

Staff Responses to Council Questions

September 12, 2017

15. Manager's Report - Committee Room

A. Information: Discussion of Downtown Development Regulation Framework

If and when downtown management was briefed on our latest comp plan, including changes to zoning? If they were in fact recently briefed on these proposed changes, what was the feedback?

The Downtown Management Corporation has not provided formal comments on the proposed Downtown zoning framework. The Downtown Management Corporation has been engaged in and informed about the process in the following manner:

- A representative of the Downtown Management Corporation Board, Ed Kalina, served on the Comprehensive Plan Committee
- Downtown Management Corporation Executive Director Linda Kunze attended Comprehensive Plan Committee meetings in January and February, during which discussion of the zoning framework took place
- Village staff regularly informed the Downtown Management Corporation and its Board Members by providing updates and sharing information about upcoming meetings and discussions on the topic
- The Village developed an informational brochure and provided it to the Downtown Management Corporation in November 2016 to be shared with its membership (see attached)
- Downtown Management Corporation Board Chairman Graham Mosey has been extensively involved, attending the February Comprehensive Plan Committee meeting and a Village Council Meeting to share individual concerns and encouraging other Board members and interested stakeholders to engage in the process.

What are the expected date(s) for certificates of occupancy for the Marquis on Maple condos; the Maple & Main apartments; and Burlington Station?

The Marquis on Maple has indicated they would like to begin occupancy of selected units in October 2017. The Burlington Station is anticipated to open in May 2018. The Maple and Main development is anticipated to open in late spring / early summer 2018.

What are the dwelling units per acre figures for the Marquis on Maple condos; the Maple & Main apartments; Burlington Station; Acadia on the Green; Station Crossing and Morningside Square?

Development	Dwelling units per acre
Maple & Main	132
Burlington Station	81
Acadia on the Green	61
Current Village regulations	54
Marquis on Maple	54
Station Crossing	48
Morningside	36

Attachments

Informational Brochure for Downtown Property Owners
rEmarks are attached.



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:

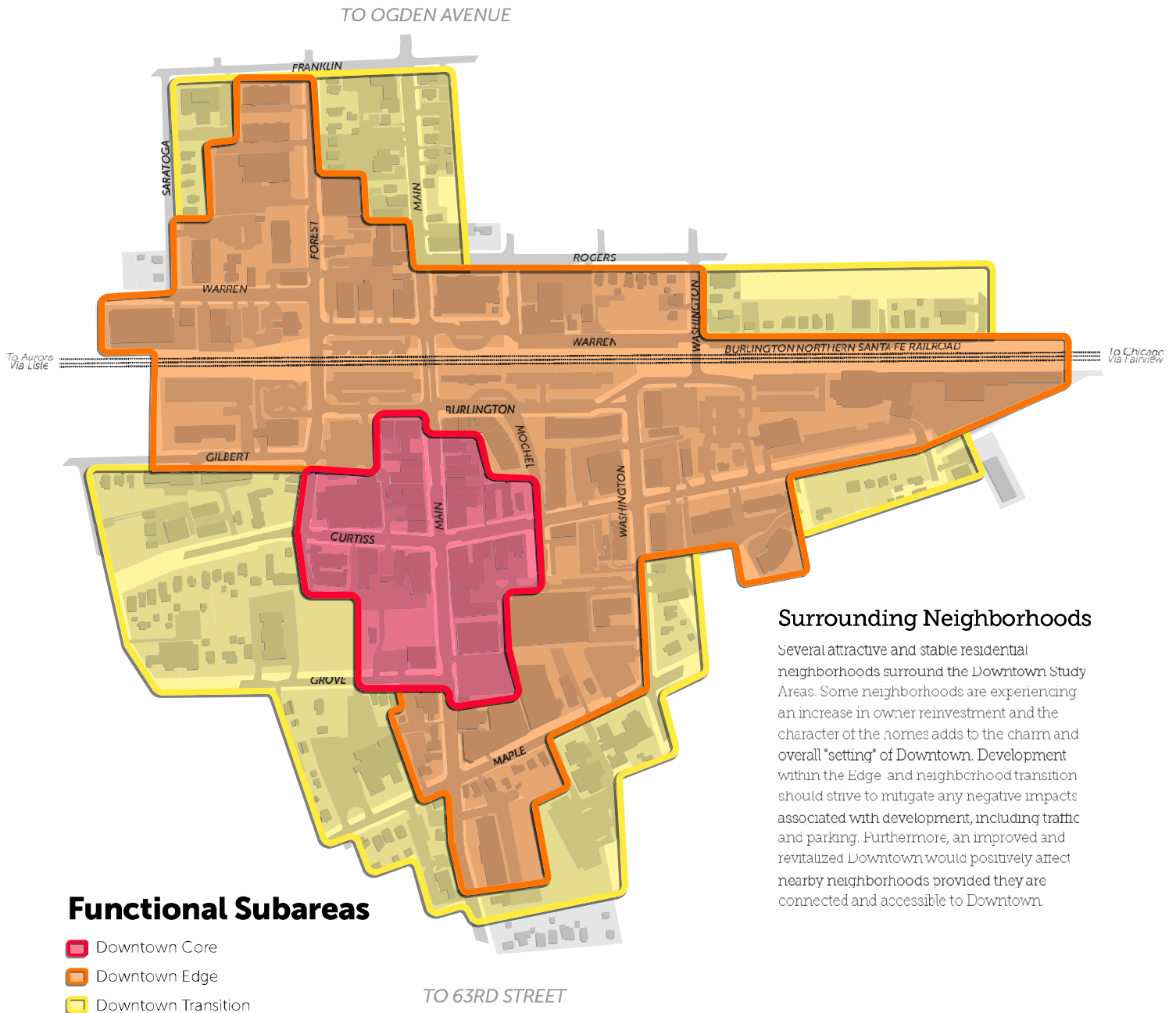
- **Creation of a Downtown Core area** - This core area, centered at Main and Curtiss Street is envisioned to permit similar uses and building setbacks as permitted in the existing Downtown Business (DB) zoning district, with building heights of no more than 3-4 stories.
- **Creation of a Downtown Edge 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.





rRemarks Data for September 12, 2017 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
Active	C. RES 2017-7414 A resolution authorizing an agreement with Flavorchem Corporation providing for a license with respect to Brook Drive	I commented on behalf of Elite Electronic Engineering Inc. (1516 Centre Circle) at the Council meeting on 9/5 to oppose RES 2017-7414 alongside several other property and business owners in Brook Drive and Centre Circle who commented on 9/5. I have been circulating a petition to the affected business and property owners to oppose the resolution and will be delivering it at the meeting on 9/12.	Kevin Halpin, 1516 Centre Circle, Downers Grove