

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**10/4/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Comprehensive Plan Update - Downtown Focus Area - Follow-up	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A continued discussion of the Downtown Focus Area Plan within the updated Comprehensive Plan.

**STRATEGIC PLAN ALIGNMENT**

The Village Council has identified *Update to the Comprehensive Plan* and a *Review of the Downtown Zoning* as top priority action items for 2015-2017.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Provide direction on the downtown focus area plan.

**BACKGROUND**

In March 2016, the Village Council created the Comprehensive Planning Ad Hoc Committee (Committee). The Committee was charged with updating the Village's 2011 Comprehensive Plan and developing updated zoning regulations for the downtown. The Committee discussed the downtown focus area plan at great length during their May and June meetings and the Plan Commission reviewed the Committee's recommendations at their June 27 meeting.

An updated schedule for these two top priority action items is shown below:

<b>Task – Comprehensive Plan Update</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>
Village Council Discussion – Downtown Focus Area Plan	x					
Comp Planning Ad Hoc Committee – Review Draft Comp Plan	x	x				
Plan Commission – Review Draft Comp Plan			x			
Village Council – Review Draft Comp Plan				x		

<b>Task – Downtown Zoning Regulations</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>
Village Council Discussion – Downtown Focus Area Plan	x					
Comp Planning Ad Hoc Committee – Develop Zoning Regulations		x	x	x		
Plan Commission – Review Draft Zoning Regulations					x	
Village Council – Review Draft Zoning Regulations						x

The Village Council reviewed the recommendations from these two boards at the [July 12 Village Council meeting](#). The Council concurred with the board’s recommendations for:

- Downtown Policy Recommendations
- Downtown Catalyst Sites
- Downtown Development Concept

The Council discussed the Plan Commission’s recommendations for four downtown sub-areas. Based on the feedback received at the July 12 meeting, staff met with individual Council members to review the downtown block-by-block. Based on these individual meetings, staff has developed a sub-area plan for discussion and an updated project schedule for both the Comprehensive Plan and the Downtown Zoning Ordinance updates.

#### Downtown Focus Area Plan – Areas of Agreement

There are significant areas of downtown where individual Council members agreed on form, uses and functions. These areas of agreement fall into four sub-areas: Downtown Core, Downtown Edge, Neighborhood Transition and Single Family Residential. Each sub-area is described below.

#### *Downtown Core*

This area is centered within the core of the Downtown at Main and Curtiss Streets. The table below identifies the key features of this area while photos below show examples of the desired form.

<b>Description</b>	<b>Height</b>	<b>Uses</b>	<b>Form</b>
<ul style="list-style-type: none"> <li>• Maintain existing scale and streetscape</li> <li>• Walkable</li> <li>• Active sidewalks</li> <li>• Existing structures with documented historic significance should be preserved</li> </ul>	<ul style="list-style-type: none"> <li>• Respectful of existing building heights</li> <li>• Up to three stories</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use buildings</li> <li>• Retail, service, entertainment, public- 1st floor</li> <li>• Office and multi-family residential- 2<sup>nd</sup> and 3<sup>rd</sup> floors</li> <li>• Institutional uses</li> <li>• No auto-oriented uses</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings at or near sidewalk</li> <li>• Buildings built property line to property line</li> <li>• Sidewalks from curb to building</li> <li>• Street trees in tree grates</li> <li>• Parking - on-street, public lots, parking deck, rear of buildings</li> <li>• Follow established design guidelines (base, middle, top)</li> </ul>



Core streetscape



Core streetscape

*Downtown Edge*

This area surrounds the Downtown Core to the north, east and south and is located between the downtown core and neighborhood transition areas. As such, development in this area could have varying characteristics depending on its location. Those edge areas that are near the core should exhibit some characteristics of the core, such as buildings located on or near property lines. Those edge areas near transition areas should exhibit some characteristics of the transition, such as green front yards. Depending on the location of the property and the make-up of the surrounding area, a single-use or mixed-use building is appropriate in this area. The table below identifies the key features of this area while photos below show examples of the desired form.

Description	Height	Uses	Form
<ul style="list-style-type: none"> <li>• Scale similar to Acadia on the Green, Station Crossing and Marquis on Maple</li> <li>• Streetscape dependent on location</li> <li>• Walkable</li> <li>• Active sidewalks</li> <li>• Location influences desired characteristics</li> <li>• Core characteristics for properties near core</li> <li>• Transition characteristics for properties near transition</li> <li>• Existing structures with documented historic significance should be preserved</li> </ul>	<ul style="list-style-type: none"> <li>• Up to six stories</li> </ul>	<ul style="list-style-type: none"> <li>• Single-use and mixed-use buildings appropriate dependent on location</li> <li>• Mix of uses throughout edge</li> <li>• Retail, service, entertainment, office, multi-family residential</li> <li>• Institutional</li> <li>• No auto-oriented uses</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Acadia on the Green, Station Crossing or Marquis on Maple</li> <li>• Front and side yards dependent on location</li> <li>• Follow established design guidelines (base, middle, top)</li> </ul>



Development near core



Development near transition

*Neighborhood Transition*

This area is primarily located southwest of the downtown core with small pockets near existing single family residential areas. The table below identifies the key features of this area while photos below show examples of the desired form.

Description	Height	Uses	Form
<ul style="list-style-type: none"> <li>• Residential neighborhood</li> <li>• Walkable</li> <li>• Green space</li> <li>• Quiet sidewalks</li> <li>• Existing structures with documented historic significance should be preserved</li> </ul>	<ul style="list-style-type: none"> <li>• Respectful of existing building heights</li> <li>• Up to three stories</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family and multi-family residential</li> <li>• Office (e.g. attorney, architect, insurance agency)</li> <li>• Service (e.g. beauty salon)</li> <li>• Home occupations</li> <li>• Institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings setback from street and side property lines</li> <li>• Street trees in green parkways</li> <li>• Sidewalks separated from curb</li> </ul>



Multi-Family Residential



Single Family Residential



Residence converted to office



Residence that could be converted to office

### *Residential*

The four properties on the north side of Gilbert Avenue immediately west of Immanuel Residences have been recommended for removal from the Downtown Focus Area. It is recommended that these properties be returned to a residential classification.

### Downtown Focus Area Plan – Additional discussion needed

While the majority of the downtown focus area plan is clearly articulated, there remain six areas that require additional discussion. These areas are identified below.

#### *Area #1 - Saratoga Avenue and Franklin Street - Downtown Edge or Neighborhood Transition*

Located at the southeast corner of Saratoga Avenue and Franklin Street, this area currently houses St. Andrews Episcopal Church and single family residential buildings to the south. To the west are residential properties while to the east and south, there are large multi-family residential buildings.

#### *Area #2 – North Main Street and North Forest Avenue – Downtown Edge or Neighborhood Transition*

The area immediately south of Franklin Street is currently improved with low commercial buildings and single family homes converted to commercial uses. On the west side of Forest Avenue are bulky multi-family developments while Highland Avenue is single family residential. Downtown Edge is proposed for the south while St. Joseph church and school are immediately north.

#### *Area #3 – South side of Rogers Street between Washington Street and Prospect Avenue – Downtown Edge, Neighborhood Transition or Single Family Residential*

Located on the northern edge of downtown, both sides of this stretch of Rogers Avenue are primarily single family residential housing. To the west of this block, Downtown Edge is proposed while to the east is Downtown Transition. The future land use plan identifies single family residential to the north.

#### *Area #4 – North side of Warren Avenue between Washington Street and Prospect Avenue - Downtown Edge or Neighborhood Transition*

Located on the north side of Warren Avenue and the BNSF railroad tracks, this block is a mix of single family residential, multi-family residential and service businesses. To the west is Downtown Edge and to the east is Downtown Transition.

*Area #5 – West side of Main Street between Grove Street and Maple Avenue – Downtown Core or Downtown Edge*

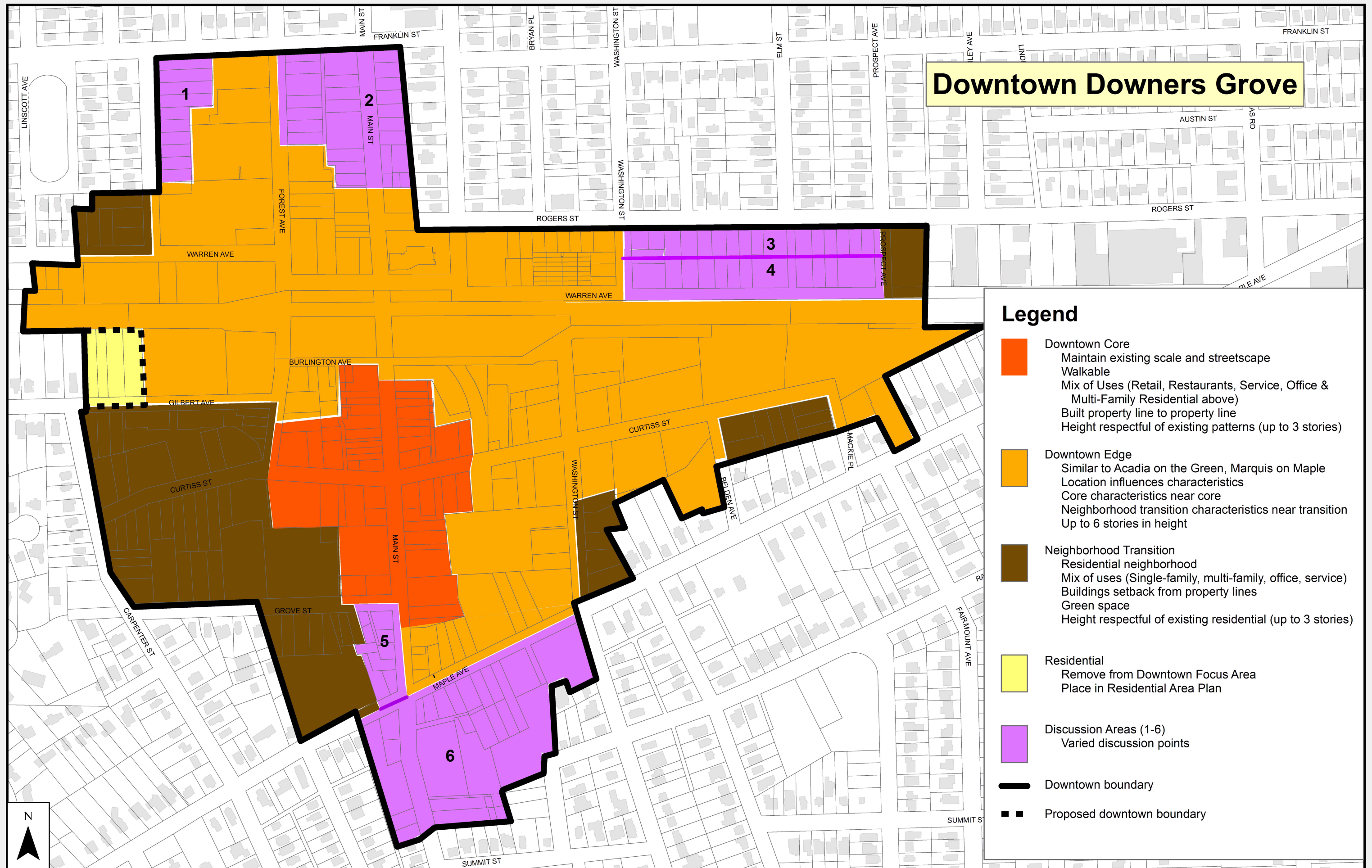
This block has seen recent improvements with the construction of the One Smooth Stone building and the new Oakley Home Builders office, both two story buildings. The south side of this block is prime for redevelopment. The recently approved Main & Maple development will be constructed immediately east of this block. To the south is a one-story commercial building while the 1<sup>st</sup> United Methodist Church is to the west.

*Area #6 – South side of Maple Avenue and the intersection of Main Street – Downtown Core or Downtown Transition*

This area is a mix of single family residential, single family homes converted to commercial uses, commercial buildings and a high density multi-family residential building. To the north is primarily Downtown Core while to the east, south and west, single family residential is the primary land use.

## **ATTACHMENTS**

Downtown Focus Area Map



# Downtown Downers Grove

## Legend

- Downtown Core**  
 Maintain existing scale and streetscape  
 Walkable  
 Mix of Uses (Retail, Restaurants, Service, Office & Multi-Family Residential above)  
 Built property line to property line  
 Height respectful of existing patterns (up to 3 stories)
- Downtown Edge**  
 Similar to Acadia on the Green, Marquis on Maple  
 Location influences characteristics  
 Core characteristics near core  
 Neighborhood transition characteristics near transition  
 Up to 6 stories in height
- Neighborhood Transition**  
 Residential neighborhood  
 Mix of uses (Single-family, multi-family, office, service)  
 Buildings setback from property lines  
 Green space  
 Height respectful of existing residential (up to 3 stories)
- Residential**  
 Remove from Downtown Focus Area  
 Place in Residential Area Plan
- Discussion Areas (1-6)**  
 Varied discussion points
- Downtown boundary**
- Proposed downtown boundary**