE ALLEWAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 3 IN LYMAN'S ADDITION TO THE VILLAGE OF DOWNERS GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1889 AS DOCUMENT 41274, IN DUPAGE COUNTY, ILLINOIS; THENCE NORTH 17 DEGREES 59 MINUTES WEST, ON THE EAST LINE OF SAID LOT 13, 65.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 70 DEGREES 12 MINUTES 02 SECONDS EAST, 16.01 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID LYMAN'S ADDITION TO DOWNERS GROVE; THENCE SOUTH 17 DEGREES 59 MINUTES 24 SECONDS EAST, ON THE WEST LINE OF SAID LOT 4, 65.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 70 DEGREES 09 MINUTES 07 SECONDS WEST, 16.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 13 AND TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

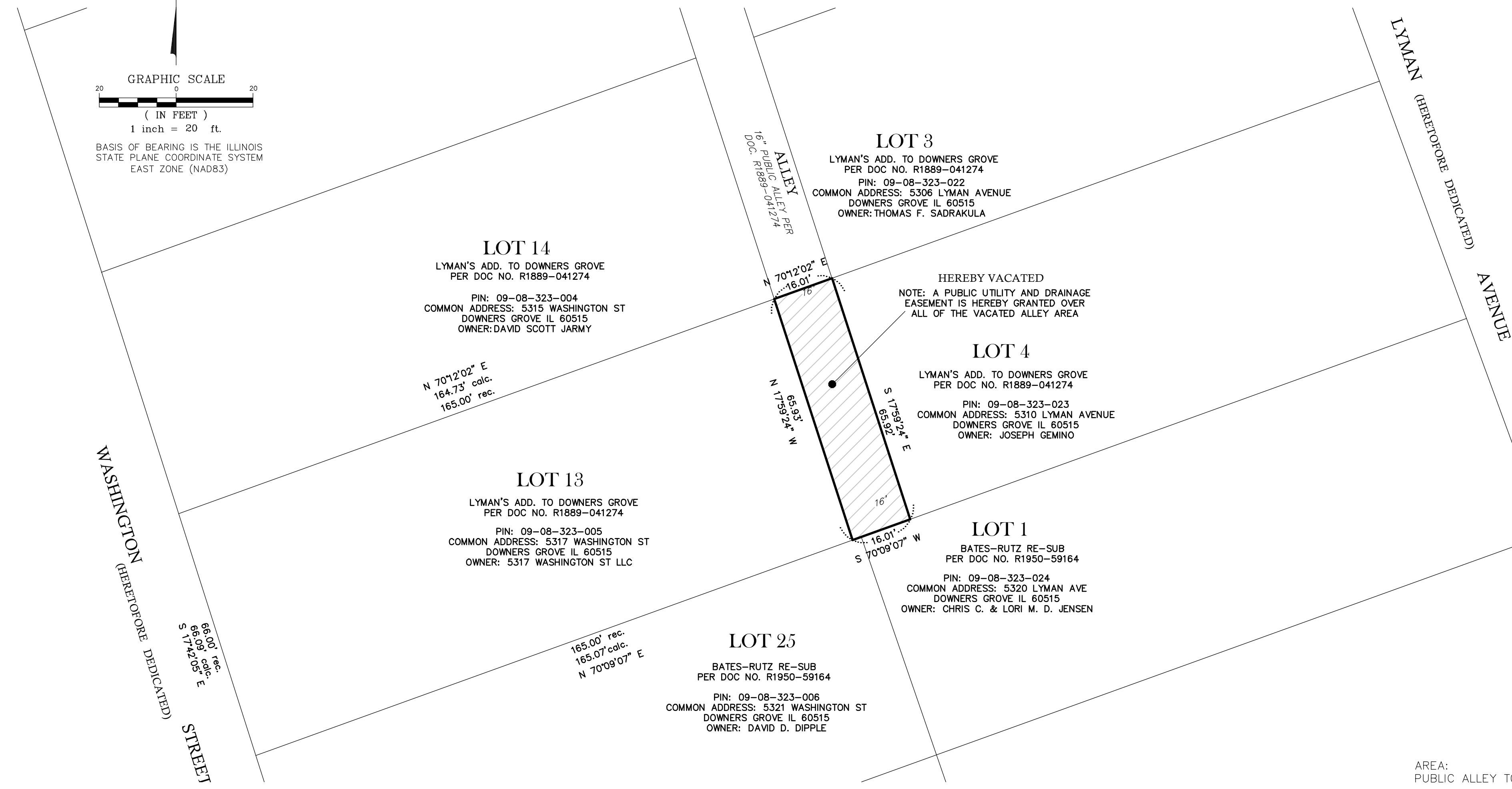


BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)

LEGEND	
meo.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 5/8" REBAR UNLESS OTHERWISE NOTED
	DENOTES ALLEY HEREBY VACATED DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE, COUNTY OF DUPAGE, AND TO UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE SAID VILLAGE INCLUDING, BUT NOT LIMITED TO AT&T, COMMONWEALTH EDISON COMPANY, COMCAST, THE DOWNERS GROVE SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, OVER ALL AREAS MARKED "PUBLIC UTILITIES EASEMENT RESERVATION" ON THE PLAT OF VACATION OF THE VACATED ALLEY RIGHT-OF-WAY AS DESCRIBED HEREIN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY OF CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND COMMUNITY ANTENNA TELEVISION SYSTEMS AND ALL NECESSARY APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND FOR ANY AND ALL MUNICIPAL PURPOSES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS, FENCES AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. ALL INSTALLATIONS SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF DOWNERS GROVE. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF ANY AND ALL MUNICIPAL AND OTHER GOVERNMENTAL SERVICES.



AREA: PUBLIC ALLEY TO BE VACATED -1054.85 SQ. FT.

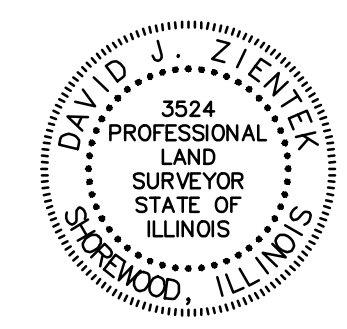
DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D.20_____, AT _____ O'CLOCK _____ M.

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
APPROVED THIS _____ DAY OF _____, A.D., 20_____, BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

STATE OF ILLINOIS)
COUNTY OF WILL)SS
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID LEGAL DESCRIPTIONS.



GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JULY, 2025.
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	07-16-25	REVISED VILLAGE COUNCIL CERT	DJZ

Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies
Surveyors - Engineers - Planners - G.I.S. Consultants
129 Capista Drive - Shorewood, Illinois 60404
Ph: (815) 744-6600 Website: www.ruettigertonelli.com

DATE: 06-10-2025	SCALE: 1"=20'	DRAWN BY: ESM	CHECKED BY: DJZ
PREPARED FOR:	JAMES CUSTOM HOMES 11111 BURLINGTON AVENUE, APT. 201 LISLE, ILLINOIS 60532	FIELD BOOK:	PAGE:
DRAWING TITLE:	PLAT OF ROAD VACATION	DRAWING No.:	225-0183-V

DUPAGE COUNTY RECORDER OF DEEDS

MAYOR

VILLAGE CLERK