

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
7/14/2015

SUBJECT:	SUBMITTED BY:
Comprehensive Plan Amendment	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

An ordinance amending the Comprehensive Plan has been prepared.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the August 4, 2015 active agenda per the Plan Commission's unanimous recommendation. The Plan Commission discussed this petition at its July 6, 2015 meeting.

BACKGROUND

On May 19, 2015, the Village Council directed staff to prepare an amendment to the purpose section of the Plan. The proposed amendment, with deletions ~~struck out~~ and new text underlined, is shown below:

The Comprehensive Plan ~~illustrates a~~ seeks to articulate our community's vision for the desired physical, social and economic characteristics of the Village for the next 15 to 20 years as well as provide for the encouragement of civic engagement.

The Plan, adopted in November 2011, is a guiding document that sets a forth long-range guide for the maintenance and enhancement of the existing community and for improvements, developments and redevelopments within the Village. The Plan notes it should be re-evaluated at regular intervals to keep it current and in tune with the aspirations of the community and adapt it to changing conditions. The proposed amendment keeps the Plan in tune with the aspirations of the community.

ATTACHMENTS

Staff report with attachments dated July 6, 2015

Draft Minutes of the Plan Commission hearing dated July 6, 2015

CompPlan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by **shading**/underline; deletions by ~~strikeout~~):

Section 1. That Section 1.12 is hereby amended to read as follows:**1.12 Comprehensive plan.**

The official Comprehensive Plan for the Village of Downers Grove shall consist of the following elements:

- (a) The Comprehensive Plan dated October 4, 2011, **as amended from time to time**; and
- (b) The Future Land Use Narrative dated March 21, 1995, and approved April 3, 1995, and the Future Land Use Map dated April 13, 2005, and approved June 7, 2005; and
- (c) The development plans as may be approved by the Council from time to time, including a street and thoroughfare plan, a community facilities plan, a public utilities plan, a housing plan, neighborhood plans, and an official map; and

To the extent that the Comprehensive Plan is inconsistent with any provision or part of the Future Land Use Narrative and Map or the development plans, that Future Land Use Narrative and Map and those development plans shall control. (Ord. No. 2118, § 1; Ord. No. 2694, § 2; Ord. No. 2743, § 2; Ord. No. 3265, § 5.)

Section 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JULY 6, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0020	Amendment to the Comprehensive Plan	Stanley J. Popovich, AICP Planning Manager

REQUEST

Per the direction of the Village Council, the Village is requesting a minor change to the purposes section of the Comprehensive Plan.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

ANALYSIS

SUBMITTALS

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

1. Comprehensive Plan
2. Proposed Amendment

PROJECT DESCRIPTION

The Village adopted its Comprehensive Plan (Plan) in November 2011. The Plan is a guiding document that sets forth a long-range guide for the maintenance and enhancement of the existing community and for improvements, developments and redevelopments within the Village. The Plan was the result of a year-long planning process that was preceded by a nine-month public outreach process known as Total Community Development 3 (TCD 3).

The Plan is divided into ten sections: introduction, vision statement, land use plan, residential area plans, commercial area plans, transportation plan, parks and open space, community facilities, key focus area plans, and implementation. Within the introduction, there is a purpose section (attached). This section identifies the purpose of the Comprehensive as a guide for development decisions to help ensure the quality of life in the Village remains high. The Village is requesting review of an amendment to the third sentence of the third paragraph on page 3. The proposed amendment, with deletions ~~struck out~~ and new text underlined, is shown below:

The Comprehensive Plan ~~illustrates a~~ seeks to articulate our community's vision for the desired physical, social and economic characteristics of the Village for the next 15 to 20 years as well as provide for the encouragement of civic engagement.

PUBLIC COMMENT

The legal notice was published in the *Downers Grove Suburban Life*. At this time, no public comments have been received on the proposed amendment.

ANALYSIS

On May 19, 2015, the Village Council voted 6:0 to recommend the proposed amendment be considered. As noted within the Plan, the Plan should be re-evaluated at regular intervals to keep it current and in tune with the aspirations of the community and adapt it to changing conditions. Staff believes the proposed amendment keeps the Plan in tune with the aspirations of the community and concurs with the Council recommendation.

RECOMMENDATION

The proposed revision to the purposes section of the Comprehensive Plan is consistent with the Comprehensive Plan's intent to keep the Plan current. Staff recommends the Plan Commission forward a positive recommendation to the Village Council regarding this request.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Manager

Purpose of the Comprehensive Plan

As the Village looks towards its future, the Comprehensive Plan will guide development decisions and help ensure quality of life remains high. The Comprehensive Plan accomplishes this by directing the use of land; the movement of vehicles and pedestrians; the protection of open spaces and environmental resources; the revitalization of the Village's key commercial areas; and the provision of parks, schools, and other public facilities. It addresses residential neighborhoods, commercial and business development, public and institutional lands, and the public rights-of-way. The Comprehensive Plan promotes the Village of Downers Grove's unique assets and should be used to achieve the collective vision of the Village while attracting new families and development.

The Comprehensive Plan provides numerous recommendations that are designed to help the Village achieve its overall vision. These recommendations do not take into account fiscal or other constraints. The recommendations also do not account for future best practices or technological advancements. As such, the Village will need to re-evaluate the recommendations at regular intervals to keep the Plan current and in tune with the aspirations of the community and adapt it to changing conditions.

The Comprehensive Plan is the official, adopted guide for future development and conservation within the Village of Downers Grove. The Plan sets forth goals, policies and objectives based on community desires and a thorough analysis of existing conditions and trends. The Comprehensive Plan illustrates a vision for

the physical, and economic characteristics of the Village for the next 15 to 20 years. Additionally, it outlines policies and guidelines recommended to implement that vision for the long-range future of the community. The Comprehensive Plan helps preserve and protect important existing features and resources, coordinate new growth and development, and establish a strong, positive community identity.

The Comprehensive Plan considers the Village's regional setting and adjacent areas and influences by examining all areas of the Village and the adjacent unincorporated areas that fall within the Village's planning jurisdiction based on existing boundary agreements with neighboring municipalities including Darien, Westmont, Oak Brook, Lombard, Glen Ellyn, Lisle and Woodridge.

State Planning Acts

Several Illinois statutes contain general descriptions of what a comprehensive plan is, and what it should contain. The Illinois Municipal Code (65 ILCS 5/11-12-5(1)) dictates that a city or village plan commission must prepare and recommend a comprehensive plan to serve as a tool for guiding future development or redevelopment within the municipality. These plans cover the entire incorporated area of the municipality and can extend to land up to one and a half miles beyond its corporate limits. Elected bodies (i.e. village and city councils) charge their appointed planning or zoning commission with the task of preparing a plan and once it is complete, they vote on its adoption as a guiding document for the municipality.

The Illinois Local Planning Technical Assistance Act (Public Act 92-0768, Sec. 5) provides additional guidance as to what elements a comprehensive plan should address, including land use, natural resources and the environment, transportation, economic development and housing/residential development. In addition to these essentials it is suggested that a comprehensive plan consider additional elements, adjusting to suit unique community issues, including: parks and open space, historic preservation, urban design, subareas/key focus areas, agriculture and forestry, and technology.



DRAFT

FILE 15-PLC-0020: A petition seeking approval of an amendment to the Comprehensive Plan to amend a single sentence of the Purpose of the Comprehensive Plan. Village of Downers Grove, Petitioner.

Mr. Popovich summarized that the Village Council requested the Plan Commission consider an amendment to the Comprehensive Plan, which is a heavily used plan. He pointed out the one revision to the “Purpose” section of the plan is to modify the sentence to read, “The Comprehensive Plan seeks to articulate our community’s vision for the desired physical, social and economic characteristics of the village for the next 15 to 20 years as well as provide for the encouragement of civil engagement.” Staff believes the revision is consistent with the desire of the plan and to keep the plan current and to move forward in time. He recommended a positive recommendation.

Chairman Rickard asked for staff to clarify what triggered the revision, wherein Mr. Popovich believed that the word “social” was left out from earlier drafts of the plan and the words “to encourage civic engagement” were then added. Mr. Cozzo suggested a minor revision to make the sentence read better.

Chairman Rickard opened up the meeting to public comment.

Mr. Mark Ragan, 1232 Gilbert Avenue, Downers Grove, was sworn in. He questioned what was meant by the “social” characteristics of the village, wherein Mr. Popovich explained social planning can focus on issues such as housing, sustainability, and homelessness for example.

Mr. Popovich stated that staff was supportive of the request, as written.

Chairman Rickard closed the public hearing and asked for commissioner input. Mr. Thoman was pleased to see that the term was returned to the comprehensive plan.

WITH RESPECT TO FILE 15-PLC-0020, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL.

SECONDED BY MR. THOMAN. ROLL CALL:

AYE: MR COZZO, MR. THOMAN, MS. HOGSTROM, MR WEBSTER, CHAIRMAN RICHARD

NAY: NONE

MOTION CARRIED. VOTE: 5-0