

ITEM REP 2015-6033

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**1/20/2015**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Discussion of potential amendments to the Zoning Ordinance and Historic Preservation Ordinance	David Fieldman Village Manager

**SYNOPSIS**

Discussion of the scope and schedule for potential amendments to the Zoning Ordinance and Historic Preservation Ordinance.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 include *Exceptional Municipal Services* and *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Proceed with the discussion of amendments to the Zoning Ordinance and Historic Preservation Ordinance according to the schedule below.

**BACKGROUND**

After voting on the Special Use for a multi-family residence at 936-942 Maple Avenue, the Council directed staff to prepare for a Council discussion of potential amendments to the Zoning Ordinance and Historic Preservation Ordinance.

Based on the Council discussion to date, staff has prepared the following project scope:

**Zoning Ordinance Discussion Items**

- Boundaries of the Downtown Business District
- Boundaries of the Downtown Transition District
- Permitted and Special Uses in the DB and DT Districts
- Bulk and Setback Regulations in the DB and DT Districts
- Design Guidelines/Regulations in the DB and DT Districts
- Standards for Special Uses in the DB and DT Districts
- Non-conforming Uses and Structures Regulations

**Historic Preservation Ordinance Discussion Items**

- Process and Thresholds for Creating a Historic District
- Applicability of Certificates of Appropriateness in Historic Districts
- Design Regulations for New and Existing Structures in Historic Districts

- Regulations for the Demolition of Existing Structures in Historic Districts

The discussion of the potential amendments to both Ordinances is expected to span several Village Council meetings. Staff has prepared the following draft schedule for Council consideration of the amendments.

Date	Discussion Item
January 20, 2015	Village Council discussion of the project scope and schedule
February 3, 2015	Village Council discussion of Historic Preservation Ordinance - Process and Thresholds for Creating a Historic District
March 3, 2015	Village Council discussion of Historic Preservation Ordinance - Applicability of Certificates of Appropriateness in Historic Districts, Design Regulations for New and Existing Structures in Historic Districts and Regulations for the Demolition of Existing Structures in Historic Districts
March 25, 2015	Architectural Design Review Board review and discussion of proposed amendments to the Historic Preservation Ordinance
April 7, 2015	Village Council First Reading discussion of proposed amendments to the Historic Preservation Ordinance
April 14, 2015	Village Council vote on the proposed amendments to the Historic Preservation Ordinance
May/June, 2015	Village Council discussion of Zoning Ordinance Amendments - Boundaries and uses in the Downtown Business and Downtown Transition Districts
June/July, 2015	Village Council discussion of Zoning Ordinance Amendments - Bulk, setback and design regulations in the Downtown Business and Downtown Transition Districts
August, 2015	Village Council discussion of Zoning Ordinance Amendments - Standards for Special Uses and Regulations for Non-conformities
September, 2015	Plan Commission review and consideration of the proposed amendments to the Zoning Ordinance
October, 2015	Village Council review and consideration of the proposed amendments to the Zoning Ordinance