

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 7, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Adoption of the 2012 Downers Grove Zoning Map	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for the adoption of the Official 2012 Downers Grove Zoning Map.

FISCAL IMPACT

N/A

STRATEGIC PLAN ALIGNMENT

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

UPDATE & RECOMMENDATION

This item was discussed at the January 17, 2012 Village Council meeting. Staff recommends approval on the February 7, 2012 Active Agenda.

BACKGROUND

Pursuant to Illinois State Law, municipalities are required to publish their official zoning map annually. The map is to be adopted prior to March 31. The attached map is dated February 14, 2012.

There are several noteworthy changes from the 2011 map. The most significant of the changes is the inclusion of the areas that were annexed as part of the Village’s 2011 Strategic Plan. All of these areas currently show as R-1, the automatic classification upon annexation. The zoning of these areas will be evaluated in 2012 and may be adjusted to accommodate existing uses throughout the year. Changes, if any, would be reflected on the 2013 map.

A list of all of the changes for the 2012 zoning map is provided below:

1. Inclusion of 2011 Annexation Areas:
 - a. Northwest Area – South of Ogden, north of the BNSF Tracks, between Walnut and Belmont;
 - b. Southwest Area – Near the intersections of 63rd and Springside and 61st and Springside;
 - c. Southeast Area – 75th and Webster, 73rd Street east of Webster and the Village Square Condos at 73rd and Fairmount;
 - d. South Fairview Avenue – west side of Fairview Avenue south of 63rd Street,
 - e. Northeast Area – Five properties at the northwest corner of 39th and Glendenning.

2. 1035 Grove Street – zoning changed from DT to DB (approved by Council on September 20, 2011);
3. 5899 Walnut Avenue – property was voluntarily annexed (approved by Council on November 1, 2011) and placed in the R-1 district.

ATTACHMENTS

Ordinance

2012 Zoning Map

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Community Development **DATE:** February 7, 2012
(Name)

RECOMMENDATION FROM: n/a **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE ADOPTING AND APPROVING PUBLICATION OF THE VILLAGE OF DOWNERS GROVE 2012 ZONING MAP", as presented.

SUMMARY OF ITEM:

This ordinance will approve and authorize publication of the 2012 Village of Downers Grove, IL, Zoning Map, corrected to 02-07-12. Pursuant to state law, the Village is required to approve and publish its Zoning Map on an annual basis.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING AND APPROVING PUBLICATION OF
THE VILLAGE OF DOWNERS GROVE 2012 ZONING MAP**

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 28.401. is hereby amended to read as follows:

28.401. Zoning Map.

The boundaries of each district are set forth upon the amended zoning district map of the Village of Downers Grove titled "Village of Downers Grove, Illinois, ~~2011~~2012 Zoning Map Corrected to ~~02-15-11~~02-07-12". This zoning map is hereby incorporated into and made a part of this Zoning Ordinance as if fully set forth herein.

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:

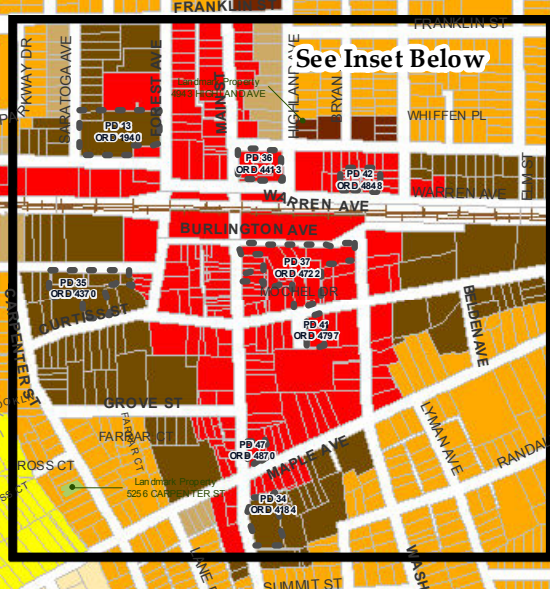
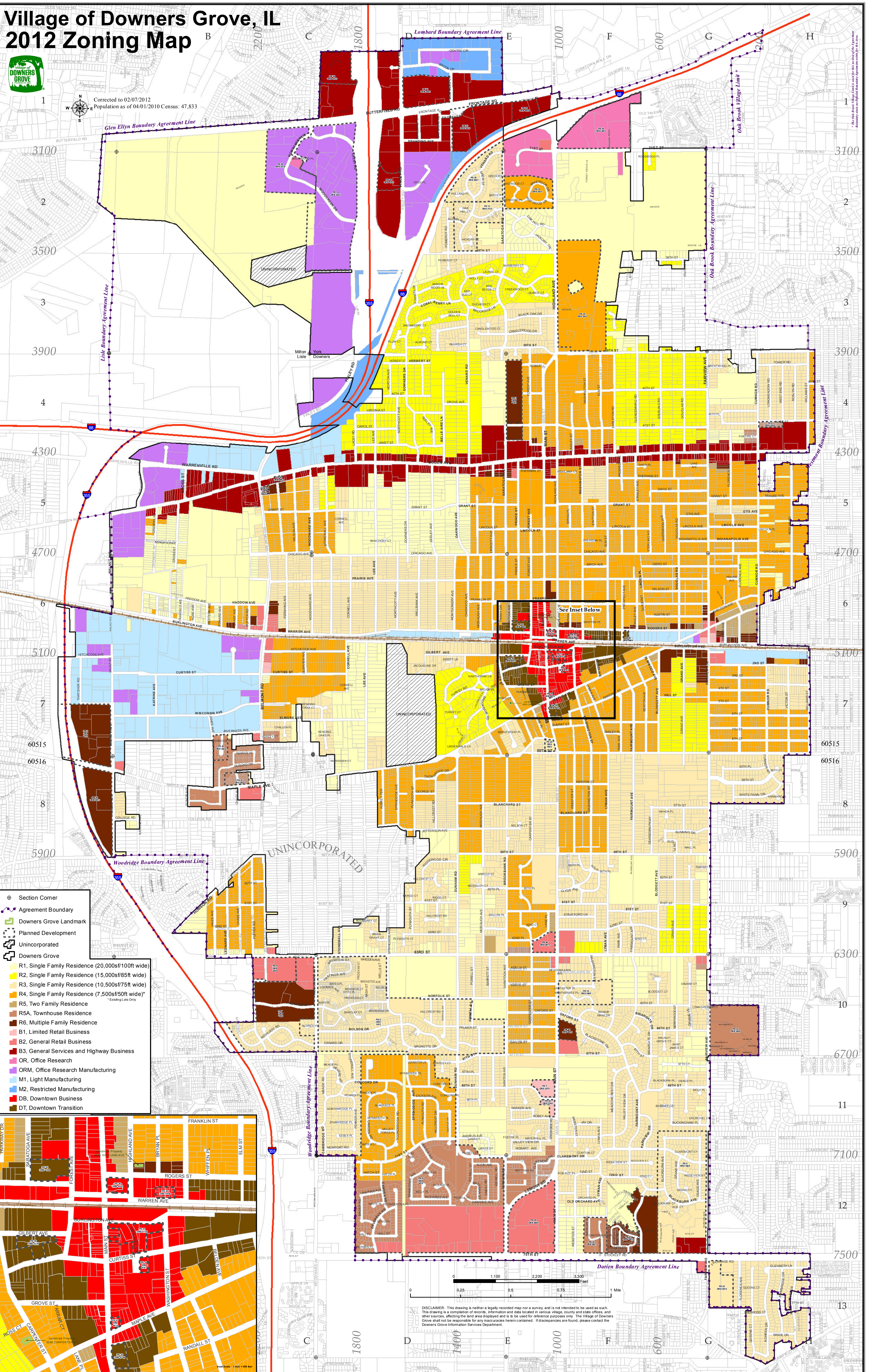
Published:

Attest: _____
Village Clerk

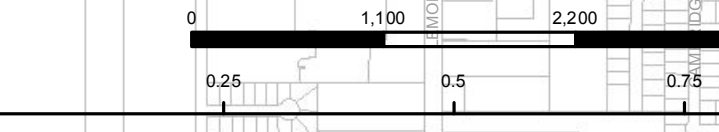
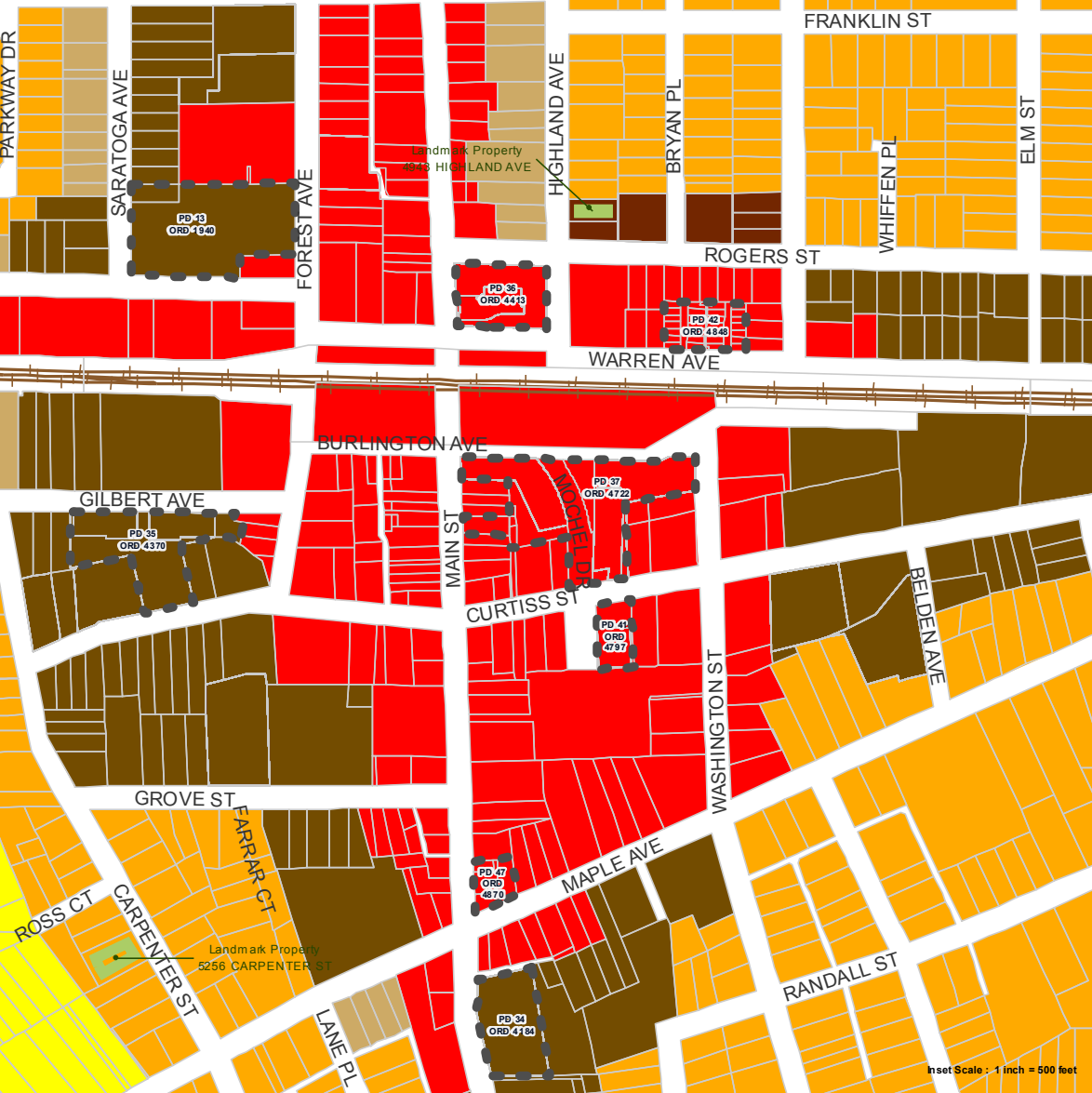
Village of Downers Grove, IL 2012 Zoning Map



Corrected to 02/07/2012
Population as of 04/01/2010 Census: 47,833



- ⊕ Section Corner
- Agreement Boundary
- ⬢ Downers Grove Landmark
- ⬢ Planned Development
- ⬢ Unincorporated
- ⬢ Downers Grove
- R1, Single Family Residence (20,000sf/100ft wide)
- R2, Single Family Residence (15,000sf/85ft wide)
- R3, Single Family Residence (10,500sf/75ft wide)
- R4, Single Family Residence (7,500sf/50ft wide)
* Existing Lots Only
- R5, Two Family Residence
- R5A, Townhouse Residence
- R6, Multiple Family Residence
- B1, Limited Retail Business
- B2, General Retail Business
- B3, General Services and Highway Business
- OR, Office Research
- ORM, Office Research Manufacturing
- M1, Light Manufacturing
- M2, Restricted Manufacturing
- DB, Downtown Business
- DT, Downtown Transition



DISCLAIMER: This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. This drawing is a compilation of records, information and data located in various village, county and state offices, and other sources, affecting the land area displayed and is to be used for reference purposes only. The Village of Downers Grove shall not be responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Downers Grove Information Services Department.