

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
APRIL 1, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Adoption of the 2014 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 2014 Downers Grove Zoning Map.

**STRATEGIC PLAN ALIGNMENT**

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

**FISCAL IMPACT**

N/A

**UPDATE & RECOMMENDATION**  
 This item was discussed at the March 18, 2014 Village Council meeting. Staff recommends approval on the April 1, 2014 Active Agenda.

**BACKGROUND**

Pursuant to Illinois State Law, municipalities are required to publish their official zoning map annually. The attached map is dated March 18, 2014.

There are several noteworthy changes from the 2013 map. A list of all of the changes for the 2014 zoning map is provided below:

1. 4249 Highland Avenue, Ogden Main Auto Spa – zoning changed from R-4 to B-3 (approved June 11, 2013)
2. 960 75<sup>th</sup> Street, Pit Stop – zoning changed from R-1 to B-2 (approved June 11, 2013)
3. 2551 Warrenville Road, VCA Arboretum Animal Hospital – zoning changed from M-1 to B-3 (approved June 11, 2013)
4. 2525 Indianapolis Avenue – zoning changed from R-1 to R-4 (approved August 13, 2013)
5. 225 Ogden Avenue, McDonald’s – portion of lot zoning changed from R-4 to B-3 (approved October 8, 2013)
6. 4200 Lacey Road, Sheltered Care Facility – portion of lot zoning changed from M-1 to R-2 (approved November 5, 2013)
7. 4245 Belle Aire Lane, Nosox, LLC – zoning changed from R-2 to B-3 (approved December 3, 2013)

**ATTACHMENTS**

- Ordinance
- 2014 Zoning Map

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Community Development **DATE:** April 1, 2014  
(Name)

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

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to adopt "AN ORDINANCE ADOPTING AND APPROVING PUBLICATION OF THE VILLAGE OF DOWNERS GROVE 2014 ZONING MAP", as presented.



**SUMMARY OF ITEM:**

This ordinance will approve and authorize publication of the 2014 Village of Downers Grove, IL, Zoning Map, corrected to 03-18-14. Pursuant to state law, the Village is required to approve and publish its Zoning Map on an annual basis.

**RECORD OF ACTION TAKEN:**

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2014 Zoning Map

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING THE 2014 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, ~~2013~~2014 Zoning Map Corrected to ~~02-12-13~~03-18-14". 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

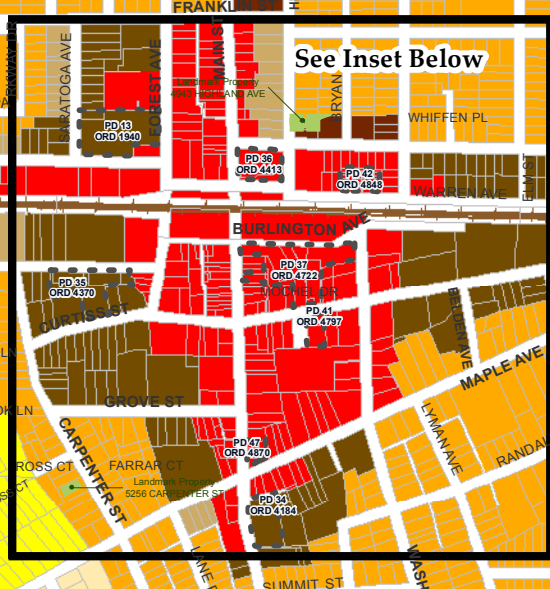
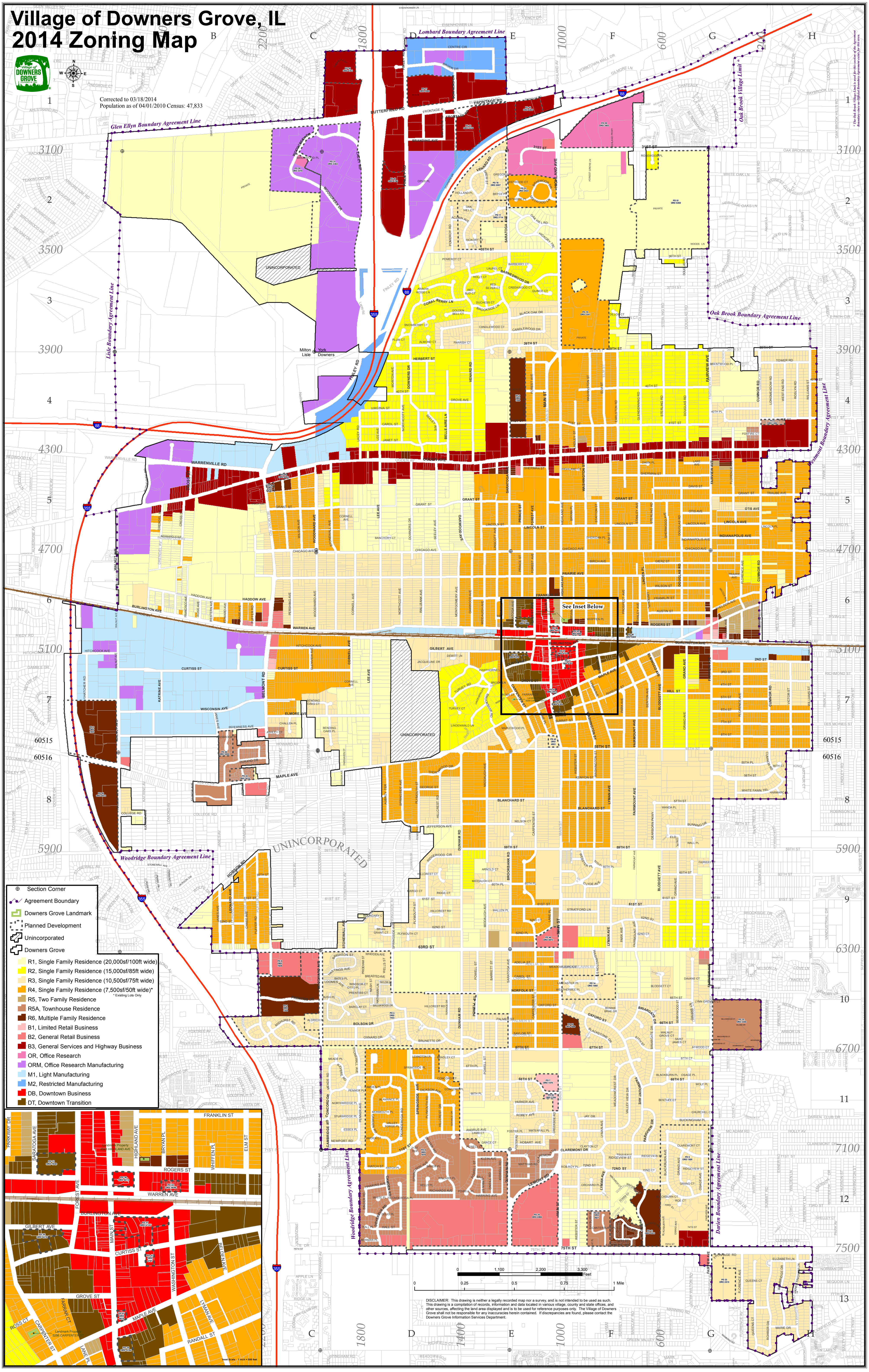
Passed:  
Published:  
Attest: \_\_\_\_\_  
Village Clerk



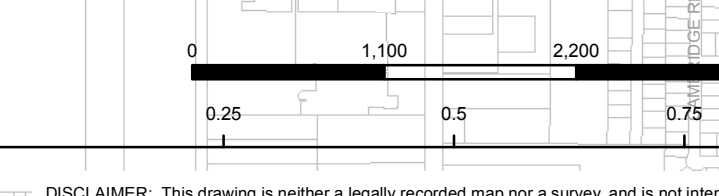
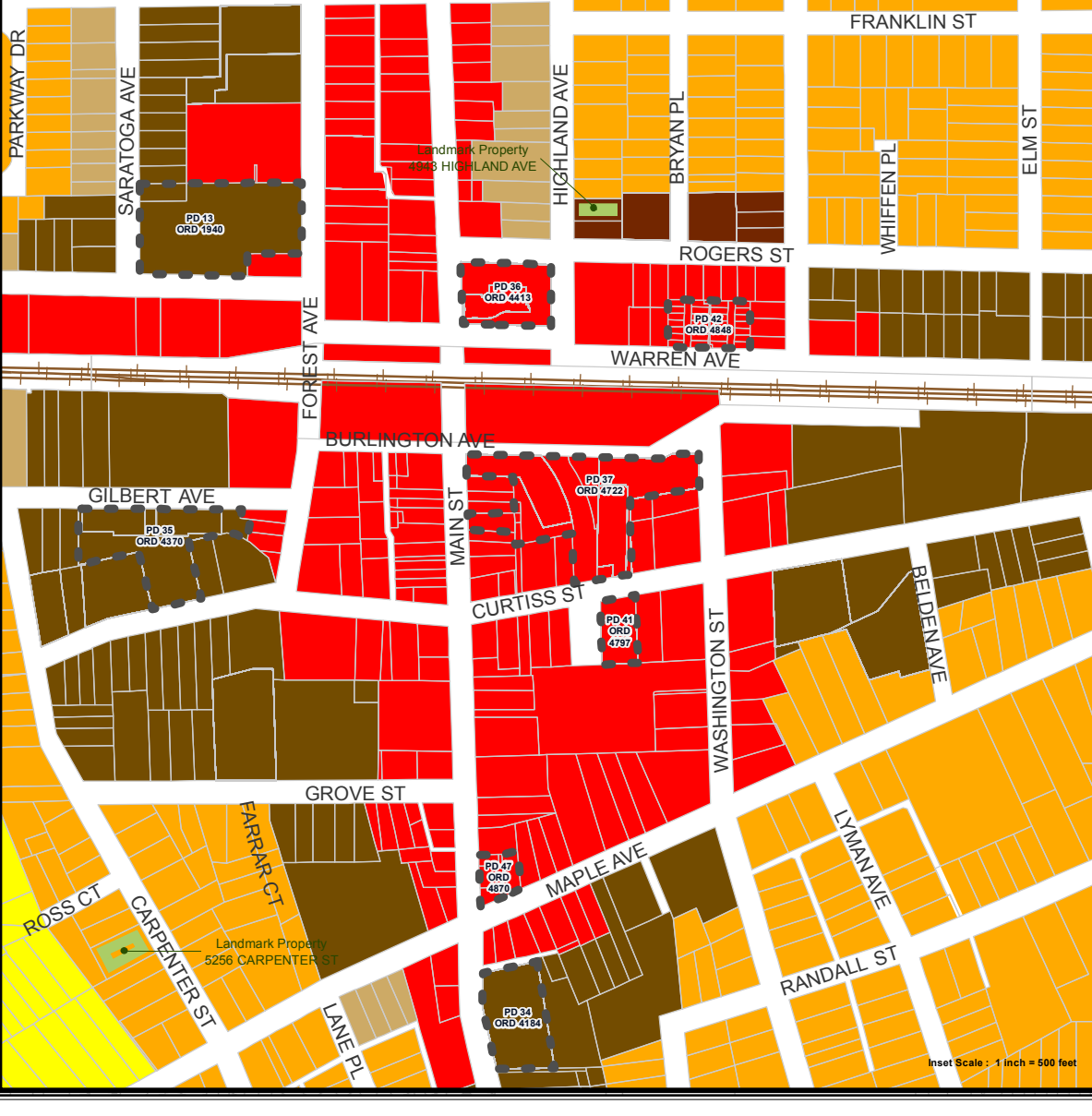
# Village of Downers Grove, IL 2014 Zoning Map



Corrected to 03/18/2014  
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)\*
- 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.

\* The Oak Brook Village Land is used by the Village of Downers Grove as a reference for the location of the Agreement Boundary shown on this Official Boundary Agreement map for this year.