

VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**JUNE 6, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearing**

**FILE NO. PC-10-05** A petition seeking 1) annexation of a portion of the subject property; 2) rezoning from R-1, Single Family Residence District to R-3, Single Family Residence District; and 3) Final Plat of Subdivision with certain Exceptions for the Walnut Grove Subdivision; property located on the south side of 66<sup>th</sup> Street, approximately 133 feet west of St. James Court, commonly known as 515 66<sup>th</sup> Street, Downers Grove, IL (PIN 09-20-211-008, 09-20-408-015; Prairie Design & Build, Petitioner; Miroslav Gronych Family Trust, Owner

**FILE NO. PC-16-05** A petition seeking 1) annexation into the Village; 2) Rezoning upon annexation from County R-4, Single Family Residence District to Village R-6, Multiple Family Residence District; 3) Approval of a Special Use to authorize the existing office building in the proposed R-6 Zoning District and to allow the construction of a new accessory parking area; and 4) Variation to allow the required vegetative screen for the parking area to be located within the required setback; property located on the east side of Belmont Road, approximately 220 feet north of Maple Avenue; commonly known as 5505, 5507 and 5509 Belmont Road, Downers Grove, IL (PIN Nos. 08-13-201-003 through 008); Tracy D. Kasson, Attorney/Petitioner; Argianas Family LLC & Sanaigra LLC, Owners

**FILE NO. PC-17-05** A petition seeking Final Plat of Subdivision with Lot Area and Certain Public Improvement Exceptions for the Golf View Estates Subdivision; property located on the west side of Puffer Road at the terminus of Chicago Avenue, commonly known as 4606 Puffer Road, Downers Grove, IL (PIN 08-01-408-006); Steve McSweeney, Petitioner; CBC Development, LLC, Owner

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

**P&CD STAFF DEVELOPMENT TEAM REPORT WILL BE AVAILABLE AT THE RESEARCH DESK IN THE LIBRARY AFTER 5:00 P.M. ON THE FRIDAY BEFORE THE MEETING DATE**

VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**JULY 11, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearing**

**FILE NO. PC-17-05** Petition Seeking an Amendment to Chapter 28, Zoning Ordinance, Section 28.1701, Amendment to Zoning Classification, of the Municipal Code. Purpose of the Amendment is to Modify the Voting Requirements of the Village Council when a valid written protest has been filed for a rezoning; Village of Downers Grove, Petitioner

**FILE NO. PC-18-05** Petition Seeking to: 1) Rezone the Property from R-1, Single Family Residence Zoning District to R-3, Single Family Residence Zoning District; 2) Lot Split with a Lot Depth Exception for One Lot; Property located at the Northwest Corner of College Road and Katrine Avenue, commonly known as 5616 Katrine Avenue, Downers Grove, IL (PIN 08-13-104-029); James F. Russ, Jr., Petitioner; Mark Novotny, Owner

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

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VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**AUGUST 1, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearings**

**FILE NO. PC-19-05** – A petition seeking 1) Special Use for a 24 unit, multiple family residential development in the Downtown Business (DB) zoning district; and 2) certain parking Variations; property located on the east side of Forest Avenue, approximately 375 feet North of Warren Avenue, commonly known as 4929, 4933 and 4937 Forest Avenue, Downers Grove, IL (PIN Nos. 09-08-116-008, -009, and -010); 4929 Forest LLC, Owner/Petitioner

**FILE NO. PC-20-05** - Petition seeking 1) an amendment to a Special Use for an addition to a school in the R-2, Single Family Residence zoning district; and 2) a Variation to reduce the minimum required side yard. Property is located at the Northwest corner of Maple Avenue, Dunham Road and 55<sup>th</sup> Street, commonly known as 1400 Maple Avenue, Downers Grove (PIN Nos. 09-07-402-033; 09-07-405-001, -008, -011, and -012; and 09-18-200-002); The Avery Coonley School, Owner/Petitioner

**FILE NO. PC-21-05** – Petition seeking 1) Annexation and rezoning upon annexation from County R-4, Single Family Residence to Village R-4, Single family Residence, property commonly known as 850 39<sup>th</sup> Street, Downers Grove, IL (PIN Nos. 06-32-306-026, and -027); and 2) Amendment to Planned Development #19 to allow the following: a) Amendment to the boundary of the Planned Development to include the newly annexed and rezoned parcel; b) construction of a 249 space surface parking lot; and c) construction of a 39,800 square foot surgical addition all on the property commonly known as the Advocate Good Samaritan Hospital campus, 3815 Highland Avenue and 850 39<sup>th</sup> Street, Downers Grove (PIN Nos. 06-32-107-002, 06-21-306-003, -008, -009, -014, -020, -022, -025, -030 and -031); Advocate Health & Hospitals Corp., d/b/a Advocate Good Samaritan Hospital; Owner/Petitioner

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VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**SEPTEMBER 12, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearing**

**FILE NO. PC-23-05** Petition seeking 1) Approval of a Special Use for a drive-up banking facility for a proposed bank; 2) Variations from Code relative to required setbacks – Property located at the Southwest corner of Fairview and Ogden Avenues, commonly known as 401 Ogden Avenue (PIN 09-05-415-029), 405 Ogden Avenue (PIN 09-05-415-013,-012) and 413 Ogden Avenue, Downers Grove, IL (PIN 09-05-415-011); R. Tony Burgoyne (GPD Group, Petitioner; Sherwood Butstein, Current Owner and National City Bank of the Midwest, Future Owner

**FILE NO. PC-24-05** Petition seeking approval of a Lot Split to include lot width Exceptions – Property located on the West side of Main Street, approximately 435 feet South of 55<sup>th</sup> Street, commonly known as 5532 Main Street, Downers Grove, IL (PIN 09-17-101-032); James F. Russ, Jr., Attorney/Petitioner; William Haider, Owner

**FILE NO. PC-25-05** Petition seeking approval of the Final Plat of Nelson Meadows Subdivision with Exceptions from Code; Property located on the East side of Brookbank Road, North of Jefferson Avenue and West of Carpenter Street, commonly known as 5737 Brookbank Road, Downers Grove, Illinois (PIN 09-17-108-015); Joel Andersen Homes, Ltd. Petitioner; Joel Andersen, Owner

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VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**SEPTEMBER 26, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearing**

**FILE NO. PC-26-05** Petition seeking an Amendment to Chapter 28, Zoning Ordinance of the Municipal Code to include all articles relating to residential zoning regulations. The purpose of the proposed Amendment is to consider modifications to the existing residential lot and bulk zoning regulations including but not necessarily limited to height, setbacks, yards and lot coverage; Village of Downers Grove, Petitioner

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VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**OCTOBER 3, 2005**  
**7:30 P.M.**

**AGENDA**

**Public Hearing**

**FILE NO. PC-24-05 (Continued from 09-12-05 Meeting)** Petition seeking approval of a Lot Split to include lot width Exceptions – Property located on the West side of Main Street, approximately 435 feet South of 55<sup>th</sup> Street, commonly known as 5532 Main Street, Downers Grove, IL (PIN 09-17-101-032); James F. Russ, Jr., Attorney/Petitioner; William Haider, Owner

**FILE NO. PC-25-05 (Continued from 09-12-05 Meeting)** Petition seeking approval of the Final Plat of Nelson Meadows Subdivision with Exceptions from Code; Property located on the East side of Brookbank Road, North of Jefferson Avenue and West of Carpenter Street, commonly known as 5737 Brookbank Road, Downers Grove, Illinois (PIN 09-17-108-015); Joel Andersen Homes, Ltd. Petitioner; Joel Andersen, Owner

**FILE NO. PC-27-05** Petition seeking a Special Use Amendment to allow the construction of a Fitness Center and an Executive Office Building on the campus of Midwestern University – Property commonly known as 555 31<sup>st</sup> Street, Downers Grove, IL (PIN 06-32-200-015 & 06-32-400-026); Midwestern University, Petitioner/Owner

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VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

OCTOBER 17, 2005  
7:30 P.M.

AGENDA

Public Hearing

**FILE NO. PC-30-05** Petition seeking 1) Special Use Approval for a Planned Development; 2) Final Plat of Subdivision Approval; and 3) Exceptions from Code for the property commonly known as The Curtiss Block – The property is located South of Burlington Avenue, East of Main Street, West of Washington Street and North of Curtiss Street, Downers Grove, Ill; (PIN's 09-08-130-008, 09-08-130-009, 09-08-130-010, 09-08-130-011, 09-08-130-012, 09-08-130-013, 09-08-130-020, 09-08-130-021, 09-08-130-022, 09-08-130-024, 09-08-303-012, 09-08-303-015, 09-08-303-016, 09-08-303-019, 09-08-303-020, 09-08-303-021, 09-08-303-025, 09-08-130-001, 09-08-130-018, 09-08-130-019, 09-08-130-023); Village of Downers Grove, Petition/Owner

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## **MEETING CANCELLED DUE TO LACK OF QUORUM**

VILLAGE OF DOWNERS GROVE – PLAN COMMISSION  
VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

**DECEMBER 5, 2005  
7:30 P.M.**

### **AGENDA**

#### **Public Hearing**

**FILE NO. PC-24-05 (Continued from 10/03/05 Meeting)** Petition seeking approval of a Lot Split to include lot width Exceptions – Property located on the West side of Main Street, approximately 435 feet South of 55<sup>th</sup> Street, commonly known as 5532 Main Street, Downers Grove, IL (PIN 09-17-101-032); James F. Russ, Jr., Attorney/Petitioner; William Haider, Owner

**FILE NO. PC-25-05 (Continued from 10-03-05 Meeting)** Petition seeking approval of the Final Plat of Nelson Meadows Subdivision with Exceptions from Code; Property located on the East side of Brookbank Road, North of Jefferson Avenue and West of Carpenter Street, commonly known as 5737 Brookbank Road, Downers Grove, Illinois (PIN 09-17-108-015); Joel Andersen Homes, Ltd. Petitioner; Joel Andersen, Owner

**FILE NO. PC-31-05** Petition seeking rezoning from R-1, Single Family Residential to B-3, General Services & Highway Business; Property located on the South side of Ogden Avenue, approximately 136 feet East of Cross Street, commonly known as 2449 Ogden Avenue, Downers Grove, Illinois (PIN 08-01-306-005,-004); Edward J. & Marcella Wonsowski, Petitioners; Downers Grove National Bank Trust #72-44, Owner

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