

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

VILLAGE OF DOWNERS GROVE CIVIC CENTER  
850 CURTISS AVENUE

February 2, 2026

7:00 p.m.

**AGENDA**

**1. Call to Order**

- a. Pledge of Allegiance

**2. Roll Call**

**3. Approval of Minutes**

- a. January 5, 2025

**4. Public Hearings**

- a. 25-PZC-0040: The petitioner is seeking an Amendment to Planned Development #31 to allow for an amendment to the approved allowed uses list in PUD #31. The property is generally located west of Lacey Road starting approximately 1,100 feet north of the intersection of Lacey Road and Finley Road and extending north to Butterfield Road and West of Woodcreek Drive, commonly known as the Esplanade at Locust Point, Downers Grove, IL (PINs: 05-25-413-009, 05-25-415-009, 05-25-415-010, 05-36-200-009, -011, 05-36-202-008, -015, -016, -017, 05-36-400-017, 06-30-301-007, 06-30-304-002, -003, 06-30-305-003, 06-31-100-019, -020, -021, -022, -023, -025, -027, -028, -029, 06-31-103-001, -002, -005, -006, -007) Petitioner, Hamilton Partners; Owners, Hamilton Partners and Various Owners.
- b. 25-PZC-0022: The petitioner is seeking approval of a Planned Unit Development, a Map Amendment from Downtown Core (DC) to Downtown Core/Planned Development (DC/PD) and a Special use to construct a mixed-use 6-unit apartment building. The property is zoned Downtown Core (DC). The property is located on the on the west side of Forest Avenue between Gilbert Avenue and Curtiss Street, commonly known as 5112-5120 Forest Avenue (PINs: 09-08-301-008, -009, -030, and -031). The request also involves the consideration of a Lot Reconfiguration with a Variance and a map amendment of the eastern portion of the lot from Downtown Transition (DT) to Downtown Core/Planned Development (DC/PD). The property is zoned Downtown Transition (DT). The property is located on the north side of Curtiss Avenue, west of Forest Avenue, commonly known as 1108-1118 Curtiss Street (PIN: 09-08-301-014 and -015) Brownstown Homes, Petitioner and Owners, Brownstone Homes, LTD and 1024 Division Commons, LLC.

**5. Other Items**

- a. Introduction to the updates to the Village of Downers Grove Zoning Ordinance as outlined in the Comprehensive Plan and Guiding DG Plans.

**6. Public Comment**

**7. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**