

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

June 26, 2017
7:00 p.m.

AGENDA

- 1. Call to Order**
 - a. Pledge of Allegiance**
- 2. Roll Call**
- 3. Minutes – June 26, 2017**
- 4. Public Hearings**
 - a. 16-PLC-0019 (Continued from June 26, 2017):** The purpose of the request is to consider updates to the downtown development regulations. Village of Downers Grove, Petitioner.
- 5. Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR JUNE 26, 2017

Chairman Rickard called the June 26, 2017 meeting of the Plan Commission to order at 7:02 p.m. and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Boyle, Ms. Gassen, Ms. Hogstrum, Mr. Kulovany, Mr. Maurer, Mr. Quirk, Ms. Rollins

ABSENT: Ms. Johnson, Ex. Officio members Davenport, Livorsi & Menninga

STAFF: Director of Community Development Stan Popovich
Village Sr. Planner Rebecca Leitschuh

VISITORS: Jim Wilkinson, 1125 Black Oak, Downers Grove
Scott Richards, 1130 Warren, Downers Grove

Chairman Rickard reviewed the procedures to be followed for the meeting, explaining that the Plan Commission is a recommending body. He noted that the Village of Downers Grove is the Petitioner for the public hearing on the Agenda. This Public Hearing will span a total of three meetings, and at the end of the third meeting the Plan Commission will make its recommendation to the Village Council. He asked anyone who intended to speak during the Public Hearing to rise and be sworn in.

PUBLIC HEARING

FILE 16-PLC-0019: The purpose of this request is to consider updates to the downtown development regulations. Village of Downers Grove, Petitioner.

Community Development Director Stan Popovich presented the framework for the downtown development regulations, noting that the Village previously approved the Comprehensive Plan over a series of many meetings. The Comprehensive Plan Committee (hereinafter "CPC") developed the regulatory framework in the beginning of 2017, and the Plan Commission is charged with reviewing, commenting on and making a recommendation to the Village Council on the regulatory framework as part of its review over the next three months. For those meetings, the Plan Commission will meet for a second session each month so as not to delay any other petitions brought before the Commission. Director Popovich reviewed the background on updating the Comprehensive Plan ("the Plan") and developing regulatory framework.

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Mr. Popovich explained the differences between the Plan, downtown regulatory framework, and the development of downtown regulations. The Plan is a long-range document, which is visionary. It is not legally binding, and in this particular case focuses on the downtown area including the physical, economic, social and environmental aspects of the downtown. Development regulations regulate day-to-day activities. Development ordinances are used on a daily basis to implement the visionary Comprehensive Plan. Once the Village Council approves the regulatory framework, which acts as a bridge between the regulations and Comprehensive Plan, Staff will draft regulations with the Village Attorney and present them to the Plan Commission for review and the Council for final consideration and approval.

The Village Council adopted the Plan on June 13, 2017 and it is the official policy of the Village with no proposed revisions. Mr. Popovich reviewed the membership of the CPC representing various boards and commissions of the Village. The Plan Commission will review the CPC's regulatory framework, and provide comments and recommendations to the Village Council. Finally the Village Council will review the CPC's regulatory framework, review the Plan Commission's comments and recommendations regarding the regulatory framework, and approve the regulatory framework, or direct either the Plan Commission or the CPC to make revisions to the framework.

Director Popovich reviewed the downtown Key Focus area, and key concepts related to that area. He reviewed materials included in the Plan Commission members' packets including the key concepts for the downtown focus areas, the downtown catalyst sites, and downtown functional subareas as to boundaries, etc.

Mr. Popovich referred to the downtown Core Area with an existing maximum height of 70 feet, and a proposed height of 40 feet or three stories. That would allow for a fifteen foot first floor and twelve feet for the other two stories. He said that the minimum height requirement was 32 feet and is proposed to be changed to 24 feet or two stories.

The existing Build-to zone is 0'-10' to the lot line with a proposed 5' setback area. There is no change to parking, and the minimum lot area per dwelling unit also has no change recommended.

Mr. Boyle asked how this works with zoning. Mr. Popovich replied that if approved, it would be a regulation. If a proposal for 41 feet in height were submitted, the petitioner would have to get a variance or change the plan. He said that the framework is first review to see if this is the way the Village would like to proceed.

Chairman Rickard noted this would affect what property owners in this area can do, and limits them to half of what they would be able to build. He asked whether they were notified by public notice or general notice about these proposed changes. He was surprised that some of those property owners were not present at the meeting. Mr. Popovich said this is published as framework, as it is not law at this point. It will be published to property owners later as a specific notification.

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Ms. Rollins asked whether there has been any feedback from business owners, and Mr. Popovich said they had feedback from owners at Forest and Warren.

In response to Mr. Quirk, Mr. Popovich said that the 800 square feet would allow 54 units per acre. If the Plan Commission sees this as an opportunity to provide for more density, then they should include that in their recommendation. With an 8,000 square foot lot, a developer could put in ten units. Mr. Quirk asked whether there is an opportunity to increase that size. Mr. Popovich said he would welcome that discussion if that were the direction the Plan Commission would want to pursue.

Mr. Popovich moved the discussion on to the Downtown Edge 1, which is the area immediately around the Core area, and would have a more urban setting around the downtown. The transition to the neighborhood areas and the Edge should be open green space and contain more open spaces. He referred to the area having a height of 70 feet with a proposal to increase it to 72 feet, or six stories in height. This would be a 12' floor. The minimum height is 32 feet with 24' proposed. He explained that there is no setback for existing properties at this time, with a proposed setback of 5' or 10% of the lot width. Properties on Main Street or immediately adjacent to the Core have no setback. The rear yard setback exists at 0' and is proposed to be 10' with additional setbacks for lots abutting a residential zoning district. He said that the Build-to-zone has no change, and no change in the parking. The Floor Area Ratio also shows no change. He noted that the minimum lot area per dwelling unit exists at 800 square feet with a proposed 3,000 square feet. Downtown Edge 1 also has a Build-to-zone of 10% at the front lot line for a 590' side lot.

Mr. Quirk asked about density again, and verified that it would be reduced. Mr. Popovich said that was correct. They are moving out from the Core providing a little more space. He thinks 800 is a good number. In further response to Mr. Quirk, Mr. Popovich said there is a comprehensive list of everything downtown that is multi-family and staff can provide that list to him. The Marquis on Maple has 54 units at 800 square feet with no request for increased density.

Ms. Gassen commented that the downtown Core isn't about density anymore. They are not encouraging more residential units in that area. Mr. Popovich replied that the Core discourages residential use on the first floor, and is limited in height. It can be residential on the above floors. Ms. Gassen said it would make sense to restrict the type of building in the Core.

Mr. Kulovany said he thought the essence was to let the downtown be more quaint and smaller with the largest density at Edge 1, and a reduction of the density as they got closer to residential neighborhoods. Mr. Popovich replied that was correct.

Chairman Rickard commented that he thought the minimum lot area for Downtown Edge 1 was something closer to 2,000 square feet while leaving the transition area alone. He doesn't know if that's the right number. It seems restrictive. The heightened area is where they're looking for the bulk of the density to go. Mr. Popovich said if you

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want to go to the amount of units based on the size of the lots, not a lot of the properties are as big as the Marquis site.

Mr. Kulovany asked whether they would consider the Marquis and Main and Maple higher density. He said it might be interesting to see what these developers have done in other communities.

Mr. Popovich then moved to the description for Downtown Edge 2, noting that the maximum height is 60-70 feet, with a proposed height of 60' or 5 stories. The minimum height for that area is 32 feet with no change proposed, since it is close to the transition area. The side yard existing setback varies from 0'-5' with 5'-10% of the lot width proposed. The rear yard setback is 0'-20' with 10' proposed. There is no change in parking, the FAR, or the minimum lot area per dwelling unit. There is also no build-to-zone in this area.

Regarding Downtown Transition, Mr. Popovich said that the existing maximum height is 35'-70', and is a mixture of multi-family, single-family residential, etc. The proposed height is for 36' or three stories. He showed the area map, saying the existing minimum height is 32', and there is no proposal to change the minimum height. The street yard setback proposed is to change to 10' from 0'-20'. The side yard is 5' with 5'/10% of the lot width proposed. There is no change in parking or the Floor Area Ratio.

Mr. Kulovany asked whether this is part of the Comprehensive Plan now. Mr. Popovich replied that it is the current map as it now stands. Mr. Kulovany then commented about bed and breakfasts and inns that would not compete with the downtown restaurants. He suggested adding those into the area. Mr. Popovich said the Commission could make that recommendation.

Regarding the Downtown Transition District, Mr. Popovich explained that the existing maximum height is 35'-70', with a proposed height of 36' or three stories. He showed the area map saying the minimum existing height is 32 feet. The proposed street yard setback is 10' from the existing 0'-20'. The side yard setback varies from 0'-5' with a proposal for a side yard of 5'/10% of the lot width. The rear yard setback proposal is for 10' from the 0'-20' existing. As for Core uses in the downtown, the ground floor would be an active space consisting of retail, entertainment, food service, while upper floors could be used as multi-family residential or office space. No residential uses would be permitted on the ground floor.

Downtown Edge 1 uses are commercial, retail, office, entertainment, service, restaurant and residential.

Downtown Edge 2 also includes commercial, retail, office use with residential single-family and multi-family permitted, as well as home occupations, institutional use, civic use, bed and breakfasts. He noted that staff would have to review the definitions of lodging, inn, hotel, etc., and how they could be worked into this area. Mr. Kulovany said that they would not be looking for something like a Hampton Inn to move into that area, which Mr. Popovich agreed was not the intention.

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Ms. Hogstrom noted that in the downtown transition, art galleries and studios are not permitted and she asked why they were excluded. Mr. Popovich replied that they were going to consider more residential uses there. If the Plan Commission feels it is not an intensive use, it could be put back in. Ms. Hogstrom said that she thought some group-type uses are perfect for a downtown transition.

Ms. Gassen asked why apartments/condos were transitioned, and Mr. Popovich responded that based on the direction of the Comprehensive Plan, if they were to meet all the bulk requirements, including parking, height and density, they would be permitted. The intent was to encourage redevelopment. Ms. Gassen said she understands the concern to meet all the requirements, however is a little bit unclear about second floor only apartments. Ms. Leitschuh asked what she was referring to. Mr. Kulovany replied she's referring to the second floor only as a mixed-use development. Mr. Popovich said the intention of the Core is not to have residential on the first floor. They want something commercial on the first floor that will attract traffic.

Mr. Kulovany suggested that the actual zoning wording would have to be a great deal more detailed.

Ms. Leitschuh commented that special uses should be assumed as allowed in that district. Staff would look at the evaluation that would go before the Plan Commission other than the actual result of that process. Chairman Rickard added it would be on a case-by-case basis depending upon what is surrounding it.

Discussing the Prospect and Rogers area, Mr. Popovich said there are some properties that are going to remain fairly close to the existing use, while others might be rezoned to a transition area.

Mr. Quirk asked about finite changes from the current zoning to the downtown transition. He said it looks as though the downtown transition will move into an R-4 district. He asked whether north of the tracks between Warren and Rogers, extending down to Prospect would be zoned as R-4. Mr. Popovich replied that the area between Prospect and Rogers would be removed from the transition area and changed to an R-6 zoning. Similarly adjacent to Immanuel Residences the idea was to stop the downtown transition and convert those homes back to a single-family home classification. There are some properties that will remain close to original zoning classification, while others may change to downtown transition. Once a framework is established they will have to do additional research on the individual lots.

Mr. Popovich replied further about Prospect and Rogers saying they meet the 800 square feet at the 54 units per acre, which is the allowable density. Single family is determined by lot area coverage, and not square footage of living space. He said that right now this framework appears to be appropriate, and the Village Council will have to make that decision. This is not becoming law in September, but is a framework of what the Zoning Ordinance could look like. At that point notifications would have to be made to property owners and surrounding properties.

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Chairman Rickard said that to date he's only heard two property owners who appeared with concerns, and those concerns had already been addressed in the Plan. Mr. Popovich said that Staff has reached out to Downtown Management, the Economic Development Corporation, and any groups interested in the downtown area to get the word out to all organizations. Chairman Rickard said he expects they will be hearing from many more people before this is over.

Mr. Popovich said the Acadia building has entrances on the first floor to the residential portions above commercial uses.

Chairman Rickard referred to the Land Use Chart under Business, Professional Offices and Core. He asked whether those are permitted on the second floor and above. Mr. Popovich said there was some discussion about allowing offices on the first floor, which could be done now. Some offices would have a lot of traffic going in and out. The intensity could be similar to some restaurants. Ms. Leitschuh noted that some people had strong opinions regarding office uses, while others didn't. Chairman Rickard said he expected to see a "special use" on the first floor and "permitted uses" on the second floor and above.

Mr. Popovich said Downtown Management was concerned about the ability of property owners to fill a vacant space. It became more difficult to determine the activity of one office versus another office in terms of foot traffic. Mr. Kulovany recalled the Comp Plan meeting where discussion included the idea of people moving down the street and looking at retail stores, then suddenly finding themselves in front of a real estate office. The concern was that could cause the public to stop at that office use. Someone mentioned that Anderson's felt they were losing business because people weren't moving beyond Coldwell Banker to the bookstore.

Ms. Rollins said she noticed on the use table that the drive-thru facility had been a special use and then was eliminated. She questioned whether banks wanted to have the drive-in option. Mr. Popovich said drive-ins tend to create open spaces and remove street walls. The desire was to create a pedestrian oriented downtown area. Ms. Rollins said that the drive-in seemed to fit as a special use in a transition area.

Mr. Quirk asked how many uses currently exist in the Core and Transition that would not be permitted there. He said he could think of the Toon Funeral Home, and the automobile repair facilities that would not be permitted. Mr. Popovich replied the funeral home is not a permitted use in that district. The funeral home was permitted at some point. Ms. Leitschuh said the question is whether to allow a new funeral home in that area. The existing business would be grandfathered in as a lawful non-conforming use.

Mr. Kulovany asked whether the essence of downtown transition is pedestrian rather than auto oriented. Mr. Popovich responded that the impetus is behind making it pedestrian friendly. He noted that at one time there were gas stations in the downtown area and now there aren't any. He explained that as they get closer to the Core they want less green space and more density. Mr. Kulovany asked if that would be what is at

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the south side of Maple where there are businesses that look like residences. Mr. Popovich said that area is proposed to be Edge 2. If you look at Forest, south of Franklin, there are some single-family homes converted to offices that have some greenspace as well. If there is a business in that area, they don't want it to be high intensity, with no storefronts. Mr. Kulovany asked if someone could come to the Plan Commission for a variance on uses. Mr. Popovich noted use variances are not permitted. Mr. Popovich said they would have to come to the Plan Commission for a text amendment, which would change the Ordinance and the District. He explained that there is always room for change.

Mr. Quirk asked what category yoga studios or gyms fall into. Mr. Popovich said it would be personal improvement services and they are permitted in the downtown area. The transition includes barbershops and beauty salons that must be on the ground floor and not exceed 2,500 square feet. Personal improvement services/physical therapy would be a gym. He doesn't think those fall under medical or health practitioners.

Mr. Leitschuh gave a definition of what is included in personal improvement services as: uses that provide a variety of services associated with personal grooming, instruction and maintenance of fitness, health and well being. Typical uses include barbers, hair and health salons, health studios, martial arts studios, and businesses purporting to offer fortune telling or psychic services.

Mr. Popovich said they tried to figure out the key concepts and how uses fit into the Comprehensive Plan.

Mr. Kulovany asked about medical/dental health practitioners and physical therapists and whether they would fall into personal improvement. As for massage therapists, Mr. Popovich said they would be as an ancillary use to a salon to avoid inappropriate activities. Chairman Rickard said there's a sign on the east side of Main Street for massages all the time. Mr. Popovich said that could be done if they are a chiropractor, where massage is not the principal use. Mr. Kulovany asked if they would ever consider a therapeutic massage therapy as a permitted use.

Mr. Maurer asked if a methadone dispensary falls under medical health practitioners. Mr. Popovich said that it does. Mr. Maurer responded that between Forest and Main, west of Rogers, according to the current Code he could more easily walk into a methadone clinic than he could to get his dog's heartworm treatment. Mr. Popovich said veterinary clinics are a special use.

Mr. Popovich said that there have been five traffic studies done as part of the Comprehensive Plan on a neighborhood basis, but not one done for downtown. He was not sure if one was planned at this time for the downtown. In response to an inquiry, Mr. Popovich said he thought Acadia on the Green was sold out, the 922 Warren site has one more unit to sell, and he doesn't know about any of the new ones under construction. The Village does not see changes in apartment rental occupancy. He said that there is some discussion about a pedestrian crossover at the railroad tracks;

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however, that is not something that has been discussed with BNSF and is not likely to be seen in the near future.

Mr. Popovich addressed the subject of façade improvements for the downtown, which was a program in about 2007-2008. One of the high priority action items that the Council will review is the future of the downtown because the TIF is expiring and the special service area is expiring as well. The question arises as to what will happen downtown with items such as flowers and improvements.

Chairman Rickard asked about design issues, verifying that they will discuss that at the July 24th meeting.

Ms. Hogstrum asked if All Creatures Great and Small and Yoga have been advised about their potential site as a parking deck. Mr. Popovich said that is only a concept at this point and is merely an idea of looking at a parking deck north of the downtown. He said that similarly there are ideas about other areas in the Village that need attention such as 75th and Lemont, 63rd and Belmont, etc., but no decision has been made for those areas at this time.

Chairman Rickard then called for anyone in the audience who wished to ask a question or make a comment.

1. Scott Richards of Oak Tree Towers at 1130 Warren Avenue asked whether they are locked into six stories as maximum in the Village. He said he hoped they were. Mr. Popovich replied that the downtown business district has a 70' height limit with a 60' height limit in the transition area. Mr. Richards said he has lived in the Village about fifteen years now and he's worried about what he is seeing as far as the well-being of the town. He thinks they are hell bent on choking it. He keeps hearing "increased density, increased density". He asked when they'll get to the point where enough is enough. His biggest concern is traffic and very seldom does he hear the Board discussing traffic. He thinks they are at a point where it will be detrimental to the whole town's well being. It's hard to find parking downtown right now, with so many trains going through every day and shutting the downtown down every year for festivals. This is the only town he knows of that actually does that. He doesn't want to see losing the character of Downers Grove, the town itself. He thinks the Village is going in the wrong direction. He referred to the "monstrosity" going up at Main and Maple that looks more like a hospital than high end housing, and said that he understands people are trying to get out of their contracts for that building because of the other building going up immediately adjacent to it. He doesn't understand why no one seems to worry about any of this. He is dismayed at what he sees being discussed, and would like to see more concern about traffic. People will just stop going into the downtown area because of the traffic.

2. Jim Wilkinson, 1125 Black Oak and a member of Transportation and Parking Commission, said there is a traffic study being proposed for downtown. They just completed the fifth study for the unincorporated area on the west side. There is no timeline right now but one study is proposed. He noted that the 2-hour parking signs do

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not agree with the Ordinance and that has to be addressed. In addition new equipment will be installed downtown to monitor the traffic flow in the area. Regarding the parking garage, the Commission struggled with that issue as well so as not to restrict the height in the area so that a parking garage could be built. He said the dilemma is how to put in a parking structure in an established area. They also have touched on surface lots. He asked that they consider where the parking garage could go, which obviously would be the north side of town. He said the parking garage would have to fit in with the imitations or descriptions they have such as in DE1 or DE2. As for drive-thrus, such as U.S. Bank, it really isn't a drive-thru but is more of a mini-parking lot and a cut-through for pedestrians. That has been grandfathered in at that location.

Someone on the Commission explained that if U.S. Bank was to close and another bank came in within a six-month period they could use the drive-thru. More than six-months out and the drive-thru would no longer be permitted without receiving approval.

Mr. Wilkinson said they have been talking about building upward. But he asked what about going down for parking in a basement level. Mr. Popovich said the building code restricts how deep you can go. It is not a zoning regulation. Some of the buildings under construction have below-grade parking.

Mr. Wilkinson also commented that at some point it would be good to have a grocery store downtown which would also require parking.

Mr. Wilkinson replied to a question that TAP often gets requests from residents regarding changes in parking in neighborhoods, such as high school students parking in residential neighborhoods. He said with regard to multi-family housing if there is only 1.4 parking spaces per unit, but two drivers/cars in the unit, that will affect street parking. The construction at Main and Maple has resulted in the loss of parking spaces on Main Street to accommodate some of the workers who are involved in the construction on Maple. He also referred to the 2-hour parking in the downtown with employees parking on the street all day on a Saturday. Mr. Popovich said one of the issues as well is enforcement of employees parking on the street.

Mr. Kulovany said that Yorktown shopping center is about 3-4 blocks long and people will park and walk in the mall. But they won't walk a block from the parking garage to the downtown stores. It is a behavior change. Mr. Kulovany asked whether TAP has looked at synchronized lights on Main Street. Mr. Wilkinson said that has not come before them for review. It might be part of Public Works, and they also would have to work it through with the railroad.

Mr. Kulovany then asked whether TAP is involved in Metra, and Mr. Wilkinson said they are not. He said that they were asked if they favored a pedestrian overpass at the railroad tracks.

Mr. Popovich said that from 1997 to present there were about 600 additional residential units added downtown, with 500 additional public parking spaces, and 400 private

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parking spaces. Other dynamics that could affect parking would be the change to driverless cars.

Chairman Rickard said he spends more time than he likes to admit in the parking deck. During normal business hours the deck is fairly well filled. There's a change after working hours and on the weekends. He thinks some of the issue with using the parking deck is laziness.

A commissioner asked about the 600 additional units, and asked how many are currently under construction. Mr. Popovich said that there are about 300 currently under construction. Mr. Maurer noted then that half of the residential units added over the last 20 years are under construction right now.

3. Mr. Richards who resides at Oak Tree Towers said that their residents have been allowed to use the AT&T south side parking. If something happens to that, there will be about 30 residents of Oak Tree without parking availability.

Mr. Popovich said Staff would obtain additional information about densities and uses in the downtown and allowable densities in other communities.

Mr. Kulovany asked what the reasoning is behind the Council wanting greater density downtown. Mr. Popovich said if there are more people downtown more businesses would remain open. They want to keep a quaint feel to the downtown, with density around the edge of residents who would frequent the downtown businesses.

Ms. Hogstrum said that they recently approved demolishing a building for St. Joseph's parish at Franklin and Main to allow for an additional surface parking area. There could be an opportunity for residents to use those parking areas during off hours.

Chairman Rickard called for a Motion to continue the meeting.

**Mr. Kulovany moved to continue the meeting for Case 16PLC-0019 to July 24, 2017, seconded by Ms. Gassen.
All in favor. Motion carried.**

Chairman Rickard said he might not be present for that meeting.

**Mr. Quirk moved, seconded by Mr. Kulovany to adjourn the meeting.
All in favor. The Motion carried.**

Chairman Rickard adjourned the meeting at 9:05 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary.



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

To: Plan Commission
From: Stan Popovich, AICP
 Director of Community Development
Subject: 16-PLC-0019, Downtown Development Regulations Framework
Date: July 24, 2017

Synopsis

The Plan Commission will review the downtown development regulatory framework prepared by the Comprehensive Planning Ad Hoc Committee and provide comments and recommendations to the Village Council.

Summary of June 24, 2016 Meeting

At the June 24, 2016 meeting, the Plan Commission discussed existing and proposed bulk regulations and reviewed the proposed use table modifications. Key discussion items included:

Bulk Regulations

Plan Commission Comment	Staff Response
In DE-1, the 3,000 square feet per residential dwelling unit would not facilitate the density that the Comprehensive Plan identifies.	Concur. Staff would recommend a lower square foot per residential dwelling unit number. See Table 1 below for a comparison of existing downtown densities and Table 2 below for information on how other communities determine density.
In DE-2, the 4,000 square feet per residential dwelling unit would not facilitate the density that the Comprehensive Plan identifies.	Concur. Staff would recommend a lower square foot per residential dwelling unit number. See Table 1 below for a comparison of existing downtown densities and Table 2 below for information on how other communities determine density.
In the DC, the 800 square feet per residential dwelling unit may be too dense.	Staff believes the current standard is appropriate. See Table 1 below for a comparison of existing downtown densities and Table 2 below for information on how other communities determine density.

Uses

Plan Commission Comment	Staff Response
Bed and breakfasts and inns should be included in the DE zoning classifications.	Under the current zoning classifications, both bed and breakfasts and inns are a form of lodging. In the 2014 Zoning Ordinance update, the use classification list was broadened and generalized to provide staff with additional flexibility when determining potential classifications for new businesses. Staff concurs that

	<p>a sub-group including bed and breakfasts be created because that is a unique type of lodging arrangement. An inn is similar to a hotel and thus should be maintained under the lodging classification.</p>
<p>Continue to allow art galleries and studios in the DT district (see note 14 in use table).</p>	<p>Concur</p>
<p>Modify note 17 in the use table to read: Apartment/condo uses are permitted on the 2nd floor or above only as part of a mixed-use development in which the first floor contains commercial service uses.</p>	<p>Concur</p>
<p>In the DC district, it was suggested to allow offices as special uses on the 1st floor and permitted on the 2nd floor or above.</p>	<p>As seen below in Table 3, there are many offices currently located in the DB and DT zoning districts that would be impacted by a change in zoning classification or a re-classification from a permitted use to a special use. It is staff's recommendation to continue to allow offices as a permitted use in the DC, DE-1 and DE-2.</p> <p>A majority of the properties with an existing office that would require a special use result from rezoning from DB to DT. This is particularly true of the area on the east side of Main Street between Rogers and Franklin Streets.</p> <p>Additionally, there are some blocks designated for DT that are primarily older homes converted to offices and other DT blocks with older homes that remain primarily residential in nature. Office uses in the DT should be carefully examined to determine the appropriate action.</p>
<p>In the DT district, one commissioner suggested the Village continue to allow drive-through uses as a special use while another commissioner supported removing auto-oriented uses from the downtown.</p>	<p>Staff's recommendation is to prohibit new auto-oriented uses in the downtown to encourage a pedestrian oriented downtown. The existing drive-through uses can continue as a lawful non-conforming use.</p>
<p>In all districts, it was suggested that apartment / condo uses remain special uses.</p>	<p>Staff's recommendation is to allow apartment / condo uses as a permitted use to encourage these uses in the downtown as identified in the Comprehensive Plan. To obtain a building permit, the developments would need to comply with all the bulk regulations and the design guidelines. Any request to not comply with these regulations would require a variance which has a higher standard of approval.</p>

A commissioner inquired about the re-classification of the properties on the north side of Gilbert Avenue that are currently zoned DT and R-6, converting back to single family residential.	As shown in Table 4 below, this area would need to be examined further to determine the impact to the existing and proposed uses and what zoning classification is appropriate.
A commissioner inquired about the re-classification of properties on the south side of Rogers Street between Washington Street and Prospect Ave that are currently zoned DT, converting back to a residential zoning classification.	As shown in Table 4 below, this area would need to be examined further to determine the impact to the existing and proposed uses and what zoning classification is appropriate.

Table 1 Existing multi-family developments in the downtown and their densities (ordered by most dense to least dense):

Building	Number of Units	Lot Area (sq ft)	Lot Area / Unit	Density (units / acre)	Parking Ratio
Main & Maple	115	37,961	330	132	1.41
5100 Forest	89	48,136	541	81	1.19
Oak Tree Tower	164	102,366	624	70	0.40
Acadia on the Green	126	89,734	712	61	1.17
1008 - 1010 Curtiss	18	13,504	750	58	0.00
1122 Gilbert Avenue (Immanuel Residences)	120	90,605	755	58	0.30
Current Village Regulation			800	54	1.40
940 Maple	55	44,704	813	54	1.44
5202 Washington	27	24,394	903	48	1.30
Station Crossing	48	43,969	916	48	1.46
4910 Forest	32	30,056	939	46	0.44
4929 Forest	24	22,847	952	46	1.54
1110 Grove	50	52,272	1,045	42	1.36
1108-1114 Curtiss	19	20,473	1,078	40	1.05
922 Warren	28	30,816	1,101	40	2.00
5133 Washington (Grove Tower)	24	27,060	1,128	39	1.96
907 Curtiss	35	42,253	1,207	36	1.23
835-839 Curtiss	22	26,572	1,208	36	0.95
5329 Main Street (Morningside)	40	48,352	1,209	36	2.00
4900 Forest	32	40,075	1,252	35	1.22
822 Warren	6	8,276	1,379	32	1.00

715-719 Rogers	20	32,227	1,611	27	2.00
817-819 Curtiss	8	13,504	1,688	26	1.13
930 Rogers	10	18,295	1,830	24	1.88
1132 Curtiss	16	30,056	1,879	23	2.13
5146 Belden	21	42,253	2,012	22	1.52
5123-5137 Carpenter	8	16,553	2,069	21	1.00
918 Rogers	8	19,166	2,396	18	1.88
Georgian Courts	25	74,910	2,996	15	2.40

Table 2 – Density calculations in other communities

Community	Zoning District	How they calculate density	Parking Ratio
Naperville	Downtown Core	No density requirement, density is handled through FAR, height and parking. FAR maximum = 2.5 Height Maximum = 60'	2 / unit
	Downtown Transition	No density requirement, density is handled through FAR, height and parking. FAR maximum = 2.5 Height Maximum = 50'	2 / unit
Glen Ellyn	Central Retail Core	No density requirement, density is handled through height regulations. Height Maximum = 45'	n/a
	Central Service Subdistrict	No density requirement, density is handled through height and parking. Height Maximum = 55'	1 /efficiency 1.5 / 1 bedroom 2 / 2 bedroom +
Wheaton	Retail Core Business	No density requirement, density is handled through height regulations. Height Maximum = 50' or 4 stories	n/a
Hinsdale	Central Business	No density requirement, density is handled through FAR, height and parking. FAR maximum = 2.5 Height Maximum = 30' or 2 stories	Fee in lieu or 1 / efficiency 2 / 1-2 bedroom 3 / 3 bedroom plus 1 for each 20 required
Elmhurst	Central Business	Lot Area per dwelling unit = 1,500 sf (29 units / acre)	2 / 1-2 bedroom 2.5 / 3 bedroom
	North Downtown Business	Lot Area per dwelling unit = 1,500 sf (29 units / acre)	2.5 / dwelling unit
Lombard	Central Business	No density requirement, density is handled through height and parking. Height Maximum = 45'	1.5 / 1-2 bedroom 2 / 3 bedroom +

Lisle	Central Retail Core	Density is handled individually through Special Use process. No minimums / maximums All development is Special Use	1 / 1 bedroom 1.5 / 2 bedroom +
	Downtown Perimeter	Density is handled individually through Special Use process. No minimums / maximums All development is Special Use	1 / 1 bedroom 1.5 / 2 bedroom +

Table 3 – Uses which may be impacted by proposed zoning changes

Address	Existing Zoning	Proposed Zoning	Existing Use	Business Name	Existing Use Status (Permitted/ Special Use/ Prohibited)	Proposed Use Status (Permitted/ Special Use/ Prohibited)
1035 Grove St	DB	DT	Office: Business/ Medical	Expert Accounting / Counseling & Consulting Services	P	S
4901 Main St	DB	DT	Office: Business	Exit Real Estate Partners	P	S
4905 Main St	DB	DT	Office: Business	Charism Home Care Services, CHI LAW OFFICE, George Swimmer - Prudential Financial	P	S
4913 Main St	DB	DT	Office: Medical	Dr. Stephen T Jagielo D.D.S.	P (under 3000SF)	S
4913 Main St	DB	DT	Building Service	J P Concrete	S	--
4915 Main St	DB	DT	Office: Business	Wiedel Hudzik & Russ	P	S
4919 Main St	DB	DT	Office: Business	Allers Morrison, Quantum Insurance, Rhoades Brother Inc.	P	S
4920 Main St	DB	DE-1	Funeral Service	Toon Funeral Home	--	--
4923 Main St	DB	DT	Office: Medical	Alder Grove Counseling	P	S
4923 Main St	DB	DT	Office: Business	MG Computer	P	S
4927 Main St	DB	DT	Office: Business	Farmers Insurance, Country Financial	P	S
4941 Main St	DB	DT	Office: Business	Wenzel Select Properties	P	S
4945 Forest Ave	DB	DE-1	Commercial: Veterinary	All Creatures Great and Small - Veterinary Practice	P	S
4947 Main St, B	DB	DT	Personal Vehicle Maintenance and Repair	Langs Auto Service	--	--
4947 Main St, A	DB	DT	Consumer Maintenance and Repair	Crystal Formal Wear Co.	P	--

5100 Main St	DB	DC	Service: Financial Drive- Through	U.S. Bank	--	--
5114 Main St	DB	DC	Office: Business	Coldwell Banker Residential Brokerage	P	P (1st FL)
5116 Forest Ave	DB	DT	Office: Business/ Medical	Trinity Family Law, Patrick J. Smith Law Offices, MaryAnn Cushing Smith, Ann F. Murray	P	S
5120 Forest Ave	DB	DT	Office: Business	Heath & Associates	P	S
5122 Main St, A	DB	DC	Office: Business	Keller Williams Realty	P	P (1st FL)
5140 Main St	DB	DC	Service: Financial Drive- Through	Bank Financial	--	--
5145 Washington St	DB	DT	Office: Medical	Downers Grove Smiles Richard E. Patelski, DDS	P (under 3000SF)	S
5149 Main St	DB	DC	Office: Medical	Smile Downers Grove	P	P (1st FL)
5201 Washington St	DB	DT	Office: Business/ Medical	Solid Foundations Therapy Stabile Investment Westberg Robert	P	S
5205 Washington St	DB	DT	Office: Business	Our House in Town, Law offices of Paul J Fina, Gregory J Abbott Attorney At Law, Daniel Mc Cormick PC	P	S
5207 Main St, 6	DB	DC	Office: Medical	Family Health of Downers Grove	P (under 3000SF)	P (1st FL)
5300 Main St	DB	DT	Office: Business	Commercial Lending Consultants	P	S
5312 Main St	DB	DT	Office: Medical	American Family Chiropractic	P (under 3000SF)	S
5330 Main St	DB	DT	Service: Financial	West Suburban Bank	P	--
830 Warren Ave	DB	DT	Building Service	Customized FX	S	--
844 Warren Ave	DB	DT	Personal Vehicle Maintenance and Repair	Automotive Services	--	--

902 Maple Ave	DB	DT	Office: Business/ Medical	Fleming Marks & Iuorio, Donati Financial Services Inc, Harke Insurance Agency LLC, Glazko Julia a PhD	P	S
907 Rogers St	DB	DT	Service: Studio	Image Makers	P	S
911 Rogers St	DB	DT	Office: Business	Studio 21	P	S
944 Curtiss St, 1	DB	DC	Office: Medical	Guy Atoinette DDS	P	P (1st FL)
1111 Warren Ave	DB	DE-2	Service: Financial Drive- Through	Community Bank of Downers Grove	--	--
1201 Warren Ave	DB	DE-2	Limited Industrial	Dicke Safety Products	--	--

Going from Permitted to Special Use

Going from Permitted or Special Use to Not Permitted

Lawful Nonconforming to Lawful Nonconforming

P = Permitted Use

S = Special Use

- = Not permitted

Table 4 – Uses which may be impacted by proposed zoning changes

Address	Existing Zoning	Proposed Zoning	Existing Use	Business Name	Existing Use Status (Permitted/ Special Use/ Prohibited)	Proposed Use Status (Permitted/ Special Use/ Prohibited)
720 Maple Ave	DT	R4	Multi-Family		P	--
5122 Mackie Pl	DT	R4	Single Family		P	P
5334 Main St	DT	R4	Single Family		P	P
5338 Main St	DT	R4	Single Family		P	P
1140 Gilbert Ave	DT	R4	Single Family		P	P
1144 Gilbert Ave	DT	R4	Multi-Family		P	--
1200 Gilbert Ave	DT	R4	Single Family		P	P
1204 Gilbert Ave	DT	R4	Single Family		P	P
1225 Warren Ave	DB	R4	Office: Business	Mayflower Tours	P	S
1219 Warren Ave	DB	R4 or M1	Limited Industrial	Dicke Safety Products	P	S or P
1212 Warren Ave	DT	R4	Single Family			
1208 Warren Ave	DT	R4	Unimproved		Unimproved	N/A
1210 Warren Ave	DT	R4	Unimproved		Unimproved	N/A
4942 Saratoga Ave	DT	R4	Unimproved		Unimproved	N/A
4952 Saratoga Ave	DT	R4	Single Family	Dicke Safety Products	P	P
4948 Saratoga Ave	DT	R4	Single Family		P	P
835 Rogers St	DT	R4	Single Family		P	P
829 Rogers St	DT	R4	Single Family		P	P
825 Rogers St	DT	R4	Single Family		P	P
821 Rogers St	DT	R4	Single Family		P	P
817 Rogers St	DT	R4	Single Family		P	P
813 Rogers St	DT	R4	Single Family		P	P
809 Rogers St	DT	R4	Single Family		P	P
803 Rogers St	DT	R4	Single Family		P	P
747 Rogers St	DT	R4	Single Family		P	P
745 Rogers St	DT	R4	Multi-Family		P	--
739 Rogers St	DT	R4	Single Family		P	P
735 Rogers St	DT	R4	Single Family		P	P
731 Rogers St	DT	R4	Multi-Family		P	--
727 Rogers St	DT	R4	Single Family		P	P
717 Rogers St	DT	R4	Multi-Family		P	--

Going from Permitted or Special Use to Not Permitted

- P = Permitted Use
- S = Special Use
- = Not permitted

Design Guidelines

The Village currently uses the [Downtown Design Guidelines](#) to guide the exterior appearance of downtown developments that require entitlement approvals and to make suggestions to by-right developments. The guidelines are not intended to dictate architecture or building style, but rather influence the design of the building so that they adhere to the Comprehensive Plan recommendations to create pedestrian-oriented development, and to maintain a commitment to quality architecture. The guidelines cover five sections: site design, building design, building base, building middle and building top. The guidelines describe elements that support good design and provide visual references to emphasize both encouraged and discouraged elements. Design guidelines are similar to the Comprehensive Plan in that both are visionary documents but are not regulatory.

Currently, staff works with petitioners and makes recommendations to meet the design guidelines during the review process. Compliance with the design guidelines is applied as a standard for approval. The CPC explored the use of design guidelines in the downtown and determined that the current guidelines and their application are appropriate for the downtown.

Historic Preservation

The new historic preservation ordinance was established to encourage preservation of historically significant structures throughout the Village. Since its adoption in late 2015, there have been no landmark applications from downtown property owners other than the Village owned train stations. Additionally, the Comprehensive Plan identifies several buildings and sites in the downtown which may be historically significant. The CPC did not discuss the historic preservation ordinance and its application to the downtown.

Plan Commission Schedule

The Village envisions three meetings to comment on the CPC recommended regulatory framework and develop a report and recommendation to the Village Council. A schedule of topics to be covered at each meeting is shown below:

- | | |
|-----------|---|
| June 26 | <ul style="list-style-type: none">• Review process• Review roles and responsibilities of CPC, PC and Village Council• Review deliverables• Review Comprehensive Plan's Downtown Focus Area – pages 104-113• Review and comment on CPC bulk regulation recommendations• Review and comment on CPC use table |
| July 24 | <ul style="list-style-type: none">• Review June 26 meeting comments<ul style="list-style-type: none">○ Key Commission discussion items○ Staff prepared information regarding bulk and use• Review existing design guidelines and their use• Review and comment on CPC design guideline recommendations• Discuss historic preservation in the downtown |
| August 28 | <ul style="list-style-type: none">• Finalize report to the Village Council• Make recommendation to the Village Council |

Additional Links

Comprehensive Plan – adopted June 13, 2017

http://www.downers.us/public/docs/departments/com_dvlpmnt/CompPlan2017_Approved_061317.pdf

January CPC meeting agenda packet

http://www.downers.us/public/docs/board_commission/Comp_Plan_2016/Agenda-011617.pdf

February CPC meeting agenda packet

http://www.downers.us/public/docs/board_commission/Comp_Plan_2016/Agenda-022017.pdf

Downtown Design Guidelines

http://www.downers.us/public/docs/board_commission/architectural_design_review/Downtown_Design_Guidelines.pdf