

ITEM ORD 2015-6039

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**3/17/2015**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2015 Zoning Map Adoption	Stanley J. Popovich, AICP Planning Manager

**SYNOPSIS**

An ordinance has been prepared for the adoption of the official 2015 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 10, 2015 Council meeting. Staff recommends approval on the March 17 Active Agenda.

**BACKGROUND**

Pursuant to Illinois State Law, municipalities are required to publish their official zoning map annually. The attached map is dated March 17, 2015.

There are several noteworthy changes from the 2014 map. A list of all of the changes for the 2015 zoning map is provided below:

1. The Zoning Map Legend has been updated to be consistent with the zoning district designations as found in the updated Zoning Ordinance.
2. The Fairview Concentrated Business District is now outlined on the 2015 Zoning Map.
3. 2020 Ogden Avenue – zoning changed from M-1 to B-3 (approved July 8, 2014).
4. 2540 Burlington Avenue – zoning changed from R-1 to R-4 (approved August 15, 2014).
5. 332-334 39<sup>th</sup> Street – zoning changed from R-1 to R-3 (approved September 9, 2014).
6. 3815 Highland Avenue, Advocate Good Samaritan Hospital - zoning changed from R-4, Single Family Residence/PD #19 to INP-2 Campus-scale Institutional and Public District (approved December 2, 2014).
7. 4325 Fairview Avenue, Fresh Thyme Development (now 305-307 and 325 Ogden Avenue) - zoning changed from R-5, Two Family Residential to B-3/PUD #52 (approved March 3, 2015).

8. 4314-4322 Florence Avenue, Fresh Thyme Development (now 305-307 and 325 Ogden Avenue) - zoning changed from R-6 to B-3/PUD #52 (approved March 3, 2015).
9. 317-327 Ogden Avenue, Fresh Thyme Development (now 305-307 and 325 Ogden Avenue) - zoning changed from B-3 to B-3/PUD #52 (approved March 3, 2015).

**ATTACHMENTS**

Ordinance

2015 Zoning Map

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Community Development DATE: March 17, 2015  
(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 2015 ZONING MAP", as presented.



**SUMMARY OF ITEM:**

This ordinance will approve and authorize publication of the 2015 Village of Downers Grove, IL, Zoning Map, corrected to 03-17-15. 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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## 2015 Zoning Map

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

**AN ORDINANCE ADOPTING THE 2015 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 28.1.110(B) is hereby amended as follows:****28.1.110. 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, 2015 Zoning Map Corrected to 03-17-15".

**Section 2.** This zoning map is hereby incorporated into and made a part of this Zoning Ordinance as if fully set forth herein.

**Section 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 4.** That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

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 Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk

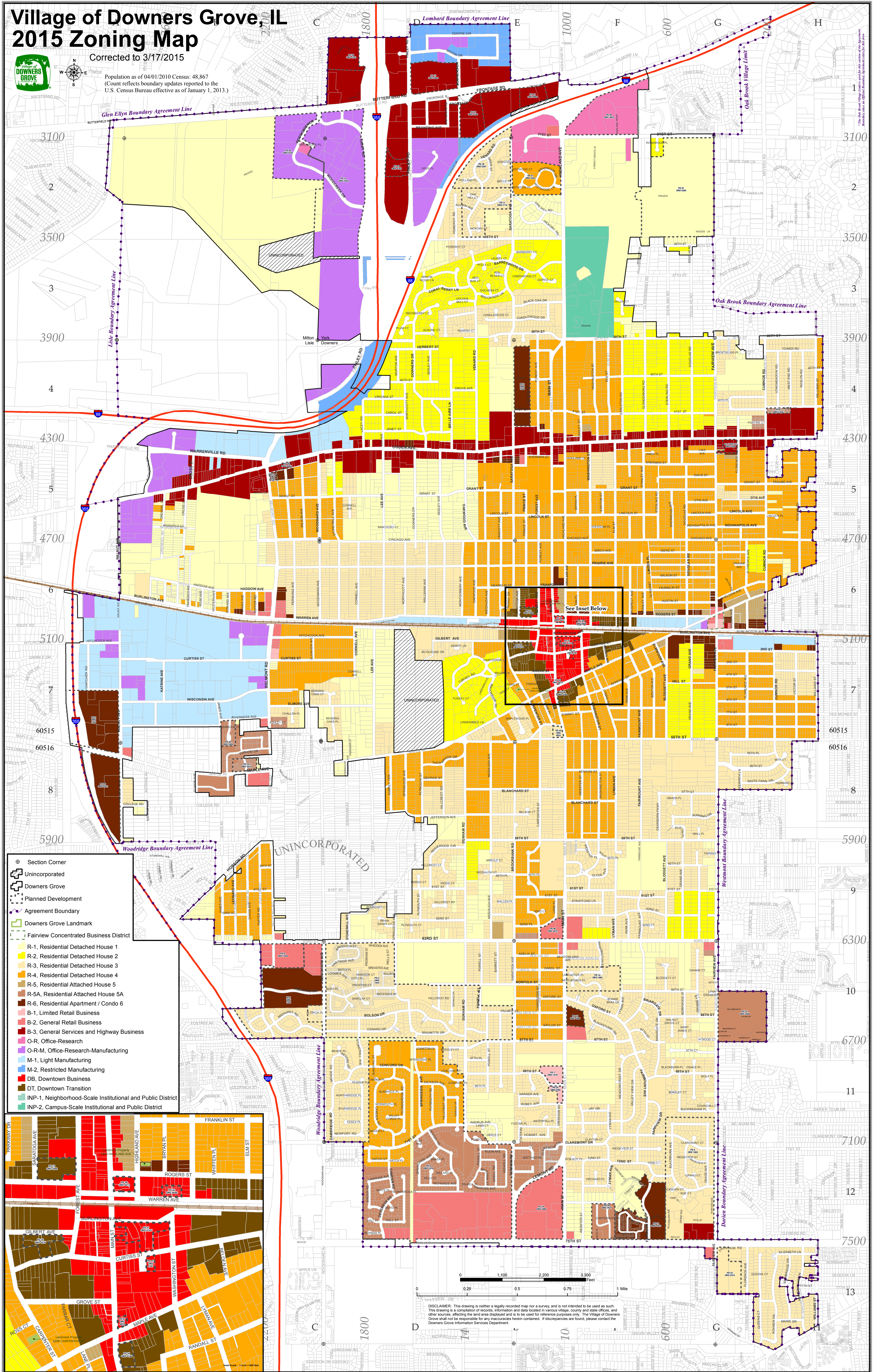


# Village of Downers Grove, IL 2015 Zoning Map

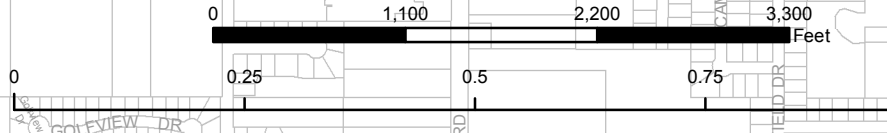
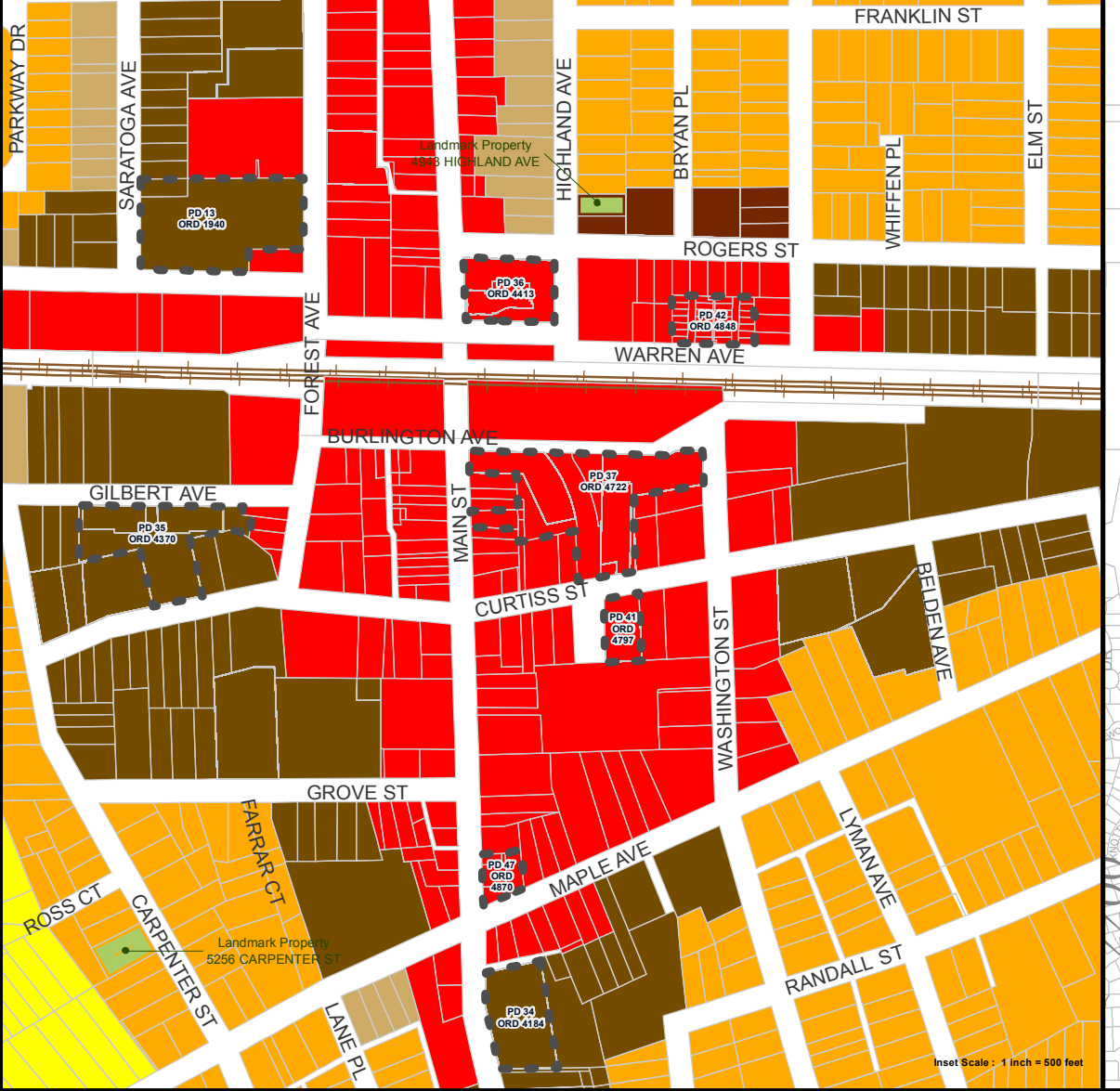
Corrected to 3/17/2015



Population as of 04/01/2010 Census: 48,867  
(Count reflects boundary updates reported to the U.S. Census Bureau effective as of January 1, 2013.)



- ⊕ Section Corner
- Unincorporated
- Downers Grove
- Planned Development
- Agreement Boundary
- Downers Grove Landmark
- Fairview Concentrated Business District
- R-1, Residential Detached House 1
- R-2, Residential Detached House 2
- R-3, Residential Detached House 3
- R-4, Residential Detached House 4
- R-5, Residential Detached House 5
- R-5A, Residential Attached House 5A
- R-6, Residential Apartment / Condo 6
- B-1, Limited Retail Business
- B-2, General Retail Business
- B-3, General Services and Highway Business
- O-R, Office-Research
- O-R-M, Office-Research-Manufacturing
- M-1, Light Manufacturing
- M-2, Restricted Manufacturing
- DB, Downtown Business
- DT, Downtown Transition
- INP-1, Neighborhood-Scale Institutional and Public District
- INP-2, Campus-Scale Institutional and Public District



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.