

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
AUGUST 26, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Downtown Pattern Book	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested to accept the Downers Grove Downtown Pattern Book prepared by Houseal Lavigne Associates of Naperville, Illinois.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Authentic Downtown – The Heart of the Community*. Review of the *Downtown Master Plan and Vision (including Height, Density, Parking, etc.)* is identified as a High Priority of the 2007-2008 Policy Agenda.

FISCAL IMPACT

N/A.

RECOMMENDATION

Acceptance on the September 2, 2008 consent agenda.

BACKGROUND

As part of the strategic planning process, the Village Council identified reviewing the Downtown Master Plan and Vision to help maintain Downers Grove's authentic central business district. Part of these discussions focused on the appearance of the buildings in the Downtown. Many of these discussions were based on the Architectural Design Review Board's (ADRB) recommendations regarding the need for design review in the Downtown. As such, staff issued a Request for Proposal (RFP) in January 2008 to find a consultant to complete a "pattern book" for the central business district. Through a competitive process staff received ten proposals and the contract was awarded to Houseal Lavigne Associates by the Village Council on March 18, 2008.

Pattern books are often used as a first step in developing design guidelines. They help residents, Village officials and staff gauge the existing development patterns and unique architectural character in a specified area. Specifically, pattern books provide valuable insight into distinct architectural styles and features in an area, as well as site layout, building massing, streetscape and landscaping. The pattern book also provides recommendations for future actions to preserve and enhance the important architectural elements in the Downtown. If the Pattern Book is approved, staff will commence work on Downtown Design Guidelines and a Façade Improvement Program. Staff will work closely with the Downtown Management Corporation and the ADRB in the preparation of these documents.

The project began in March 2008. The consultant worked with the ADRB and staff to develop the final pattern book. Three public meetings were held by the ADRB in April, May and July to discuss and finalize the document. The ADRB recommended the Village Council accept the Downtown Pattern Book at its July 9, 2008 meeting.

ATTACHMENTS

Downers Grove Downtown Pattern Book