VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION

VILLAGE OF DOWNERS GROVE CIVIC CENTER
850 CURTISS AVENUE

October 6, 2025

7:00 p.m.

AGENDA

1. **Call to Order**
    a. Pledge of Allegiance
2. **Roll Call**
3. **Approval of Minutes**
    a. August 25, 2025
4. **Public Hearings**
    a. 25-PZC-0026: A petition approval for a right-of-way vacation. The adjacent properties are zoned R-4, Residential Detached House 4 and B-3, General Services and Highway Business. The village-owned parcel is approximately 210 feet southeast of the intersection of Ogden Avenue and Douglas Road (PINs: 09-05-403-003 and 09-05-403-019). Rick Ahern, Petitioner and Village of Downers Grove, Owner.
    b. 25-PZC-0027: The petitioner is requesting approval of a petition seeking a zoning exception to horizontally extend non-conforming walls. The property is currently zoned R-3, Residential Detached House 3. The property is located directly northwest of the intersection of Cornell Avenue and Prairie Avenue, commonly known as 4734 Cornell Avenue, Downers Grove, IL (PIN 09-07-101-020). Dan Roberts, Petitioner, Marnee and David Fieldman, Owner.
5. **Public Comment**
6. **Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE
PLANNING AND ZONING COMMISSION MEETING

August 25, 2025, 7:00 P.M.

Chairman Rickard called the August 25, 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 Frankovic, Boyle, Toth, Patel, Rutledge, Lincoln, Eberhardt

STAFF: Planning Manager Jason Zawila, Flora Leon, Senior Planner

OTHERS PRESENT: Steve Haemmerle, Vince Rosanova, Ellen Raimondi, Richard Ericsen, Reed Pence, Nancy Ries, Barb Hattan, Pat Monzke, Joe Rada, Dale Eaman, Jason Young, Bob Murphy, Donna Cardia, David Johnson, Carol Hane, Ron Ariana, Lindsay Koski, Tom Henkle, Jay Zvolanek, Alan Koren, Bob Iverson, Tina Drechny, Jay Drechny, Richard Boice, Jeremy Drechny, Joe Panzarino, Marcia Schirdewahn, Art Schirdewahn, Leslie Zvolanek, John Novak, Scott Barenbrugge, Brian Ratajczak, Brendan May, Robert MacVicar, Connie MacVicar, J. Murphy, Hope Vecellio, Carl Johnson, Berni Robbins, Bob Jankovic, Scott Lanctot, Wally Jankowski, Barb Hattan, Carol Johnson, David Johnson, Ron Ariana, Brian Ratajczak, Anna Sutton, Brad Earnest, Steve Haemmerle, Joann Haemmerle, Ellen Raimondi

APPROVAL OF MINUTES

a. August 4, 2025

Commissioner Lincoln and Commissioner Eberhardt requested edits to the minutes.

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

PUBLIC HEARING

FILE 25-PZC-0015: A PETITION REQUESTING APPROVAL OF A PETITION SEEKING APPROVAL FOR A FENCE VARIATION TO CONSTRUCT A FENCE THAT EXCEEDS SIX FEET IN HEIGHT IN THE SIDE YARD. THE PROPERTY IS SOUTHWEST OF THE INTERSECTION OF BENTON AVENUE AND SUMMIT STREET, COMMONLY KNOWN AS 643 SUMMIT STREET, DOWNERS GROVE, IL (PIN: 09-08-213-415-016). STEVEN AND JOANN HAEMMERLE, PETITIONERS AND OWNERS.

Steve Haemmerle, owner, requested a variance for fence height. He thanked the Commission and the staff for giving him the opportunity to present and for providing professional and courteous guidance during this process. He explained they are seeking a variance for the southern edge of their property running in the east to west direction. He said their property sits 2 ½ feet below their neighbors' property and there is a retaining wall sitting on the property line, so they are looking to build an 8'6" height fence; however, it would be a 6 foot height fence from their neighbor's perspective. He noted that if they were to put up a 6 foot tall fence like the code states, it would essentially be a 3'6" height fence from their neighbors' perspective and would not afford them any privacy. He believes they are in compliance and have met the variance standards. Mr. Haemmerle expressed that not granting a variance would result in diminution of their property value and eliminate the benefits of a privacy fence for their family. He noted this is a unique circumstance and the variance would not alter the fundamental character of the neighborhood. He voiced this was not about convenience, but about hardship and not being afforded the same benefits of privacy that a privacy fence would afford every other resident in the Village of Downers Grove.

Chairman Rickard asked if there were any questions for the petitioner.

Commissioner Patel asked how long they have owned the home. Mr. Haemmerle answered they have lived there for approximately 8 years.

Ms. Eberhardt inquired if their entire lot was fenced in, and if so, where would this connect with the front of their house. Mr. Haemmerle responded that the property is not currently fenced along the southern border, but there is an existing fence along the western edge of the property from the prior owner. He said it is their intention to remove that and add the fence along the southern edge of the property.

Ms. Eberhardt asked if that would make their yard completely fenced in.

Mr. Haemmerle answered no, that they are basically adding an angle, as this is about privacy, so their intention is to add hedges where the 6 foot fence is currently and will only be providing a fence along two of the sides.

Chairman Rickard asked for public comment. There were none.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained that the petition is for a fence variation and she provided a location map for the Commission's review. She said 643 Summit Street is located at the intersection of the southwest corner of Summitt and Benton Avenue, and the parcel is currently zoned R-4, Residential Detached House 4 and has a future lane use of Single Family Residential. Staff mailed out notices, placed a notice in the newspaper, and public hearing signs were posted, and did not receive any inquiries. She provided the plat of survey and outlined the existing building footprint, showing the existing home being setback 5 feet from the southern lot line, which is deemed the side yard. She stated that the petitioner is proposing to construct an 8 ½ foot fence, although there is a 6 foot maximum fence. She went over staff's analysis on the variance request, and said staff found this is a unique circumstance and warrants being granted the requested variation. Ms. Leon noted the existing site is 2 ½ feet lower than the adjacent neighbor to the south, so the 8 ½ foot fence would appear to be 6 foot when standing on Benton Avenue and looking west. There were no

potential safety concerns with this request. She provided the standards of approval and expressed that staff found all standards were met and recommended approval.

Chairman Rickard asked if there were any questions for staff.

Commissioner Lincoln asked who has ownership and maintenance responsibilities for the retaining wall. Ms. Leon answered that it appears to be along the southern property's boundaries, at 5336 Benton.

Commissioner Lincoln inquired if placement of this fence would make it difficult for them to maintain the retaining wall if something were to happen to it. Ms. Leon deferred to the petitioner, as fences are permitted right on the lot line.

Commissioner Lincoln voiced this would speak to the safety and other characteristics they have to look at with how it would impact neighboring properties, and they need to know if putting this right against that retaining wall would be a negative to the neighbor. Mr. Leon responded that is something to think about depending on the maintenance of the retaining wall and the scope of work. However, if it ended up being a replacement of the retaining wall, the current code requires that retaining walls be set back one foot from the property line.

Commissioner Lincoln pointed out that these lots are narrow and that person's house is so close.

Chairman Rickard commented that maintenance of the wall would be something to deal with down the road, and if there was ever a problem with the fence, they would have to discuss that and work out, but the request right now is just a variation on the height, not where the fence is located.

Commissioner Eberhardt asked if they guarantee privacy between homes in the zoning ordinance. Mr. Zawila responded it does not guarantee privacy, but does give the ability for residents to place fences or landscaping for privacy.

Commissioner Lincoln inquired how many variances exist that allow 8 foot fences in the Village. Mr. Zawila answered this would be one of the only ones in at least the last 20 years.

Chairman Rickard asked the petitioner if they would like to come back up and respond to any comments or question or add any closing comments.

Steve Haemmerle felt the general purpose behind the 6 foot requirement is to balance consistency amongst neighbors, and they are only asking to be put on par with others. He said the point of a variance is to allow and accommodate for highly unique circumstances and believes this qualifies as one. He asked the Commission to carefully consider their request.

Chairman Rickard asked the commissioners for discussion.

Commissioner Eberhardt did not think this is a unique situation, as she sees this situation all over Downers Grove and this could open the door to other people wanting the same accommodation. She felt the petitioner created this problem when they built the house, and noted that the lot next door is a small, older home that probably will not be there forever and someone else could develop the lot and there would be an 8 foot fence there. She felt it did not meet the conditions of the variance.

Commissioner Boyle agreed with staff and felt criteria was met.

Commissioner Toth also agreed with staff. He noted that the owner may have built the house but did not create the topography. He said this is a unique situation and exactly what a variance is for.

Commissioner Frankovic stated there is no guarantee that the lot next door will have development or change, and does not inhibit any construction of this fence at this time. She expressed everyone, regardless of zoning code, has entitlement to some element of privacy if needed.

Commissioner Lincoln said that he still had a few concerns, but was in support as a whole. He was not 100% that it is completely unique and the way they built the house could have made the retaining wall steeper, but looking at the lot, it is really narrow and he does not know how else they could have built the house and not have this problem. He added the only place you can see the full height of the fence is on the far west side and it is only a small section.

Commissioner Eberhardt commented the fence could interfere with airflow to the petitioner's house.

Chairman Rickard voiced there are thousands of situations in town where there are fences within 5 feet of the house and he was not aware of any airflow issues.

Commissioner Rutledge believed the fence variation met the standards of approval.

WITH RESPECT TO FILE 25-PZC-0015 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT AND THE TESTIMONY PRESENTED, IT IS FOUNDED THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE VARIANCE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER PATEL MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THE VILLAGE COUNCIL APPROVAL OF FILE 25-PZC-0015, REGARDING THE VARIATION SUBJECT TO THE FENCE SHALL COMPLY WITH THE DRAWING SUBMITTED BY THE COMMISSIONER ON AUGUST 4, 2025

SECOND BY COMMISSIONER LINCOLN

ROLL CALL:

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

NAY: EBERHARDT

MOTION APPROVED. VOTE: 6-1

<u>FILE 25-PZC-0012:</u> A PETITIONER IS REQUESTING APPROVAL OF A PETITION SEEKING ANNEXATION, A MAP AMENDMENT (UPON ANNEXATION) FROM R-1,

RESIDENTIAL DETACHED HOUSE 1 TO R-3/PUD, RESIDENTIAL DETACHED HOUSE 3/PLANNED UNIT DEVELOPMENT, A PLANNED UNIT DEVELOPMENT AND A FINAL PLAT OF SUBDIVISION TO CONSTRUCT A NEW RESIDENTIAL SUBDIVISION CONSISTING OF 35 SINGLE FAMILY HOMES, LOCATED NORTH OF 39TH STREET BETWEEN CUMNOR ROAD AND WILLIAMS STREET, COMMONLY KNOWN AS 100 39TH STREET (PIN: 06-33-300-006). VINCE ROSANOVA, PETITIONER, M/I HOMES OF CHICAGO, LLC, OWNER.

Vince Rosanova, Rosanova & Whitaker, complimented staff for their expertise and professionalism throughout this process and stated that M/I Homes is a well-respected, local homebuilder. He said the property consists of 18 acres and located north of 39th Street between Cumnor Road and Williams Street and within the Village's planning boundary and annexation with a logical extension of the Village's corporate boundary. The property was previously owned by the Walt Disney company and used by ESPN as a broadcast facility. It is currently zoned R-4, but upon the annexation, they are a seeking rezoning to R-3, which is consistent with the Village's Long Meadow Subdivision to the south. He noted that their project is consistent with the Guiding Downers Grove Plan and the proposed land use in the 2025 plan is single family detached residential, which they are also in alignment with. He displayed an aerial view of the area.

Mr. Rosanova went over the site plan, which consisted of new connections and sidewalks, the landscape plan, a 20 foot landscape easement to provide additional separation and privacy between the two subdivisions, significant roadway improvements, and architecture of the homes. He shared there will be four different floor plans offered that will range from 3,100 to 4,000 square feet and all include three-car garages. He noted they have worked closely with Village Staff and the design team on this and reached out to both school districts and there were no objections. He stated this is an opportunity to enhance the Village's housing stock, restore the residential nature of this neighborhood, and provide a significant investment in Downers Grove. He explained the nature of the request, including an annexation, map amendment for rezoning to R-3 Residential Detached House, Planned Unit Development site plan, and Final Plat of Subdivision with associated deviations. They submitted a comprehensive summary of findings and fact to support each request and tonight they are asking that those findings be incorporated into the record.

Commissioner Boyle asked for an explanation of the density calculation that got them to the 1.88 calculation and if it took into account the wetlands that were undisturbed. Mr. Rosanova responded that it is a gross calculation of 18.6 divided by 35 acres. They took the number of acres planted divided by the number of homes within the plat of subdivision, and 1.88 homes per acre is low density single family.

Commissioner Boyle voiced that he wanted to make sure there were proper solutions in mind in regard to what is natural occurring and what is going to be created as runoff from these homes. Ellen Raimondi, Gary R. Weber Associates, wetland consultant, responded that the wetlands on the property are isolated and considered Waters of DuPage, and they are awaiting confirmation from the US Army Corps to call it an isolated wetland and complete the review for wetland minor modification through the Village.

Commissioner Toth asked how maintenance of the public areas of wetland would be handled. Mr. Rosanova answered through M/I homes until everything is matured, and then to a maintenance and monitoring program, and then to the Homeowners Association.

Commissioner Boyle inquired if Downers Grove or the County would be able to step in if the Homeowners Association did not maintain it. Mr. Rosanova responded yes, and the Village will also have a dormant special service area in the event that the areas are not properly maintained where they can do the work and then recoup their expenditures.

Chairman Rickard asked if Pierce Drive was a private or public street. Mr. Rosanova answered it will be a public street and built to the Village's standards.

It was further inquired if the path along the wetland area is considered private or public property. Mr. Rosanova responded it would be on private property, but they anticipate people using the path along Pierce Drive or sidewalks in close proximity will want to walk through there and they do not have an objection to that unless someone is causing a problem.

Commissioner Eberhardt voiced concern for the price, as one of the things they talked about in the Comprehensive Plan was to make the average cost of new housing affordable. Mr. Rosanova responded that the Comprehensive Plan does speak to a variety of housing options, but census data shows that in a five mile radius, there are very high household incomes with people who could afford those prices. Chairman Rickard pointed out this is all privately funded.

Chairman Rickard asked for public comment.

Jay Zvolanek expressed that he never heard anybody complain about the towers that were there previously. He asked what is going to happen to those that live on Cumnor Road while this construction is going on, how they are going to have access to their homes while they are tearing up the road and expanding it, and how long it is going to take to complete the project. He talked about the wetlands flooding and warned they would have a lot of problems with the water table there. Mr. Zvolanek also inquired what this would do to the home values in their neighborhoods, as some of the houses there go back to the 60s and it would be hard to compete with a $1.6 million, 3,900 square foot home. He expressed that he and many neighbors do not like this.

Alan Koren, President of the Saddle Brook Community Association Board, expressed that they are in favor of the annexation and rezoning. He requested permission to do water quality testing.

Bob Iverson also requested doing the pre and post construction water quality sampling of the wetlands to assistant with maintenance of their west pond at 35th and Fairview, which accepts water from the west two-thirds of this site. He said this would help them with future dredging they have to do for the pond.

Tina Drechny stated they miss the towers but welcome having new neighbors, She is concerned with the increase in traffic and wanted to know if they plan on reconditioning the roads first or do the housing first. She explained if the roads are wide enough, there will not be any issues for those living on Wiliams Street. She said there is concern about the wetlands because they do flood, so they need to make sure they put in proper sewage systems. She hopes the new neighbors enjoy the wildlife that live there.

Joe Rada voiced that his main concern is which direction the surface water and storm water are going to go, as he was flooded back in 2013 due to a retention pond in front of his home. He said

the county put a couple of pumps in to take care of it, but the pond was at the max with the last rain they had, so he wanted to make sure there will be no more flooding.

Chairman Rickard noted that there would not be a lot of stormwater discussion from the Board, as that gets reviewed by the Engineering Department, and if this project is approved, they will be obligated to comply with the current storm water codes and the site will be designed to make those regulations and ordinances at that time. Mr. Zawila added that the Village adopted the DuPage Stormwater Ordinance but made local amendments over the last several years because of stormwater concerns throughout the entire community, so the Village's ordinance is more restrictive than DuPage County.

Donna Cardia expressed many concerns, including the square footage of the houses and garages, which puts them at 105 extra cars for the subdivision, and she has witnessed fire trucks and ambulances almost being hit at that intersections and multiple accidents. The average square footage of the homes in subdivisions around there are 1,200-2,000 square feet and the design they are proposing is against the aesthetic and design of the current homes. She also had concerns with the signs there, and noted that they said that their storage, signs, and trailers will stay there until at least 32 houses are sold. She noted she also has had an increase of animals already in her yard.

Ron Ariana explained that his home is at the northeast corner of the proposed development and the set of new homes will be backing up to the six homes on the Saddle Brook side. He added that he and his neighbors have been supportive and cooperative with this project, but noted that the foundation level of the new homes on the north side of the property will be at a 5-6 foot higher grade. He said that M/I agreed with putting in a 20 foot landscape easement there to create a buffer, but because of the change in the elevation, he asked that there not be any two level decks or above ground swimming pools allowed.

Leslie Zvolanek stated that she used to be a Village Board Member in a town in Wisconsin and thanked all of the commissioners for being on the board and everyone who came to give their opinion, as it means so much to what a town is. She pointed out that they did not mention anything about the water capabilities available for the new homes and the sewage treatment, and wondered if they checked the capabilities of the current resources available for treating influx of sewer and water gates.

Rhonda (last name inaudible), commented that Lots 4 and 5 are often submerged in water when she walks by, so she was concerned about the delineation and the wetlands being preserved. She stated that it seems like the wetlands extend into Lots 4 and 5 in the drawings that she has seen and felt the ability to hold that water will be impacted by building out Lots 4 and 5.

Richard Boice expressed that he was very happy to see this plan and there is a lot of green space that is being preserved, especially with wetlands.

Jeremy Drechny stated that water is the biggest concern in their neighborhood, and his lot is at the lowest point in the whole area. He said they did work with York Township to make sure water is diverted into the detention area, but he is concerned with the size of the detention area, what will happen when it fills and what the mediation will be for that.

Joe Panzarino asked if Cumnor Street is going to be widened, as it is a little too tight for two cars right now and if the sewer on his property that collects water from the wetlands will be a problem for him. He also asked if they are going to do landscaping of the trees and bushes over by his property. He noted that he does miss the towers, but happy the project is coming there.

Mark (last name inaudible), stated that they are widening the street and adding a sidewalk, so that will be more concrete area. He said in his observation after living here for 40 years, it would be more appropriate to have the detention area in Lots 2 and 3 rather than where they are showing it now.

Tom Henry shared that the water comes all the way up to the street on Lots 4 and 5 every year and keeps getting higher and higher. He said the water drains from 39th Street into the wetlands, but asked how that would happen if the street is going to be twice as wide, as there are no culverts that will drain it in there. He asked who is going to take care of the streets, keep it clean and police it with the construction going on. He expressed that he lived in Downers Grove for many years and always felt like he was knocking his head against the wall trying to get something done, and now that he is going to live across the street from Downers, he wants to know who is going to take care of what.

Ms. Zvolanek returned to the podium and added that she lives across the street from Lots 4 and 5, and the deepest part of the pond is right up to the road all way up to what is now 17 feet of Cumnor Road, and she did not understand how that part of the wetland could be taken away to build houses on it where it is that wet and consistent. She added that even during a dry period, it is still the one part that stays wet.

Lindsay Koski echoed that they are supportive of this development. She said she had seen previously where the driveways were exiting on 39th, Cumnor, and Williams, but did not see them here. She asked if that changed, and if so, which way would the driveways be facing. She pointed out that she also did not see any sidewalks on Williams and Cumnor.

Marcia Schirdewahn agreed that stormwater is a big concern and suggested going from R-1 to R-2 instead. She was also concerned about the 30 foot setback, as one side of 39th Street would be 50 feet from the street and the north side would only be 30 feet. She asked if they thought about permeable pavement for the street and the driveways, which would hopefully help. She asked what trees would be cut down, and said having a 10 foot walking path on 39th seemed very strange. She had questions about if during construction if the trucks would be directed to go 39th to Fairview or be allowed to use Cumnor south and Williams south.

Mr. Zvolanek returned to the podium to say one of the problems we will have during the road construction is where they are going to put their mailboxes, and the Downers Grove Post Office has already said they do not like the idea of them moving mailboxes. He said Lots 4 and 5 is going to the birthplace of many lawsuits and the lot line goes right through his front door. He stated it is all clay and there is no way for the water be absorbed and it usually goes between the foundation and the lot. He said all the water has to run down the street on Cumnor, around the corner onto 38th for another 50 yards before getting to a storm grate, which is the same way to the south onto 39th. He expressed there is going to have be serious evaluation of the system there.

John Novak voiced that he was afraid if the water increases at his property, he will end up having to put in larger pumps to keep the water off his property and he was concerned about other problems water may cause in the area.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained the petition is for the annexation, Planned Unit Development, zoning map amendment upon annexation, and a Final Plat of Subdivision. She noted that PUD's typically include deviations and are structured to create more flexibility for a development, and there are deviations with this PUD. She displayed the location map, stating that it is currently unincorporated and zoned R-4 single family with DuPage County. Staff provided notices to all owners within 250 feet, posted three public hearing signs, and placed a notice in the newspaper, and received four calls with questions general in nature wanting to understand the proposed scope of work and concern for the existing temporary signage. She said because the property is unincorporated, all signage falls under the jurisdiction of DuPage County and highlighted that there is not a requested deviation for the marketing signage, and if the entitlement request is approved and the property is annexed, the subject property would have to meet the zoning regulation ordinance sign requirements and a separate permit would be required for that.

Ms. Leon noted that the petitioner hosted their neighborhood meeting as required and 40 residents attended with various comments and questions. She provided the plat of survey and discussed the entitlement request. She noted that upon annexation, the property would be automatically rezoned to R-1 Residential Deatched House 1, and with the requested map amendment, it would be rezoned to R-3/PUD Residential Detached House 3/Planned Unit Development. She went over the Plat of Subdivision request that would be subdivided into 35 residential lots, with three out lots, and a new road, Pierce Drive. She highlighted some of the improvements in the site plan, including the widening of Cumnor Road and Williams Street, Pierce Drive that will create access to the lots in the center and also for Wiliams Street and 39th Street, and proposed building footprints for the 35 new homes, and three lots requesting deviations from the subdivision lot dimension requirements. She noted that the petitioner is requesting a deviation for Lot 18 from the minimum lot width, for Lot 19 from the minimum lot width, lot area and street frontage, and for Lot 24 from the street setback.

Ms. Leon then proceed to talk about the two detention areas, the 20 foot wide landscape buffer, shared use path, and proposed sidewalks on Cumnor Road, Pierce Drive, and Williams Street. Ms. Leon discussed public improvements from the project, which consist of a new water mains and storm sewer connections. The application was submitted before the recently approved Guiding DG Plan and was reviewed in accordance with the 2017 plan, and the new comprehensive plan includes this property and designates it as Single Family Detached Residential, but the proposal adheres to both plans' goals. She went over the criteria for each entitlement request and staff found that all criteria had been met. She said a majority of the proposed lots meet the minimum lot area width and depth requirements, except for those three lots discussed earlier, and the petitioner will provide the required public utility easements. She stated that with the plat of subdivision, there are associated school and park district fees totaling $843,550. Staff found all of the standards of approval were met and recommended approval.

Chairman Rickard asked for any questions for staff.

Commissioner Toth asked if anyone considered where Lots 18 through 24 are and if one of those lots would be omitted, is it true that none of those variances be required.

Mr. Zawila responded that variances are not being asked with this request and explained how deviations should be reviewed with the PUD request. Chairman Rickard stated that because it is a PUD, the rules are slightly different, and a good portion of this site is open space and deals with water. He asked if the 20 foot green space in the northeast corner of the property was common area or an easement on individual lots. Ms. Leon answered it is its only separate out lot maintained by the Homeowners Association.

Commissioner Boyle stated it is important that there is piping installed from the street at the northwest corner and southeast corner. He asked if the development will accept water from the neighborhood that was previously splashing into those zones, conveying it inland and discharging it into the detention. Commissioner Lincoln added that was a great point and inquired which direction the water was coming and going. Mr. Zawila deferred to the petitioner.

Commissioner Boyle voiced that they need to have some understanding of the engineering of how Lots 3, 4, and 5 can be built on and asked for a better explanation of that. He also asked if the lot sizes are more of a concern with the Comprehensive Plan versus the home size on the lot. Ms. Leon responded that the lot size is dictated by the subdivision ordinance and did not know if the Comprehensive Plan made comments on square footage for new homes. Mr. Zawila added that it does not particularly state that but does make recommendations for a variety of housing sizes.

Commissioner Boyle asked if the subdivision is created, if the new water would improve matters in regard to water or make matters worse. Ms. Leon answered her understanding is it would improve the water and the detention areas are sized for the road improvements and the future buildings. She added that is also storm sewer piping along the north side to make sure it is getting move to the detention areas as well.

Commissioner Eberhardt asked for clarification if the four items that are part of this request is in order of what they should accept or reject, meaning they do not have to accept all four items today. Mr. Zawila answered that they would be looking for recommendations for all four items today to go to Village Council. He noted that they cannot do the other three without an annexation, so that would need to be approved first. Commissioner Eberhardt inquired if number two, the Planned Unit Development, including all the deviations. Mr. Zawila responded that the PUD request included the deviations.

Commissioner Eberhardt asked if they could make recommendations on the deviations. Chairman Rickard voiced that they are not necessarily voting on the deviations but voting on the plan as a whole, but if they feel something is problematic, they can discuss that and express concerns.

Commissioner Lincoln came back to the first question on if there was one fewer lot on the north side and they spread that width out to all the other lots, would they still need to decide to have that one lot be narrower than the code allows. He said that is pertinent to this request. Chairman Rickard expressed that if someone purchases a lot, they know what they are buying. He added this is not different than a typical pie shaped cul-de-sac lot. Commissioner Lincoln said this was not about the person knowing it and buying it, but about the rules in their code and if they would be here having to extend this deviation if there was 18 to 23 instead of 18 to 24. Commissioner Boyle

commented that is the tradeoff of a PUD, the ability to make exceptions or deviations in exchange for other improvements within the PUD, so overall that is something the petitioner needs to respond to versus staff.

Commissioner Lincoln agreed but said from a technical rule standpoint, would that meet the code and thus not have to have that special exception. He noted this is a matter of trying to understand the rules. Ms. Leon voiced that in regard to the deviation request for Lots 18 and 19, the way they measure lot width in their zoning ordinance is by measuring it at the street setback line and essentially offset the front lot line 30 feet and then take a measurement at that point. With Lots 18 and 19 the lots are falling short of the lot width requirement because it is tapered at the street curve. She added that with Lot 24, the petitioner came to an agreement with Oak Brook to create the additional buffer and not orient lots 23 and 24 facing Williams Street, so they decided to reorient the lots to face the new Pierce Drive Road.

Commissioner Rutledge inquired if there is a project timeline. Ms. Leon deferred to the petitioner.

Chairman Rickard gave the petitioner the opportunity to come back up and address any comments or questions or add a closing statement.

Mr. Rosanova stated that he felt Ms. Leon did a nice job on discussing roadway improvements, but said they were happy to elaborate on that if needed, and in regard to the sidewalks on one side of the street that was mentioned, they prefer to remain consistent with what staff requested on that. He said if they remove one of those home sites, the deviations would not be required, but they specifically worked with staff to do a Planned Unit Development here and gave enhanced design and amenity across the board and are improving the streetscapes, providing 40% open space, persevering environmentally sensitive areas, improving every perimeter roadway, incorporating BMPs, extensive landscape plans, installing water main on the north side of 39th Street, which will benefit everybody, and designed a community with low density and first class architecture, and they are only asking for three deviations relating to that one lot. He noted if they remove that one lot, they have given everything they possible could to be good partners and would not get anything in return. He stated he would follow up on the question about requirements for water quality testing.

Brad Earnest, ERA Consultants, added that as part of development, they take on robust permitting requirements and have a consultant who does robust reporting after every rainfall event and maintain their discharges off site. He said they were willing to find out more on what they are looking for specifically. Mr. Zawila commented that it is on the record now but he cautioned making it a condition, as he does not know what the Village legally can do in that case.

Scott Barenbrugge, M/I Homes Vice President, expressed that Lots 18 and 19 are 75 feet wide where the homes will be built and the lot is what triggered the technical deviation request and Lots 23 and 24 were originally oriented east to face Williams Street and would have been 100% code compliant, so they reoriented that at the request of Village and Oak Brook staff through an agreement, which triggered the small deviation request for the corner side that will be five foot smaller than code. He went over phasing and timing, stating that they are looking to commence land development by the end of September and clarified that they will start working on 39th Street, and will then move on to Cumnor and Williams, which will be widened before the homes are built. He said they will maintain at least one open lane of traffic throughout the entire widening construction process so all existing residents have access to their driveways and will be relocating mailboxes for

the Cumnor street residents from the east side to the west side, to which the postmaster general approved. Once the Cumnor and Williams construction is completed next year, they will proceed with constructing Pierce Drive, and will then take the existing wetland lot basins they are creating through a full maintenance and monitoring program and dedicate all public improvements to the Village, which will need to be reviewed and accepted. Mr. Barenbrugge voiced that once the detention improvements are done, they will do sanitary sewer and water main construction, and commence construction on their model home, and the first home closing is anticipated to start in summer or fall of 2026.

Commissioner Boyle asked what the billboards, trailers, and site conditions will be like throughout the construction. Mr. Barenbrugge responded that they had some banner screens on a chain linked fence, which there were objections to, so they were removed. He explained that their signage request through the petition is not related to those banners, but for model signage and code compliant one sign per road frontage. He stated they will maintain the sales office in the model home and will do staging areas to hide some of the ugly parts of construction.

Brian Ratajczak, Spaceco, gave an overview of stormwater management and the wetlands. He stated they are preserving the majority of the wetlands with the minor impact by Lots 4 and 5, so they are utilizing the existing wetland and that storage capability there. He mentioned there is compensatory storage volume in Lots 4 and 5, so the volume associated there is being replaced as part of the overall storm water management system and will not be lost, as it will be reincorporated into the basin. He noted that wetlands are indicative of poorly drained areas, which is the case here, and they will be improving that. In regard to the resident that lives adjacent to the northwest corner of the property, there is smaller size existing storm sewer in that area and the size and elevation there is not ideal, so they identified storm sewer downstream to the west at the 38th Street right-of-way that will be able to tie into that and provide an outlet. He talked about the concerns about drainage along Cumnor, and said at the intersection of 39th and Cumnor, there is an existing culvert under the roadway that is in poor condition, so they are picking that up with new storm sewer and routing that flow into the southern basin that are backing to lots 8 through 13. He noted that with the widening of Cumnor Road, there will be curb and gutter created and the road drains from south to north, and they are constructing another inlet at the north end in the curb to intercept drainage in that area. Mr. Ratajczak expressed that all the storm water management calculations are part of the county requirements, where they have to prove the amount of flow coming into the wetland, so they have made a storm water report that staff has reviewed. He discussed other outlets and control structures that will control the release rates.

Commissioner Boyle asked about the 100-year event and outflow. Mr. Ratajczak answered that the 100-year event is the design event, which is a 1% chance of happening on any given year, but it will all be detained on site up to that and controlled through an outlet control structure that controls the release rate.

Commissioner Lincoln asked for confirmation that no water from west of there will come in here but it will be going west and is a controlled outlet with a very slow release unless it gets to the top. Mr. Ratajczak responded that it will be going out of the northwest corner of the property. He added that at 39th and Cumnor, there is a culvert under the road that they are picking up and conveying through their system.

Commissioner Lincoln inquired if some flow would be coming from the neighborhood to the west into Basin 1 in certain circumstances. Mr. Ratajczak answered yes, from that culvert being picked up and when Cumnor gets improved with the curb and gutter, the pavement is designed to flow from south to north, so when the curb is put on, there will be a storm sewer structure placed where the outlet pipe comes to intercept that drainage and tie that into the downstream 38th Street storm sewer.

Commissioner Toth inquired about the question on if any permeable pavements would be used for the driveways or the street. Mr. Ratajczak voiced no, they are not in the design component. Mr. Barenbrugge added that they did design scenarios with staff to make sure the ponds were signed for any future improvements to an unlimited basis as long as people stay within setbacks with staff.

Brendan May, KOLA, traffic engineer, stated that they conducted the traffic impact study for the development and said the single family detached housing is one of the lowest vehicle trip generators when looking at land use categories. The majority of the homes are going to have access outwards on the existing street system and since Pierce Drive will have two different connections, residents internally can access 39th or Williams Street directly without having undue circulation through any one intersection. He said overall, this will have a limited impact on the 39th Street intersections.

Chairman Rickard asked the commissioners for discussion.

Commissioner Frankovic voiced that this is very thoroughly planned and thought out and she appreciated the amount of work that was done to mediate the stormwater issues and preserve the wetlands. She said her only complaint was that the housing would be more affordable, as that is what they need in this Village. She believed it would be a good improvement for the area, increase the surrounding home values and help out with some of the problems the current homeowners have.

Commissioner Toth appreciated all the time and expertise that went into the research and the clarity given on Lots 23 and 24. He expressed that as far as the use of the land, it is a conservative use, has minimum density and roadway improvements, and liked that it has three or four different floor plans.

Commissioner Patel also supported this and felt it was responsibly and logically put together and felt the standards had been met. He said the public had general concerns for stormwater management and traffic and the petitioner responded appropriately and effectively to that.

Commissioner Eberhardt thanked the developers for their work, as this is a very challenging site, and one of the biggest perks is the improvements to storm water management. She said the explanation on the 23 and 24 site regarding deviations and on the widths of Lots 18 and 19 were very helpful. She was curious why the density is so much lower than the surrounding areas and said it seems like it would give us an opportunity to have other types of housing, such as duplexes. She suggested putting in a stipulation to raise the density to get more variety of housing type.

Commissioner Lincoln supported the annexation and zoning change, but was still not sure about Lots 23 and 24. He understood the argument for it, but did not know that it is necessary. He mentioned that the wetlands being involved are maybe making it look like it is lower density than it is, so they need to be careful with comparing the numbers the way they are. He stated that he did not know if he was convinced that they have to have Lots 18 and 19 and grant the ability to narrow

them down. He was also not sure why they are building homes on Lots 4 and 5, as there is a wetland there, and said maybe Lots 4 and 5 should not be platted out lots for building houses at all. He did not feel a strong enough argument was made for allowing the temporary signs being there longer than what the code says, as well as the storage trailers and the real estate office.

Commissioner Eberhardt mentioned Ms. Leon's earlier comments that Downers Grove cannot implement signage constraints until it is annexed.

Commissioner Lincoln recommended making a different motion to Council to remove those items that grant them these extra abilities that the code does not already provide to them, as the argument for them were not convincing and it seems like extra privileges.

Commissioner Rutledge disagreed on those points, as this is a very complex, involved project that will result in improvements to the existing community that will far exceed even the homes. She appreciated the way the petitioners addressed the issues with great information and patience. She acknowledged the residents and their questions and feedback, but she felt the standards were met and the investment and work that went into this project is exceptional.

Chairman Rickard agreed with Commissioner Rutledge and added that to have this low of density and preserve all that open space on a difficult sight with only a few deviations on the front end of a couple of lots is a major win and the beauty of a PUD. He noted that if they had every lot met every single zoning requirement, they would not have this open space.

Commissioner Boyle commended the developer, the community, and everyone who made this project what it is. He commented that change is going to be difficult for the neighborhood but having a developer with an open ear and line of communication is very beneficial. He felt the standards were met and supported the project.

Commissioner Lincoln asked again for the consideration to break this up in two different sections, one on the things they all agree on, and the other to debate separately. He felt they were lumping some of the extra items in because so many other things are good.

Chairman Rickard asked if his concerns could be addressed with a condition of the approval or putting the comment on record so it gets forwarded. Commissioner Lincoln explained that he was talking about making an amended motion from what staff provided with the temporary real estate signs and development signs omitted.

Commissioner Rutledge inquired why having an office on site was an area of concern for him for this project, as well as the signage for new construction. Commissioner Lincoln expressed that there are sections in the Village code that dictate how long someone is allowed to have signs, construction storage trailers, and allowed to have real estate offices, but they are asking to have it longer than what is already allowed and he felt their argument for why they wanted it to be allowed longer was not strong. He said they should have to follow the rules of any other development.

Chairman Rickard suggested making a motion on all four of these collectively and noting the concerns about signage and the timing of the trailer to let the Village Council address that.

Mr. Zawila added that is what they have done in the past.

Commissioner Boyle pointed out that there are not very many 35 lots subdivisions so it is fairly unique, which is why he supporting it.

WITH RESPECT TO FILE 25-PZC-0012 BASED ON THE PETITIONER'S SUBMITTAL, STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A FINAL PLAT OF SUBDIVISION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING AND SUBDIVISION ORDINANCES AND IS IN THE PUBLIC INTEREST. THEREFORE, COMMISSIONER TOTH MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THE VILLAGE COUNCIL APPROVAL OF FILE 25-PZC-0012, SUBJECT TO THE CONDITIONS AS LISTED IN THE STAFF REPORT.

SECOND BY COMMISSIONER RUTLEDGE

ROLL CALL:

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

NAY: LINCOLN

MOTION APPROVED. VOTE: 6-1

Commissioner Lincoln noted that he agreed with 75% of this and preferred having the opportunity to narrow this down to what they all were generally in agreeance on and felt like he was backed into a corner.

Mr. Zawila stated this is scheduled for the first reading at the September 9th meeting, with the potential of going on the active agenda for the September 16th meeting.

THE MEETING WAS ADJOURNED. UPON MOTION BY CHAIRMAN RICKARD, SECOND BY COMMISSIONER BOYLE. 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
OCTOBER 6, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0026 523 Ogden Avenue	Right-of-way Vacation	Carter Moran Planner

REQUEST
The petitioner is requesting approval of a right-of-way vacation at 523 Ogden 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

PETITIONER: Rick Ahern
Cassidy Tire
523 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial Building, Parking Lot
PROPERTY SIZE: 2,100 sq. ft. (.048 acres)
PIN: 09-05-403-019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Corridor Commercial
SOUTH:	R-4, Residential Detached House 4	Single Family Detached
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

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

1. Project Narrative
2. Entitlement Criteria
3. Plat of Survey
4. Location Map
5. Plat of Vacation
6. Appraiser's Report
7. Neighbor Notifications

PROJECT DESCRIPTION

The petitioner is proposing to vacate a 105' by 20' Village-owned right-of-way immediately south of the petitioner's property at 523 Ogden Avenue. The right-of-way is located approximately 200 feet south of the intersection of Ogden Avenue and Douglas Road. The right-of-way is currently in use by the petitioner as part of their parking lot. The petitioner recently became aware that they did not own the right-of-way, which they have been using and maintaining the entire time the business has been in operation. The petitioner intends to sell the subject property and is requesting that the right-of-way is vacated so they may acquire it for their property sale.

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted relevant public utility agencies and determined that the utility providers and the Village do not have any objections 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 subject lot. The required easement will be provided on the Plat of Vacation. As such, the easement will restrict any construction within the vacated right-of-way except for a parking lot or fence. The petitioners have been informed of this requirement and submitted a plat of vacation that includes the required easements.

Per the Right-of-Way policy the petitioner also submitted an appraisal conducted by a certified appraiser and determined the value of the right-of-way is $8,500. Staff reviewed the appraisal amount and determined that the amount is appropriate for the right-of-way. As a condition of approval, the petitioner shall pay this amount prior to the execution and recording of the vacation plat.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Guiding DG Comprehensive Plan's Future Land Use Map designates the subject property as Corridor Commercial. Corridor Commercial uses are defined as including a blend of neighborhood-oriented commercial retail, offices, auto dealerships, smaller regional commercial retail, service uses, and multi-family uses. The plan also recommends continuing to work with property owners to improve the "economic function" of properties abutting major commercial corridors such as Ogden Avenue.

The proposed request also meets the Comprehensive Plan's key concepts:

- Continue to work with local businesses to improve the physical appearance and market viability of existing commercial corridors.
- Retrofit obsolete commercial, office, and industrial spaces.

The proposed request is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The right-of-way and the 523 Ogden Avenue property are currently zoned B-3, General Services and Highway Business. The proposal calls for vacation of the Village owned right-of-way located south of the petitioner's property so that the two lots can be consolidated. There are no additional improvements proposed. The parking lot is legal-nonconforming in regards to setbacks. If the subject property were to be redeveloped it would need to meet the requirements of the Zoning Ordinance.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff received one call regarding this petition, and the inquiry was general in nature.

STANDARDS OF APPROVAL

The petitioner is 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 public rights-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.*

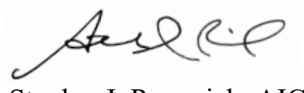
DRAFT MOTION

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-0026:

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 vacation of Village-owned property 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 25-PZC-0026, subject to the following conditions:

1. Right-of-way Vacation shall substantially conform to the staff report and draft Plat of Vacation; such plat may be modified to conform to the Village codes and ordinances.
2. Prior to execution and recording of the vacation plat, the petitioners shall pay the Village a total of $8,500 per the petitioner's appraisal.
3. A public drainage, utility and access easement shall be retained along the entire width and length of the vacated property.
4. The lots commonly known as 523 Ogden Avenue shall be consolidated into one lot of record by the petitioner.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

N

0 50 100 Feet

523 Ogden Avenue Location Map

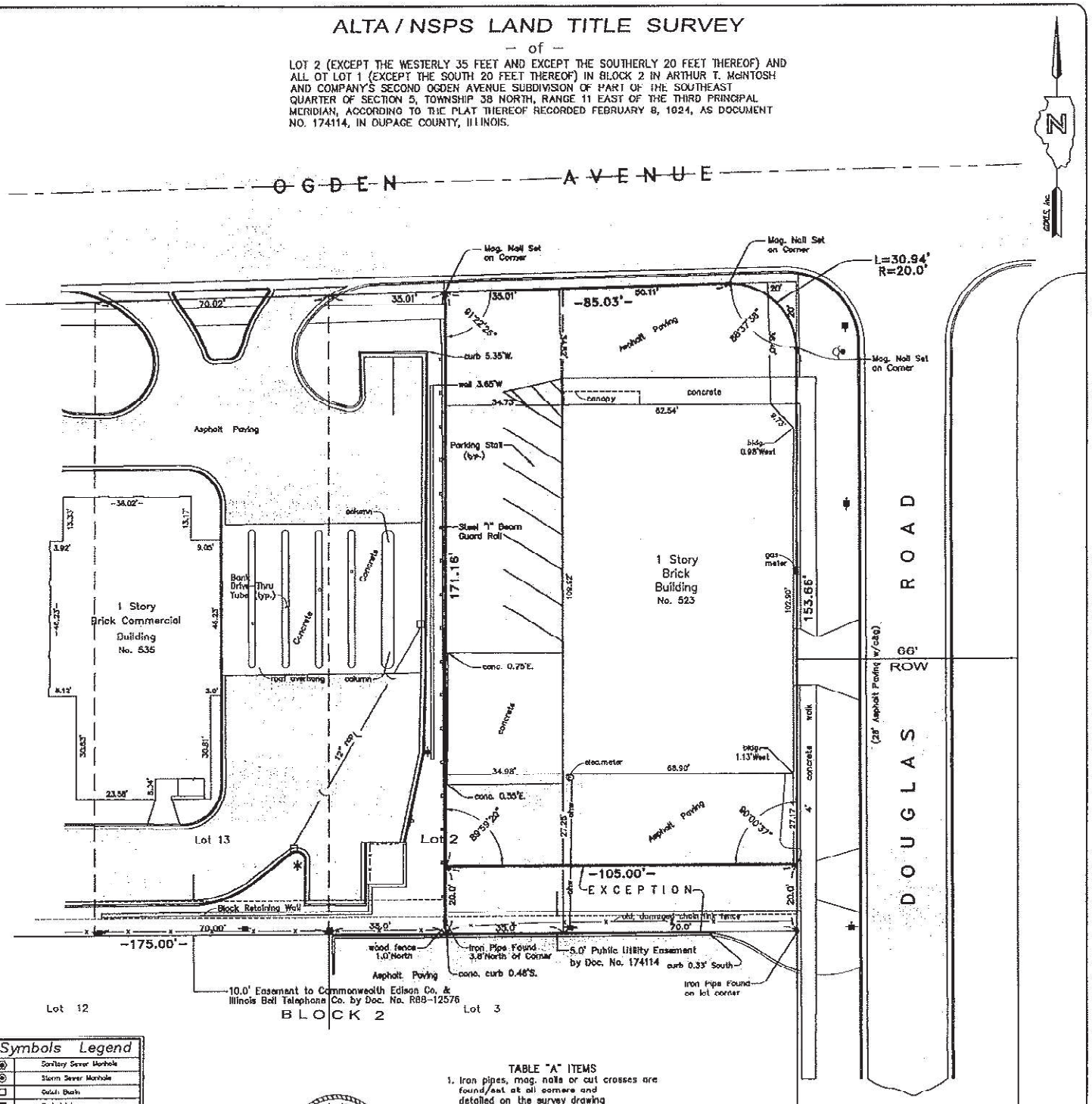
Subject Property

Site Location

ALTA / NSPS LAND TITLE SURVEY

— of —

LOT 2 (EXCEPT THE WESTERLY 35 FEET AND EXCEPT THE SOUTHERLY 20 FEET THEREOF) AND ALL OT LOT 1 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 2 IN ARTHUR T. McINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924, AS DOCUMENT NO. 174114, IN DUPAGE COUNTY, ILLINOIS.



Symbols Legend

	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Catch Basin
	Curb Inlet
	Fire Hydrant
	Water Valve in Vault
	Water Valve
	B-Box
	Sign
	Street Sign
	Gas Valve
	Ground Sign Box
	Light Pole
	Electric Transformer
	Utility Pedestal
	Telephone Manhole
	Electric Manhole
	Traffic Signal Pole
	Pole Anchor
	Utility Pole w/ Overhead Wire Direction
	Storm Sewer
	Sanitary Sewer
	Watermain
	Overhead Wires

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS No.35-2501 MICHAEL L KRISCH DOWNERS GROVE ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

TO: INDIVESTIA LLC, an Il limited liability company; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE "A" ITEMS 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, and 11.

THE FIELDWORK WAS COMPLETED ON AUGUST 15, 2025.
DATE OF THIS PLAT: AUGUST 25, 2025.

Michael L Krisch

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2026

TABLE "A" ITEMS

1. Iron pipes, mag. nails or cut crosses are found/set at all corners and detailed on the survey drawing
2. Address provided by title commitment
3. Per Federal Emergency Management agency only, described property is located in Zone "X", area determined to be outside 0.2% annual chance floodplain, by Map No. 17043C0186J effective date August 1, 2019
4. Gross land area = 18,012 s.f.

6a. Per Village of Downers Grove latest zoning map the described property is in a B-3 General Services & Highway Business District

7a. Exterior dimensions of all buildings are detailed on the survey drawing

7b1. Square footage of the building at ground level = 7,571 sf

8. Substantial features observed in the process of conducting the fieldwork is detailed on the survey drawing
9. There are 6 regular striped parking stalls and 0 handicap striped parking stall on the property and are detailed on the survey drawing
11. Evidence of underground utilities existing on or serving the described property as observed in the process of conducting the fieldwork are detailed on the survey drawing

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 25CNW657048RM
EFFECTIVE DATE JULY 29, 2025
WAS USED IN PREPARATION OF THIS SURVEY

TITLE COMMITMENT, SCHEDULE B, PART II ITEMS PERTAINING TO SURVEY MATTERS

19. Rights of the public and of the people of the State of Illinois and the municipality to that part of the land taken or used for road purposes
20. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any
21. Described property subject to Covenants and Restrictions contained in document recorded September 19, 1950 as Document No. 980173
22. Environmental no further remediation letter recorded June 1, 1998 as Document No. R98-103735

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20ft

PROJECT	25-025
CAD NAME	25-025.dwg
SCALE	1" = 20'
SHEET	1 of 1
DRAWN BY	MLK

PROJECT:
ALTA / NSPS
LAND TITLE SURVEY
523 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60516

PREPARED FOR:
THE BUTLER GROUP
21108 WOODVIEW RD.
BURR RIDGE, IL. 60515

No.	Date	Revision Description	By

KRISCH LAND SURVEYING LLC
P.O. Box 929 PLAINFIELD, IL 60544-0929
PHONE (630) 627-5569 / FAX (630) 627-5594
www.krischlandsurveying.com
IL PROFESSIONAL DESIGN FIRM LICENSE No. 184-006856

August 27, 2025

Mr. Jason Zawila
Planning Manager
Village of Downers Grove
850 Curtis Street
Downers Grove, Illinois 60515

Re: 523 Ogden Avenue, Downers Grove, Illinois (former Cassidy Tire)

Dear Jason,

Please accept this letter as our request to acquire the village of Downers Grove-owned vacant alley parcel located on the north property line of 523 Ogden Avenue.

The property is comprised of a 2,100 square foot parcel with dimensions of 120' X 20' deep. We were not aware that we did not own this parcel until we listed the 523 property for sale. When we purchased 523 Ogden over twenty years ago, the property was paved, so we assumed it was ours. We have continued to pave, and seal coat the property during our time of ownership.

Since the parcel is excess real estate for the village, and it is already paved, we would like to acquire it.

I have attached all the required documents for this acquisition for your review. We hope to meet at the October plan commission meeting to present our petition.

Please get in touch with me via email (rahern@cassidytire.com) or via cell phone (630-309-4336) if you have any questions or comments regarding our application.

Thank you for your assistance.

Sincerely,

Rick Ahern

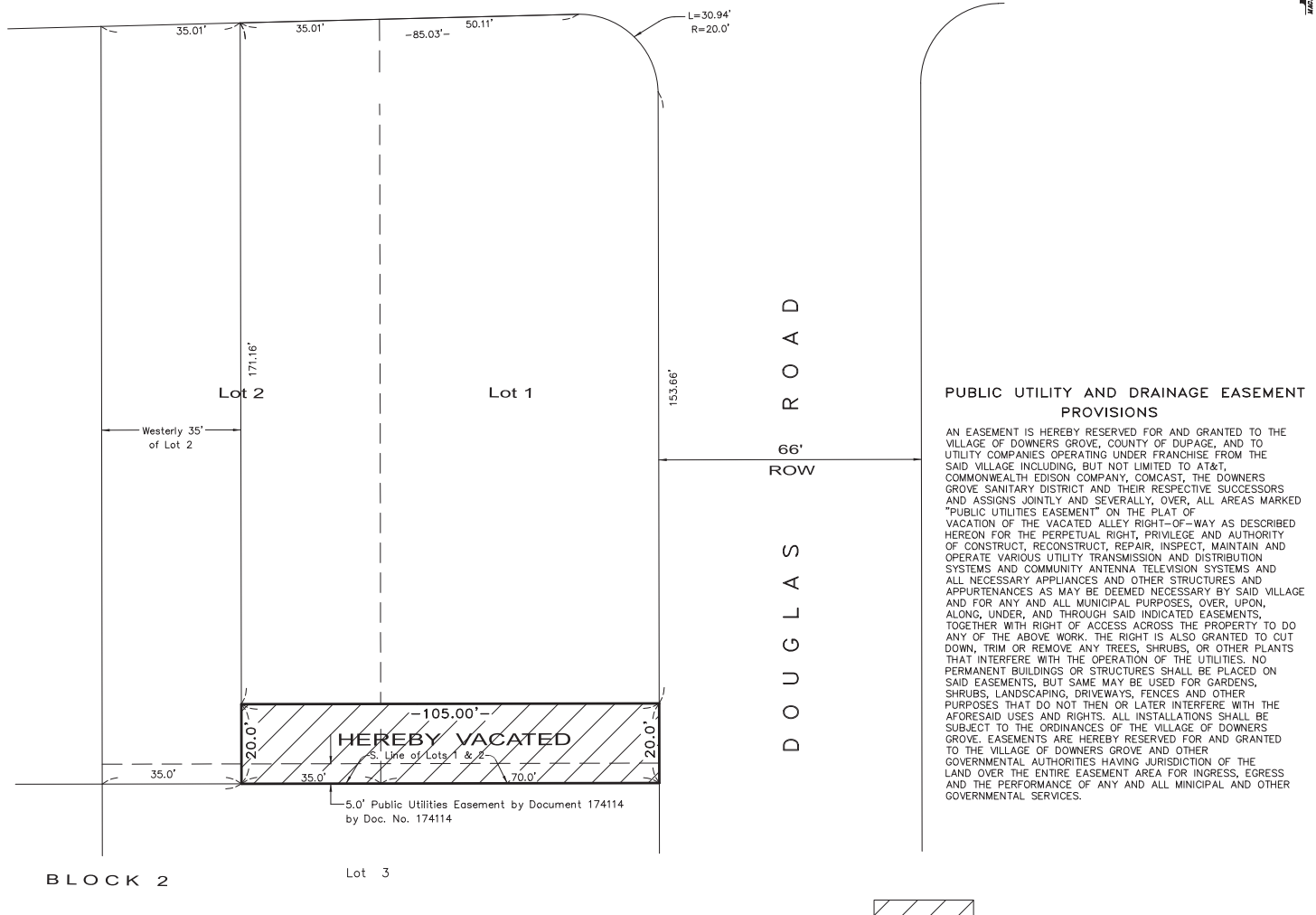
PLAT of VACATION

– OF –

THE SOUTHERLY 20 FEET (EXCEPT THE WESTERLY 35 FEET THEREOF) OF LOT 2 AND THE SOUTHERLY 20 FEET OF LOT 1 IN BLOCK 2 IN ARTHUR T. McINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924, AS DOCUMENT NO. 174114, IN DUPAGE COUNTY, ILLINOIS.

PARCEL NO. 09-05-403-019
PARCEL CONTAINS 2,100 SF

OGDEN AVENUE



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" ON THE PLAT OF VACATION OF THE VACATED ALLEY RIGHT-OF-WAY AS DESCRIBED HEREON 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 MINICIPAL AND OTHER GOVERNMENTAL SERVICES.

– AREA TO BE VACATED

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR VACATION PURPOSES THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THIS PLAT, WHICH IS A REPRESENTATION OF THE PROPERTY SO DESCRIBED. THE AREA TO BE VACATED IS THAT SHOWN WITHIN THE HATCHED AREA ON THIS PLAT. SCALE OF THIS PLAT IS 20 FEET TO ONE INCH

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JULY A.D. 2025.

Michael L Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES 11/30/2026

MICHAEL L. KRISCH ★ PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS No.35-2501 ★ DOWNERS GROVE, IL

VILLAGE BOARD

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

APPROVED THIS_____DAY OF _____ A.D., 20___

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

_____
MAYOR

_____
VILLAGE CLERK

RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. _____ AT _____ O'CLOCK

_____
RECORDER OF DEEDS, DUPAGE COUNTY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Prepared For: THE BUTLER GROUP

No.	Date	Revision Description	By:
1	9/24/25	Easement Provisions Added	MLK

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
6718 REVERE ROAD • DOWNERS GROVE, IL 60516 • Phone: 630.627.5589

SURVEYING – CONSULTING – CONSTRUCTION LAYOUT

Scale: 1"=20' | Drawn: | Chk'd: MLK | GDK File# | CAD File: 25-074-VAC

m.krisch@gdkls.com

August 28, 2025

CTLTC #8002393509
4312 Douglass Road
Downers Grove, Illinois 60515

Re: Village-owned vacant alley excess parcel located behind 523 Ogden Avenue Downers Grove, Illinois

Dear Property Owner

Pursuant to the village of Downers Grove's requirement for notice to adjoining property owners, this letter serves as notification of our intent to purchase a vacant village-owned parcel located north of and adjoining our property at 523 Ogden Avenue.

The property contains 2,100 square feet, with dimensions of 120 x 20 feet.

If you have any questions regarding this letter, please contact me at rahern@cassidytire.com. Or at 630-309-4336.

Sincerely

Rick Ahern

August 28, 2025

Indevesta Inc.
718 Ogden Avenue
Downers Grove, Illinois 60515

Re: Village-owned vacant alley excess parcel located behind 523 Ogden Avenue Downers Grove, Illinois

Dear Property Owner

Pursuant to the village of Downers Grove's requirement for notice to adjoining property owners, this letter serves as notification of our intent to purchase a vacant village-owned parcel located north of and adjoining our properly at 523 Ogden Avenue.

The property contains 2,100 square feet, with dimensions of 120 x 20 feet.

If you have any questions regarding this letter, please contact me at rahern@cassidytire.com. Or at 630-309-4336.

Sincerely

Rick Ahern

LAND APPRAISAL REPORT

LOCATED AT
523 Ogden Ave
Downers Grove, IL 60515
See Title Commitment.

FOR
Rick Ahern

OPINION OF VALUE
8,500

AS OF
08/11/2025

Borrower	N/A					File No.	202508-2511
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

TABLE OF CONTENTS

LAND APPRAISAL REPORT

File No.: 202508-2511

SUBJECT

Property Address: 523 Ogden Ave | City: Downers Grove | State: IL | Zip Code: 60515

County: DuPage | Legal Description: See Title Commitment.

Assessor's Parcel #: 09-05-403-019 | Tax Year: 2024 | R.E. Taxes: $ 0 | Special Assessments: $ 0

Market Area Name: Downers Grove | Map Reference: 16984 | Census Tract: 8448.01

Current Owner of Record: Village of Downers Grove | Borrower (if applicable): N/A

Project Type (if applicable): [ ] PUD [ ] De Minimis PUD [ ] Other (describe) | HOA: $ 0 [ ] per year [ ] per month

Are there any existing improvements to the property? [X] No [ ] Yes | If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [ ] Vacant [ ] Not habitable

If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: Purchase from Village.

Intended User(s) (by name or type): Rick Ahern and their assigns.

Client: Rick Ahern | Address: N/A

Appraiser: Matthew F Nieman | Address: 1517 Raymond Ave, La Grange Park, IL 60526

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy	One-Unit Housing				Present Land Use		Change in Land Use
					PRICE $(000)		AGE (yrs)				
Location:	[ ] Urban	[X] Suburban	[ ] Rural	[X] Owner					One-Unit	50 %	[X] Not Likely
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	[ ] Tenant	185	Low	0		2-4 Unit	10 %	[ ] Likely * [ ] In Process *
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Vacant (0-5%)	1,950	High	139		Multi-Unit	10 %	* To:
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Vacant (>5%)	502	Pred	0		Comm'l	15 %	
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply						Other	15 %	
Marketing time:	[X] Under 3 Mos.	[ ] 3-6 Mos.	[ ] Over 6 Mos.							%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	[X]	[ ]	[ ]	[ ]	[ ]	Adequacy of Utilities	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Employment	[X]	[ ]	[ ]	[ ]	[ ]	Property Compatibility	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Shopping	[X]	[ ]	[ ]	[ ]	[ ]	Protection from Detrimental Conditions	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Schools	[X]	[ ]	[ ]	[ ]	[ ]	Police and Fire Protection	[X]	[ ]	[ ]	[ ]	[ ]
Adequacy of Public Transportation	[X]	[ ]	[ ]	[ ]	[ ]	General Appearance of Properties	[X]	[ ]	[ ]	[ ]	[ ]
Recreational Facilities	[X]	[ ]	[ ]	[ ]	[ ]	Appeal to Market	[X]	[ ]	[ ]	[ ]	[ ]

Market Area Comments: The subject is loosly bound to the north by IL-56, to the west by I-355, to the east by Fairview Ave, and to the south by 75th St. There are no apparent factors that should affect the subject's marketability. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers. See addendum.

DESCRIPTION

Dimensions: 20*105 | Site Area: 2,100 Sq.Ft.

Zoning Classification: B-3 | Description: General Services and Highway Business

Do present improvements comply with existing zoning requirements? [ ] Yes [ ] No [X] No Improvements

Uses allowed under current zoning: The B-3 district is primarily intended to accommodate very large retail and service establishments, business establishments that generate large volumes of automobile traffic, high-impact commercial and limited manufacturing activities.

Are CC&Rs applicable? [ ] Yes [ ] No [X] Unknown | Have the documents been reviewed? [ ] Yes [X] No | Ground Rent (if applicable) $ /

Comments: N/A

Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain)

Actual Use as of Effective Date: Vacated Alley | Use as appraised in this report: Vacated Alley

Summary of Highest & Best Use: The subject property is a slim strip of land behind a larger parcel on Ogden Avenue, which is a main business corridor, with commercial business zoning. The subject has a vacated alleyway on it. Due to its small size and location behind another parcel with existing business improvements on it, it cannot be improved upon individually. It's highest and best value subject lies in its contributory value to the larger parcel in front of it.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	20 feet
Electricity	[X]	[ ]	ComEd	Street	Paved	[X]	[ ]	Topography	Generally Level

LAND APPRAISAL REPORT

File No.: 202508-2511

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MRED/Public Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Per public records, the subject has no 36-month prior transfer history.
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	523 Ogden Ave Downers Grove, IL 60515	4108 N Grant St Westmont, IL 60559		4227 Venard Rd Downers Grove, IL 60515		2440 63rd St Downers Grove, IL 60516	
Proximity to Subject		1.03 miles E		0.98 miles W		3.31 miles SW	
Sale Price	$ N/A		$ 120,000		$ 259,000		$ 27,500
Price/ Sq.Ft.	$ N/A	$ 9.79		$ 8.61		$ 3.61	
Data Source(s)	Inspection,Realtor	MRED #11674101;DOM 829		MRED #12130354;DOM 184		MRED #12048663;DOM 14	
Verification Source(s)	Assessor,Remine	Assessor,Remine		Assessor,Remine		Assessor,Remine	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing	N/A	Cash		Conventional		Cash	
Concessions	N/A	$0		$0		$0	
Date of Sale/Time	08/11/2025	04/01/2025		04/04/2025		06/14/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Commercial	Res;Comm	0	Res;Comm	0	Busy Road	0
Site Area (in Sq.Ft.)	2,100	12,262		30,068		7,625	
Functional Utility	Diminished	Average	-5	Average	-5	Diminished	
Net Adjustment (Total, in $)		☐ + ☒ -	$ -61,310	☐ + ☒ -	$ -150,340	☐ + ☐ -	$
Net Adjustment (Total, in $ / Sq.Ft.)			($ -5 /Sq.Ft.)		($ -5 /Sq.Ft.)		
Adjusted Sale Price (in $ / Sq.Ft.)			$ 4.79		$ 3.61		$ 3.61

Summary of Sales Comparison Approach: See attached addendum.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 8,500 **or $** 4 **per Sq.Ft.**

Final Reconciliation: The most weight is given to comparable sale 3 due to it having similar diminished fucntional utility as the subject. This price per square foot has then been applied to the subject's site size to come up with a total value.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 8,500 , as of: 08/11/2025 , which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location & Aerial Map(s) ☐ Flood Addendum ☐ Additional Sales

☐ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Hypothetical Conditions

Client Contact: Rick Ahern Client Name: Rick Ahern

ADDITIONAL COMPARABLE SALES

File No.: 202508-2511

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 523 Ogden Ave Downers Grove, IL 60515		4806 Roslyn Rd Downers Grove, IL 60515					
Proximity to Subject		0.83 miles SE					
Sale Price	$ N/A	$	$ 240,000		$		$
Price/ Sq.Ft.	$ N/A	$ 20.02		$		$	
Data Source(s)	Inspection,Realtor	MRED #12074138;DOM 445					
Verification Source(s)	Assessor,Remine	Assessor,Remine					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing	N/A	Cash					
Concessions	N/A	$0					
Date of Sale/Time	08/11/2025	04/30/2025					
Rights Appraised	Fee Simple	Fee Simple					
Location	Commercial	Residential	-10				
Site Area (in Sq.Ft.)	2,100	11,991					
Functional Utility	Diminished	Average	-5				
Net Adjustment (Total, in $)		☐ + ☒ −	$ -179,865	☐ + ☐ −	$	☐ + ☐ −	$
Net Adjustment (Total, in $ / Sq.Ft.)			($ -15 /Sq.Ft.)				
Adjusted Sale Price (in $ / Sq.Ft.)			$ 5.02		$		$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach See attached addendum.

Assumptions, Limiting Conditions & Scope of Work

File No.: 202508-2511

Property Address: 523 Ogden Ave	City: Downers Grove	State: IL	Zip Code: 60515
Client: Rick Ahern	Address:		
Appraiser: Matthew F Nieman	Address: 1517 Raymond Ave, La Grange Park, IL 60526		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications & Definitions

File No.: 202508-2511

Property Address: 523 Ogden Ave City: Downers Grove State: IL Zip Code: 60515

Client: Rick Ahern Address:

Appraiser: Matthew F Nieman Address: 1517 Raymond Ave, La Grange Park, IL 60526

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Rick Ahern Client Name: Rick Ahern

E-Mail: rahern@cassidytire.com Address:

APPRAISER SUPERVISORY APPRAISER (if required)

Supplemental Addendum

File No. 202508-2511

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

This is an Appraisal Report presented in a concise reporting format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and/or its assigned for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

In conformance with Uniform Standards of Professional Appraisal Practice Standards No. 8, Electronic Transmission of Reports, this report may utilize electronic signatures. This appraisal complies with USPAP SMT-8 and when applicable, to Federal Housing Administration or Department of Veterans Affairs Standards and Requirements. The software utilized by the appraiser to generate the appraisal protects signature security by means of a digital signature feature for each appraiser signing the report that is in conformance with Standards No. 8. Each appraiser maintains sole of their related signature through password, hardware device or other means. The appraiser is fully responsible for the integrity and authenticity of data and signatures transmitted electronically and will hold the client and/or its assigns harmless from and against any breach or failure of data integrity, signature authenticity, or breach of data security.

Adobe's Distiller software or equivalent may be utilized by appraiser to transmit this encrypted PDF-formatted appraisal. At a minimum, the software contains the following security measure:

- identifies transmission error during the transmission process, and confirms date, time and quantity of data submitted by appraiser and the date, time and quantity of data received by the Client, and/or its assigns and
- secures data from editing by means of a password, hardware device, or other means that remains in the sole control of the transmitting appraiser.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property, as of the effective date of the appraisal.

INTENDED USE / USER / CLIENT

The Intended Use is to evaluate the property that is the subject of this appraisal for market value purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

MARKET CONDITIONS

No discounts, buy downs or other concessions were noted. Current 30 year fixed rate financing at 6.5 - 7.5% and 0-2 points.

Inherent in the estimate of market value is typical exposure time for this type of property in this market environment. Reasonable exposure time is a function of price, use, condition, and motivation of parties which vary from transaction to transaction. MLS records indicate an average market time of about 7 days, which is considered a reasonable exposure time for the subject. Most neighborhood homes sell within 99% of list price, provided their design, appeal and condition are consistent with market expectations. Given the market data analyzed by the appraiser, there are no fiscal or economic trends expected to occur that would significantly impact the relatively stable market currently experienced in this neighborhood.

CONDITIONS OF APPRAISAL

The subject property is appraised in fee simple title, assuming no liens or encumbrances other than normal covenants and restrictions of record.

SALES COMPARISON APPROACH

Due to a lack of similar style closed sales within three months, it was necessary to research and analyze comparable sales going back over one year from the effective date. However, no time adjustments have been applied due to the overall stable marketing trends for comparable properties to the subject over that timeframe. Infosparks and independent market research were utilized in determining marketing conditions.

The subject and comparable sales 1-3 have similar location factors of being adjacent to commercial property or on busy roads, so no adjustments were needed. Comparable sale 4 is in a residnetial area. Land in residential area sells at a $10/sf premium. Proper adjustments have been applied on the location line of the sales grid.

Subject Photo Page

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

Subject Front

523 Ogden Ave

Subject Street View 1

Subject Street View 2

Photograph Addendum

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

Subject Side View 1

Subject Side View 2

View to East

View to North

Photograph Addendum

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

Subject Rear

Property North of Subject View 1

Property North of Subject View 1

Ogden Ave View 1

Photograph Addendum

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

View to Southeast

View to Northeast

Subject Side View 3

Comparable Photo Page

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

Comparable 1

4108 N Grant St

Comparable 2

4227 Venard Rd

Comparable 3

2440 63rd St

Comparable Photo Page

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						

Comparable 4

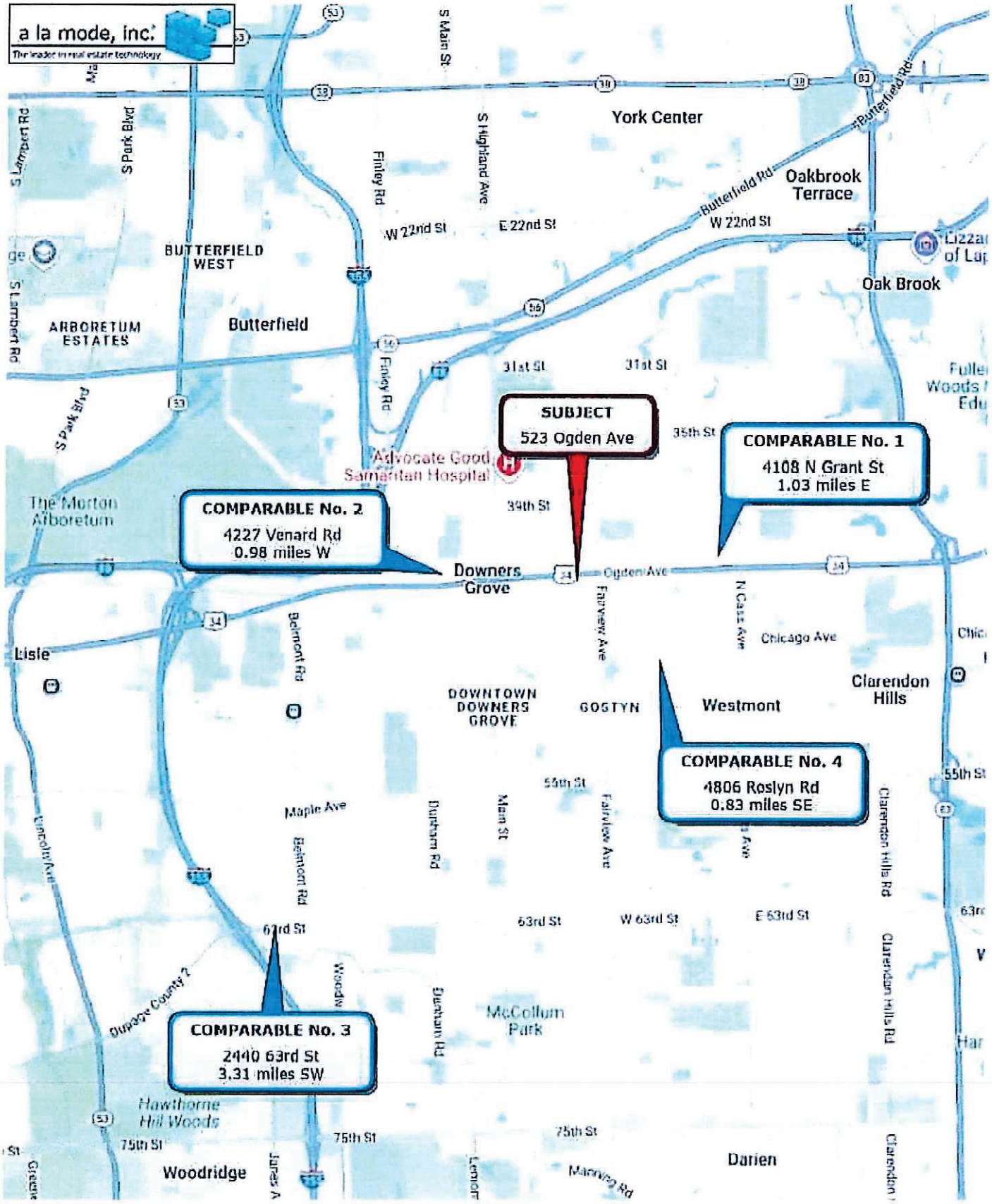
4806 Roslyn Rd

Comparable 5

Comparable 6

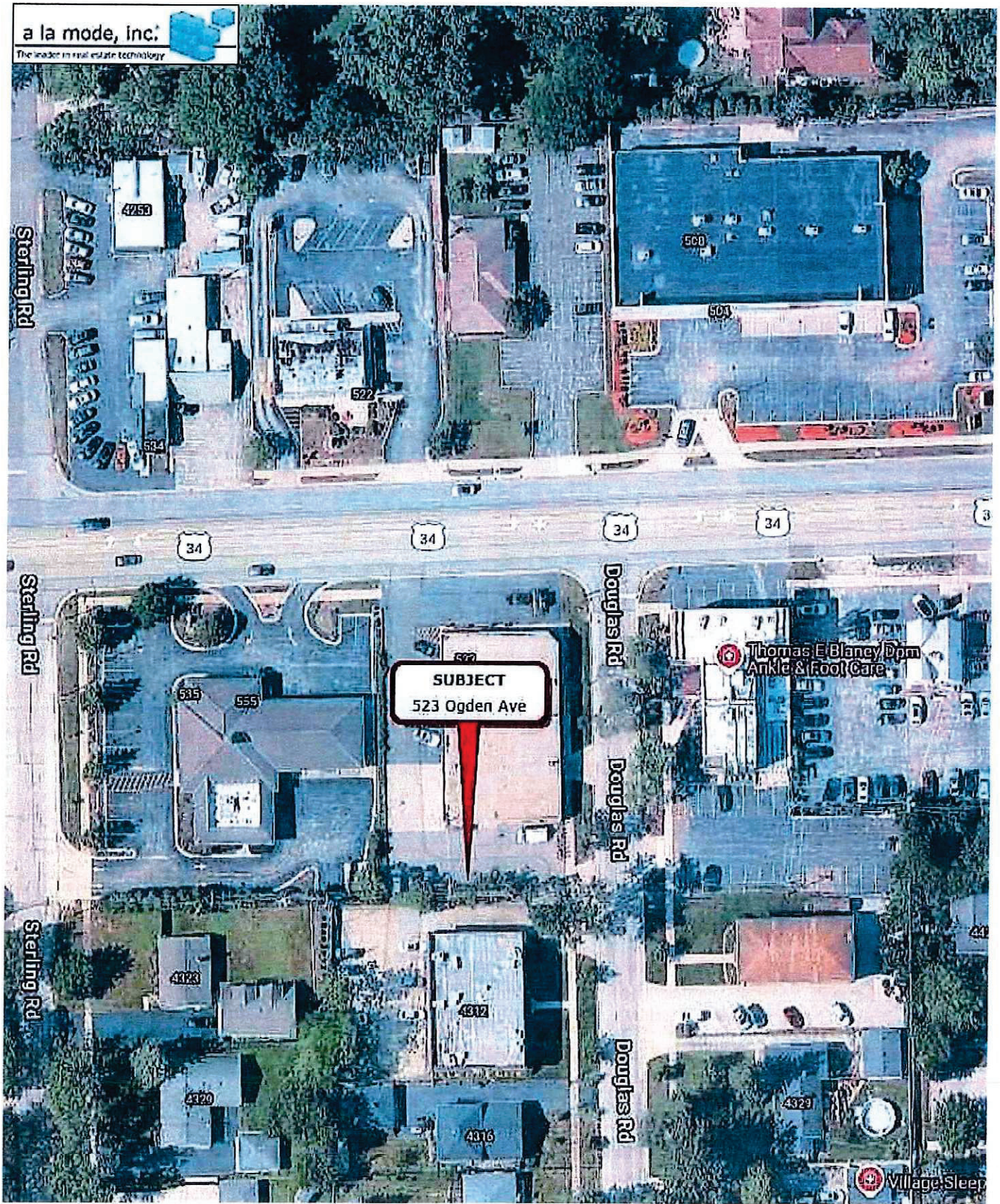
Location Map

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						



Aerial Map

Borrower	N/A						
Property Address	523 Ogden Ave						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Rick Ahern						



Assessor Map

E&O Insurance

GREAT AMERICAN. INSURANCE GROUP
301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB4450922-24** Renewal of: **RAB4450922-23**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. **Named Insured:** **Proper Appraisals, LLC**

Item 2. **Address:** **1517 Raymond Ave**

City, State, Zip Code: **La Grange Park, IL 60526**

Attn:

Item 3. **Policy Period:** From **04/05/2024** *(Month, Day, Year)* To **04/05/2025** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:** **(inclusive of claim expenses):**
A. $ 1,000,000 Limit of Liability - Each Claim
B. $ 1,000,000 Limit of Liability - Policy Aggregate
C. $ 500,000 Limit of Liability - Fair Housing Claims
D. $ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** **(inclusive of Claim Expense): $ 5,000 Each Claim**

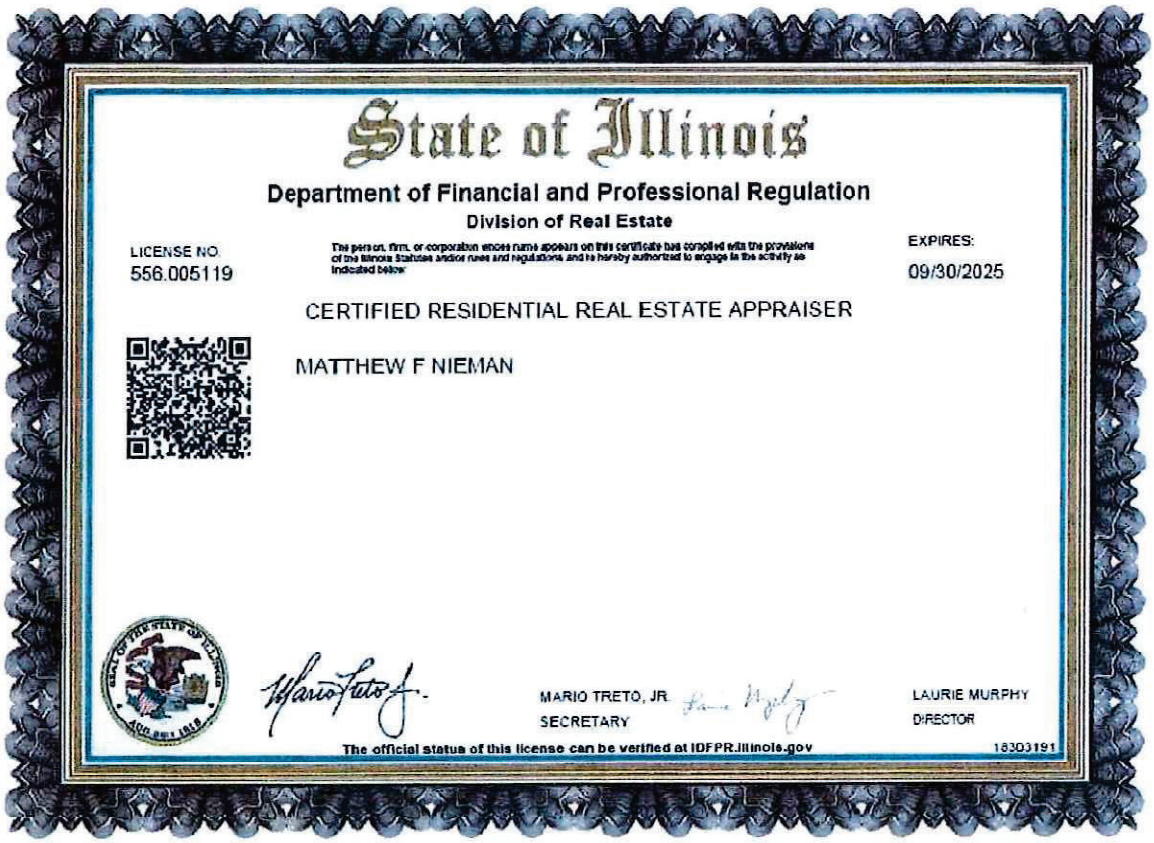
Item 6. **Premium:** $ **948.00**

Item 7. **Retroactive Date** (if applicable): **12/29/2022**

Item 8. **Forms, Notices and Endorsements attached:**

Kerry A. Magnuson

License



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.005119

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations, and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2025

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

MATTHEW F NIEMAN

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

18303191

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLANNING AND ZONING COMMISSION
OCTOBER 6, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
25-PZC-0027 4734 Cornell Avenue	Zoning Exception	Jason Zawila, AICP Planning Manager

REQUEST
The petitioner is requesting a zoning exception to horizontally extend an existing wall located in the required rear setback.

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

GENERAL INFORMATION

OWNER: Marnee and Dave Fieldman
4734 Cornell Avenue
Downers Grove, IL 60515

PETITIONER: Robert Design and Build
5105 Dewitt Lane
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Detached House
PROPERTY SIZE: 12,000 square feet (0.28 acres)
PIN: 09-07-101-020

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single-Family Detached
SOUTH:	R-3, Residential Detached House 3	Single-Family Detached
EAST:	R-3, Residential Detached House 3	Single-Family Detached
WEST:	R-3, Residential Detached House 3	Single-Family Detached

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Location Map
2. Site Plan
3. Floor Plans
4. Elevations

5. Project Summary/Narrative
6. Standards/Review and Approval Criteria

PROJECT DESCRIPTION

The petitioner is requesting a zoning exception to horizontally extend an existing wall located in the required rear setback. The property is located northwest corner of the intersection of Cornell Avenue and Prairie Avenue and is zoned R-3, Residential Detached House 3. The existing single family home is considered a legal non-conforming structure as it was constructed lawfully, but has become non-conforming due to Zoning Ordinance revisions.

The north wall of the house is set back 11.92 feet from the north property line. Rear setbacks in the R-3 zoning district are 20 feet, per Section 28.2.030 of the Municipal Code. As such, the petitioner is requesting an exception to horizontally extend the wall of the encroaching part of the house to accommodate part of a first floor addition. Per Section 28.11.040(c)(2)b, the improvement may not extend the horizontal length of the existing nonconforming building wall more than fifteen percent (15%) of its existing length. In the petitioner's case, the northern wall is 22.42 feet long, which would permit a maximum horizontal extension of 3.36 feet, which the length of the proposed extension complies with, as it measures 3.25 feet.

The proposed addition includes complementary updates to the masonry of the existing exterior walls to accentuate the addition. It should be noted that there are no windows in the proposed horizontal extension facing the north lot line. Aside from the current legal non-conforming street setback, the proposed addition and the proposed improvements will meet all requirements of the Zoning Ordinance.

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 public comments on the petition.

ANALYSIS

Exception from the Zoning Ordinance, horizontal extension of existing walls in one required setback

As noted above, the petitioner is requesting an exception from the required rear setback to extend the addition horizontally where it is prohibited per Section 28.2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning Exception in Section 28.12.080.G, and the nonconforming structure alterations criteria in Section 28.11.040.C.2 of the Zoning Ordinance, must be met.

FINDINGS OF FACT

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested exception to the Zoning Board of Appeals at the public hearing.

Section 28.12.080.G Standards and Review Criteria

Zoning Exceptions require evaluation per Section 28.12.080 of the Zoning Ordinance, *Standards and Review Criteria*: "Zoning exceptions may be approved by the Planning and Zoning Commission only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:"

(1) The exception is consistent with all relevant purpose and intent statements of this zoning ordinance and general purpose and intent of the comprehensive plan.

The purpose of the Zoning Ordinance is to protect and promote the public health, safety and general welfare and implement the policies and goals of the Comprehensive Plan. The proposed horizontal extension will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. Additionally, the proposed addition advances the goals of the Comprehensive Plan

which includes re-investment in the current housing stock and encourages a variety of housing types, sizes and prices. This standard is met.

(2) The exception will not have substantial or undue adverse effect on adjacent properties, character of the area, or public health, safety and general welfare.
The proposed extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed horizontal extension meets all other bulk requirements of the Zoning Ordinance.

(3) The exception will be constructed so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties in accordance with district regulations.
The addition continues the existing structure horizontally. The scale of the proposed addition is consistent with the surrounding homes in the vicinity, and, with the exception of the requested relief item, meets the bulk requirements of the Zoning Ordinance. This standard is met.

(4) The exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.
The proposed addition will be clad with brick that matches the existing structure. The overall renovation and exterior improvements will lead to a cohesive high-quality design. The structure is compatible with other nearby single family residential properties. This standard is met.

(5) Adverse impacts resulting from the exception will be mitigated to the maximum extent feasible.
The proposed addition will not encroach into the rear setback farther than the existing masonry wall, limiting the extent to which the structure's nonconformity is increased. The proposed addition meets all other bulk requirements of the R-3 zoning district and mitigates any impacts to the maximum extent. This standard is met.

Section 28.11.040.C.2 Alterations and Expansions
Additionally, extending existing building walls located within a required setback requires conformity with Section 28.11.040.C.2 of the Zoning Ordinance, which states that "a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area, except that the Planning and Zoning Commission may approve either a horizontal or vertical extension of the non-conforming exterior walls of a detached house in accordance with the zoning exception procedures of Section 28.12.080. In order to approve such horizontal or vertical extension, the Planning and Zoning Commission must find that all of the following criteria have been met":

a) The extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback).
The proposed addition will comply with all other applicable lot and building regulations as identified in Section 28.2.030 of the Zoning Ordinance. This standard is met.

b) The extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than 15% of its existing length.
The proposed setback for the expansion will remain 11.92 feet from the north property line. This standard is met. In the petitioner's case, the northern wall is 22.42 feet long, which would permit a maximum horizontal extension of 3.36 feet, which the length of the proposed extension complies with, as it measures 3.25 feet. This standard is met.

c) The horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house.

The proposed horizontal extension does not include windows that face into the rear yard. The only windows proposed are part of the larger addition and not located in the proposed horizontal exception area. This standard is met.

d) The appearance of the expansion will be compatible with the adjacent property and neighborhood.
The proposed appearance will be compatible with the surrounding homes in the immediate vicinity and neighborhood. This standard is met.

e) The expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.
The proposed expansion will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed extension will meet all other bulk requirements of the Zoning Ordinance. The proposed horizontal extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

RECOMMENDATION

Based on the analysis above, staff believes the standards and criteria for granting the horizontal exception has been met. Staff recommends ***approval*** of the requested exception subject to the following conditions:

1. The horizontal wall exception shall substantially conform to the staff report and architectural drawings prepared by Roberts Design and Build dated August 29, 2025, except that such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

Stanley J. Popovich, AICP
Director of Community Development

N

0 50 100 Feet

4734 Cornell Avenue Location Map

Subject Property

Site Location

August 29, 2025

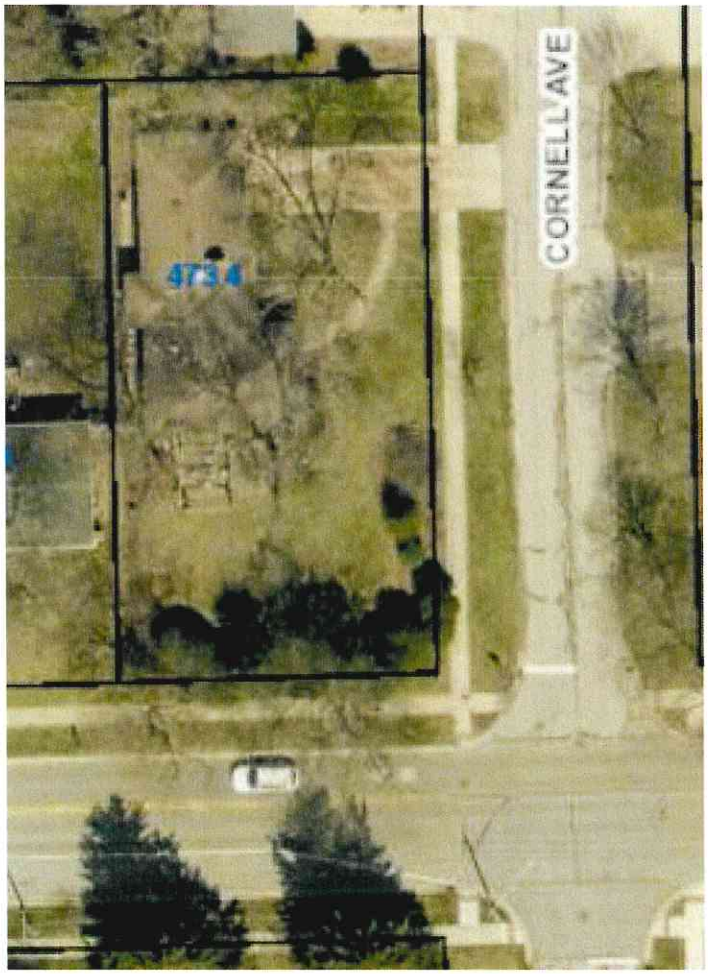
Members of the Planning & Zoning Commission,

Please consider this petition to allow the horizontal extension of an existing nonconforming setback for the property at 4734 Cornell. We hope you find that the criteria for the approval noted in Section 28.11.040 C (2) a through e have been met and that you will decide favorably on this petition.

Background and Purpose

The subject property located at 4734 Cornell is located at the northwest corner of Prairie and Cornell and is improved with a single family detached house. The lot is 12,000 square feet in area with 80 feet of frontage along Prairie and 150 feet of frontage along Cornell. The house is located in the extreme northwest corner of the property with the front of the house facing Cornell.

Subject Property at 4734 Cornell



We are planning to remodel the house to provide modern amenities such as a larger kitchen/great room, bedrooms with larger closets and direct access to more private bathrooms and a mudroom while maintaining its existing character as a one-story ranch style home.

Unique Circumstances

The house was constructed in 1958 prior to adoption of the Village's first zoning ordinance. Because the property fronts on two public streets and the house is located in the extreme northwest corner, this "reverse corner" orientation results in the front yard adjacent to Prairie and a street yard adjacent to Cornell, the rear yard on the north side of the house and the side yard along the west side of the house. The house is oriented with its front facing Cornell and its rear facing west. The north side of the house looks and functions as if it were a side yard. It is adjacent to the side yard of the house immediately north (4728 Cornell).

The house is nonconforming in that the existing covered stoop does not meet the side yard setback and the north side of the house does not meet the rear yard setback. The north wall of the house is 22'-5" long and is setback about 11.9 feet from the north lot line instead of the required 20 feet. The house at 4728 Cornell is setback approximately 6 feet from the common lot line resulting in a separation of about 18 feet for the two houses. The Zoning Ordinance would require a separation of 12 feet (6 foot setback required for each house), if the north yard were considered a side yard instead of a rear yard.

There is dense landscaping located in the areas between the two houses. The carport for the house at 4728 Cornell is adjacent to the common lot line.

The Subject Property and Adjacent Property to the North

Street View of the Subject Property and Adjacent Property to the Noth

Planned Improvements

The plans call for the existing nonconforming north wall to be extended 3'-4" to the east (toward Cornell). This extension will allow for the construction of a new attached garage on the front of the house with two parking spaces and an approximately 8' x 6' storage area. The existing garage will be converted into two bedrooms and a bathroom.

Requested Zoning Exception

We are petitioning to allow the horizontal extension of the existing nonconforming north wall which is setback about 11.9 feet instead of the required 20 feet. The horizontal extension will be 3'-4" long, which is 15% of the length of the existing north wall (22'-5").

Compliance with the Approval Criteria

Section 28.11.040 of the Zoning Ordinance allows for the horizontal extension of a nonconforming setback of a principal structure provided that it meets the approval criteria noted in sections C (2) a through e. Below please find information which demonstrates compliance with all five of the approval criteria.

a. the extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback);

The extended wall will comply with all other applicable lot and building regulations. It will meet the minimum required setback from the lot line fronting on Cornell Avenue.

b. the extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than fifteen percent (15%) of its existing length;

The extended wall will follow the established setback of the existing north wall (about 11.9 feet from the north lot line. It will extend 15% of the length of the existing wall (3'-4" extension of a 22'-5" wall).

c. the horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house;
The extended wall does not include any windows.

d. the appearance of the expansion will be compatible with the adjacent property and neighborhood; and
The extension of the existing nonconforming wall is part of a house remodel plan with a new attached garage that will be connected to the existing attached garage. The house will remain a one-story ranch style. This design is compatible with the adjacent one-story single family house located to the north. The extended wall will be adjacent to the existing carport of the house to the north.

The resulting front elevation of the house will be compatible with the neighborhood which is improved with a mix of first generation one-story houses and second generation large two story houses.

e. the expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

Since the extension of the wall is part of an addition that is under 500 square feet in area and maintains the existing character of the house as a one-story ranch, it will not be detrimental to the existing character of development in the immediate neighborhood nor will endanger the public health, safety or general welfare. The resulting house is consistent with the existing character of development in the immediate neighborhood which consists of a mix of first generation one-story houses and second generation large two story houses.

Thank you for your time and consideration. We hope you look favorably upon this petition and grant the requested exception.

Sincerely,

Marnee and David Fieldman
Property Owners

RECEIVED AUG 8 3 2022

KABAL SURVEYING COMPANY

Land Surveying Services

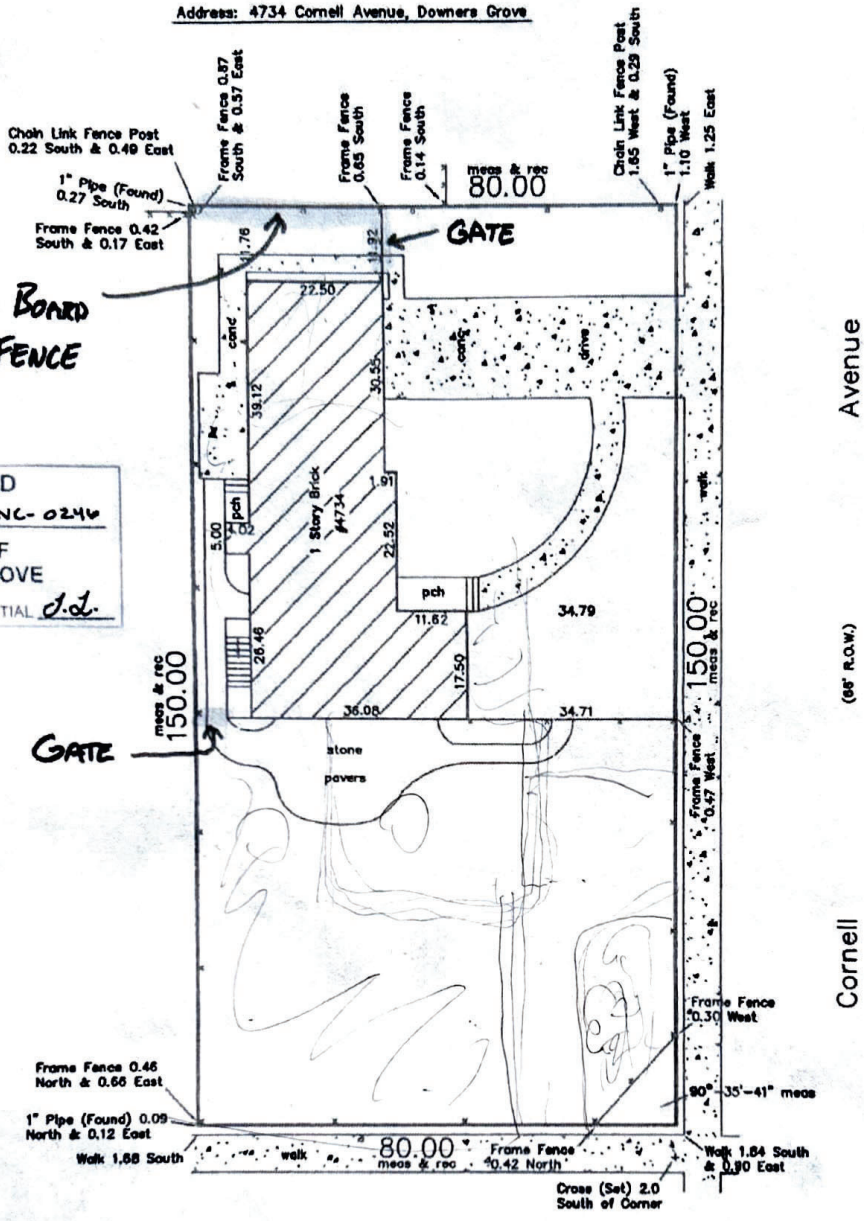
2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7514
Registration No. 184-003081

Plat of Survey

Lot 3 in Edward B. Thompson's Resubdivision of Lots 312, 313 and 314 in Branigar Brothers Wooded Homesites, being a subdivision in Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Edward B. Thompson's Resubdivision recorded March 30, 1955 as Document 751287, in DuPage County, Illinois.

Address: 4734 Cornell Avenue, Downers Grove

(assumed)



APPROVED
FOR PERMIT NO. 22-FNC-0246
VILLAGE OF DOWNERS GROVE
DATE 8/3/22 INITIAL J.L.

LEGEND
conc = concrete
R.O.W. = right-of-way
rec = record
meas = measured
pch = porch

Area of property is approximately 12,000 square feet

☒ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

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

Surveyed September 25, 20 09

Building Located September 25, 20 09

Scale: 1 inch = 20 ft.
Order No. 090525
Ordered By: The Fry Group LLC

ORIGINAL SEAL IN RED

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

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, STEPHEN J. 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.

Stephen J. Balek

Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2010

DAVE & MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE, ILLINOIS 60515

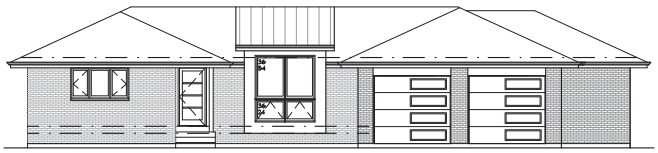
BY SIGNING AND SEALING THESE DRAWINGS, I HEREBY CERTIFY THAT THESE PLANS WERE DRAWN BY MYSELF AND/OR WERE PREPARED UNDER MY PERSONAL SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES.

STATE OF ILLINOIS
DANIEL J. ROBERTS
014641
LICENSED ARCHITECT

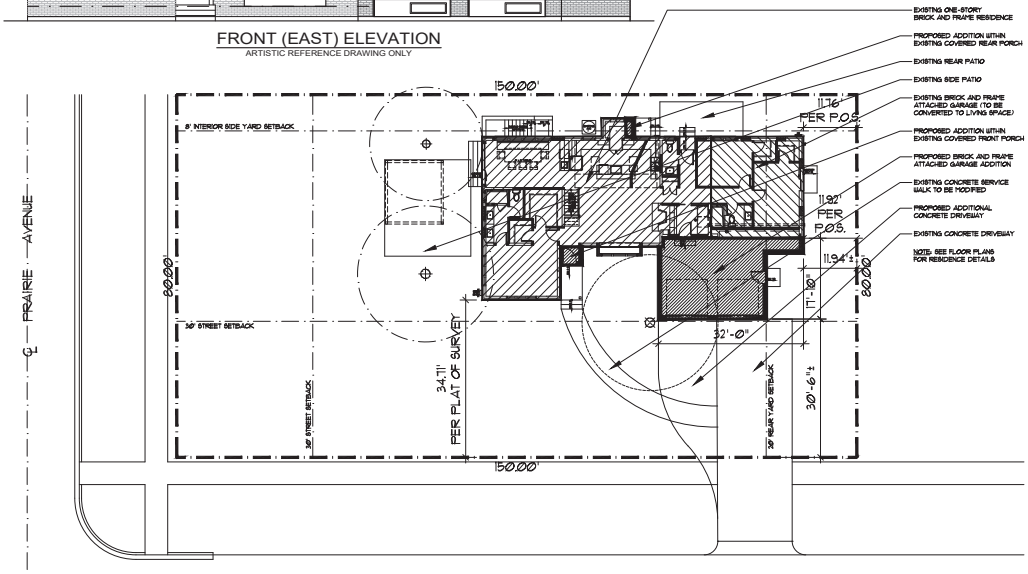
SIGNATURE: _____
DATE: AUGUST 29, 2025
LICENSE EXPIRES: NOVEMBER 30, 2026

APPLICABLE CODES
CURRENT VILLAGE OF DOWNERS GROVE MUNICIPAL CODE
CURRENT VILLAGE OF DOWNERS GROVE ZONING ORDINANCE
CURRENT VILLAGE OF DOWNERS GROVE STORMWATER AND FLOODPLAIN ORDINANCE

DRAWING SHEET INDEX	
T-1	TITLE SHEET AND SITE PLAN
A-1	EXISTING EXTERIOR ELEVATIONS
A-2	EXTERIOR ELEVATIONS
A-3	DEMOLITION FLOOR PLANS
A-4	FOUNDATION / BASEMENT FLOOR PLAN
A-5	FIRST FLOOR PLAN



FRONT (EAST) ELEVATION
ARTISTIC REFERENCE DRAWING ONLY



SITE PLAN
℄ CORNELL AVENUE
SCALE: 1" = 10'

SITE SUMMARY

4734 CORNELL AVENUE DOWNERS GROVE, ILLINOIS 60515
P.I.N.: 09-08-104-026
ZONED: R-3

ITEM		AREA (S.F.)
LOT AREA (PER PLAT OF SURVEY):		12000
MAXIMUM ALLOWABLE BUILDING COVERAGE 32%:		3840
1	EXISTING FIRST FLOOR AREA:	1434.6
2	EXISTING ROOF OVERHANG ABOVE PERVIOUS SURFACE AREAS:	174
3	EXISTING ATTACHED GARAGE AREA:	456.7
4	EXISTING CONCRETE STAIR TO BASEMENT:	70
5	EXISTING COVERED FRONT PORCH AREA:	54.6
6	EXISTING REAR COVERED PORCH	30.6
7	EXISTING SOUTH PATIO:	403.8
8	EXISTING SIDE PATIO CONCRETE	140
9	EXISTING SIDEWALKS	198
10	EXISTING PAVED DRIVEWAY AREA:	783.3
11		
12	REVISED PAVED DRIVEWAY AREA:	835
13	REVISED FRONT WALL:	143
14	PROPOSED GARAGE ADDITION:	450
15	PROPOSED ROOF OVERHANG ABOVE PERVIOUS SURFACE AREAS:	207.4
EXISTING BUILDING COVERAGE AREA (ITEMS 1+3+4+5+6)		2046.5
EXISTING BUILDING COVERAGE PERCENTAGE (ALLOWABLE = 32%):		17.05%
PROPOSED BUILDING COVERAGE AREA (ITEMS 1+3+4+5+6+14)		2496.5
PROPOSED BUILDING COVERAGE PERCENTAGE (ALLOWABLE = 32%):		20.80%
EXISTING IMPERVIOUS AREA (ITEMS 1-10):		3745.6
EXISTING IMPERVIOUS AREA PERCENTAGE:		31.21%
PROPOSED IMPERVIOUS AREA (ITEM 1+3+4+5+6+7+8+12+13+14+15):		4280.3
PROPOSED IMPERVIOUS AREA PERCENTAGE:		35.67%
NEW ADDITIONAL IMPERVIOUS AREA:		534.7
NOTE CREDIT AT VILLAGE OF DOWNERS GROVE FOR IMPERVIOUS REDUCTION IN 2020		-300
ACTUAL NEW ADDITIONAL IMPERVIOUS AREA:		234.7

Date	Revision	By
08/29/25	SUBMITTED FOR VARIANCE APPLICATION	DJR

ROBERTS DESIGN & BUILD
5405 DOWNERS DRIVE
DOWNERS GROVE, IL 60515
OFFICE 630.827.1325
FAX 630.514.4048

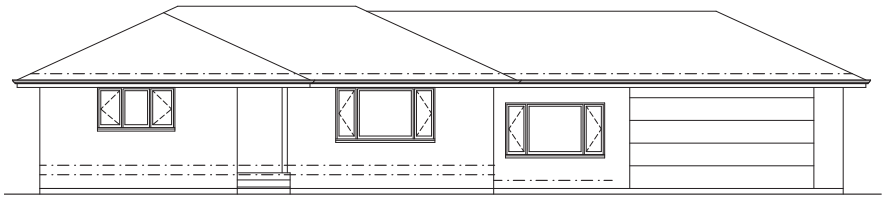
ROBERTS Design & Build

DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

TITLE SHEET AND SITE PLAN

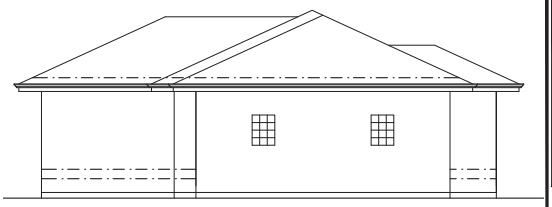
Date 08/29/2025
Drawn JEB
Checked DJR

Job No 2509
Sheet T-1
Of ...



FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



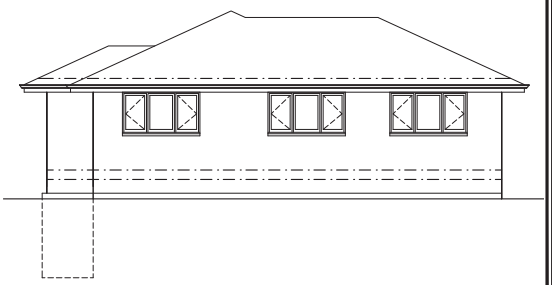
RIGHT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS FOR EXISTING CONDITION VERIFICATION ONLY

REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



LEFT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

STATE OF ILLINOIS
DANIEL J. ROBERTS
014641
LICENSED ARCHITECT

2509 ARCH ELEV-A1

Date	Revision	By
08/29/25	SUBMITTED FOR VARIANCE APPLICATION	DJR

ROBERTS
DESIGN & BUILD
5105 DOWNERS DRIVE
DOWNERS GROVE, IL 60515
OFFICE 630.827.1325
FAX 630.514.4046

ROBERTS Design & Build

DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

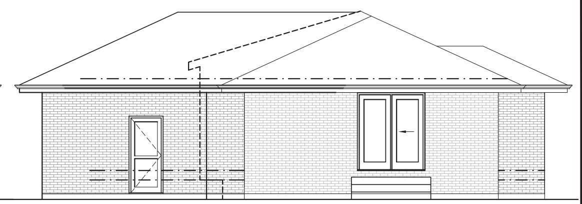
EXISTING EXTERIOR ELEVATIONS

Date 08/29/2025
Drawn DJR
Checked DJR

Job No 2509
Sheet A-1
Of ...

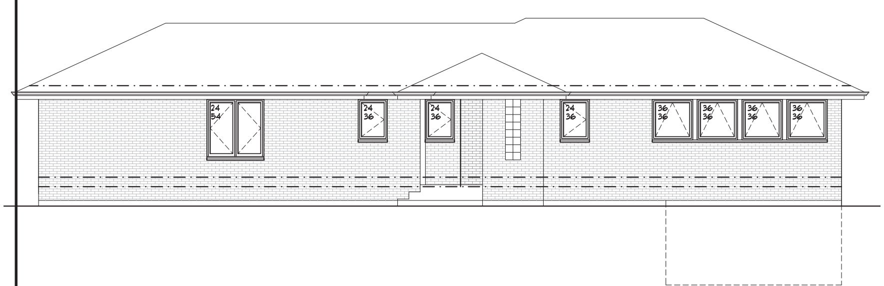
FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



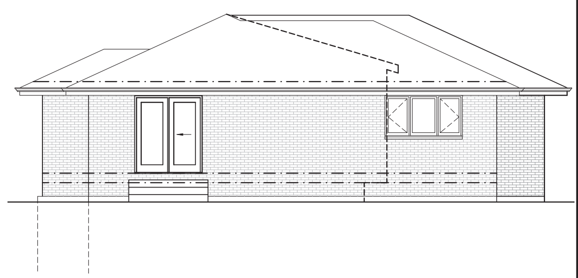
RIGHT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



LEFT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

Date	Revision	By
08/29/25	SUBMITTED FOR VARIANCE APPLICATION	D.J.R.

ROBERTS
DESIGN & BUILD
5105 DEWITT LANE
DOWNERS GROVE, IL 60515
OFFICE 630.927.1325
FAX 630.214.4046

DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

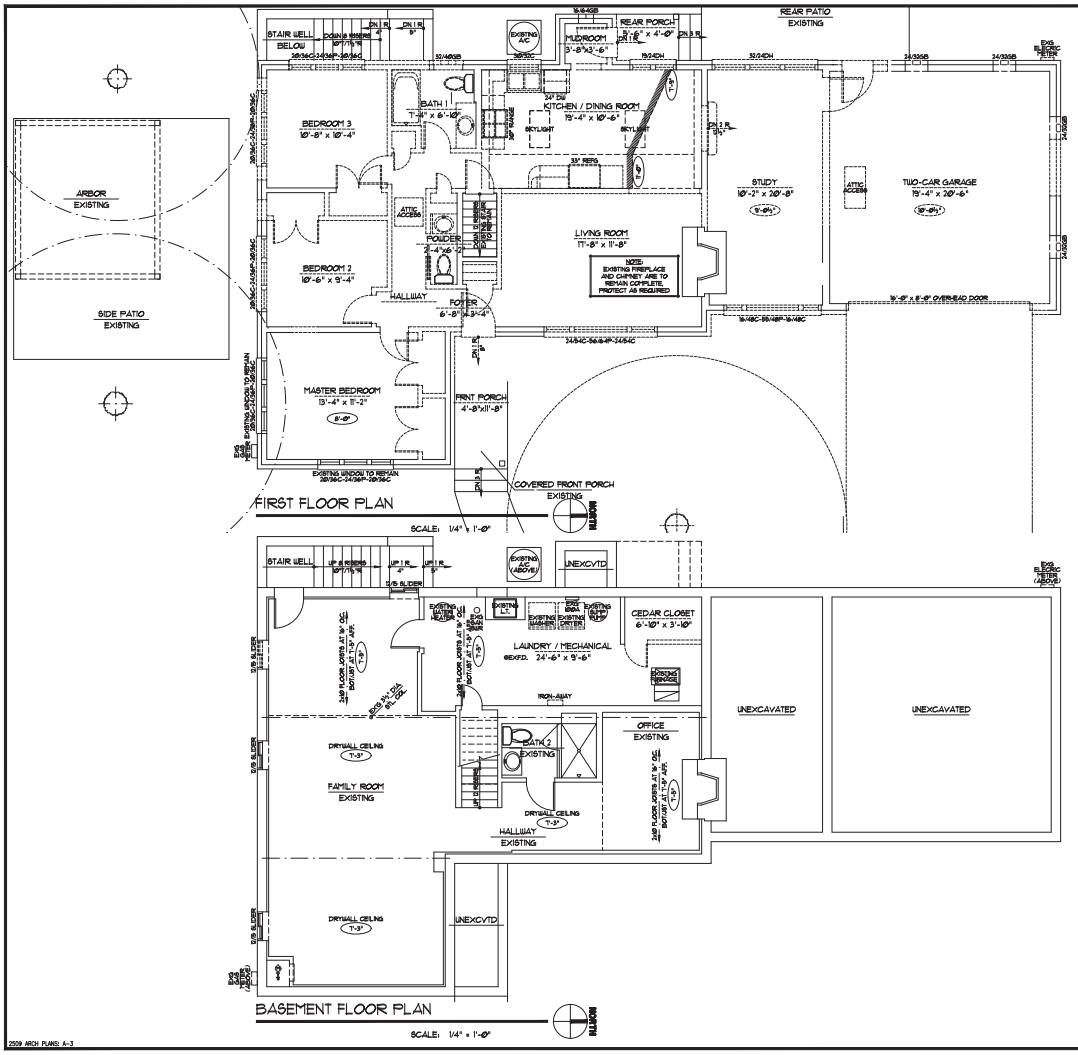
EXTERIOR ELEVATIONS

Date 08/29/2025
Drawn DJR
Checked DJR

STATE OF ILLINOIS
DANIEL J. ROBERTS
014641
LICENSED ARCHITECT

Job No 2509
Sheet A-2
Of ...

2509 ARCH ELEV-A2



By	Description	Date
DJR	SUBMITTED FOR VARIANCE APPLICATION	08/29/25

ROBERTS
DESIGN & BUILD
DJR
DOWNERS GROVE, IL 60515
OFFICE 630.827.1325
FAX 630.541.4048

DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

DEMOLITION FLOOR PLANS

Date 08/29/2025
Drawn JEB
Checked DJR

Job No 2509
Sheet A-3
Of ...

STATE OF ILLINOIS
DANIEL J. ROBERTS
014641
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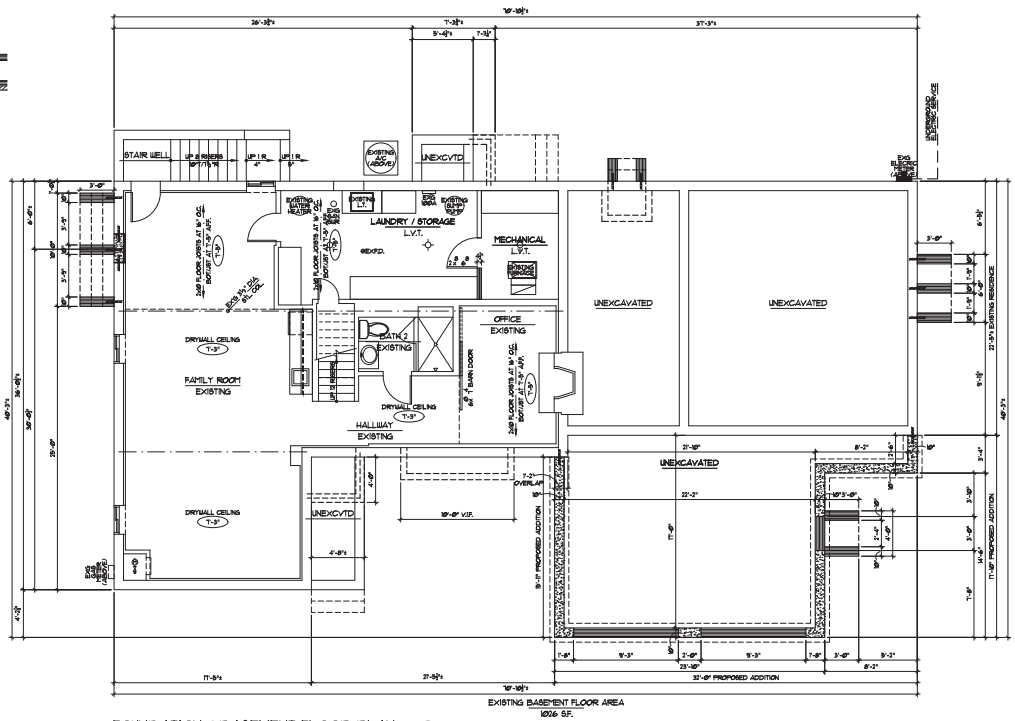
2509 ARCH PLANS: A-3



FOUNDATION / BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

2509 ARCH PLANS: A-4

By	Revision	Date
DJR	SUBMITTED FOR VARIANCE APPLICATION	08/29/25

ROBERTS
DESIGN & BUILD
5405 DOWNERS DRIVE
DOWNERS GROVE, IL 60515
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DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

FOUNDATION/BASEMENT FLOOR PLAN

Date 08/29/2025
Drawn JEB
Checked DJR

Job No 2509
Sheet A-4
Of ...

STATE OF ILLINOIS
DANIEL J. ROBERTS
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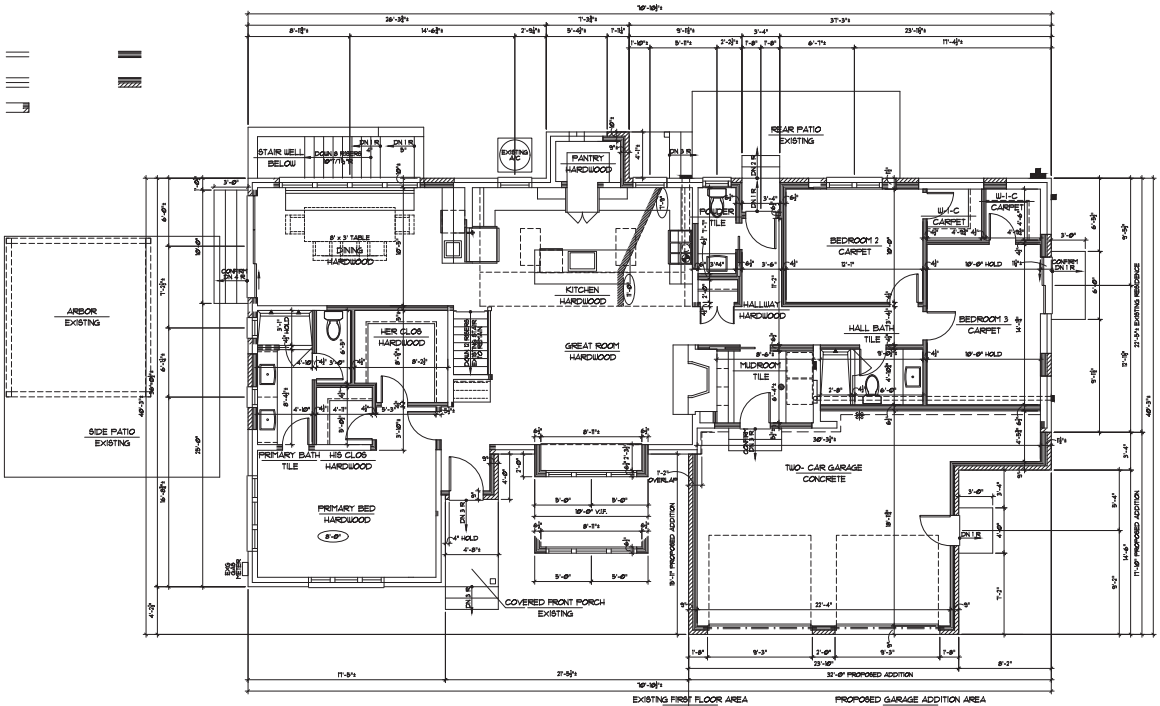

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR AREA	PROPOSED GARAGE ADDITION AREA
1435 S.F.	450 S.F.
EXISTING TWO-CAR GARAGE AREA	PROPOSED FOYER ADDITION AREA (WITHIN COVERED FRONT PORCH)
451 S.F.	19 S.F.
EXISTING COVERED PORCHES AREA	PROPOSED PANTRY ADDITION AREA (WITHIN COVERED REAR PORCH)
71 S.F.	8 S.F.

Date	Revision	By
08/29/25	SUBMITTED FOR VARIANCE APPLICATION	DJR

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ROBERTS Design & Build

DAVE AND MARNEE FIELDMAN RESIDENCE
PROPOSED ADDITION AND REMODELING
4734 CORNELL AVENUE
DOWNERS GROVE ILLINOIS 60515

FIRST FLOOR PLAN

Date	08/29/2025
Drawn	JEB
Checked	DJR

STATE OF ILLINOIS
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LICENSED ARCHITECT

Job No	2509
Sheet	A-5
Of	...

2509 ARCH PLANS: A-5