

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**1/21/2020**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Alley Vacation - 304 Prairie, 4736 Florence and 4740 Florence	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting the vacation of the public alley adjacent to the properties located at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2019-2021 include *Exceptional Municipal Services*.

**FISCAL IMPACT**

Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), the value of the alley is based on the fair market value of land per acre as defined by Section 20.300.d.2 of the Subdivision Ordinance. When land will be encumbered with an easement, land is generally valued at one-third (1/3) of the value of the same property that does not have an easement. As such, the fair market value of the entire alley to be vacated will be discounted to reflect the blanket easement:

The table below summarizes the estimated value:

Land Value per Acre	Sq.Ft. of Alley to be Vacated	Estimated Value	Encumbered Value	304 Prairie Avenue	4736 Florence Avenue
\$545,000.00	1,664.00	\$20,819.10	\$6,870.30	\$4,888.49	\$1,981.82

The Petitioner is objecting to the Village's estimated fair market value of the alley. As such, he has submitted additional information supporting his position. The information is attached.

**RECOMMENDATION****UPDATE & RECOMMENDATION**

This item was discussed at the January 14, 2020 Village Council meeting.

A simplified graphic was shown during the presentation for this item at the January 14, 2020 meeting. All parties are in agreement as to the boundaries of the vacation. Staff recommends approval on the January 21, 2020 active agenda.

## **BACKGROUND**

### Property Information and Zoning Request

The applicant is requesting that the Village vacate the 16-foot wide by 104-foot deep alley immediately adjacent to and between the properties at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue. On September 11, 2019 the applicant was found constructing a driveway in the Village public right-of-way and on private property without receiving the required permits. Work was immediately stopped and the applicant was offered two options: (1) submit an application for an alley vacation and permit for the private driveway improvements or (2) remove the concrete driveway and submit for all required permits on private and public property. The applicant chose to apply for the alley vacation.

Written consent was received from the two abutting property owners. The owners of 4736 Florence Avenue have provided written consent, subject to purchasing a 16 foot by 30 foot portion of the alley that abuts their property. The owners of 4740 Florence have also provided written consent and are not interested in purchasing the portion of the alley that abuts their property. The applicant and owner of 304 Prairie Avenue will purchase the remaining portion of the alley as depicted in the attached vacation plat. The utility providers and the Village do not have an objection 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 alley. The petitioner has submitted a plat of vacation that provides the required easement.

### Compliance with the Zoning Ordinance

If the alley vacation is approved, the applicant plans to move forward with completing construction of a concrete driveway that will be required to meet all Village codes and requirements. The proposed vacation is consistent with the Zoning Ordinance.

### Compliance with the Comprehensive Plan

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

### Public Comment

At the public hearing, the resident of 4740 Florence spoke in support of the application.

## **ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated November 4, 2019

Draft Minutes of the Plan Commission Hearing dated November 4, 2019

Information submitted by Petitioner on 1/9/2020

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: January 21, 2020  
(Name)

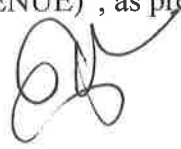
RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: \_\_\_\_\_  
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE VACATING A CERTAIN PORTION OF A PUBLIC ALLEY RIGHT-OF-WAY IN THE VILLAGE OF DOWNERS GROVE(A PORTION OF A PUBLIC ALLEY ADJACENT TO AND IN BETWEEN THE PROPERTIES LOCATED AT 304 PRAIRIE AVENUE AND 4736 AND 4740 FLORENCE AVENUE)", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall vacate a certain portion of public alley right-of way adjacent to and in between the properties located at 304 Prairie and 4736 and 4740 Florence Avenues.

RECORD OF ACTION TAKEN:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A CERTAIN PORTION OF A  
PUBLIC ALLEY RIGHT-OF-WAY IN THE VILLAGE OF DOWNERS GROVE  
(A PORTION OF A PUBLIC ALLEY ADJACENT TO AND IN BETWEEN THE PROPERTIES  
LOCATED AT 304 PRAIRIE AVENUE AND 4736 AND 4740 FLORENCE AVENUE)**

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to vacate a certain portion of a 16-foot wide by 104-foot deep improved public alley right-of-way located adjacent to and between the properties located at 340 Prairie Avenue, 4736 and 4740 Florence Avenue, Downers Grove, Illinois, in said Village hereinafter more particularly described; and

WHEREAS, Paul Lagno ("Owner") of the Property located at 304 Prairie Avenue has filed with the Plan Commission, a written petition requesting the vacation of said public right-of-way conforming to the requirements of the Village's Right-of-Way Vacation Policy (Resolution No. 2003-58); and

WHEREAS, the required public notice has been given and a public hearing respecting said vacation has been conducted by the Plan Commission on November 4, 2019 in accordance with applicable law; and

WHEREAS, there are certain public service facilities situated in said portion of said right-of-way, and the Village Council has determined that it is necessary and in the public interest to reserve such rights-of-way and easements as are in the judgment of the Council necessary or desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the vacation of said portion of said right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That all that part of the following described property, to wit:

THAT PART OF THE 16 FOOT PUBLIC ALLEY LOCATED WEST OF AND ADJACENT TO LOTS 6, 7 AND 8 OF BLOCK 6 IN WORLEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1908 AS DOCUMENT 93656, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as a vacant public alleyway adjacent to and between the properties located at 304 Prairie Avenue, 4736 and 4740 Florence Avenue  
PIN: 09-09-101-022; -014. -015 (adjacent properties)

(hereinafter referred to as the "Vacated Prairie-Florence Avenue Alley"), is hereby vacated and closed, and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such vacation.

SECTION 2. A perpetual non-exclusive easement is hereby reserved for and granted to the Village of Downers Grove, Illinois, the DuPage Water Commission and to those public utility companies operating under franchises from the said Village including, but not limited to, AT&T, Comcast Cable, Northern Illinois Gas

Company, Commonwealth Edison Company, and Downers Grove Sanitary District and their respective successors and assigns, over, on, across, under, and through all of the areas on the final plat of vacation marked "Public Utilities and Access Easement Reservation" of the Vacated Prairie-Florence Avenue Alley as described herein for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems and community antenna television systems and all necessary connections, 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, fencing, paved parking, driveways and other purposes that do not then or later interfere with the aforesaid uses and rights. All installations shall be subject to the ordinances of the Village of Downers Grove. Easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land over the entire easement area for ingress, egress and the performance of any and all municipal and other governmental services.

SECTION 3. This vacation shall be subject to the following conditions:

1. The vacation shall substantially conform to the staff report dated November 4, 2019.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 16-foot public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.
3. No additional improvements proposed to the driveway may be placed until a permit has been reviewed and approved by the Village.
4. The driveway, approach and all improvements made to the proposed vacated portion of the right-of-way, shall be improved to meet all Village Code requirements.
5. Prior to execution of the plat, the petitioner shall pay the Village a total of \$6,870.30. If full payment is not received within ten (10) days from passage of this Ordinance, the Village shall commence enforcement action to restore the property so that it is in full compliance with all Village regulations and ordinances.

SECTION 4. Upon full payment as described in Section 3(5) above, the Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of vacation of the Vacated Prairie-Florence Avenue Alley described herein.

SECTION 5. That a certified copy of this ordinance and an accurate map of the Vacated Prairie-Florence Avenue Alley shall be filed for record by the Clerk of the Village of Downers Grove in the Office of the Recorder of Deeds, DuPage County, Illinois, upon satisfaction of all conditions contained in Section 3 of this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

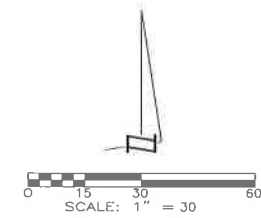
Attest: \_\_\_\_\_

Village Clerk

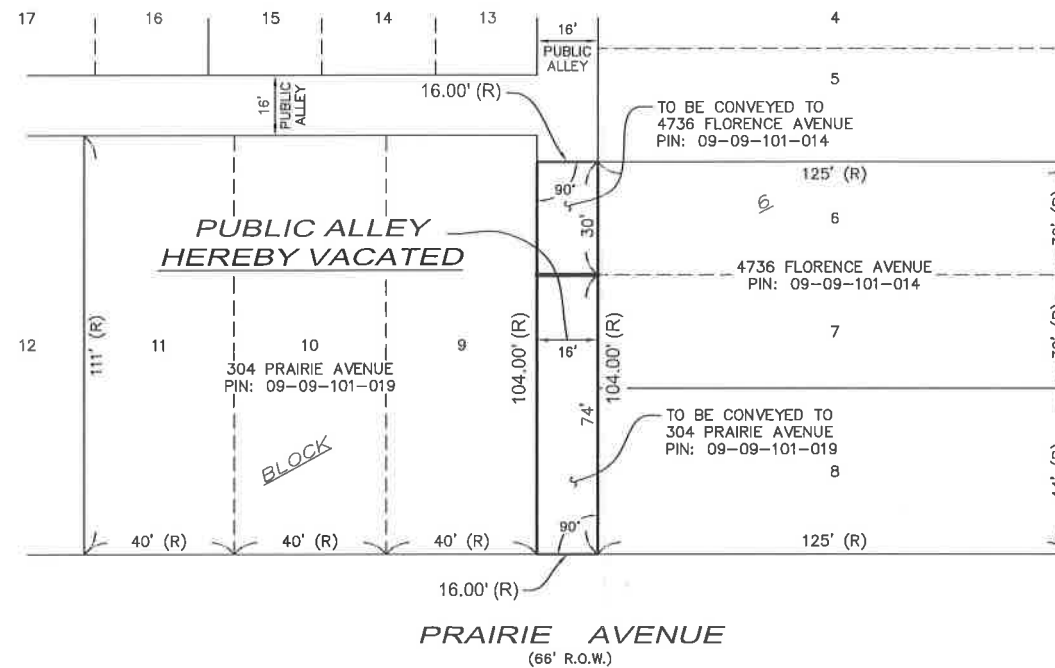
# PLAT OF VACATION

OF

THAT PART OF THE 16 FOOT PUBLIC ALLEY LOCATED WEST OF AND ADJACENT TO LOTS 6, 7 AND 8 OF BLOCK 6 IN WORLEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1908 AS DOCUMENT 93656. IN DUPAGE COUNTY, ILLINOIS.



PARCEL INDEX NUMBER:  
09-09-101-014  
09-09-101-019



FLORENCE AVENUE  
(66' R.O.W.)

PRAIRIE AVENUE  
(66' R.O.W.)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, HAVE PREPARED THIS PLAT OF VACATION FOR THE PURPOSE OF VACATING THAT PORTION OF THE PUBLIC ALLEY AS DEPICTED HEREON.

PREPARED AT LISLE, ILLINOIS ON OCTOBER 1, 2019.

BY: \_\_\_\_\_  
(NAME)  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3483  
MY LICENSE EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

PREPARED FOR: LAGNO  
ADDRESS: 304 PRAIRIE AVENUE, DOWNERS GROVE, ILLINOIS  
BOOK & PG: N/A DATE: 10/1/2019 JOB NO: 191764B  
DRAWN BY: SMR CHECK BY: \_\_\_\_\_  
REVISED: \_\_\_\_\_

DRAWING PATH: U:\Land Projects 3\17600-17992\17600-17E99\17E48\dwg\17E48\_Vacation.dwg

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

BY: \_\_\_\_\_  
COUNTY RECORDER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.



I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK



**304 Prairie Avenue, 4740 Florence Avenue, and 4736 Florence Avenue - Alley Location Map**

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
NOVEMBER 4TH, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-PLC-0028 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue	Alley Vacation	Jason R. Zawila, AICP Planning Manager

**REQUEST**

The petitioner is requesting vacation of a 16-foot wide by 104-foot deep alley immediately adjacent to and between the properties at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue.

**NOTICE**

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

**GENERAL INFORMATION**

**OWNER:** Village of Downers Grove  
801 Burlington Road  
Downers Grove, IL 60515

**APPLICANT:** Paul Lagno  
304 Prairie Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

**EXISTING ZONING:** R-4, Residential Detached House 4 (adjacent properties)  
**EXISTING LAND USE:** Improved Right-of-Way (gravel)  
**PROPERTY SIZE:** 1,664 square feet  
**PINS:** 09-09-101-022, -014, -15 (adjacent properties)

**SURROUNDING ZONING AND LAND USES**

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

**ANALYSIS****SUBMITTALS**

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

19-PLC-0028, Alley Vacation  
 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue  
 November 4, 2019

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

### PROJECT DESCRIPTION

The applicant is requesting that the Village vacate the 16-foot wide by 104-foot deep alley immediately adjacent to and between the properties at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue. A section of the alley has been historically used by 304 Prairie Avenue for access to their garage.

On September 11, 2019 the applicant was found constructing a driveway in the Village public right-of-way and on private property without receiving the required permits. The inspection discovered that a concrete driveway measuring approximately 1,000 square feet on the public right-of-way and a concrete driveway measuring approximately 1,000 square feet on private property was constructed without a permit. Work was immediately stopped and the applicant was offered two options: (1) submit an application for an alley vacation and permit for the private driveway improvements or (2) remove the concrete driveway and submit for all required permits on private and public property. The applicant has chosen to apply for the alley vacation.

The portion of the alley proposed for vacation runs north-south from Prairie Avenue, to approximately 7 feet south of the alley that runs east-west, immediately north 304 Prairie Avenue. If the alley vacation is approved, the applicant plans to move forward with completing construction of a concrete driveway that will be required to meet all Village codes and requirements.

Written consent was received from the two abutting property owners. The owners of 4736 Florence Avenue have provided written consent, subject to purchasing a 16 foot by 30 foot portion of the alley that abuts their property. The owners of 4740 Florence has also provided written consent and are not interested in purchasing the portion of the alley that abuts their property. The applicant and owner of 304 Prairie Avenue will purchase the remaining portion of the alley as depicted in the attached vacation plat.

The table below summarizes the estimated fair market value of the entire alley to be vacated:

Land Value per Acre	Sq.Ft. of Alley to be Vacated	Estimated Value	Encumbered Value	304 Prairie Avenue	4736 Florence Avenue	4740 Florence Avenue
\$545,000	1,664.00	\$20,819.10	\$6,870.30	\$4,888.49	\$1,981.82	\$0

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

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

19-PLC-0028, Alley Vacation  
304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue  
November 4, 2019

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### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

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

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

### **COMPLIANCE WITH ZONING ORDINANCE**

All of the surrounding properties are zoned R-4, Residential Detached House 4. The portion of the alley being vacated will be split between the adjacent properties and zoned R-4, Residential Detached House 4.

As noted above, the applicant will proceed with construction of a concrete driveway, if the vacation request is approved. Because an easement is required on the entire alley, no new buildings or structures, other than a driveway or fence, could be constructed on the vacated alley.

### **PUBLIC SAFETY REQUIREMENTS**

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

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice in the *Enterprise Newspapers, Inc. (The Bugle)*. At this time, no public comments have been received.

### **FINDINGS OF FACT**

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

The Village's alley vacation policy asks the following questions when it comes to determining if an alley 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**

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Staff will provide a recommendation at the November 4, 2019 meeting. Should the Plan Commission find that the request complies with the alley vacation policy, staff has prepared a draft motion that the Plan Commission may make for approval of 19-PLC-0028:

19-PLC-0028, Alley Vacation  
304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue  
November 4, 2019

Page 4

Based on the petitioner's submittal, the staff report, and the testimony presented, the proposed alley vacation complies with the alley vacation policy of the Village and is in the public interest. Therefore, I move that the Plan Commission recommend that Village Council approve 19-PLC-0028. Subject to the following conditions:

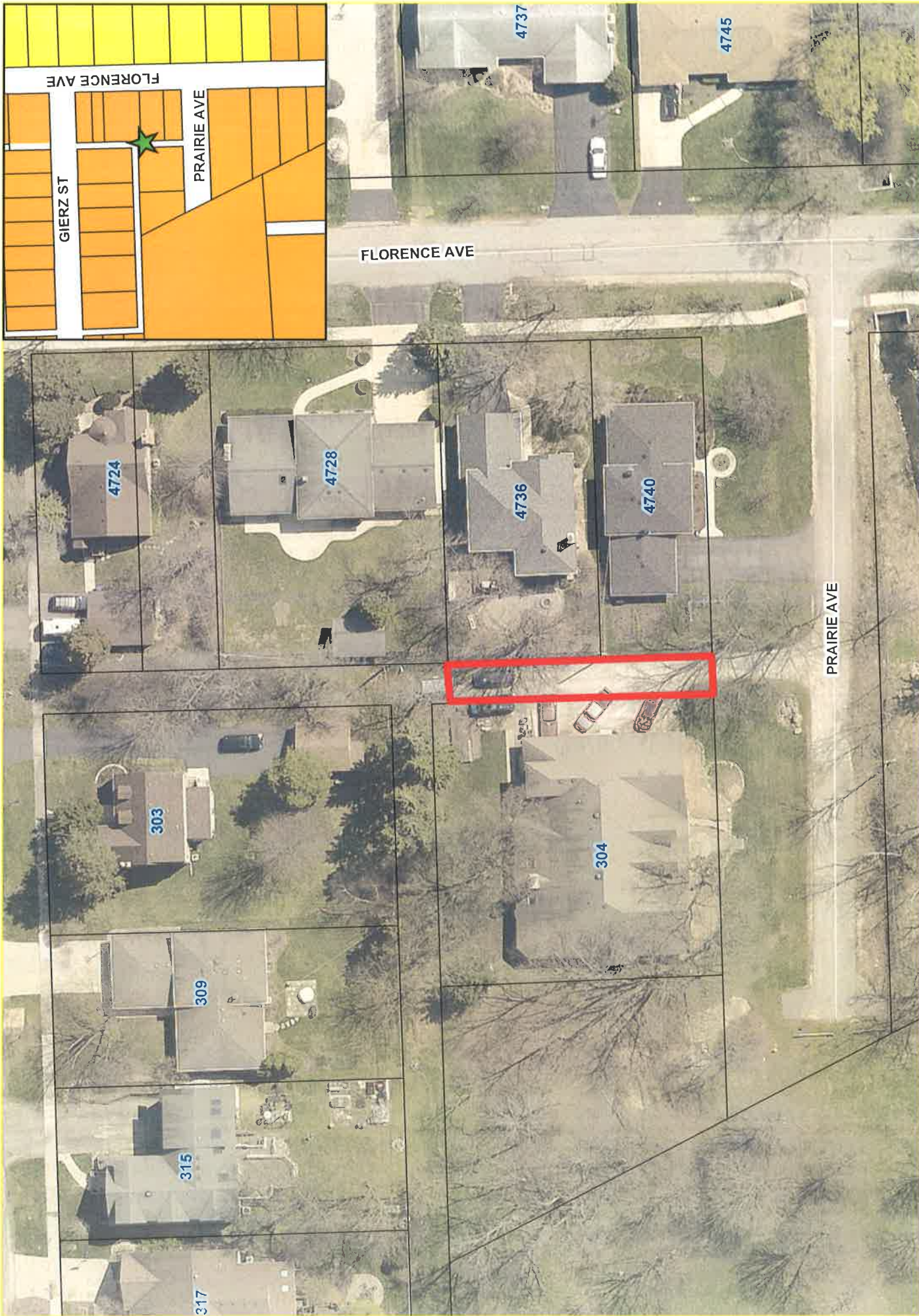
1. The vacation shall substantially conform to the staff report dated November 4, 2019.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 16-foot public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.
3. No additional improvements proposed to the driveway may be placed until a permit has been reviewed and approved by the Village.
4. The driveway, approach and all improvements made to proposed vacated portion of the right-of-way, shall be improved to meet all Village Code requirements.
5. Prior to execution of the plat, the petitioners shall pay the Village a total of \$6,870.30.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development



**304 Prairie Avenue, 4740 Florence Avenue, and  
4736 Florence Avenue - Alley Location Map**



 Subject Property  
 Project Location

## ***Project Summary/Narrative Letter***

September 20, 2019

Jason Zawila, AICP • Planning Manager  
Community Development Department  
801 Burlington Avenue  
Downers Grove, IL 60515  
jzawila@downers.us  
(630) 434-5520

Dear Mr. Zawila,

The owners of 304 Prairie Avenue and 4736 Florence Avenue would like to purchase the "right-of-way" alley that connects our properties.

I am writing this letter to request that the Village of Downers Grove vacate the alley adjacent to the eastern border of 304 Prairie Avenue and the western border of 4736 Florence Avenue and 4740 Florence Avenue in incorporated Downers Grove.

This alley has provided access to the garage of 304 Prairie Avenue since 1995. We would like to pave 14 feet of the alley to make a standard concrete driveway for our home.

The acquisition would also increase the backyard space of the 4736 Florence Avenue which is small in comparison to their neighbors.

The owner of 4740 Florence Avenue has asked the village to assign her portion of the alley to the 304 Prairie Ave. property.

We welcome the opportunity to own this land and make the permanent improvements needed to help beautify the neighborhood.

The two property owners adjoining the ROW alley plan to divide the property into two proportional sections. Approximately 16 feet x 75 feet for the 304 Prairie Ave. and 16 feet x 30 feet for the 4736 Florence Ave. properties. Please see the attached map.

Sincerely,



Paul Lagno  
304 Prairie Ave.  
Downers Grove, IL 60515  
630-401-2938

## ***Project Summary/Narrative Letter***

September 20, 2019

Jason Zawila, AICP • Planning Manager  
Community Development Department  
801 Burlington Avenue  
Downers Grove, IL 60515  
jzawila@downers.us  
(630) 434-5520

Dear Mr. Zawila,

The owners of 304 Prairie Avenue and 4736 Florence Avenue would like to purchase the “right-of-way” alley that connects our properties.

I am writing this letter to request that the Village of Downers Grove vacate the alley adjacent to the eastern border of 304 Prairie Avenue and the western border of 4736 Florence Avenue and 4740 Florence Avenue in incorporated Downers Grove.

This alley has provided access to the garage of 304 Prairie Avenue since 1995. We would like to pave 14 feet of the alley to make a standard concrete driveway for our home.

The acquisition would also increase the backyard space of the 4736 Florence Avenue which is small in comparison to their neighbors.

The owner of 4740 Florence Avenue has asked the village to assign her portion of the alley to the 304 Prairie Ave. property.

We welcome the opportunity to own this land and make the permanent improvements needed to help beautify the neighborhood.

The two property owners adjoining the ROW alley plan to divide the property into two proportional sections. Approximately 16 feet x 75 feet for the 304 Prairie Ave. and 16 feet x 30 feet for the 4736 Florence Ave. properties. Please see the attached map.

Sincerely,



Paul Lagno  
304 Prairie Ave.  
Downers Grove, IL 60515  
630-401-2938

**RITA D BLANEY**  
**4740 FLORENCE AVE**  
**DOWNERS GROVE IL 60515**

Jason Zawila, AICP • Planning Manager  
Community Development Department  
801 Burlington Avenue  
Downers Grove, IL 60515  
jzawila@downers.us  
(630) 434-5520

September 20, 2019

Dear Mr. Zawila,

Paul Lagno, owner of the property at 304 Prairie Avenue in incorporated Downers Grove, has informed me of his recent request to the Village of Downers Grove to vacate the alley that runs along the eastern border of their property.

My property at 4728 Florence Avenue in Downers Grove also borders the alley in question. I do not currently utilize the alley, nor do I plan to ever utilize the alley. I wholeheartedly support the petition and encourage the Village of Downers Grove to grant the owners of 304 Prairie Avenue my portion of the alley that abuts their land and also give the owners of 4736 Florence Avenue their portion of the alley in question.

Sincerely,

A handwritten signature in cursive script that reads "Rita D. Blaney". The signature is written in dark ink and is positioned above the typed name.

Rita D Blaney

**BRENT & ERIN MILLER  
4736 FLORENCE AVE  
DOWNERS GROVE IL 60515**

Sept. 20, 2019

Jason Zawila, AICP • Planning Manager  
Community Development Department  
801 Burlington Avenue  
Downers Grove, IL 60515  
jzawila@downers.us  
(630) 434-5520

Dear Mr. Zawila,

Paul Lagno, owner of the property at 304 Prairie Avenue in incorporated Downers Grove, has informed us of their recent request to the Village of Downers Grove to vacate the alley that runs along the eastern border of their property.

Our property at 4736 Florence Avenue in Downers Grove also borders the alley in question. We also would like to purchase the 16-foot by approximately 30-foot portion at the north end of the alley to be vacated, as proposed by Mr. Lagno.

Sincerely,

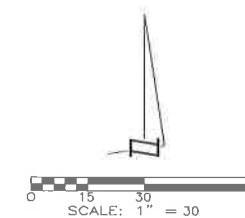
  
Brent Miller

  
Erin Miller

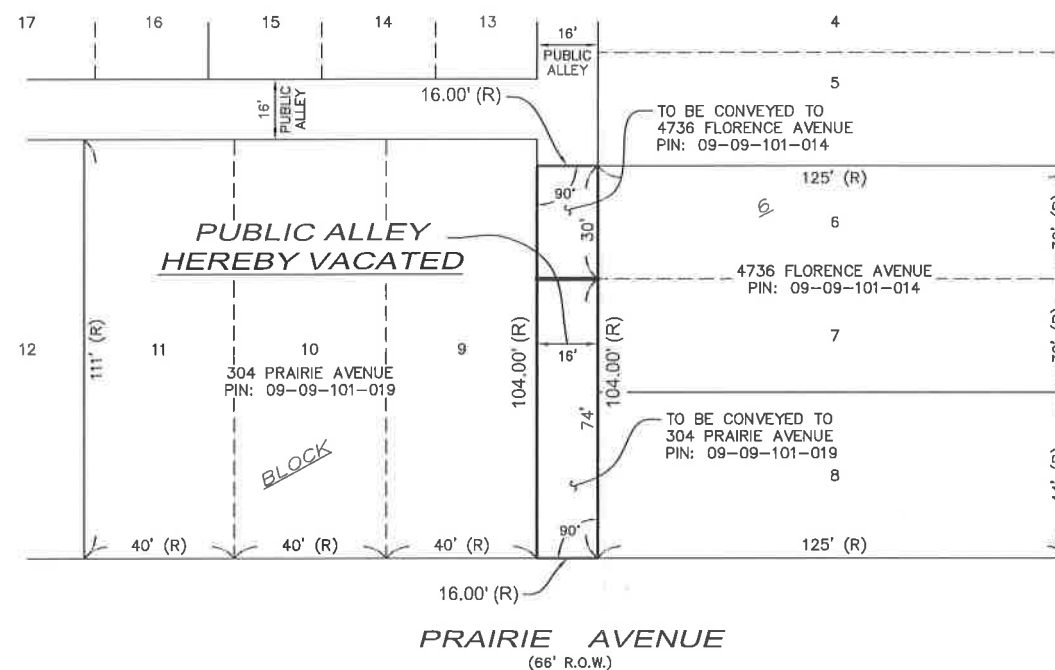
# PLAT OF VACATION

OF

THAT PART OF THE 16 FOOT PUBLIC ALLEY LOCATED WEST OF AND ADJACENT TO LOTS 6, 7 AND 8 OF BLOCK 6 IN WORLEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1908 AS DOCUMENT 93656. IN DUPAGE COUNTY, ILLINOIS.



PARCEL INDEX NUMBER:  
09-09-101-014  
09-09-101-019



FLORENCE AVENUE  
(66' R.O.W.)

PRAIRIE AVENUE  
(66' R.O.W.)

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, HAVE PREPARED THIS PLAT OF VACATION FOR THE PURPOSE OF VACATING THAT PORTION OF THE PUBLIC ALLEY AS DEPICTED HEREON.

PREPARED AT LISLE, ILLINOIS ON OCTOBER 1, 2019.

BY: \_\_\_\_\_  
(NAME)  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3483  
MY LICENSE EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

PREPARED FOR: LAGNO  
ADDRESS: 304 PRAIRIE AVENUE, DOWNERS GROVE, ILLINOIS  
BOOK & PG: N/A DATE: 10/1/2019 JOB NO: 191764B  
DRAWN BY: SMR CHECK BY: \_\_\_\_\_  
REVISED: \_\_\_\_\_

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

APPROVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

BY: \_\_\_\_\_  
COUNTY RECORDER

### DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY CLERK

APPROVED 12-2-2019

**19-PLC-0028: A petition seeking approval for the Right-of-Way Vacation of an Alley. The adjacent properties are zoned R-4, Residential Detached House 4. The property is located between the properties at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue, Downers Grove, IL (PIN 09-09-101-022, -014, -015) Paul Lagno, Petitioner and Village of Downers Grove, Owner.**

**Petitioner's Presentation:**

Mr. Paul Lagno of 340 Prairie and Brent Miller, 4736 Florence Avenue, Downers Grove, IL introduced themselves as petitioners. Mr. Lagno referred to the location of his home on the map on the screen. He indicated that they have used the gravel driveway and alleyway to access this property, which has been used for the last 25 years. He recognized that he started his improvements without permit and apologized to the Village. He felt the best way to proceed was the alley vacation and thanked the Village staff.

Ch. Rickard called upon the public to make any comments regarding this petition at this time.

Dan Blaney, 5406 Maplewood Place, indicated that his mother lives at 4740 Florence, immediately east of the proposed alley vacation. He indicated that he also lived there for 26 years and wanted to understand any ramifications for his mother's property if the alley was vacated. He also stated that it was great that they were paving the right-of-way and it is unfortunate that the previous homeowner, Mel Spohn, could not get the Village to pave the right-of-way. He felt that this was a better surface for the winter weather. Mr. Zawila indicated that he would cover how right-of-way vacation works as part of his presentation.

Mr. Maurer inquired if the Village is proposing to improve the alley.

Mr. Zawila clarified the petition in front of the Plan Commission is to vacate the right-of-way and property would be granted to adjacent property owners, which he will offer further detail as part of his presentation and their planned improvements.

Marge Earl, 4720 Florence Avenue, shared her understanding that the Village does not maintain or install right-of-way that is concrete and that alleys are generally constructed with asphalt and not with concrete as the applicant was proposing.

Mr. Zawila clarified that the Village does have specifications for concrete alleys, but asphalt is typically installed, as previously stated. He further clarified that the applicant started work without a permit in both the right of way and on private property.

Ms. Earl inquired if the petitioner checked if he needed a permit and that he still proceeded with the work, without the permit. Mr. Zawila confirmed that was correct on both accounts.

There were no further comments from the public.

APPROVED 12-2-2019

**Staff's Presentation:**

Jason Zawila, Planning Manager with the Village, said that the petitioner is requesting vacation of a 16-foot wide by 104-foot deep alley immediately adjacent to and between the properties at 304 Prairie Avenue, 4736 Florence Avenue and 4740 Florence Avenue. The alley has been historically used for access to the property located at 304 Prairie Avenue. It was noted that the applicant started work without a permit and ultimately requested an alley vacation.

Mr. Zawila stated that if the alley vacation is approved, the applicant plans to move forward with completing construction of a concrete driveway that will be required to meet all Village codes and requirements. Per the Village's vacation policy, written consent was received from the two abutting property owners. He stated that the owners of 4736 Florence Avenue had provided written consent, subject to purchasing a 16 foot by 30 foot portion of the alley that abuts their property, while the applicant will purchase the remaining portion of the alley as depicted in the attached vacation plat.

Mr. Zawila further stated that the owners of 4740 Florence also provided written consent and are not interested in purchasing the portion of the alley that abuts their property. Per the Village's Right-of-Way Vacation Policy, staff contacted the utility companies, outside public agencies and other Village departments to determine if any rights to the public right-of-way should be retained. The utility providers and the Village do not object to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the alley.

Mr. Zawila then referenced the cost of the alley vacation that will be the burden of the applicant and explained what encumbered value is for alley vacation purposes. He then referenced the standards that are required to be met for the vacation and recommended approval as stated on page 4 of the staff report.

Ms. Gassen asked if the Village received a letter from 4740 Florence. It was identified that written correspondence was received from the property owner, but there was typo in the letter regarding the address.

Ms. Majauskas stated that she does not have concern on the split of the alley, but questioned if there will be an issue with ingress and egress for the rest of the alley north of the property, for the portion that can still be vacated.

Mr. Zawila stated that when staff receives a request we attempt to prevent the limitation of access and work with multiple residents. In this case the alley north of the subject property is unimproved and all residents have access to the roadway in front of their home.

Ms. Majauskas further stated that with vacations there may be some point that the remaining right-of-way does not allow for ingress and egress and the Village should just give property to adjacent property owners. Mr. Zawila added that the current policy for vacations are property owner initiated.

APPROVED 12-2-2019

Ms. Johnson inquired on who is responsible for maintenance and improvements of the driveway to Prairie Avenue from the proposed vacation area. Mr. Zawila replied that the owner will need to construct access to the right of way (road) that must meet Village standards and the homeowner is responsible for maintenance.

The petitioners stated they look forward to moving through the process and the opportunity to use more property and thanked the Commission for their time. There being no further discussion, Ch. Rickard closed the opportunity for further public comment.

### **Commission Deliberation:**

Ch. Rickard asked if the Commissioners had any comments regarding this proposal.

Ms. Rollins stated that the Commission has seen this a couple times and it makes sense. It makes sense as nobody uses the right-of-way.

Ch. Rickard stated that it is the Village's desire to see that these alleys are consumed, and it is straight forward.

**Ms. Gassen stated that based on the petitioner's submittal, the staff report, and the testimony presented, the proposed alley vacation complies with the alley vacation policy of the Village and is in the public interest, and therefore, moved that the Plan Commission recommend that Village Council approve 19-PLC-0028. Subject to the following conditions:**

1. The vacation shall substantially conform to the staff report dated November 4, 2019.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a 16-foot public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.
3. No additional improvements proposed to the driveway may be placed until a permit has been reviewed and approved by the Village.
4. The driveway, approach and all improvements made to proposed vacated portion of the right-of-way, shall be improved to meet all Village Code requirements.
5. Prior to execution of the plat, the petitioners shall pay the Village a total of \$6,870.30.

**Motion seconded by Commissioner Dmytryszyn**

**AYES:** Dmytryszyn, Gassen, Johnson, Majauskas, Maurer, Patel, Rollins, Ch. Rickard

**NAYS:** None

**The Motion passed unanimously**

----- Forwarded message -----

From: **PJ Lagno** <[pja2043@gmail.com](mailto:pja2043@gmail.com)>

Date: Thu, Jan 9, 2020 at 12:16 AM

Subject: Re: 304 Prairie - Alley Vacation

To: Stanley Popovich <[spopovich@downers.us](mailto:spopovich@downers.us)>

Cc: David Fieldman <[dfieldman@downers.us](mailto:dfieldman@downers.us)>, Jason Zawila <[jzawila@downers.us](mailto:jzawila@downers.us)>

Good morning Stan, David & Jason,

Attached are comps prepared by Brent Jensen of The Keller Williams Experience here in DG.

I hope this will suffice as a submission of "**evidence thereof and final determination of said fair market value per acre**" of the land in question.

It clearly shows the average cost of an acre of comparable land as under \$200,000.

Please consider this email as my "**written objection**" to the \$545,000 figure you are currently using to figure the amount due for the alley.

"Such figures shall be used in making any calculation herein unless the Owner files a written objection thereto. In the event of any such objection the Owner shall submit an appraisal showing the fair market value of such improved land in the area of the development or other evidence thereof and final determination of said fair market value per acre of such improved land shall be made by the Village Council based upon such information submitted by the Owner and from other sources which may be submitted to the Village Council by the park district, school district or others." **2014 DG Subdivision Ordinance**

Let me know if you need anything else in preparation for the meeting next Tuesday.

Thanks,  
Paul

Paul Lagno  
304 Prairie Ave  
Downers Grove, IL 60515  
630.401.2938



\$243,000/Acre

Land Status: **ACTV**  
 Address: **6090 Belmont Rd, Downers Grove, 60516-1642**  
 Acreage: **0.16**  
 Approx. Land SF: **7260**  
 Front Footage: **55**  
 Total Lots Available: **1**  
 PIN: **0813407017**  
 Multiple PIN: **No**  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **55 FT. X 132 FT.**  
 Lot Size: **Less Than .25 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **10171475**  
 List Price: **\$39,000**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$2,770.64**  
 Tax Year: **2017**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

Land Description: **Cleared**

Coordinates: N: **0** S: **5** E: **0** W: **21**  
 Directions: **BELMONT BETWEEN 63RD AND MAPLE, WEST SIDE OF STREET.**

Remarks: **Nice, affordable vacant lot 55' X 132'. Buy the lot today and Build your dream home tomorrow! Build to Suit option available. Easy access to major expressways. Great Schools. Walk to Shopping. No sign on property.**



\$84,035/Acre

Land Status: **CLSD**  
 Address: **5851 S Belmont Rd, Downers Grove, 60516**  
 Acreage: **0.57**  
 Approx. Land SF: **25022**  
 Front Footage: **66**  
 Total Lots Available: **1**  
 PIN: **0813212008**  
 Multiple PIN: **No**  
 Special Assessment: **Unknown**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **66 X 380**  
 Lot Size: **.50-.99 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Concrete**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **10407291**  
 List Price: **\$47,900**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family / R4**  
 Taxes: **\$1,964.98**  
 Tax Year: **2018**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date: **09/05/2019**  
 Contract: **07/29/2019**  
 Sold Price: **\$46,000**  
 Rented Price:

Land Description: **Wooded**

Coordinates: N: S: E: W:  
 Directions: **EAST SIDE OF BELMONT JUST NORTH OF 59TH**

Remarks: **ATTENTION BUILDERS! ATTENTION ALL INDIVIDUAL BUYERS! IF YOU ARE LOOKING TO BUILD YOUR DREAM HOME IN THE DOWNERS GROVE AREA AT AN AFFORDABLE PRICE, WELL HERE IS YOUR CHANCE! 66'X380' (.57 ACRE), HEAVILY WOODED LOT NOT FAR FROM THE METRA TRAIN STATION IS AVAILABLE NOW! DOWNERS GROVE SCHOOLS INCLUDING HENRY PUFFER, HERRICK MIDDLE AND DOWNERS GROVE NORTH HIGH SCHOOL! ELECTRIC NEARBY! CLOSE TO SHOPPING AND HIGHWAYS! PRICED TO SELL! A MUST SEE!**



\$217,173/Acre

Land Status: **ACTV**  
 Address: **Lot 12 N Maple Ave, Downers Grove, 60515**  
 Acreage: **0.23**  
 Approx. Land SF: **10150**  
 Front Footage: **51**  
 Total Lots Available: **1**  
 PIN: **0813100007**  
 Multiple PIN:  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **51 X 203**  
 Lot Size: **Less Than .25 Acre**  
 Current Use: **Other**  
 Frontage/Access: **City Street, Public Road**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **09641638**  
 List Price: **\$49,950**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$152**  
 Tax Year: **2018**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

Land Description:



\$147,500/Acre

Land Status: **ACTV**  
 Address: **17 60th St, Downers Grove, 60515**  
 Acreage: **0.4**  
 Approx. Land SF: **17804**  
 Front Footage: **59.97**  
 Total Lots Available:  
 PIN: **0916303014**  
 Multiple PIN:  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **59.97X296.47X59.97X296.46**  
 Lot Size: **.25-.49 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **Yes**  
 Waterfront: **No**

MLS #: **10271630**  
 List Price: **\$59,000**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$1,851.56**  
 Tax Year: **2018**  
 Tax Exemptions:  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

Land Description: **Cleared, Level, Wooded**

Coordinates: N: S: E: W:  
 Directions: **Williams to 60th / west to 17.. / or Fairview to 60th East to 17. Lot on so. side of 60th.**

Remarks: **FROM FLOOD PLAIN TO BACKYARD OASIS Are you a visionary? Think "transformation". This property is being offered to those buyers who have the uncanny foresight to transform the land into a "Backyard Oasis". Whether it's building a downsized cottage or a single-family home, this lot is buildable and workable. Bring your own builder or work with a prominent builder we've retained in the area.**



\$175,555/Acre

Land Status: **ACTV**  
 Address: **6S575 Stonewall Ave, Downers Grove, 60515**  
 Acreage: **0.45**  
 Approx. Land SF: **19800**  
 Front Footage: **66**  
 Total Lots Available: **1**  
 PIN: **0918301020**  
 Multiple PIN:  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **66 X 300**  
 Lot Size: **.25-.49 Acre**  
 Current Use: **No Development Status**  
 Frontage/Access: **Public Road**  
 Road Surface: **Asphalt**  
 Backup Package: **Yes**  
 Waterfront: **No**

MLS #: **09961256**  
 List Price: **\$79,000**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Other**  
 Taxes: **\$82.98**  
 Tax Year: **2016**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **Yes**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:



\$222,000/Acre

Land Status: **ACTV**  
 Address: **5709 Woodward Ave, Downers Grove, 60516**  
 Acreage: **0.45**  
 Approx. Land SF:  
 Front Footage: **66**  
 Total Lots Available:  
 PIN: **0918110002**  
 Multiple PIN:  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **66 X 299 X 66 X 299**  
 Lot Size: **.25-.49 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **10536090**  
 List Price: **\$99,900**  
 Rent Price:  
 Area: **515**  
 Actual Zoning:  
 Taxes: **\$2,024**  
 Tax Year: **2018**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

Land Description: **Level**

Coordinates: N: S: E: W:  
 Directions: **Maple to Woodward Ave. South to Lot (Between Maple and 63rd St)**

Remarks: **Come and Build Your Dream Home on this Beautiful Level Lot!! Huge 66 X 299 Build able Lot!! Attention Builders and Developers!!**



\$227,272/Acre

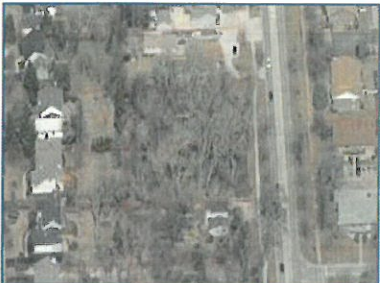
**Land Status:** CLSD  
**Address:** 4721 Puffer Rd, Downers Grove, 60515  
**Acreage:** 0.55  
**Approx. Land SF:**  
**Front Footage:** 120  
**Total Lots Available:**  
**PIN:** 0812201003  
**Multiple PIN:** Yes  
**Special Assessment:** No  
**Ownership:** Fee Simple  
**Lot Dimensions:** 120X200  
**Lot Size:** .50-.99 Acre  
**Current Use:** Residential-Single Family  
**Frontage/Access:** City Street  
**Road Surface:** Asphalt  
**Backup Package:** No  
**Waterfront:** No

**MLS #:** 10255722  
**List Price:** \$125,000  
**Rent Price:**  
**Area:** 515  
**Actual Zoning:** Single Family  
**Taxes:** \$6,814.56  
**Tax Year:** 2016  
**Tax Exemptions:** None  
**Broker Owned/Interest:** No  
**Closed Date:** 07/19/2019

**Contract:** 06/27/2019  
**Sold Price:** \$107,500  
**Rented Price:**

Land Description:

Coordinates: N: S: E: W:



\$284,090/Acre

**Land Status:** ACTV  
**Address:** 6120 Fairview Ave, Downers Grove, 60515  
**Acreage:** 0.44  
**Approx. Land SF:**  
**Front Footage:** 100  
**Total Lots Available:**  
**PIN:** 0917412009  
**Multiple PIN:**  
**Special Assessment:** No  
**Ownership:** Fee Simple  
**Lot Dimensions:** 100 X 185  
**Lot Size:** .25-.49 Acre  
**Current Use:** Residential-Single Family  
**Frontage/Access:** City Street  
**Road Surface:** Asphalt  
**Backup Package:** No  
**Waterfront:** No

**MLS #:** 10270895  
**List Price:** \$125,000  
**Rent Price:**  
**Area:** 515  
**Actual Zoning:**  
**Taxes:** \$3,622.92  
**Tax Year:** 2017  
**Tax Exemptions:**  
**Broker Owned/Interest:** No  
**Closed Date:**

**Contract:**  
**Sold Price:**  
**Rented Price:**

Land Description:

Coordinates: N: S: E: W:  
**Directions:** West side of Fairview between 63rd and 59th

**Remarks:** REDUCED!!!! Fantastic location for your next new home! Parcel can be combined with adjacent lot to the south.



\$284,090/Acre

**Land Status:** ACTV  
**Address:** 6130 Fairview Ave, Downers Grove, 60515  
**Acreage:** 0.44  
**Approx. Land SF:**  
**Front Footage:** 100  
**Total Lots Available:**  
**PIN:** 0917412010  
**Multiple PIN:**  
**Special Assessment:** No  
**Ownership:** Fee Simple  
**Lot Dimensions:** 100 X 185  
**Lot Size:** .25-.49 Acre  
**Current Use:** Residential-Single Family  
**Frontage/Access:** City Street  
**Road Surface:** Asphalt  
**Backup Package:** No  
**Waterfront:** No

**MLS #:** 10270909  
**List Price:** \$125,000  
**Rent Price:**  
**Area:** 515  
**Actual Zoning:**  
**Taxes:** \$3,622.92  
**Tax Year:** 2017  
**Tax Exemptions:**  
**Broker Owned/Interest:** No  
**Closed Date:**

**Contract:**  
**Sold Price:**  
**Rented Price:**



\$173,611/Acre

Land Status: **ACTV** MLS #: **10506954**  
 Address: **5512 Katrine Ave, Downers Grove, 60515** List Price: **\$125,000**  
 Acreage: **0.72** Rent Price:  
 Approx. Land SF: **31300** Area: **515**  
 Front Footage: **100** Actual Zoning: **Single Family**  
 Total Lots Available: **1** Taxes: **\$2,610.56**  
 PIN: **0812305004** Tax Year: **2018**  
 Multiple PIN: **No** Tax Exemptions:  
 Special Assessment: **No** Broker Owned/Interest: **No**  
 Ownership: **Fee Simple** Closed Date:  
 Lot Dimensions: **100X313X99X314**  
 Lot Size: **.50-.99 Acre**  
 Current Use: **No Development Status**  
 Frontage/Access: **Public Road**  
 Road Surface: **Asphalt** Contract:  
 Backup Package: **No** Sold Price:  
 Waterfront: **No** Rented Price:

Land Description:

Coordinates: N: **0** S: **6** E: **0** W: **21**  
 Directions: **MAPLE AVENUE EAST OF I355 TO KATRINE NORTH TO LOT**

Remarks: **UNBELIEVABLE WOODED LOT JUST MINUTES TO I-88 - CLOSE TO BELMONT TRAIN STATION - GREAT SCHOOL DISTRICT - NOTHING TO TEAR DOWN - LOT IS READY FOR YOU TO BRING YOUR FLOOR PLAN AND MAKE YOUR DREAM HOME A REALITY. FEEL FREE TO WALK 100X313X99X314 LOT.**

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\$145,348/Acre

Land Status: **ACTV** MLS #: **10564833**  
 Address: **2732 Northcrest Dr, Downers Grove, 60516** List Price: **\$125,000**  
 Acreage: **0.86** Rent Price:  
 Approx. Land SF: **37,476** Area: **515**  
 Front Footage: **83** Actual Zoning: **Single Family**  
 Total Lots Available: Taxes: **\$4,905**  
 PIN: **8323205013** Tax Year: **2018**  
 Multiple PIN: **No** Tax Exemptions:  
 Special Assessment: **No** Broker Owned/Interest: **No**  
 Ownership: **Fee Simple** Closed Date:  
 Lot Dimensions: **83X350X300X184**  
 Lot Size: **.50-.99 Acre**  
 Current Use: **No Development Status**  
 Frontage/Access: **Public Road**  
 Road Surface: **Asphalt** Contract:  
 Backup Package: **Yes** Sold Price:  
 Waterfront: **No** Rented Price:

Land Description: **Irregular, Wetland/s, Wooded**

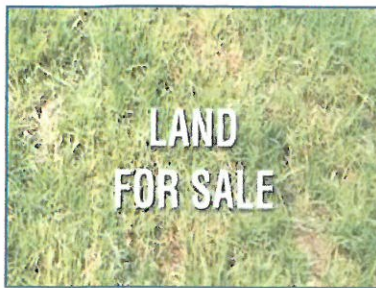
Coordinates: N: S: E: W:  
 Directions: **355 TO 63RD(HOBSON)WEST TO WALNUT,RIGHT(N) TO NORTHCREST**

Remarks: **Absolutely gorgeous wooded .86 acre lot is waiting for your new home. Conveniently located to I-355.**



\$145,348/Acre

Land Status: **ACTV** MLS #: **10573715**  
 Address: **4512 Drendel Rd, Downers Grove, 60515** List Price: **\$125,000**  
 Acreage: **0.86** Rent Price:  
 Approx. Land SF: **14940** Area: **515**  
 Front Footage: **61** Actual Zoning: **Single Family**  
 Total Lots Available: Taxes: **\$201.68**  
 PIN: **0801304017** Tax Year: **2018**  
 Multiple PIN: Special Assessment: **Unknown** Tax Exemptions: **None**  
 Ownership: **Fee Simple** Broker Owned/Interest: **No**  
 Lot Dimensions: **60X248X60X248** Closed Date:  
 Lot Size: **.25-.49 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt** Contract:  
 Backup Package: **No** Sold Price:  
 Waterfront: **No** Rented Price:



**\$125,000/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10596058
<b>Address:</b> 4436 Lee Ave, Downers Grove, 60515	<b>List Price:</b> \$150,000
<b>Acreage:</b> 1.2	<b>Rent Price:</b>
<b>Approx. Land SF:</b>	<b>Area:</b> 515
<b>Front Footage:</b> 167	<b>Actual Zoning:</b> Single Family
<b>Total Lots Available:</b>	<b>Taxes:</b> \$5,577.10
<b>PIN:</b> 0906304049	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b>	<b>Tax Exemptions:</b> None
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 167X314	<b>Contract:</b>
<b>Lot Size:</b> 1.0-1.99 Acres	<b>Sold Price:</b>
<b>Current Use:</b> Agricultural/Land Only	<b>Rented Price:</b>
<b>Frontage/Access:</b> City Street	
<b>Road Surface:</b> Asphalt	
<b>Backup Package:</b> No	
<b>Waterfront:</b> No	

**Land Description:**

**Coordinates:** N: S: E: W:  
**Directions:** Ogden to Lee Ave. south to property

**Land Description:**

**Coordinates:** N: S: E: W:  
**Directions:** Ogden Ave to Wilson Ave South to home

**Remarks:** Value is in the land as a tear down or as a possible rehab. Nice high and dry 50x183 lot. Potential for a walk out basement. Motivated Seller. Will consider all reasonable offers!!



**\$267,164/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10599311
<b>Address:</b> 221 59th St, Downers Grove, 60516	<b>List Price:</b> \$179,000
<b>Acreage:</b> 0.67	<b>Rent Price:</b>
<b>Approx. Land SF:</b> 29,238	<b>Area:</b> 515
<b>Front Footage:</b> 100	<b>Actual Zoning:</b> Single Family
<b>Total Lots Available:</b>	<b>Taxes:</b> \$4,517
<b>PIN:</b> 0916300012	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b>	<b>Tax Exemptions:</b>
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 100 X 292 X 100 X 292	
<b>Lot Size:</b> .50-.99 Acre	
<b>Current Use:</b> Residential-Single Family	
<b>Frontage/Access:</b> City Street	



**\$260,000/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10540438
<b>Address:</b> 4327 Florence Ave, Downers Grove, 60515	<b>List Price:</b> \$195,000
<b>Acreage:</b> 0.75	<b>Rent Price:</b>
<b>Approx. Land SF:</b> 32791	<b>Area:</b> 515
<b>Front Footage:</b> 100	<b>Actual Zoning:</b> Single Family
<b>Total Lots Available:</b>	<b>Taxes:</b> \$4,945
<b>PIN:</b> 0904305010	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b> No	<b>Tax Exemptions:</b>
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 100 X 328	
<b>Lot Size:</b> .50-.99 Acre	
<b>Current Use:</b> Residential-Multi-Family, Residential-Single Family	
<b>Frontage/Access:</b> City Street	
<b>Road Surface:</b> Asphalt	<b>Contract:</b>
<b>Backup Package:</b> No	<b>Sold Price:</b>
<b>Waterfront:</b> No	<b>Rented Price:</b>

**Land Description:**

**Coordinates:** N: 0 S: 4 E: 0 W: 19  
**Directions:** Ogden Ave. east of Fairview to Florence Ave., south to property.

**Remarks:** DONT MISS YOUR AMAZING OPPORTUNITY TO BUILD ON THIS VERY RARE 100X328-3/4 ACRE LOT IN PRIME DOWNERS GROVE NORTH LOCATION. YOU MAY PURCHASE THIS LOT AND USE OUR PREFERRED BUILDER OR USE YOUR OWN BUILDER. PLEASE WALK THIS MASSIVE WOODED LOT AND START YOUR DREAM HOME IDEAS!



\$284,615/Acre

Land Status: **ACTV**  
 Address: **1805 Maple Ave, Downers Grove, 60515**  
 Acreage: **0.65**  
 Approx. Land SF: **101**  
 Front Footage: **101**  
 Total Lots Available: **1**  
 PIN: **0918106021**  
 Multiple PIN: **No**  
 Special Assessment: **Yes**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **101 X 298 X 101 X 276**  
 Lot Size: **.50-.99 Acre**  
 Current Use: **Residential-Single Family**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **09803780**  
 List Price: **\$185,000**  
 Rent Price:   
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$2,889**  
 Tax Year: **2016**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date:

Contract:   
 Sold Price:   
 Rented Price:

Land Description: **Wooded**

Coordinates: N:            S:            E:            W:  
 Directions: **Belmont to Maple East to lot between Sherman and Lee. South side of the street.**

Remarks: **Attention builders! Private wooded lot .65 of an acre. Utilities on site. Downers Grove School District 58 and Downer Grove South High School. Close to I355 and Metra train to Chicago at Belmont or Main Street. Memorial Park & Forest Preserve nearby. Pull in the drive to the East & walk the property. Please do not disturb homeowners. Pull around the back of the home and come out on Lee.**



\$162,608/Acre

Land Status: **ACTV**  
 Address: **1620 35th St, Downers Grove, 60515**  
 Acreage: **1.15**  
 Approx. Land SF: **50176**  
 Front Footage: **161**  
 Total Lots Available: **1**  
 PIN: **0631201033**  
 Multiple PIN: **No**  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **161X93X150X325X541**  
 Lot Size: **1.0-1.99 Acres**  
 Current Use: **No Development Status**  
 Frontage/Access: **City Street, Public Road**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

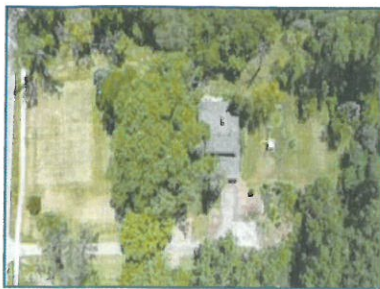
MLS #: **10453957**  
 List Price: **\$187,000**  
 Rent Price:   
 Area: **515**  
 Actual Zoning: **Single Family / R-3**  
 Taxes: **\$6,177.94**  
 Tax Year: **2017**  
 Tax Exemptions:   
 Broker Owned/Interest: **No**  
 Closed Date:

Contract:   
 Sold Price:   
 Rented Price:

Land Description: **Wooded**

Coordinates: N:            S:            E:            W:  
 Directions: **Highland to 35th St. West to lot.**

Remarks: **What an opportunity for your new construction home! It is almost impossible to find vacant land at over one acre in the Downers Grove North H.S. district. You can let your imagination loose with all this abundant space! With 161 feet of frontage, it also holds the possibility of being subdivided (check with the Village). All buyers must be accompanied by a licensed Realtor.**



**\$168,851/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10412040
<b>Address:</b> 5940 Fairview Ave, Downers Grove, 60516	<b>List Price:</b> \$249,900
<b>Acreage:</b> 1.48	<b>Rent Price:</b>
<b>Approx. Land SF:</b> 64742	<b>Area:</b> 515
<b>Front Footage:</b> 197	<b>Actual Zoning:</b> Single Family
<b>Total Lots Available:</b>	<b>Taxes:</b> \$8,861.74
<b>PIN:</b> 0917402024	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b>	<b>Tax Exemptions:</b> Homeowner
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 197 X 323	<b>Contract:</b>
<b>Lot Size:</b> 1.0-1.99 Acres	<b>Sold Price:</b>
<b>Current Use:</b> Residential-Single Family	<b>Rented Price:</b>
<b>Frontage/Access:</b> City Street	
<b>Road Surface:</b> Asphalt	
<b>Backup Package:</b> No	
<b>Waterfront:</b> No	

**Land Description:** Level

**Coordinates:** N:            S:            E:            W:  
**Directions:** 55th to Fairview, South to House

**Remarks:** MASSIVE PRICE DROP!!! An amazing Pre Black Friday Sale!! PRICED TO SELL!! Owner has approved a onetime \$65,000 reduction to get this property off his books by year end! Do not miss this opportunity. Nearly one and a half acres!! Property being sold as is.



**\$166,666/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10566021
<b>Address:</b> 3943 Glendenning Rd, Downers Grove, 60515	<b>List Price:</b> \$250,000
<b>Acreage:</b> 0.38	<b>Rent Price:</b>
<b>Approx. Land SF:</b> 16553	<b>Area:</b> 515
<b>Front Footage:</b> 60	<b>Actual Zoning:</b>
<b>Total Lots Available:</b>	<b>Taxes:</b> \$4,342
<b>PIN:</b> 0905202010	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b>	<b>Tax Exemptions:</b> Homeowner
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 60X274	<b>Contract:</b>
<b>Lot Size:</b> .25-.49 Acre	<b>Sold Price:</b>
<b>Current Use:</b> Residential-Single Family	<b>Rented Price:</b>
<b>Frontage/Access:</b> City Street	
<b>Road Surface:</b> Asphalt	
<b>Backup Package:</b> No	
<b>Waterfront:</b> No	

**Land Description:** Level

**Coordinates:** N:            S:            E:            W:  
**Directions:** Main Street to Ogden, East to Glendenning, North to home.



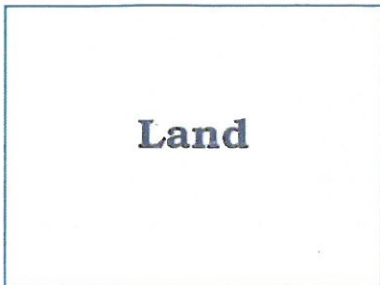
**\$133,333/Acre**

<b>Land Status:</b> ACTV	<b>MLS #:</b> 10427485
<b>Address:</b> 12S181 Lemont Rd, Downers Grove, 60516	<b>List Price:</b> \$300,000
<b>Acreage:</b> 2.25	<b>Rent Price:</b>
<b>Approx. Land SF:</b> 98,236	<b>Area:</b> 515
<b>Front Footage:</b> 145	<b>Actual Zoning:</b> Single Family / R
<b>Total Lots Available:</b>	<b>Taxes:</b> \$4,218
<b>PIN:</b> 1017101035	<b>Tax Year:</b> 2018
<b>Multiple PIN:</b> No	<b>Tax Exemptions:</b> None
<b>Special Assessment:</b> No	<b>Broker Owned/Interest:</b> No
<b>Ownership:</b> Fee Simple	<b>Closed Date:</b>
<b>Lot Dimensions:</b> 146X674	<b>Contract:</b>
<b>Lot Size:</b> 2.0-2.99 Acres	<b>Sold Price:</b>
<b>Current Use:</b> Residential-Single Family	<b>Rented Price:</b>
<b>Frontage/Access:</b> County Road	
<b>Road Surface:</b> Concrete	
<b>Backup Package:</b> No	
<b>Waterfront:</b> No	

**Land Description:** Wooded

**Coordinates:** N:            S:            E:            W:  
**Directions:** East side of Lemont Road, south of I-55, north of International Blvd.

**Remarks:** 2.25 Acre beautiful property with mature trees is available on Lemont Road. The property is reminiscent of a past prairie farm. Private but close to I55, theaters, shopping. Build a private estate. The existing buildings on this lot are tear downs.



**Land**

**\$161,641/Acre**

Land Status: **ACTV**  
 Address: **1138 Timber Trails Rd, Downers Grove, 60516**  
 Acreage: **2.01**  
 Approx. Land SF:  
 Front Footage: **200**  
 Total Lots Available:  
 PIN: **1006201012**  
 Multiple PIN: **No**  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **200X488**  
 Lot Size: **2.0-2.99 Acres**  
 Current Use: **No Development Status**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **Yes**

MLS #: **10526324**  
 List Price: **\$324,900**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$2,109.84**  
 Tax Year: **2017**  
 Tax Exemptions:  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:



**\$138,501/Acre**

Land Status: **ACTV**  
 Address: **1856 Grant St, Downers Grove, 60515**  
 Acreage: **4.87**  
 Approx. Land SF:  
 Front Footage: **212230**  
 Total Lots Available:  
 PIN: **0906304040**  
 Multiple PIN: **Yes**  
 Special Assessment: **Unknown**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **90X200+360X367+250X247**  
 Lot Size: **3.0-3.99 Acres**  
 Current Use: **No Development Status**  
 Frontage/Access: **City Street**  
 Road Surface: **Asphalt**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **10296747**  
 List Price: **\$674,500**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Single Family**  
 Taxes: **\$7,531**  
 Tax Year: **2018**  
 Tax Exemptions: **None**  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

**Land Description: Flag Lot**

Coordinates: N: S: E: W:  
 Directions: **OGDEN WEST OF MAIN TO LEE-SOUTH TO GRANT-WEST TO PROPERTY**

Remarks: **OVER 4.8 ACRES OF LAND IN NORTH DOWNERS GROVE..PROPERTY IS ALL VACANT AND ZONED R-3 RESIDENTIAL..LAKE MICHIGAN WATER AND CITY SEWER AVAILABLE..4 LARGE PARCELS TOTAL 360X367 PLUS 250X247 WITH ANOTHER 90X200 ADJOINING PARCEL ON GRANT STREET TO ALLOW ACCESS..**



**\$214,286/Acre**

Land Status: **ACTV**  
 Address: **8000 Lemont Rd, Downers Grove, 60516**  
 Acreage: **14**  
 Approx. Land SF:  
 Front Footage: **495**  
 Total Lots Available:  
 PIN: **0931201005**  
 Multiple PIN:  
 Special Assessment: **No**  
 Ownership: **Fee Simple**  
 Lot Dimensions: **495X1245X495X1245**  
 Lot Size: **10.0-24.99 Acres**  
 Current Use: **Agricultural/W Bldg, Residential-Single Family**  
 Frontage/Access: **County Road**  
 Road Surface: **Gravel**  
 Backup Package: **No**  
 Waterfront: **No**

MLS #: **06941872**  
 List Price: **\$3,000,000**  
 Rent Price:  
 Area: **515**  
 Actual Zoning: **Commercial / ORI**  
 Taxes: **\$11,319**  
 Tax Year: **2017**  
 Tax Exemptions: **Homeowner, Senior**  
 Broker Owned/Interest: **No**  
 Closed Date:  
 Contract:  
 Sold Price:  
 Rented Price:

**Land Description: Level, Pasture, Wetland/s**

Coordinates: N: 0 S: 9 E: 0 W: 20  
 Directions: **LEMONT RD SOUTH OF 75TH ON WEST SIDE OF STREET -- NORTH OF NEW OFFICE WAREHOUSE BUILDING**

Remarks: **PRIME DEVELOPMENT SITE ZONED ORI. 14 ACRE SITE WITH 495 FT FRONTAGE X 1245 FT ZONED ORI- OFFICE, RESEARCH, LIGHT INDUSTRIAL. GREAT OPPORTUNITY FOR OFFICE WAREHOUSE OR OFFICE DEVELOPMENT SITE FOR CORPORATE OR TENANT. HOTEL, CONFERENCE CENTER, MEDICAL OR EDUCATIONAL.. ADJACENT TO OFFICE WAREHOUSE SITE OF 100,000 SQ FT. ON 10AC. DIRECTLY ON THE SOUTH BORDER OF THIS PROPERTY. ONE OF THE LAST DEVELOPMENT SITES AVAILABLE IN THIS AREA. EASY ACCESS TO I55 AND 355.**

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