

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**1/16/2018**

|   |  |
|---|--|
| <b>SUBJECT:</b>                           | <b>SUBMITTED BY:</b>                                     |
| Downtown Development Regulatory Framework | Stan Popovich, AICP<br>Director of Community Development |

**SYNOPSIS**

A motion is requested to approve the Downtown Development Regulatory Framework.

**STRATEGIC PLAN ALIGNMENT**

The Village Council identified *Update to the Comprehensive Plan* and a *Review of the Downtown Zoning* as top priority action items for 2015-2017.

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**

This item was discussed at the December 12, 2017 Village Council meeting. Three areas remained under discussion during the December 12, 2017 meeting. The areas and their proposed zoning districts are shown below:

| Area                                    | December 12 Proposal    | January 16 Proposal     |
|---|-------------------------|-------------------------|
| Northeast Corner of Maple & Washington  | DT, Downtown Transition | DT, Downtown Transition |
| Northwest Corner of Maple & Washington  | DE-2, Downtown Edge-2   | DE-1, Downtown Edge-1   |
| Southwest Corner of Rogers & Washington | DE-2, Downtown Edge-2   | DT, Downtown Transition |

The framework relies on recommendations outlined in the Downtown Focus Area of the Comprehensive Plan. As noted in the Plan, many of the areas throughout the downtown are identified as Catalyst Sites with specific recommendations regarding uses and building massing. Additionally, there are other zoning tools, such as overlay districts, design guidelines, planned unit developments and zoning standards that can be used to facilitate development in the downtown.

It is recommended that the regulatory framework as presented be approved on the January 16, 2018 active agenda.

## **BACKGROUND**

The Village Council discussed the downtown development regulatory framework at the September 12, October 17 and November 14, 2017 meetings. Based on the direction provided during those meetings, the following downtown regulatory framework is proposed:

### Zoning Districts

The proposed regulatory framework would create the following zoning districts in the downtown:

- DC – Downtown Core
- DE-1 – Downtown Edge-1
- DE-2 – Downtown Edge-2
- DT – Downtown Transition

The location of these proposed districts are shown on the attached map.

### Proposed Bulk Regulations

The proposed bulk regulations for each of the four proposed zoning districts are shown below:

|   | Proposed Districts  |                            |                            |                            |
|---|---------------------|----------------------------|----------------------------|----------------------------|
|   | Downtown Core (DC)  | Downtown Edge - 1 (DE-1)   | Downtown Edge - 2 (DE-2)   | Downtown Transition (DT)   |
| How tall can my building be?  |                     |                            |                            |                            |
| Maximum Height  | 40 feet / 3-stories | 72 feet / 6 stories        | 60 feet / 5 stories        | 36 feet / 3 stories        |
| Minimum Height  | 24 feet / 2 stories | 24 feet / 2 stories        | No minimum                 | No minimum                 |
| How close can I build to my property lines?                             |                     |                            |                            |                            |
| Front   | 0 feet              | 0 feet                     | 10 feet                    | To be examined further     |
| Side  | 0 feet              | 5 feet or 10% of lot width | 5 feet or 10% of lot width | 5 feet or 10% of lot width |
| Rear  | 0 feet              | 10 feet                    | 10 feet                    | To be examined further     |
| If I wanted to build apartments on my property, how many could I build? | 48 per acre         | 62 per acre                | 54 per acre                | 25 per acre                |
| How many parking spaces would I need for each apartment?                | 1.4 per apartment   | 1.4 per apartment          | 1.4 per apartment          | 2 per apartment            |
| How many parking spaces would I need for a business?                    | 0                   | 0                          | 0                          | Varies based on tenant     |

### Uses

The proposed permitted and special uses for each of the four zoning districts is shown in the attached use list table.

### Design Guidelines

The regulatory framework calls for the design guidelines to be updated and tailored to each of the four zoning districts. The design guidelines will continue to be implemented in the current manner.

### Public Participation – To be considered at a later date

This portion of the project is separated from the above regulatory framework and will proceed on its own track. Additional information concerning other public participation models will be presented to the Village Council in early 2018.

Proposed Schedule for the completion of Downtown Zoning:

|                          |   |
|--------------------------|---|
| December 12, 2017        | Village Council first reading of regulatory framework   |
| December 19, 2017        | Village Council consideration of a motion to approve the Downtown Development Regulatory Framework and direct staff to pursue ordinance revisions to implement the Downtown Development Regulatory Framework.   |
| January – March 2018     | Staff preparation of ordinances to implement the Downtown Development Regulatory Framework.   |
| April 2018               | Village Council review of draft ordinance language and consideration of a motion to direct staff to implement the ordinances as drafted.  |
| May 2018 – December 2018 | <p>Implementation of Council direction including Zoning Map Amendments (Rezoning) and Zoning Ordinance Text Amendments as necessary. This process would include:</p> <ul style="list-style-type: none"> <li>• Open houses for business and property owners within the Downtown Focus Area</li> <li>• Information postings on Village’s Downtown Zoning webpage</li> <li>• Meetings between staff and business or property owners as requested</li> <li>• Publication of public hearing notices in newspaper</li> <li>• Public hearing notices mailed to all owners of property proposed for rezoning</li> <li>• Public hearing notices mailed to all property owners within 250 feet of a proposed rezoning</li> <li>• Posting of signs regarding rezonings</li> <li>• Publication of meeting agendas on the Village website</li> <li>• Public hearing before the Plan Commission</li> <li>• Meetings before the Village Council</li> </ul> |

**ATTACHMENTS**

Downtown Zoning Map

Downtown Zoning District Use Table

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Community Development DATE: January 16, 2018  
(Name)

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

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt the DOWNTOWN  
DEVELOPMENT REGULATORY FRAMEWORK,  
as presented.

*DW*

**SUMMARY OF ITEM:**

Approval of this Motion will adopt the Downtown Development Regulatory Framework.

**RECORD OF ACTION TAKEN:**

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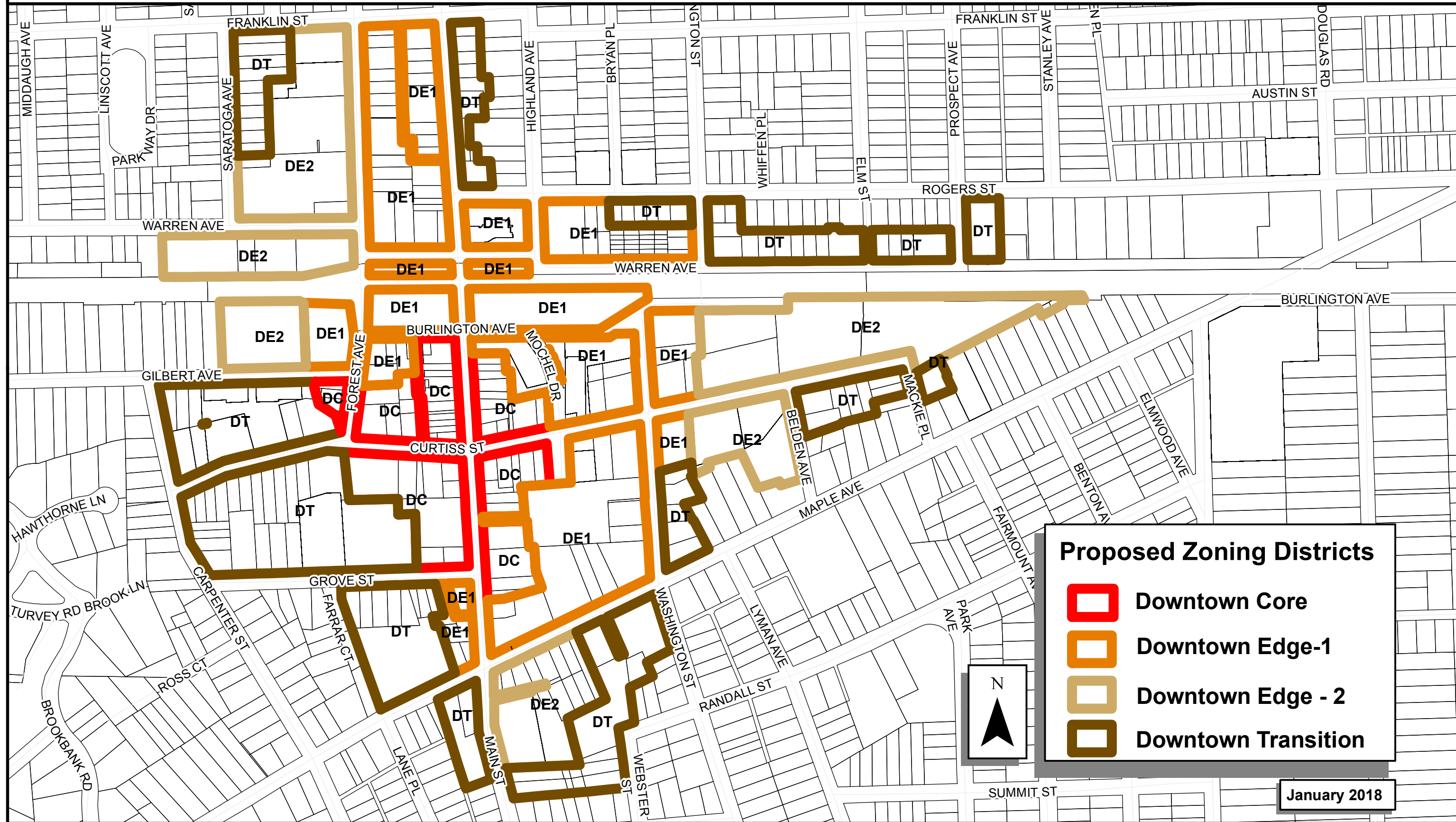


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# Downtown Regulatory Framework



# Downtown Land Uses

| Uses Category   | DB   | DT    | DC    | DE-1 | DE-2 | DT    |
|---|------|-------|-------|------|------|-------|
| <b>Residential</b>  |      |       |       |      |      |       |
| Housing Living  |      |       |       |      |      |       |
| Detached house  | -    | P     | -     | -    | -    | P     |
| Attached house  | -    | P     | -     | P    | P    | P     |
| Two-Unit house  | -    | P     | -     | P    | P    | P     |
| Apartment/condo   | S    | S     | P[17] | P    | P    | P     |
| Group Living <i>(except for the following uses)</i>                 | -    | -     | -     | -    | -    | -     |
| Group home, small (8-person max. occupancy)                         | -    | -     | -     | -    | -    | -     |
| Group home, large (9 or more occupants)                             | -    | -     | -     | -    | -    | -     |
| Nursing home  | -    | -     | -     | -    | -    | -     |
| Sheltered Care  | -    | -     | -     | -    | -    | -     |
| <b>Public, Civic &amp; Institutional</b>                            |      |       |       |      |      |       |
| Aircraft Landing Area   | -    | -     | -     | -    | -    | -     |
| Cemetery  | S[6] | -     | S[6]  | -    | -    | -     |
| College or University   | S    | S     | S     | S    | S    | S     |
| Community Center  | S    | S     | S     | S    | S    | S     |
| Fraternal Organization  | S    | -     | S     | S    | S    | -     |
| Governmental Facility   | P    | P     | P     | P    | P    | P     |
| Hospital  | -    | -     | -     | -    | -    | -     |
| Library   | S    | S     | S     | S    | S    | S     |
| Museum or Cultural Facility   | S    | S     | S     | S    | S    | S     |
| Natural Resource Preservation                                       | P    | P     | P     | P    | P    | P     |
| Parks and Recreation  | -    | -     | -     | -    | -    | -     |
| Religious Assembly  | S[6] | S     | S[6]  | S    | S    | S     |
| Safety Service  | S    | S     | S     | S    | S    | S     |
| School  | -    | S     | -     | -    | S    | S     |
| Utilities and Public Service Facility                               |      |       |       |      |      |       |
| Minor   | P    | P     | P     | P    | P    | P     |
| Major   |      | S     | S     | S    | S    | S     |
| Wireless Telecommunications   |      |       |       |      |      |       |
| Freestanding tower  | S    | S     | S     | S    | S    | S     |
| Building or tower-mounted antenna                                   | P    | P     | P     | P    | P    | P     |
| <b>Commercial</b>   |      |       |       |      |      |       |
| Adult Entertainment Establishment                                   | -    | -     | -     | -    | -    | -     |
| Animal Service  |      |       |       |      |      |       |
| Boarding or shelter   | -    | -     | -     | -    | -    | -     |
| Grooming  | P    | -     | P     | P    | P    | P[18] |
| Veterinary Care   | S    | -     | S     | S    | S    | S[18] |
| <b>Assembly and Entertainment <i>(except for the following)</i></b> |      |       |       |      |      |       |
| Auditorium  | S    | -     | S     | S    | S    | -     |
| Cinema  | S    | -     | S     | S    | S    | -     |
| Theater   | S    | -     | S     | S    | S    | -     |
| <b>Commercial Service</b>   |      |       |       |      |      |       |
| Building service  | S    | -     | -     | S    | S    | -     |
| Business Support Services   | P    | -     | P     | P    | P    | -     |
| Consumer maintenance and repair                                     | P    | -     | P     | P    | P    | -     |
| Personal improvement service  | P    | P[13] | P     | P    | P    | P[13] |
| Fortune telling or psychic service                                  | -    | -     | -     | -    | -    | -     |
| Massage therapy   | -    | -     | -     | -    | -    | -     |
| Research service  | S    | -     | S     | S    | S    | S[18] |
| Day Care  |      |       |       |      |      |       |
| Day care home   | -    | P     | -     | -    | -    | P     |
| Day care center   | S    | S     | -     | S    | S    | S     |
| Eating and Drinking Establishment                                   |      |       |       |      |      |       |
| Restaurant  | P    | -     | P     | P    | P    | -     |
| Wine boutique   | P    | -     | P     | P    | P    | P[18] |

| Uses Category  | DB      | DT    | DC      | DE-1 | DE-2 | DT    |
|--|---------|-------|---------|------|------|-------|
| Financial Service  | P       | -     | P       | P    | P    | P[18] |
| Funeral or Mortuary Service  | -       | -     | -       | -    | -    | -     |
| Lodging  | S       | -     | -       | S    | S    | -     |
| Bed and Breakfast  |         |       | -       | S    | S    | S     |
| Office   |         |       |         |      |      |       |
| Business and professional office   | P       | S     | P       | P    | P    | S     |
| Medical, dental and health practitioner  | P/S[8]  | S     | P/S[8]  | P    | P    | S     |
| Parking, Non-Accessory   | S       | S     | S       | S    | S    | S     |
| Retail Sales   |         |       |         |      |      |       |
| Convenience goods  | P/S[12] | -     | P/S[12] | P    | P    | P[18] |
| Consumer shopping goods  | P/S[12] | P[14] | P/S[12] | P    | P    | P[18] |
| Guns and firearm supplies  | -       | -     | -       | -    | -    | -     |
| Building supplies and equipment  | P/S[12] | -     | P/S[12] | P    | P    | -     |
| Self-service Storage Facility  | -       | -     | -       | -    | -    | -     |
| Studio, Instructional or Service   | P       | S     | P       | P    | P    | S     |
| Trade School   | S       | -     | S       | S    | S    | -     |
| Vehicle Sales and Service  |         |       |         |      |      |       |
| Commercial vehicle repair and maintenance  | -       | -     | -       | -    | -    | -     |
| Commercial vehicle sales and rentals   | -       | -     | -       | -    | -    | -     |
| Fueling station  | S       | -     | -       | -    | -    | -     |
| Personal vehicle repair and maintenance  | -       | -     | -       | -    | -    | -     |
| Personal vehicle sales and rentals   | S       | -     | -       | -    | -    | -     |
| Vehicle body and paint finishing shop  | -       | -     | -       | -    | -    | -     |
| Automobile dealership off-site vehicle storage   | -       | -     | -       | -    | -    | -     |
| <b>Wholesale, Distribution &amp; Storage</b>   |         |       |         |      |      |       |
| Equipment and Materials Storage, Outdoor   | -       | -     | -       | -    | -    | -     |
| Trucking and Transportation Terminals  | -       | -     | -       | -    | -    | -     |
| Warehouse  | -       | -     | -       | -    | -    | -     |
| Wholesale Sales and Distribution   | -       | -     | -       | -    | -    | -     |
| <b>Industrial</b>  |         |       |         |      |      |       |
| Artisan Industrial   | -       | -     | -       | S    | S    | S[18] |
| Limited Industrial   | -       | -     | -       | -    | -    | -     |
| General Industrial   | -       | -     | -       | -    | -    | -     |
| Intensive Industrial   | -       | -     | -       | -    | -    | -     |
| Junk or Salvage Yard   | -       | -     | -       | -    | -    | -     |
| <b>Recycling</b>   |         |       |         |      |      |       |
| Recyclable Material Drop-off Facility  | -       | -     | -       | -    | -    | -     |
| Recyclable Material Processing   | -       | -     | -       | -    | -    | -     |
| <b>Agriculture</b>   |         |       |         |      |      |       |
| Animal Agriculture<br><i>(except as allowed under Chapter 5 of the Downers Grove Municipal Code)</i> | -       | -     | -       | -    | -    | -     |
| Crop Agriculture   | -       | -     | -       | -    | -    | -     |
| Community Garden   | P       | P     | P       | P    | P    | P     |
| <b>Other</b>   |         |       |         |      |      |       |
| Drive-in or Drive-Through Facility   | -       | S     | -       | -    | -    | -     |
| Medical Cannabis Cultivation Center  | -       | -     | -       | -    | -    | -     |
| Medical Cannabis Dispensing Organization   | -       | -     | -       | -    | -    | -     |

[1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.

[2] Requires minimum lot area of 10 acres.

[3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.

[4] Must be within 150 feet of a B district.

[5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.

[6] Special Use only if use was in existence on or prior to June 7, 2005.

[7] Requires minimum seating capacity of 125 persons.

[8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.

[9] Must be in a completely enclosed building.

[10] Maximum 10,000 sq. ft. (gross floor area).

[11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.

[12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.

[13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.

[14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.

[15] Drive-through banks only.

[16] See Section 6.180.

[17] 2nd floor or above only as part of mixed-use development.

[18] Maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit.