



Village of Downers Grove

Planning and Zoning Commission – Agenda

Table 1 - Detailed information on this Planning and Zoning Commission Meeting

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

Call to Order.

Roll Call.

Approval of Minutes.

A. August 24, 2026

Public Hearing.

A. 26-PZC-0044:

The petitioner is seeking approval of a zoning exception to allow a vertical extension of a nonconforming wall. The property is south of the intersection of Dunham Road and Blanchard Street, commonly known as 5708 Dunham Road, Downers Grove, IL (PIN: 09-18-207-048). Petitioner and Owner, Tim Neal.

B. 26-PZC-0047:

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

C. 26-PZC-0039:

The petitioner is seeking approval of a Planned Unit Development Amendment and a Special Use Amendment to construct a mixed-use 9-unit apartment building. The property is currently zoned DC/P.D. #74, Downtown Core/ Planned Development #74. 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) Petitioner, Brownstone Homes, LTD; Owners, Brownstone Homes, LTD and 1024 Division Commons, LLC.

At the August 24, 2026 meeting, per the petitioner's request, this case was continued to the September 21, 2026 meeting.

Public Comments.

Adjournment.