



**MANAGER'S REPORT FOR NOVEMBER 11, 2016**  
**GENERAL INFORMATION AND RESPONSES TO MAYOR & COMMISSIONER REQUESTS**

***Places to be this Week...***

**Village Council Meeting** - The next Village Council meeting will be held on **November 15 at 7:00 p.m. in the Council Chambers** at Village Hall.

***Future Calendar Reminders...***

**Coffee with the Council** - Coffee with the Council will be held on **Saturday, November 19 from 9:00 a.m. to 10 a.m.** at the Downers Grove Public Library, 1050 Curtiss Street.

**Village Council Meeting** - The Village Council meeting will be held on **November 22 at 7:00 p.m. in the Council Chambers** at Village Hall.

**Proclamations**

World Pancreatic Cancer Day - November 15, 2016

**Fall Street Sweeping Update**

The Village's contractor, K. Hoving, completed the second fall street sweeping cycle. The third and final street sweeping cycle is anticipated to occur the week after the Thanksgiving holiday,

**Permeable Sidewalk Demonstration**

Five squares of permeable concrete sidewalk were installed at 4702 Florence this week. Permeable concrete is a special type of concrete that allows water to pass directly through, reducing runoff. These sidewalk squares were donated to the Village by Spancrete, who also assisted with the installation. Village staff will monitor the performance and longevity of the material before recommending additional use of this product.



## **Attachments**

Letter to Downtown Property Owners



# Important Message to Downtown Property Owners

**You are invited to participate in ongoing public discussions of the Village's Comprehensive Planning Ad Hoc Committee. A focus of the Committee over the next three months will include potential changes to zoning regulations in the Downtown. The next meeting takes place on November 14, 2016 at 7:00pm at the Downers Grove Village Hall. More information about the Committee is available online at:**

<http://www.downers.us/govt/boards-commissions/comprehensive-planning-ad-hoc-committee>

Since it began meeting in April 2016, the Committee has met regularly to discuss proposed updates to the Village's Comprehensive Plan, which includes a Downtown Focus Area Plan. The Committee is also charged with developing a regulatory framework that allows the Village to align the vision (Comprehensive/Focus Area Plans) with the regulations for downtown development (Zoning Ordinance). The regulatory framework discussion beginning on November 14 will include:

- **Proposed revisions to the Zoning Ordinance and Zoning Map**
- **Improvements to building permit processes and procedures**
- **Effects these changes may have on property rights and regulations in the downtown**

Proposed revisions to the Downtown Focus Area plan are summarized below and reflected in the attached draft plan. The Village Council has discussed this topic at meetings on [July 12, 2016](#) and [October 2, 2016](#). Primary objectives of the revised plan related to the Downtown include:

- **Creation of a Downtown Core area** - This core area, centered at Main and Curtiss Street is envisioned to permit similar uses and building setbacks as permitted in the existing Downtown Business (DB) zoning district, with building heights of no more than 3-4 stories.
- **Creation of a Downtown Edge area** - This area is anticipated to be similar to the existing regulations in place for the DB zoning district, with the exception that developments further from the Downtown Core provide additional green space around any proposed buildings. Uses would also remain the same as the DB zoning district.
- **Modification of the existing Downtown Transition area** - The Downtown Transition (DT) zoning district is proposed to be expanded in some areas and contracted in others.
- Updates to Catalyst Sites based on developments since the 2011 Comprehensive Plan.
- Updates to Key Concepts including stormwater management best management practices, an examination of a potential pedestrian underpass near the Downtown Metra station, and the inclusion of motorcycle and bicycle parking.

The entire Comprehensive Plan is also scheduled for review by the Committee on November 14, before being presented to the Plan Commission on December 5. It is anticipated that the updated Comprehensive Plan will be considered by the Village Council in January 2017.

## Key Focus Areas

# Downtown Functional Subareas

Downtown is often referred to, and treated as, a single place. While it is true that Downtown is a unique destination in the community, it is actually comprised of several distinct areas, with different form, uses, conditions, characteristics and potentials. The Downtown Subarea Plan addresses the specific needs of each "Functional Subarea" area and establishes recommendations for the improvement and enhancement of each area in the future, including appropriate uses and intensities.

