

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

VILLAGE OF DOWNERS GROVE CIVIC CENTER  
850 CURTISS AVENUE

March 2, 2026

7:00 p.m.

**AGENDA**

**1. Call to Order**

- a. Pledge of Allegiance

**2. Roll Call**

**3. Approval of Minutes**

- a. February 2, 2026

**4. Public Hearings**

- a. 26-PZC-0001: The petitioner is seeking approval of a Map Amendment from B-3, General Services and Highway Business, to R-4, Residential Detached House 4. The property is southwest of the intersection of Ogden Avenue and Cross Street, commonly known as 4412 Cross Street, Downers Grove, IL (PIN: 08-01-305-022). Petitioner and Owner, A&E Cross, LLC.
- b. 26-PZC-0009: The petitioner is seeking approval of a Special Use for a College or University. The property is currently zoned O-R-M/P.D. #31, Office-Research-Manufacturing/Planned Unit Development #31. The property is located approximately 890 feet northwest of the intersection of Woodcreek Drive and Lacey Road, commonly known as 3250 Lacey Road, Downers Grove, IL (PIN: 06-31-100-022)., Petitioner, Ted Bernstein and Owner, Hamilton Partners, Inc.

**5. Other Items**

**6. Public Comment**

**7. Adjournment**

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

VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION MEETING

February 2, 2026, 7:00 P.M.

Chairman Rickard called the February 2, 2026 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, Toth, Patel, Lincoln, Reyes, Wolf, Barry

**ABSENT:** Commissioner Eberhardt

**STAFF:** Planning Manager Jason Zawila; Flora León, Senior Planner

**OTHERS**

**PRESENT:** Scott Richards, Gary Mori, Don Brown, Kate Duncan, J. Kelly Bufton, Susan and David Eblen, John Ledonne, Ron Lunt, Phil Sheridan, Chris and Theresa West, Tim Doron, Luke Schefke, Karen Jackowiak, Janet Winningham, Marshall Schmitt, Kathy Salela, Susan Bray, Daniel Krzeczowski, Sherry Moawal, James Moawal, Robin Tryloff

**APPROVAL OF MINUTES**

a. January 5, 2026

Commissioner Wolf pointed out that Page 4, paragraph six, the comments were attributed to Mr. Patel instead of her.

Mr. Zawila stated for the record that Commissioner Lincoln sent in two changes, which will be accommodated on the published minutes.

Motion to approve the minutes by Commissioner Lincoln, seconded by Commissioner Frankovic as amended. A voice vote followed and the motion was passed unanimously.

**PUBLIC HEARING**

**FILE 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, 05-25-415-010, 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.**

J. Kelly Bufton, attorney at Haynes Boone, expressed that Hamilton Partners and owners filed the application for an amendment to PUD #31, to allow a hospital use in the PUD. The property is located at the southwest corner of Butterfield and Route 355, currently zoned ORM, and is known as Esplanade at Locust Point, which is a mixed-use development with high- and low-rise offices, a hotel, restaurant, and retail uses. He noted there around 17.5 acres still vacant and surrounding uses are almost all in Downers Grove. He stated there have been several proposals for developing this parcel over the years that have been discussed but none have come to fruition, so they are excited for the possibility of having it be developed. He shared they entered into an agreement to sell the parcel to Lurie Children's Hospital, but it is contingent upon adding the hospital uses to the permitted PUD. They strongly believe they met all criteria for the approval of PUD amendment and that this would be a great addition to the development and Downers Grove.

Kate Duncan, Attorney for Ann & Robert H. Lurie Children's Hospital of Chicago, voiced that Lurie Children's is interested in constructing a new hospital on this property and has been working with Hamilton Partners on this possibility. She said in the initial diligence, they realized that neither PUD #31 nor the underlining ORM Zoning classification contemplate hospital as an allowed use, which makes Lurie Children's reluctant to further pursue the property as a contender or develop specific and detailed plans without knowing if it can be allowed under PUD #31. She stated that Lurie Children's understood that if the application was approved tonight and through the Village Council process, they would have to come back with a separate detailed, specific PUD amendment application, including all the specific plans, details, and elevations on this property. She explained that Hamilton Partner submitted an application package to the Commission that addresses all the criteria for approving an addition of the hospital as an allowed use, and Lurie Children's believes all the approval criteria for the PUD amendment have been met and highlighted a few of the specific PUD criteria. She said they respectfully request that the Planning and Zoning Commission recommend approval of the proposed PUD amendment to allow hospital uses.

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

Mr. Reyes asked if Hamilton Partners would still own the property. Mr. Bufton answered no, as they have a contract to sell the property to Lurie if this goes through, but the entire development is covered by development restrictions, so they are limited under those and the common amenities will remain and they have to provide their share of the cost of those.

Chairman Rickard asked for public comment.

Brian Gay, Downers Grove Economic Development Corporation, expressed there is a letter of support from them in the packet on behalf of the Downers Grove Economic Development Corporation. He shared their Executive Committee reviewed the petition and project in detail and believe it would be a major positive impact on Downers Grove.

Scott Richards, Downers Grove resident, had no issues at all with the idea of a hospital, but questioned why they chose to put a hospital in that location, as Esplanade has been very successful.

Marshall Schmitt spoke in favor of the petition. He shared a story about his daughter, who suffered a serious injury and was taken to Good Samaritan Hospital, when they had a full pediatric ward. He said after she was treated, they shut down that ward, so bringing Lurie Children's Hospital would be a tremendous advantage to the Village. In regard to the previous comment, there is limited space in Downers Grove to put a hospital, and felt this was a wonderful opportunity to develop a piece of property that has not been developed before and Lurie Hospital is a preeminent medical institution.

Janet Winningham expressed it is a great location for the hospital and clearly accessible and the major highways there will make it easy for people to get into the area.

Chairman Rickard asked for the staff report.

Jason Zawila, Planning Manager, presented the staff report. He stated this is a Planned Unit Development amendment for the Esplanade at Locust Point, and the public hearing notice requirements were followed. He explained that the petitioner wanted to add hospital as an approved use in the PUD, as it currently is not, and they do not have detailed development plans at this time, but would come back through the process through another amendment if approved, where they would look at things like zoning, architectural, engineer, stormwater, and traffic. He gave a brief analysis on how this conforms to the Guiding DG Comprehensive Plan. Staff found that all standards of approval were met and recommended approval.

Chairman Rickard asked if there were any questions for staff. There were none.

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

Chairman Rickard asked the commissioners for deliberation and comments.

Commissioner Lincoln expressed this seems pretty straightforward, but was surprised they needed to go through this process to add hospital use, which locks them in and delays the process.

Commissioner Frankovic felt that the criteria had been met and it was a fantastic addition to the community, as well as surrounding towns, and a perfect location right off of the expressways.

Chairman Rickard agreed with the previous comments. He stated that in regard to the use not being there to begin with, when this park was originally planned, it was intended to have a lot of office use, and the need for office space has changed a lot in the past 5 years, which has left an opening for an opportunity like this. He voiced this is a good fit, the application was well put together, and the standards had been met.

Commissioner Reyes added that healthcare as a industry is a good option to have right now.

Chairman Rickard noted they received a letter of support from the Forest Preserve District of DuPage County.

**WITH RESPECT TO FILE 25-PZC-0040, 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 PLANNED UNIT DEVELOPMENT #31 AMENDMENT, 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-0040, WHICH WILL ADD HOSPITAL USES AS AN ALLOWED USE IN PUD #31.**

**SECOND BY COMMISSIONER LINCOLN**

**ROLL CALL:**

**AYE: TOTH, LINCOLN, FRANKOVIC, PATEL, REYES, BARRY, CHAIRMAN RICKARD**

**MOTION APPROVED. VOTE: 7-0**

**FILE 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 WEST SIDE OF FOREST AVENUE BETWEEN GILBERT AVENUE AND CURTISS STREET, COMMONLY KNOWN AS 5112-5120 FOREST AVENUES (PINS: 09-08-301-008, -009, -030, AND -031). THE REQUEST ALSO INVOLVES THE CONSIDERATION OF A LOT RECONFIGURATION WITH A VARIANCE AND 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, BROWNSTOWN HOMES, LTD AND 1024 DIVISION COMMONS, LLC.**

Kelly Casson, Project Coordinator, shared the investor/developer team is made up of lifelong Downers Grove residents who love downtown and are thrilled to be a part of building something new here. She stated they are looking at four vacant commercial buildings on Forest Avenue, between Gilbert and Curtiss, as well as a small portion of land proposed to be subdivided from the adjacent lot, 1108-1114 Curtiss, which is a very irregular shaped lot and 30 feet wide at its widest point. She said the Curtiss parcel is zoned Downtown Transition, and they are petitioning to rezone a portion of that to match the rest of the site, which is Downtown Core. She shared the rezoning requires a variance due to its existing nonconformity because of the minimum lot area per dwelling unit; therefore, if the variance is approved, the nonconformity will be slightly increased. She noted the reconfiguration of the Curtiss parcel would allow them to create something cohesive, it aligns with the Comprehensive Plan, and the standards that are met for the variances are found in the staff

report. Ms. Casson displayed the renderings and talked about meeting the design guidelines and some of the standout materials and features, including the brick, inset balconies on the second and third floors, large storefront windows on the first floor, and the patio on the south end. She discussed how the project aligns with the Guiding DG Comprehensive Plan and displayed snapshots of the interior floor plans and underground garage. Ms. Casson felt they met the standards for special use, zoning map amendment, Planned Unit Development, and for the zoning variance. She thanked the Planning and Zoning Staff and Commission for their consideration.

Chairman Rickard asked about the deviation from the build-to-zone, as they are set back a little further. He asked if it was accurate that was somewhat intentional to allow opportunities for uses of the sidewalk, such as outdoor dining. Ms. Casson answered yes, as it makes the patio more practical and useful. Don Brown, Owner of Brownstone Homes, added the structural engineer also had a hard time with steel concrete, so they pushed it back to give a little more brace on the building itself.

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

Commissioner Frankovic inquired if street parking would be specifically reserved for residents or commercial use, as there were only eight spaces allotted for residential use and nine spaces for 10 commercial units. Ms. Casson responded they are not dedicating or relying on any street parking for the tenants, and are not counting on all the commercial tenants to be driving there daily at the same time.

Commissioner Patel asked if the second and third floors would be exclusive to residential tenants. Mr. Brown answered the second floor is office space and the third floor is residential, with six extra-large units.

Commissioner Reyes inquired how big the office spaces would be and if there were two restaurants on the bottom floor. Mr. Brown responded the office spaces can be broken up however they want, and there are three spaces on the bottom floor, with one dedicated restaurant space on the left end. He said the other two spaces could be broken up however they want to, but right now they are both 1800 square feet.

Commissioner Barry pointed out there are two different elevations listed as the south elevation on the diagram. He believed one should be the west elevation. Mr. Brown stated that was correct.

Commissioner Frankovic asked if there was an intention to use the rooftop space for anything and if the residential units would be for sale or rental and what the price would be for those. Mr. Brown responded there is no rooftop space and the residential units would be rentals that would be around \$4,000 a month per unit because of the large size of the units.

Tim Doran, traffic consultant with Fish Transportation Group, said there is a lot of public parking in the garage to the east, that has the second floor reserved for commercial parking with a quarterly pass. He stated there are other lots to the north with availability after 8:30 with a permit and no permit after 10:00. He added that the uses for the restaurant and office peak at different times, so they are confident the 17 spaces, with area parking, will be enough to accommodate. He noted that he did a full traffic study on this in accordance with the Village Guidelines.

Commissioner Frankovic asked how many patrons the 3,700 square foot restaurant would hold. Mr. Doran responded he did not know how many seats would be in there.

Commissioner Reyes inquired if they contemplated when the train would be going by when doing the traffic study for capacity purposes and backing up on Forest. Mr. Doran stated there would be periodic backups during the peak hours.

Chairman Rickard asked for public comment.

Chris West, adjacent property owner, thanked the developer for having an open house. He was generally supportive of the project, but wanted to understand if there were any use restrictions on the restaurant during operating hours and he wanted to ensure there would not be any spilling out into their adjacent property area. He voiced that right now it is challenging on who is stopping or not by the library parking lot and if there needs to be any enhanced controls there relative to pedestrian safety. He said right now there are four vacant former businesses there that are in a state of disrepair, and he had safety concerns with the structures themselves coming down and noted that there were also people experiencing homelessness in the area. He wanted to make sure it would be a safe environment and whether that can be accelerated during that process to help clear that land. He was very supportive of the project overall and felt it does a nice job of framing out the block and was consistent with similar use buildings going up right now.

Marshall Schmitt felt there were a lot of problems with this proposal, but focused on traffic and parking. He said the notion there is plenty of parking in Downers Grove is laughable, as parking is impossible in this area. He agreed that sometimes it is periodic, but if someone is going to the library, they cannot find a parking spot and the presentation made clear that the developer does not know what parking they are going to need because they do not know how many businesses or restaurants are going to be in it. He added the idea of having 20 spots when adding all these offices and up to three restaurants makes no sense.

Scott Richards asked what they were thinking putting something like that in that location. He said anybody who says there is not a parking problem downtown has not been downtown for a while and traffic is always backed up due to the trains. He expressed that unless they take over the parking lot at the library, which is full all the time now, there would not be enough parking for a building with six units of residential, offices, and restaurants.

Theresa Schulz, owner of Schulz Properties, commented that she was involved in this transaction and the sale of one of the properties. She said there were many buyers looking at taking this on, but Mr. Brown had a vision she was very excited for, which was to have a level of office space in town and the desire to build something that fit in aesthetically in the community. She expressed that she is very involved with commercial real estate in town and represents a large number of commercial tenants looking for retail space and office space in town, and right now they do not have that. She added they are not required to have on-site parking for offices, but there is a lot just north of the building where she always finds parking.

Janet Winningham expressed this project is insane, as parking for a restaurant, according to the 2019 parking study, requires 45 spaces per restaurant, and they do not have that anywhere here. She said people will look for parking at the library and the lot across the street from the library, and there is already not enough parking there. She said this was punishing the residents who want to

come downtown and use the library, and the parking garage is not an answer to a commercial endeavor on Forest, as it is too far. She asked when they are going to stick up for the residents who want to use the amenities downtown. She pointed out that the pattern has been to overbuild, create density that is unworkable, and punish the folks who are entitled to use parking and amenities.

Chairman Rickard asked for the staff report.

Flora León, Senior Planner, explained the petition is for 5112-5120 Forest Avenue and 1108-1118 Curtiss Street, and the entitlements include a request for a lot configuration with a variance, and special use, zoning map amendment, and a Planned Unit Development. She said the property at 5112-5120 Forest is currently zoned DC, Downtown Core, which were previously occupied by commercial tenants, and 1108-1118 Curtiss Street are zoned DT, Downtown Transition, and is currently occupied and will continue to be a multifamily building. She shared all noticing requirements were met and staff received one phone call that was general in nature. In regard to the variance for the lot reconfiguration request, she showed the property line that was proposed to be shifted over west, which is the shared property line between the Curtiss and Forest property. She noted there was one nonconforming item associated with the lot reconfiguration, as the existing development at 1108-1118 Curtiss Street does not currently meet the minimum lot area per dwelling unit requirements for the DT Zoning District. She explained that because the lot area is decreasing with this lot reconfiguration, the lot area per dwelling unit associated is also decreasing, so the existing non-conformity is increasing. Staff is supportive of this variation request.

Ms. León then discussed the zoning map amendment, which would be to rezone from DT to DC, the Planned Unit Development, and the request to rezone the property from DC to DC/PUD. She talked about the request for the special use for apartments in the DC Zoning District. She walked through some of the proposed improvements, including two additional on street parking spaces, a new sidewalk along Forest Avenue, seat walls, 10-foot wide shared use path along Gilbert, and proposed outdoor dining patio. She noted that the zoning ordinance requires a total of 8 parking stalls for the six-dwelling unit proposal and the ordinance only requires parking for the residential units, but the petitioner is including an additional nine parking stalls and there are adjacent parking lots to absorb some of the necessary parking in the area. A traffic impact study was included and staff concurred with the findings of that study.

Ms. León, then briefly noted the requested deviations, including a deviation from the build-to-zone along Curtiss, the corner build-to-zone at Curtiss and Forest Avenue, the corner build-to-zone at Gilbert and Forest, and a request for a transformer to deviate from the required 5-foot minimum setback and providing a 1-foot minimum setback in hopes to not make the transformer there such a visible feature. Ms. León shared that the proposed develop incorporates several features that adhere with the guidelines, and overall, staff found that the proposed request was consistent with the Guiding DG Comprehensive Plan. Staff found the standards of approval for the variance, special use, zoning map amendment, and PUD criteria were all met and recommended approval.

Chairman Rickard commented they always hear about parking and traffic concerns and the Village recently did a pretty extensive traffic study when considering adding a parking garage and outcome determined that was not warranted yet. Mr. Zawila added when they did Guiding DG, they looked at streetscape, active transportation, and sustainability, and there was no recommendation to place another parking garage downtown, but Guiding DG did say to look at real time parking count

displays and improve signage on available parking, which is something they will look at with a future Community Investment Program (CIP) project.

Chairman Rickard said it seems intentional that these types of developments in downtown are pedestrian oriented, which is why there are no parking requirements for a lot of these uses in the building other than residential. Mr. Zawila voiced there is no parking requirements for commercial uses, with the exception of a medical office. He pointed out the petitioner is providing additional parking that is not required.

Chairman Rickard asked for questions of staff.

Commissioner Toth asked if there were regular enforcement activities to catch people parking at the library unlawfully. Mr. Zawila answered they do have a community service officer serving downtown who looks at individuals exceed the allowable maximum times allowed or overnight parking. He encouraged people to contact their police departments to investigate things like that.

Mr. Lincoln noted in regard to the second floor of the garage, he agreed it is starting to get harder and harder to find spaces. He asked what the utilization was of the second floor with the permitting for businesses. Mr. Zawila did not have the recent percentages, but he understood there is still available DB parking passes for those. He added that the parking lot on the northside of the tracks also allows DB passes up to 3 p.m., and all parking is available to the public after 3 p.m. in most areas.

Mr. Lincoln stated it was important to this case if there are those spaces left if they are going to be relying on those for these offices. He asked if there was anything in the code that allows them to enforce restaurant operation hours on particular parcels. Mr. Zawila answered there are no limits to operations of restaurants or any businesses in the Village.

Mr. Reyes asked for clarification that there are 17 spaces, with eight reserved for residents living in the development, and nine left for offices and restaurants. Ms. León voiced that was correct.

Chairman Rickard stated all the transportation amenities there are what allow parking requirements for these uses and districts to be reduced like they are. He noted that most big cities do not have internal parking lots, and it seems the parking regulations and requirements in these districts seem to be working. He agreed that parking is hard to come by but there are opportunities out there and some require a little bit of walking, which is the nature of downtown areas. Ms. León added that downtown really focused on pedestrian transportation, which is why they are seeing the 10-foot wide shared use path on Gilbert Avenue, the bike racks, and seat walls features.

Commissioner Lincoln asked if they are looking for relief for the build-to-zone to allow a very specific area off the sidewalk for outdoor dining of a restaurant, as one concerns has been that restaurants are starting to overflow into the sidewalk. Ms. León answered yes, that is to designate an outdoor dining area without encroaching into the sidewalk.

Chairman Rickard shared his opinion that the building pretty much covers the whole side of that block and is set back consistently, so he did not view that as a negative or a problem.

Ms. León further commented that the transportation manager reviewed the traffic study and there were no outstanding items noted.

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

Mr. Brown agreed the parking situation with the library is bad and that there should be a second parking garage in that area in the future, but the lot behind Burlington Station is open all the time.

Chairman Rickard asked the commissioners for discussion.

Commissioner Reyes expressed just because something is designed to be pedestrian does not mean it is going to be, as most people still drive downtown and parking is a real problem. He understood what is currently there does not require spaces so they are not losing anything, but they are adding a lot of movement and density there, so he could see the problem getting worse with this.

Commissioner Frankovic agreed with Commissioner Reyes and felt this building in general was too aggressive and dense for the area and pushing the limits too far considering what they already have. She expressed they are in a situation where they need affordable housing in the Village, and the price points of these units do not fit in that realm. She added that as much as they would like for people to bike and walk downtown, it is not happening right now. She felt this was not the right development for the area at this point in time. She did not believe the criteria had been met, as it would be detrimental to the surrounding businesses and residences.

Commissioner Toth felt it was a very thoughtful design and the reduced massing works very well. He said they met the requirements for parking, even though he understood everyone's concerns with parking. He agreed with Chairman Rickard there is not always parking available right where people want to go, but parking can be found. He stated that the current use is very unattractive and this would be a welcomed improvement to the area.

Commissioner Patel liked the design and felt it was appropriate for its use and function in downtown, as downtown is supposed to be pedestrian centric. He disagreed that parking does not exist, it just may not be immediately adjacent to the restaurant or commercial business that people want to visit. In his opinion, the standards were met and he was in support.

Commissioner Barry agreed pedestrian and biking is somewhat aspirational versus reality at this point and parking at the library is a nightmare, but he did not feel this building would move the needle in any great extent regarding that. He stated they are complying with the ordinance and felt they have done the best with what they have. He said parking is a broader issue with downtown and not with this individual project, which added parking spots when it was not required.

Commissioner Wolf agreed with Commissioner Barry. She noted one of the things she was excited about in the Comprehensive Plan was better infrastructure and ways for older and younger people to move throughout the community, and as the Comprehensive Plan comes into fruition, they should expect pedestrian and cycling traffic to increase. She acknowledged the public comment about office space and how it would potentially bring people in and offset some of those spaces and walkability from the train. She felt it was a very thoughtful petition and was in support.

Commissioner Lincon was he conflicted for a lot of reasons. He said the concern over parking with this would not move the needle much, but they also are not moving that needle every time they do this, but it is the aggregate. He noted the parking sounds like an enforcement issue with the library and is separate from this and they are actually gaining a number of parking spaces with this over what is required, but it is not enough parking and could cause issues. He was also concerned about not knowing the specific number of spaces left on the second floor of the garage. He pointed out this is a very irregular shaped lot and they have trouble building things with that weird corner, and it is almost like they need to correct that to allow there to be a reasonable development. He shared that he was leaning towards yes, but there was a lot to consider. In regard to looking at what is being requested for relief, it does look like they are meeting the requirements.

Chairman Rickard commented that the project proposed was put together based on their regulations and design standards and exactly the type of thing their plans and ordinances are asking for in these areas, which is very pedestrian focused. He said their ordinances and documents were just updated and determined to be good, solid standards, and these downtown areas are by design becoming more dense and do not have has much automobile traffic. He felt the proposal was doing exactly what their documents are asking them to do and they meet the parking requirements. He pointed out these same rules apply in their existing downtown and every restaurant down there is packed all the time and vert rarely has he gone through the parking garage and seen it 100% full.

Commissioner Lincoln appreciated the proposal having a mixture of things, as it seems most are all in on restaurants and apartments.

Commissioner Reyes agreed this is the type of development they want, but felt it was too much for the capacity there. He was not in support, as he did not think it would serve the community as a whole right now.

Commissioner Lincoln shared they need to be careful not to say they do not want something just because they disagree with the zoning ordinance or what they are requesting to put in downtown, as that is separate from what they are being asked here.

Commissioner Frankovic stated the idea of the space is great, but she had an issue with the size and how it could negatively affect the businesses and residences already established there and quality of life. She felt this particular building was too much for this space and needed to be redesigned to something more accommodating to the neighborhood.

Chairman Rickard said if the Village wants less density, then the standards should be changed. He understood there was a little bit of flexibility with some of the mixed use things and PUDs, but if people do not like the requirements, they have to change the requirements and not judge a petition differently because they may feel there is another problem.

**WITH RESPECT TO FILE 25-PZC-0022 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 LOT RECONFIGURATION, SPECIAL USE, TWO ZONING MAP AMENDMENTS, PLANNED UNIT DEVELOPMENT, AND VARIATION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE, 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-0022, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE SPECIAL USE, ZONING MAP AMENDMENTS, PLANNED UNIT DEVELOPMENT, AND VARIATION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE PLANS PREPARED BY WJDi STUDIO DATED JANUARY 23, 2026, ENGINEERING PLANS PREPARED BY ADVANTAGE CONSULTING ENGINEERS DATED JANUARY 18, 2026, LANDSCAPE PLANS PREPARED BY GARY R. WEBER ASSOCIATES, INC. DATED JANUARY 15, 2026, AND TRAFFIC PLANS PREPARED BY FISH TRANSPORTATION GROUP DATED JANUARY 22, 2026, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. PRIOR TO ISSUING ANY SITE DEVELOPMENT OR BUILDING PERMITS, THE PETITIONER SHALL MAKE PARK AND SCHOOL DONATIONS IN THE AMOUNT OF \$52,261.42 (\$37,837.47 TO THE PARK DISTRICT, \$10,465.83 TO ELEMENTARY SCHOOL DISTRICT 58, AND \$3,958.12 TO HIGH SCHOOL DISTRICT 99).**
- 3. PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING ITEMS ARE REQUIRED TO BE SUBMITTED TO THE VILLAGE:**
  - A. A RECORDED LOT RECONFIGURATION**
  - B. A RECORDED PLAT OF LOT CONSOLIDATION**
  - C. A RECORDED PLAT OF EASEMENT**
  - D. A RECORDED TEMPORARY CONSTRUCTION EASEMENT**
  - E. A RECORDED ENCROACHMENT LICENSE**
- 4. THE PROPOSED SEATWALL SHALL BE UPDATED DURING THE BUILDING PERMIT REVIEW TO ENSURE IT IS IN ACCORDANCE WITH GUIDING DG STREETSAPES PLAN.**

**SECOND BY COMMISSIONER WOLF**

**ROLL CALL:**

**AYE: TOTH, WOLF, LINCOLN, PATEL, BARRY, CHAIRMAN RICKARD**

**NAY: FRANKOVIC, REYES**

**MOTION APPROVED. VOTE: 6-2**

**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**

Mr. Zawila gave a high-level overview of the Zoning Ordinance Update Project they are going to be embarking on this year. He voiced that in the Guiding DG Plan, there were several recommendations that could result in zoning ordinance changes, which is the next

logical step that usually occurs after comprehensive planning efforts. He provided what the plan will consist of over the next 8-12 months and some of the bigger items they will look at for the zoning text amendments. He stated some of the key concepts are related to housing, including looking at accessory dwelling units in the residential zoning districts, looking at each zone ordinance to ensure mixed use is allowed, dark sky lighting, bird friendly glass, EV regulations, ensuring native plant requirements are placed in new developments, solar, geothermal and small scale, and parking. He added that a separate long range planning item would be the digital sign ordinance. He said more information was to come over the next several months of this year, and in April, they will discuss the environmental items.

Commissioner Frankovic asked if there would be any discussion about old growth tree preservation at all with environmental. Mr. Zawila answered not as part of this effort, but there would be a parallel effort as part of the Long Range Plan (LRP), which will look at tree preservation and what that means. He noted that if a recommendation comes out that might result in a zoning ordinance change, they will bring it before this commission. He mentioned there also could be tweaks to add other things not featured on this list.

Chairman Rickard inquired if they expect any second monthly meetings over the next couple months. Mr. Zawila responded he was trying not to do that and trying to schedule them during regular scheduled meetings, but they may have to so they can get out at a decent time.

Mr. Zawila congratulated Flora León for 8 years with the Village. He mentioned they now have a full Planning and Zoning Commission, with nine commissioners.

## **PUBLIC COMMENT**

Robin Tryloff expressed she has had the privilege of living in the Historic Prince Pond neighborhood for over 30 years. She talked about the Planning Commission's review of the list of recommendations staff gleaned from the Guiding DG Plans to be considered as part of the Zoning Ordinance Update and addressed the future of the six properties situated at the northwest corner of Saratoga Avenue and Warren Avenue. She stated their advocacy for removal of the properties from the future Land Use Map began at the November 19, 2025, and Council agreed the properties should be zoned residential. She explained their preference was single family detached residential zoning, but they supported the Comprehensive Plan's designation of the corner as single family attached; however, within the Downtown Zoning District, those parcels remain zoned as Downtown Transition and were identified as available land for new development. She voiced they believe that Downtown and Downtown Transition should not encroach upon the historic Prince Pond residential neighborhood and business, commercial, or retail do not belong in that stable residential neighborhood. Ms. Tryloff listed four key points for their position, which include the park being a cherished resource utilized by residents from across the community, historical significance, established Village practices, and preservation of neighborhood character. She respectfully asked the Commission to remove the six properties from all maps designating them as any of the Downtown Zoning Districts.

Marshall Schmidt said he feels like he was in Alice in Wonderland and walking through the looking glass, as they just spent an hour talking about how everyone agrees that parking in downtown is a problem, but approved a proposal on the basis that the regulations do not require certain parking for

commercial and restaurants. He noted that during the Comprehensive Planning process multiple residents spoke about the problems with parking in Downtown, and he did not understand how people of reason could recognize a problem and then change the rules to make it easier for developers and say the developers met the rules so they have no alternative but to approve things. He noted they are passing rules to make it easier for developers to avoid parking requirements while recognizing there is a problem and that makes no sense and is bad government. He stated it is indisputable there should be parking regulations when they start adding commercial and restaurants to a downtown area, as it is going to increase parking problems, and it's the Commission's job to determine whether that is in the best interest.

Chairman Rickard expressed he has never made the comment that parking is a problem downtown. He said people claim it is sometimes a little hard to find a parking spot, but he personally has never felt there was a parking problem downtown. Marshall Schmidt responded that Chairman Rickard does not have a problem because he lives within walking distance of downtown, but others do not. He stated there are 50,000 residents and not all live within walking distance of downtown. Chairman Rickard added there have been a lot of professionals that have looked at their ordinances and standards and have done studies here and agree there is not a parking problem. He said there may be a problem of people not wanting to adjust to functioning in a dense area like that, as it is not reasonable to expect that people can pull up at any business in downtown and park within 20 yards of the front door. He added that is not the purpose of the Downtown Core. Commissioner Frankovic voiced there are some people that do not have the luxury of being able to walk everywhere, so that should be taken into consideration. Chairman Rickard agreed with that.

John Ledonne welcomed the new members to the Commission. He stated he has been working for 41 years to protect the Prince Pond Neighborhood and they have been working to try to get the corner of Saratoga and Warren changed back to R-5 after it was changed to DT. He commented that when he saw the proposed changes that were talking about duplexes and small multifamily housing in the residential district, he asked them to look at what the zoning will be. He said if the zoning is looking to put small multifamily in the R-1 to R-4 Zoning, that could really change a neighborhood. He hoped that was not the case and asked them to very carefully look at that.

Janet Winningham expressed they have heard many times when residents come to the Village or the Commission that object to large developments going in in their neighborhoods, that they knew what the zoning was when they bought their property. She said those in R-1 and residential neighborhoods knew what they were buying and now there is a potential that it will be changed. She stated that is not right and objected to any kind of multifamily use on a property zoned residential. In regard to the earlier proposal, where there will be six residential units and 8 parking spaces, she asked how many of them think people who are going to pay \$48,000 a year in rent are not going to have cars or multiple cars. She voiced that zoning ordinances for parking are way too low and parking discussed in Village Plans are totally misleading. She reiterated that during the Comprehensive Plan discussions, the public raised many objections and it was totally and deliberately ignored, so the suggestion that the plans addressed parking is false. She said they do not consider different types of weather, moms with strollers on snow and ice, or seniors who have difficulty walking. She suggested they use common sense and think about what the public interest is, not just developers and real estate brokers.

Commissioner Lincoln commented they need to be careful that public comment does not turn into public debate time.

**THE MEETING WAS ADJOURNED. UPON MOTION BY COMMISSIONER LINCOLN,  
SECOND BY COMMISSIONER REYES. A VOICE VOTE FOLLOWED AND THE  
MOTION PASSED UNANIMOUSLY.**

/s/  
Recording Secretary  
(As transcribed by Ditto Transcripts)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLANNING AND ZONING COMMISSION  
MARCH 2<sup>ND</sup>, 2026 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
26-PZC-0001 4412 Cross Street	Zoning Map Amendment	Carter Moran Planner

**REQUEST**

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from B-3, General Services and Highway Business, to R-4, Residential Detached House 4 to prepare the lot for the development of a single-family home.

**NOTICE**

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

**GENERAL INFORMATION**

---

**OWNER/PETITIONER:** A & E Cross, LLC  
1530 N Dearborn Parkway, Ste. 26S  
Chicago, IL 60610

**PROPERTY INFORMATION**

---

**EXISTING ZONING:** B-3, General Services and Highway Business  
**EXISTING LAND USE:** Vacant  
**PROPERTY SIZE:** 22,130 sq ft (.51 acres)  
**PIN:** 08-01-305-022

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>SOUTH:</b>	R-1, Residential Detached House 1	Corridor Commercial
<b>EAST:</b>	R-1, Residential Detached House 1	Single Family Detached
	B-3, General Services and Highway Business	
<b>WEST:</b>	B-3, General Services and Highway Business	Single Family Detached

**ANALYSIS**

---

**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey

## **PROJECT DESCRIPTION**

The 118-foot wide by 250-foot-deep property, commonly known as 4412 Cross Street, is located approximately 200 feet south of the intersection of Ogden Avenue and Cross Street. The lot is currently vacant. The owner of the subject property is requesting a zoning map amendment to rezone the property from B-3, General Services and Highway Business to R-4, Residential Detached House 4. The petitioner desires to make the lot suitable for the development of a single-family home, which is not permitted in the B-3, General Services and Highway Business District.

The subject property was annexed to the Village and rezoned to the B-3 Zoning District in 2007. In 2007, the Ogden Avenue Master Plan contemplated increasing commercial lot depths and the Future Land Use Plan identified this property as commercial. The rezoning was sought to attract commercial development in the surrounding area along Ogden Avenue, in accordance with the Ogden Avenue Master Plan and Future Land Use Plan. Since the annexation and map amendment, a McDonald's restaurant was constructed immediately north of the subject property, and Kiddie Academy is currently under construction, immediately to the west. The subject property remains vacant. The petitioner has stated that, with the current zoning of B-3, the subject property does not meet the practical or functional assumptions typically required for commercial development envisioned along Ogden Avenue, particularly the "depth" necessary to accommodate buildings, parking, circulation, buffering, and code-compliant site design.

The petitioner desires the proposed rezoning to R-4, Residential Detached House 4 because they state that a residential use is the only economically viable use of the land. IT should be noted that a large portion of the immediate neighborhood is zoned R-1, Residential Detached House 1, which was the default zoning granted at the time of their annexation. Overtime, owners have requested the R-4 Zoning District when constructing new homes, as that zoning district is more appropriate for existing conditions, specifically the typical lot width found throughout the neighborhood. R-1 zoned properties typically have a minimum lot widths of 100 feet (or greater), as required by Village Ordinance. The neighborhood consists of lots that have typical widths of approximately 60 feet, which are more typical of R-4 zoned properties. Since each of their respective annexations, it should be noted that 9 properties have been rezoned to the R-4 Zoning District.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Village's Guiding DG Comprehensive Plan Future Land Use Map designates the subject property as Corridor Commercial which is characterized by "a blend of neighborhood oriented commercial retail, offices, auto dealerships, smaller regional commercial retail, service uses, and multi-family uses".

The subject property is also part of the West Ogden Avenue Focus Area, which, as described in the Guiding DG Comprehensive Plan, features many lots with relatively shallow depths, limiting the types of development that can occur. The plan further states that the West Ogden Avenue Focus Area offers a variety of commercial opportunities for the corridor. Furthermore, the Plan recommends modernizing the corridor via lot consolidation and reconfiguration will enable modern commercial uses and the introduction of mixed residential uses.

However, consolidation of the subject property into a larger commercial development may likely never occur because of the beforementioned redevelopment adjacent to the subject property. Furthermore, per the approval standards it is appropriate to consider a map amendment, considering, the suitability of the subject property for zoned purposes and the length of time that the subject property has been vacant as zoned and the context of land development in the vicinity.

For the Planning and Zoning Commission's consideration, the Guiding DG Comprehensive Plan includes chapters on Land Use and Development and Housing and Neighborhoods that could be considered with the proposed Map Amendment request. The goals associated with each chapter are:

*Land Use and Development:*

- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Downers Grove must focus on strategic redevelopment, infill development, and adaptive reuse to maximize limited land

*Housing and Neighborhoods:*

- Maintain housing diversity by supporting the construction of housing options for various income levels, ranging from entry-level apartments to large single-family residences.
- Encourage developers to build a variety of housing types close to transportation and employment centers.
- Encourage residential new construction, additions, and renovations complement the established character and scale of the Village’s established neighborhoods
- Encourage infill development that aligns with the desired character of the area to maintain a cohesive built environment.

**COMPLIANCE WITH ZONING ORDINANCE**

The petitioner is proposing to rezone the property to R-4, Residential Detached House 4. A comparative analysis of the bulk requirements of the R-4, Residential Detached House 4 districts with the measurements of the subject property found in the table below:

Table 1: Zoning Requirements

	<b>R-4 District Lot Regulations</b>	<b>4412 Cross Street</b>
Min. Lot Area	7,500 sq. ft.	22,130 sq. ft.
Min. Lot Width	50 ft.	118.63 ft.
Street Setback	25 feet	N/A
Side Setback	5 feet (or 10% of lot width, whichever is greater)	N/A
Rear Setback	20 feet	N/A

The proposed R-4, Residential Detached House 4, zoning classification is appropriate for the subject property as it would meet the bulk and use regulations for the proposed zoning district.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald Life*. Staff received one inquiry that was general in nature.

**STANDARDS OF APPROVAL**

The petitioner is requesting approval to a rezone the property at 4412 Cross Street from B-3, General Services and Highway Business to R-4, Residential Detached House 4, to permit the eventual construction of a new single-family home. The review and approval criteria for the requested entitlement are listed below.

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

***Zoning Map Amendment***

***Section 12.030.I. Zoning Map Amendment Review and Approval Criteria***

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

- (1) *The existing use and zoning of nearby property.*
- (2) *The extent to which the particular zoning restrictions affect property values.*
- (3) *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*
- (4) *The suitability of the subject property for the zoned purposes.*
- (5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*
- (6) *The value to the community of the proposed use.*
- (7) *The comprehensive plan.*

## **DRAFT MOTION**

---

Staff will provide a recommendation at the March 2nd, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0001:

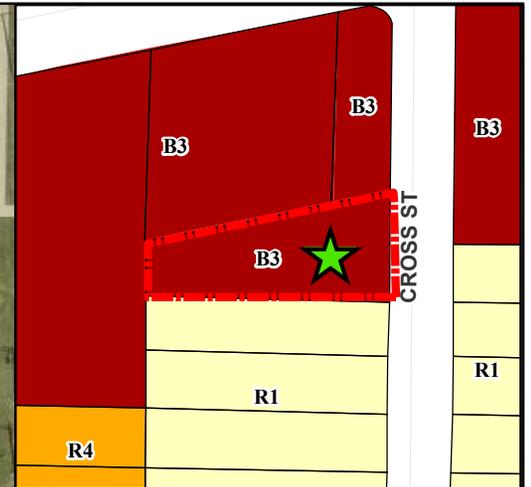
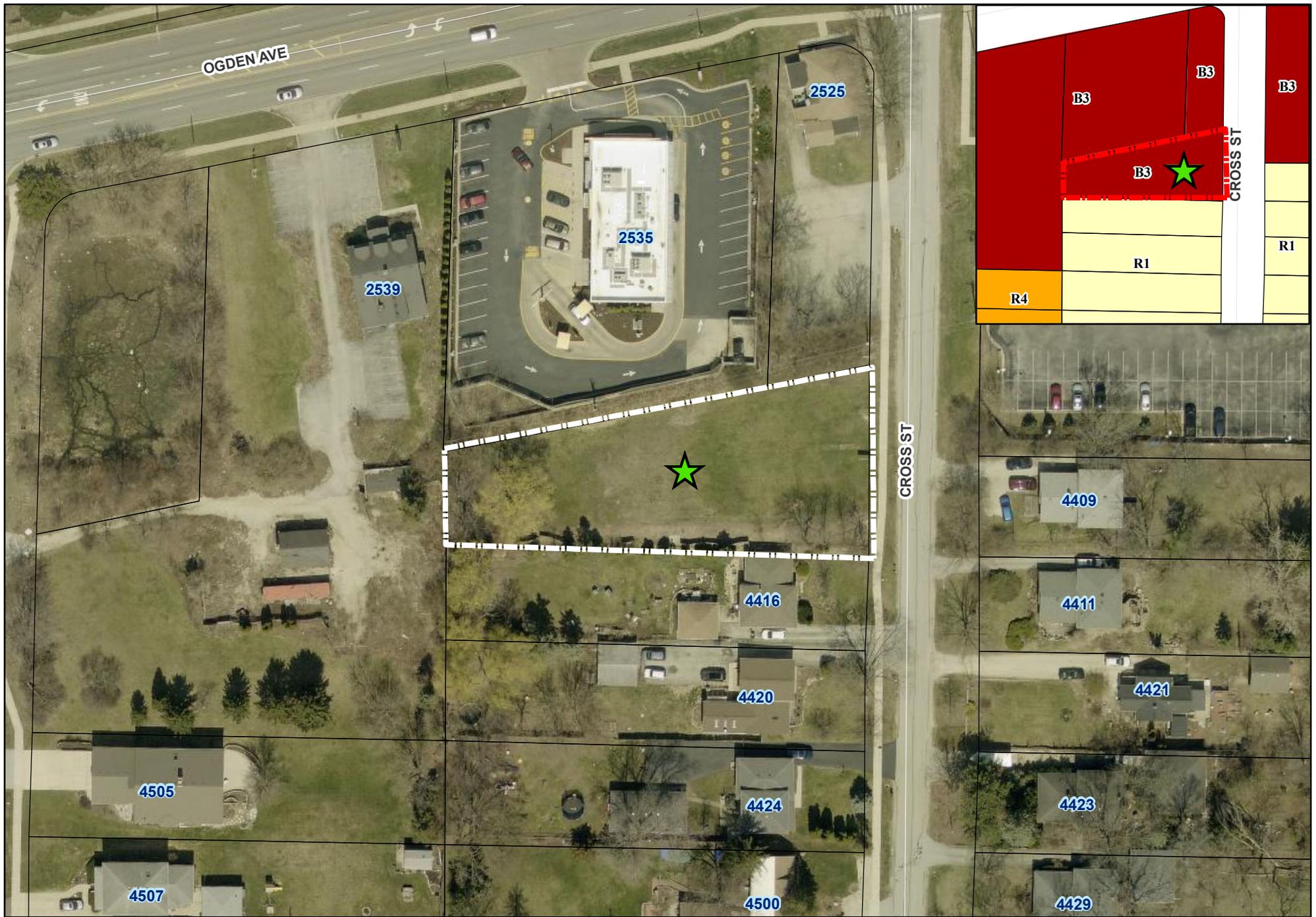
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0001.

Staff Report Approved By:



Stanley J. Popovich, AICP  
Director of Community Development

SP:cm  
-att



0 50 100 Feet

4412 Cross Street - Location Map

 Subject Property  
 Site Location

## **Project Summary & Narrative**

12/31/2025

Rezoning Request: 4412 Cross Street, Downers Grove, Illinois  
B-3 General Commercial → R-4 Single-Family Residential

Dear Planning & Zoning Commission Members and Village Staff,

I am submitting this request to rezone the property located at 4412 Cross Street, Downers Grove, Illinois, from B-3 General Commercial to R-4 Single-Family Residential. This request is based on long-standing site constraints, market realities, and alignment with the Village's broader land use objectives.

### **Property Background**

The subject property has been under the same ownership since 2004 and has remained vacant for more than 20 years. Despite multiple periods of commercial activity along the Ogden Avenue corridor, the property has not been developed due to its irregular configuration, limited lot depth, and adjacency to established residential neighborhoods.

While zoned B-3, the parcel does not meet the practical or functional assumptions typically required for commercial development envisioned along Ogden Avenue, particularly the "depth" necessary to accommodate buildings, parking, circulation, buffering, and code-compliant site design.

### **Rationale for Rezoning**

Commercial development of this site has proven infeasible over an extended period of time. The property's size and shape make it unsuitable for modern commercial uses without significant variances, easements, or design compromises that would conflict with both zoning standards and nearby residential uses.

Rezoning the property to R-4 Single-Family Residential provides a reasonable and appropriate use that is:

- Compatible with adjacent residential properties
- Consistent with the parcel's physical characteristics
- Supportive of neighborhood stability
- Capable of returning a long-vacant property to productive use

### **Consistence with the Comprehensive Plan**

The Village's Comprehensive Plan identifies Ogden Avenue as a commercial corridor; however, Village staff has confirmed that the Plan is aspirational and intended to be applied with flexibility where site-specific conditions warrant.

The subject property does not meet the Plan's implicit assumptions regarding commercial parcel size and development capacity. Rezoning to R-4 acknowledges these constraints while still advancing the Plan's broader goals of:

- Context-sensitive development
- Compatible land use transitions
- Efficient infill development
- Long-term community stability

#### Community Benefit

The proposed rezoning would eliminate the potential for future commercial impacts—such as increased traffic, lighting, signage, and extended hours—adjacent to existing homes. A single-family residential use represents a lower-intensity, predictable, and compatible outcome that benefits both nearby residents and the Village as a whole.

#### Conclusion

Rezoning 4412 Cross Street from B-3 to R-4 reflects a practical, well-supported planning decision grounded in real-world conditions rather than theoretical zoning expectations. After more than two decades of vacancy under commercial zoning, this amendment provides a clear path toward appropriate development that aligns with the character and needs of the surrounding area.

Thank you for your time and consideration of this request. I look forward to continuing to work with Village staff and the Planning & Zoning Commission throughout the review process.

Sincerely,  
Alex Martel

(773) 475-1567 mobile



# Zoning Map Amendments

Form #PZC3

Review and Approval Criteria

**Address of Project Site:** \_\_\_\_\_

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

Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezoning)

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

1. The existing uses and zoning of nearby property.
2. The extent to which the particular zoning restrictions affect property values.
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.
4. The suitability of the subject property for the zoned purposes.
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.
6. The value to the community of the proposed use.
7. The Comprehensive Plan.

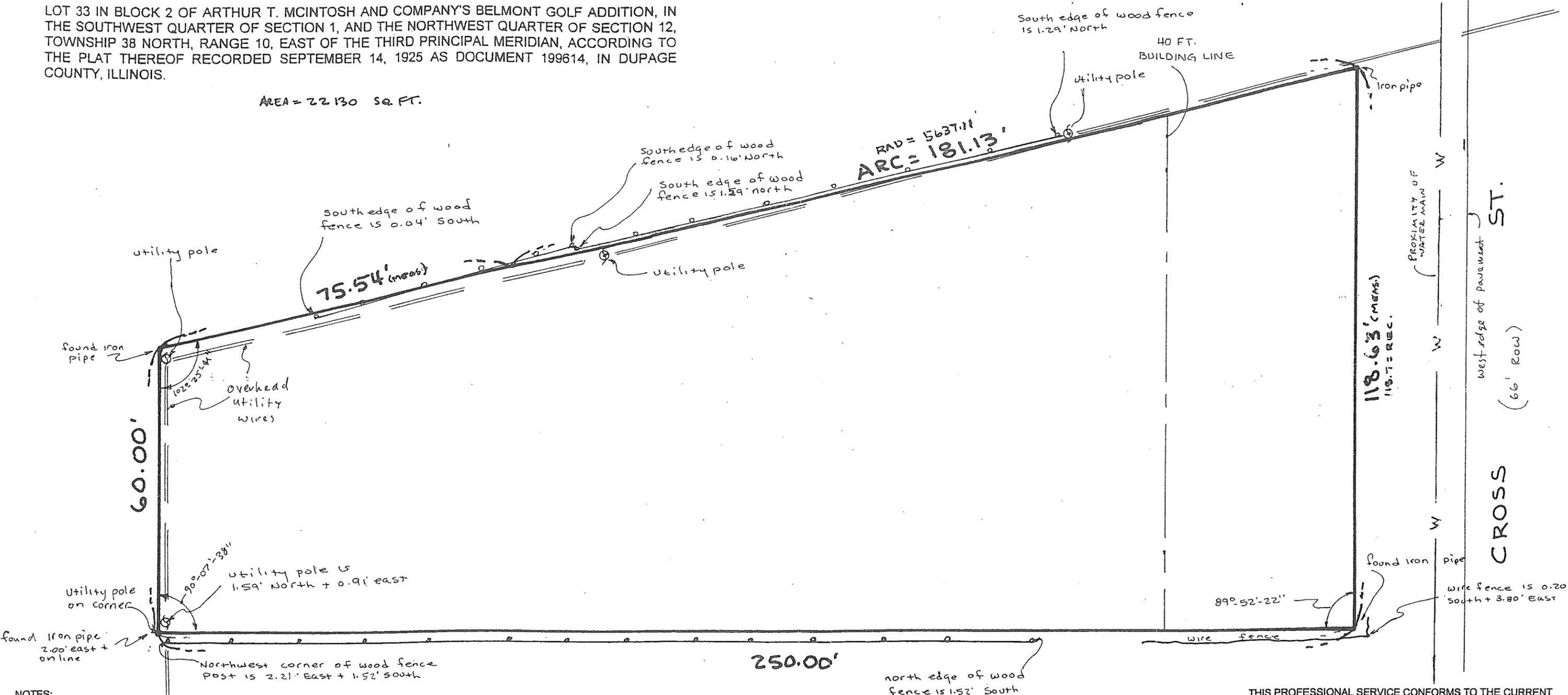
JOSEPH M. DE CRAENE  
 ILLINOIS LAND SURVEYOR  
 8710 SKYLINE DRIVE  
 HINSDALE, IL 60527  
 PHN 630-789-0898  
 FAX 630-789-0697

# Plat of Survey



LOT 33 IN BLOCK 2 OF ARTHUR T. MCINTOSH AND COMPANY'S BELMONT GOLF ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 1, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1925 AS DOCUMENT 199614, IN DUPAGE COUNTY, ILLINOIS.

AREA = 22,130 SQ. FT.



NOTES:  
 - CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.  
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.  
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.  
 - DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.  
 - DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.  
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.

NOTE :- NO STORM SEWER OR SANITARY SEWER PER VILLAGE ATLAS.  
 - WELL OR SEPTIC, IF ANY, NOT SHOWN HEREON.  
 - CONSULT WITH OTHERS FOR PURPOSE OR FUNCTION OF OVERHEAD UTILITY WIRES.  
 - GAS MAINS NOT SHOWN. CONTACT S.U.L.I.E 1-800-892-0123 FOR LOCATION OF SAME AND OTHER BURIED UTILITIES.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 DATE: JULY 12 A.D. 2005  
*Joseph M. De Craene*  
 ILLINOIS LAND SURVEYOR NO. 2476  
 LIC. EXP. 11-30-2006  
 ORDERED BY: MARTEL  
 ORDER NO: 050651  
 © COPYRIGHT 2005 JOSEPH M. DE CRAENE



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLANNING AND ZONING COMMISSION  
MARCH 2<sup>ND</sup>, 2026 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
26-PZC-0009 3250 Lacey Road	Special Use	Flora León, AICP Senior Planner

**REQUEST**

The petitioner is requesting approval of a Special Use to permit a college or university within the O-R-M/P.U.D. #31 zoning district at 3250 Lacey Road.

**NOTICE**

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

**GENERAL INFORMATION**

---

**OWNER:** Hamilton Partners Inc.  
300 Park Boulevard Unit 201  
Itasca, IL 60143

**PETITIONER:** Ted Bernstein  
Orbis Education  
301 North Pennsylvania Parkway, Suite 400  
Indianapolis, IN 46280

**PROPERTY INFORMATION**

---

**EXISTING ZONING:** O-R-M/PUD #31, Office-Research Manufacturing/  
Planned Unit Development #31

**EXISTING LAND USE:** Business Park

**PROPERTY SIZE:** 112,391.8 sq. ft. (2.58 acres)

**PIN:** 06-31-100-022

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>East:</b>	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
<b>WEST:</b>	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
<b>NORTH:</b>	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus
<b>SOUTH:</b>	O-R-M, Office-Research-Manufacturing/PD #31	Office Corporate Campus

## ANALYSIS

---

### SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plats of Survey
4. Floor Plan

### PROJECT DESCRIPTION

The petitioner is requesting a Special Use to permit Orbis Education in partnership with Grand Canyon University to locate classrooms and administrative offices at 3250 Lacey Road. The property is located on the west side of Lacey Road, approximately 890 feet west of the intersection of Lacey Road and Woodcreek Drive. The property is zoned O-R-M/P.U.D. #31, Office Research and Manufacturing/ Planned Unit Development #31. A college or university is an allowable special use in the O-R-M zoning district.

The petitioner is proposing to lease approximately 19,300 square feet of the third floor for Grand Canyon University. The seven-story building is 188,802 square feet in size. At this time, Grand Canyon University has finalized their floor plan and anticipates providing eight simulation rooms (residential type bathroom and hospital room “sets” for training), additional offices for staff and administrative personnel, clinical labs, a testing center with two testing rooms, and a student lounge.

Grand Canyon University will offer both on-line and on-site learning opportunities to earn a nursing degree at this facility. All classwork is conducted online and offsite. Students will come in for weekly testing sessions, clinical training and simulations. At full capacity it is anticipated that 12-15 full time students and 10-12 part time employees would occupy the 3250 Lacey Road facility. While classes are primarily held between 8am and 6pm, given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

In 2000, the office building at 3250 Lacey Road was approved and constructed via an approved Planned Unit Development Amendment. This approval also included parking spaces via a two-level addition to the existing parking deck directly north of this site. The construction of the two additional levels provided an additional 533 parking spaces for this entire office building. The existing offices use the parking garage primarily during the morning and afternoons. Grand Canyon University’s limited capacity throughout the day will ensure that the parking garage provides sufficient parking for all users.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Guiding DG Comprehensive Plan’s Future Land Use Map designates the subject property as office. Office uses include large-scale office buildings and complexes, office parks, and small individual offices. The goals associated with each chapter are:

#### *Focus Area Plan – Continued Investment in the Butterfield and Finley Road Area*

- The Butterfield Road Corridor Plan identified the following as a goal: ensure that the Butterfield Road corridor is resilient to changing commercial and office market conditions.
- Encourage the completion of Esplanade, which still has vacant lots. With excellent visibility and access, these parcels could accommodate additional office, restaurants, retail and multi-family developments.
- Leverage the unique location of this corridor adjacent to two highways to attract new retail and office tenants.

### *Economic Development*

- Foster partnerships between schools, colleges, and universities such as Northwestern University, College of DuPage, and employers to increase access to and awareness of internships, vocational training, and education in skilled trades in alignment with economic opportunities.
- Continue to implement the CMAP Butterfield Road Corridor Plan.
- Encourage a balanced mix of uses to adequately provide services, conserve natural resources, and disperse amenities.

The proposed university use will help support workforce development efforts. By continuing to collaborate and support education, training and career pathways, the Village and its partners can cultivate a diverse and dynamic economy that continues to attract businesses, strengthens the local talent pool and foster long-term prosperity. The Village is uniquely positioned to leverage its local assets, such as Northwestern University, to build strong partnerships between businesses and educational institutions. These connections help create a pipeline of skilled talent that supports both new and existing businesses. By championing workforce development, the Village can continue to grow as an innovative, inclusive, and economical diverse community, ensuring a bright future for residents and businesses alike.

The proposed development is consistent with the intent of the Guiding DG Comprehensive Plan.

### **COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned O-R-M/P.D. #31, Office Research and Manufacturing/Planned Unit Development #31. The proposed college or university is an allowable special use in the O-R-M zoning district. There are no proposed exterior modifications which would alter the existing building setbacks or other bulk zoning standards. Staff believes the proposal is consistent with the Zoning Ordinance.

### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has not noted any life safety concerns with the proposed use.

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Daily Herald Life*. At this time, staff has not received any written neighborhood comment regarding the petition.

### **STANDARDS OF APPROVAL**

The petitioners are requesting a Special Use. 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.

### ***Special Use***

#### ***Section 28.12.050(h) Approval Criteria – Special Uses***

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the petitioner has presented evidence to support each of the following conclusions:

- (1) *that the proposed use is expressly authorized as a special use in the district in which it is to be located;*
- (2) *that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of the community;*
- (3) *that the proposed use will not be injurious to the use and enjoyment of other property in the*

- immediate area for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;*
- (4) *that the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.*

## **DRAFT MOTION**

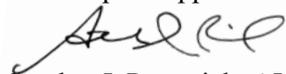
---

Staff will provide a recommendation at the March 2<sup>nd</sup>, 2026 meeting. Should the Planning and Zoning Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Planning and Zoning Commission may make for the recommendation approval of 26-PZC-0009:

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 Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interested therefore, I move that the Planning and Zoning Commission recommend to the Village Council approval of 26-PZC-0009, subject to the following condition:

1. The Special Use shall substantially conform to the staff report and floor plans prepared by the Jenkins Group dated January 21, 2026 except as 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

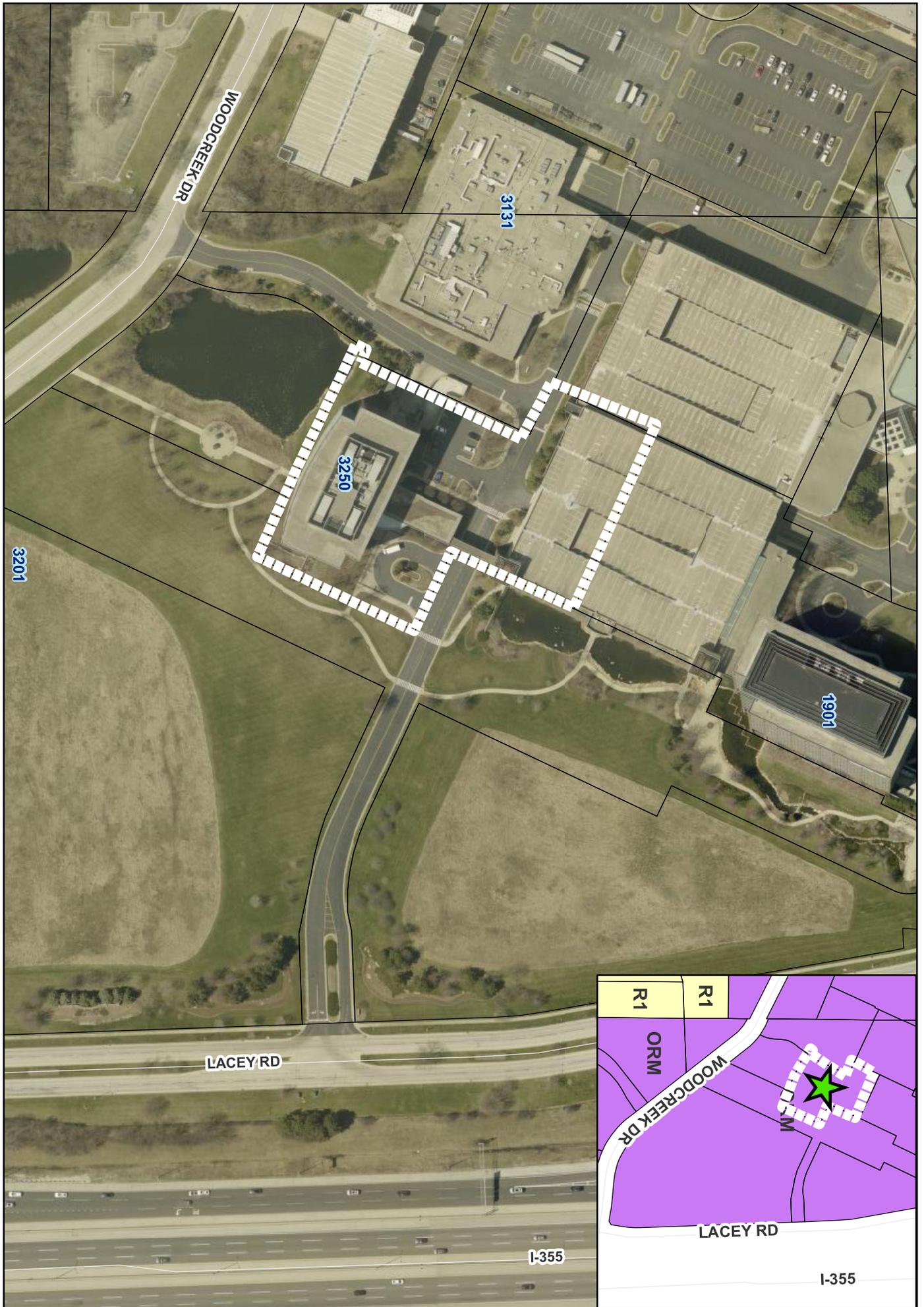
SP:fl  
-att



500 250 0 500 Feet

### 3250 Lacey Road - Location Map

 Subject Property  
 Site Location





# The Jenkins Group

---

ARCHITECTURE | INTERIORS | PLANNING

300 Park Blvd. Suite 250 Itasca, IL 60143-2655  
Phone 630.250.9100

February 11, 2026

Re: Special Use Permit for Orbis / GCU build-out  
3250 Lacey Road Suite 300

## PROJECT SUMMARY / NARRATIVE

### SUMMARY

Proposed project is a 19,300 SF tenant build-out of the third floor of an existing, multi-story, office building at 3250 Lacey Road located in the Esplanade at Locust Point PUD. Improvements are limited to an interior build-out / renovation as needed to serve the proposed use. There are no proposed changes to existing base building construction or to the building site / exterior.

### PROPOSITION

We have identified this use to be consistent with College / University use which is allowed within the Esplanade PUD – with a special use permit approval. As such, we are requesting approval of a special use permit for this project.

### NARRATIVE

A letter from Ownership, on the following page, provides more particulars on the use which, in short, is to provide the necessary education and training of nursing students to become registered nurses. The program focuses on this mission alone and provides these services at a fraction of cost and time to traditional four year universities. Orbis Education, the official tenant, has partnered with Grand Canyon University, located in Phoenix, AZ, to provide these educational services.

The proposed build-out construction will be similar in look and scope to a traditional office - apart from a few “faux” residential type bathroom and hospital room “sets” – solely for patient training purposes. Occupant levels will be at, or lower, than that of allowed office use. As such, the proposed build-out will mostly mimic traditional office construction and follow code compliant office occupancy numbers. All in all, a good fit for inclusion within a traditional office building use.

### BENEFITS

Benefits for approving this special use permit are multifold but to mention three :

- with stay-at-home work on the rise, traditional office occupancy rates are under pressure so helping to maintain these occupancy rates is an obvious benefit to building owners, the area businesses, and the Village.
- the proposed use provides a lower-cost, short-term pathway to good paying jobs in nursing to area residents who may not be able to follow the more costly and time consuming, traditional four-year college path.
- who doesn't want more registered nurses in the area who may look for employment in the many critical healthcare systems within the community ?



2/6/2026

Flora Leon  
Village of Downers Grove  
Civic Center  
850 Curtiss Street  
Downers Grove, IL 60515

Re: Orbis Education/GCU Permit  
3250 Lacey Road  
Suite 300  
Downers Grove, IL 60515

Dear Ms. Leon,

Orbis Education in Partnership with Grand Canyon University is looking to bring our Bachelor's in Nursing Degree program to Downers Grove. We have identified space at 3250 Lacey Road and signed a lease based on information provided by the Village of Downers Grove indicating that the use was acceptable under the PUD zoning agreement.

Nursing is the only degree offered here and is a hybrid online program where all classwork is conducted online and offsite. Students come in for weekly testing sessions, clinical training and simulations. No other "college or university" type activities will take place here. Our hours of operation are M-F, 8am-6pm however given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

Our goal is to enroll 48 students per start however it may take time to get to that level. Our staff will be comprised of administrative personal, full time and adjunct faculty. At full capacity we will have 12-15 full time students and 10-12 part time employees.

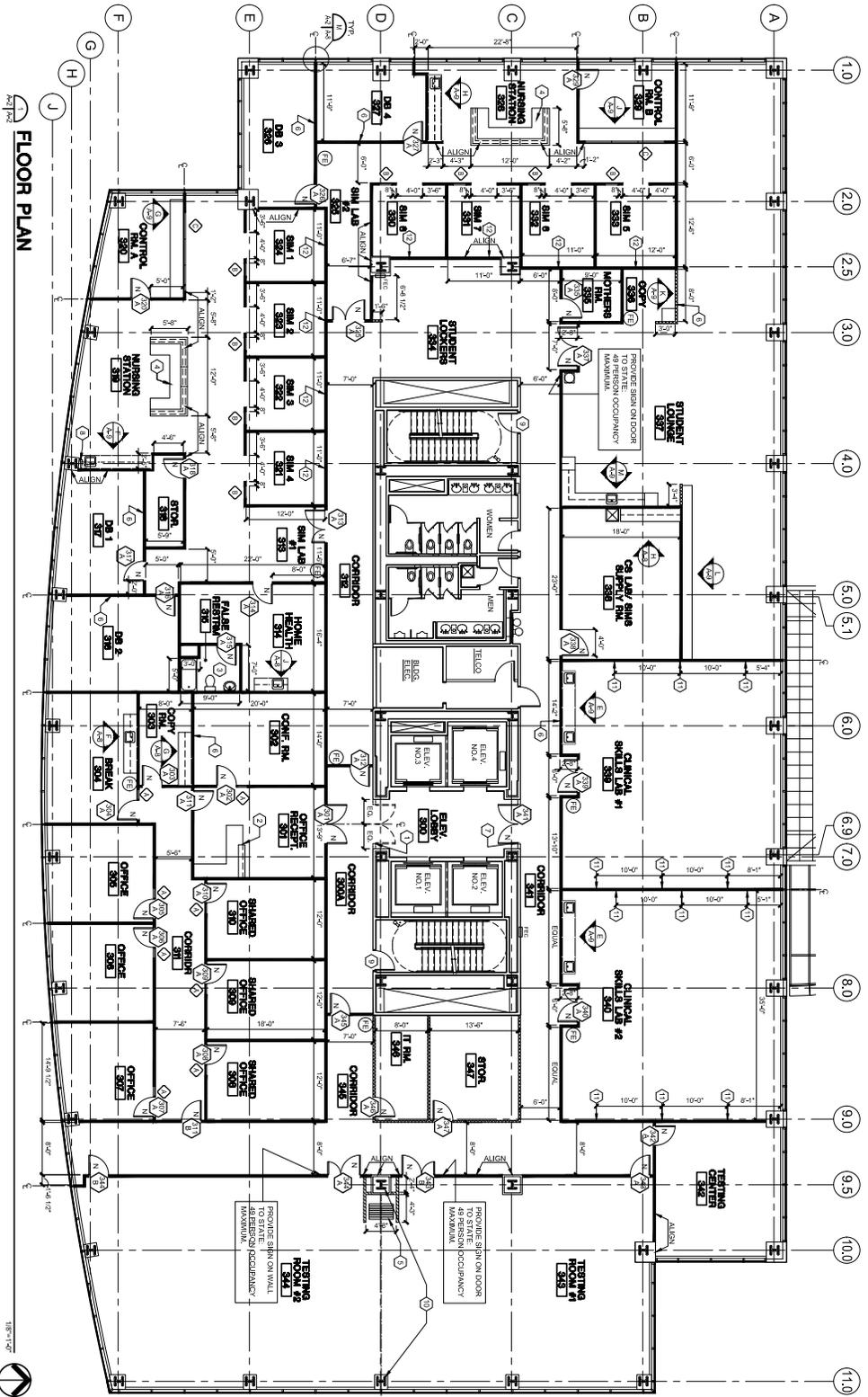
This use is consistent with the use at our current site at 1020 W. 31st Street in Downers Grove.

Please do not hesitate to reach out if you have any questions or need additional information.

Thank you,

*Ted Bernstein*

Ted Bernstein  
Orbis Education  
VP, Site Planning, Construction and Development



**FLOOR PLAN**

**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF PARTITION UNLESS OTHERWISE INDICATED. SEE DETAILS FOR PARTITION THICKNESS.
2. EXISTING BUILDING CORE DOORS ARE TO REMAIN, UNLESS NOTED OTHERWISE.
3. NEW DOORS ARE SHOWN WITH A DOOR MARK.
4. DOOR HANGERS SHALL BE GAUGE OF OPERATION WITH THE USE OF ONE (1) OF THE WHEEL TO OPERATE. HINGED LOCK CLOSURES ARE PROHIBITED. LEVER NOT EXCEED ORIGINAL FINISH HEIGHT IN HEIGHT. THRESHOLDS EXCEEDING ONE (1) INCH (25.4 MM) SHALL HAVE 1/2" (12.7 MM) DOOR CLOSERS.
5. CONCRETE FINISH (FTN) SHALL HAVE 1/2" (12.7 MM) DOOR CLOSERS.
6. WALLS, FILL, AND SHAFTS OVER EXISTING PARTITIONS SHALL BE RECONSTRUCTED TO MATCH EXISTING PARTITION TYPE AND FINISH.
7. WALLS, FILL, AND SHAFTS OVER EXISTING PARTITIONS SHALL BE RECONSTRUCTED TO MATCH EXISTING PARTITION TYPE AND FINISH.
8. PARTITIONERS, TABLES AND WORK SURFACES SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY CODE (88.003.010A).

**KEYED NOTES**

- 1 REMOVE EXISTING DOORS AND FRAME AND ADJACENT PARTITION
- 2 RECEPTION DESK - SEE A.1.4.8
- 3 FALSE STRUT - SEE ENLARGED PLAN WALL A-4.6
- 4 HANGING STRUT - SEE ENLARGED PLAN A-4.6
- 5 ORIGNAL PARTITION - SEE STRUCTURAL DWGS AND DETAIL WALL A.1.4.1.2
- 6 REMOVE BLOCKING SUPPORT AT WALL MOUNTED TV LOCATIONS - CORRELATE THE HEIGHT WITH "FINISH"
- 7 REMOVE EXISTING DOOR AND FRAME AND PARTITION OF PARTITION AS NEEDED FOR NEW DOOR FRAME
- 8 REMOVE FIRE EXTINGUISHER CABINET, PATIO, SMOOTH AND PAINT
- 9 EXISTING SHIPWELL DOOR WITH EXISTING CABINET RECONSTRUCTED BY BUILDING OWNER
- 10 WHERE SERVICES REQUIRED FOR NEW STEEL, PROVIDE KNOCKOUTS OVER STRUT IN CONCRETE
- 11 PROVIDE 30" W X 12" H BLOCKING SUPPORT CENTERED AT 60" A.F.F. FOR HORIZONTAL CONSOLS
- 12 PROVIDE 30" W X 12" H BLOCKING SUPPORT CENTERED AT 60" A.F.F. FOR HEADWALL CONSOLS CENTERED ON WALL

**SYMBOL LEGEND**

- NOTE: UNLESS OTHERWISE INDICATED, SYMBOLS REPRESENT NEW CONSTRUCTION.
- EXISTING PARTITION TO REMAIN
  - REMOVE EXISTING PARTITION
  - TYPICAL PARTITION WITH INSULATION (SEE DETAIL WALL A.1.4.1.2)
  - REMOVE DOOR AND FRAME
  - EXISTING DOOR AND FRAME
  - NEW DOOR AND FRAME
  - WINDOW TYPE - SEE SHEET P-4
  - DOOR MARK - SEE DOOR SCHEDULE SHEET P-4
  - FIRE EXTINGUISHER ON HOOK WITH WALL SIGN
  - EXISTING FIRE EXTINGUISHER CABINET TO BE REMOVED
  - EXISTING FIRE EXTINGUISHER CABINET

**PROJECT NUMBER:** DED  
**DATE:** 1-21-20  
**PROJECT NO.:** 25101  
**SHEET NO.:** A-2

**OWNER/DEVELOPER:** HAMILTON PARTNERS  
 1901 BUTTERFIELD RD.  
 DOWNERS GROVE, IL 60515  
 630-583-9700

**CONTRACTOR:** OSTRANDER CONSTRUCTION  
 1130 DOWNERS GROVE, IL 60515  
 630-971-9211

**ARCHITECT:** THE JENKINS GROUP  
 300 PARK BULLVAAD SUITE 200  
 DOWNERS GROVE, IL 60515  
 630-583-9700  
 THEJENKINSGROUP.COM

**DESIGNED BY:** JTL  
**CHECKED BY:** JTL  
**DATE:** 1-21-20

**SCALE:** AS SHOWN

**PROJECT LOCATION:** 3250 E. LACEY RD., STE. 300, DOWNERS GROVE, IL

**PROJECT:** GRAND CANYON UNIVERSITY  
 3250 E. LACEY RD., STE. 300, DOWNERS GROVE, IL

**PROJECT:** GRAND CANYON UNIVERSITY  
 3250 E. LACEY RD., STE. 300, DOWNERS GROVE, IL

**PROJECT:** GRAND CANYON UNIVERSITY  
 3250 E. LACEY RD., STE. 300, DOWNERS GROVE, IL



# Special Uses

Form #PZC2

Review and Approval Criteria

**Address of Project Site:** 3250 Lacey Road, Suite 300 Downers Grove

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

## Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all Village Council policies and plans, including, but not limited to, the Comprehensive Plan and the Downtown Design Guidelines and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

Yes. The Esplanade at Locust Point PUD is zoned ORM and per Zoning Ordinance Table 5.1 (attached), College / University use is listed as an allowed use - with special permit approval - in the ORM

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

The proposed use is to provide education and training for nursing students to become registered nurses so this use:

- creates no specific health safety, or general welfare concerns to neighbors or community.
- may well be a benefit in helping provide the local community healthcare system with additional nursing prospects.

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

The operations are similar to the business/office use in the building, with similar working hours, and creates no excessive noise, odor or refuse. The number of proposed occupants is similar or less than office use so occupant amounts create no additional burden on building utilities or services, public utilities, parking, traffic or trucking. Property values within the office complex are partially dependent on occupancy and installing a full floor, rent ( and tax ) paying tenant, is a benefit to property value of the building and to the area.

4. That the establishment of the special use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

The proposed use is an interior build-out, within a large office building, so creates no impedance to the development and improvement of adjacent property.

