

VILLAGE OF DOWNERS GROVE
Report for the Village
11/14/2017

SUBJECT:	SUBMITTED BY:
Downtown Development Regulatory Framework	Stan Popovich, AICP Director of Community Development

SYNOPSIS

Discussion of the proposed downtown development regulatory framework developed by the Comprehensive Planning Ad Hoc Committee and the Plan Commission in accordance with Village Council direction.

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

UPDATE & RECOMMENDATION

This item was discussed at the September 12 and October 17, 2017 Village Council meetings. The item is scheduled for continued discussion at the November 14, 2017 Village Council meeting.

BACKGROUND

The Village Council has discussed the downtown development regulatory framework at two recent meetings, the [September 12, 2017](#) meeting and the [October 17, 2017](#) meeting. Below are proposed changes based on past Council discussion and items which require further discussion and direction.

Map Revisions

There are two areas that are recommended to be changed to a different zoning classification based on recent Council discussions:

Area 1 – Southwest corner of Rogers Street and Washington Street

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DT (Downtown Transition)
- Proposed Change: DE-1 (Downtown Edge-1)
- Comments: These properties are currently improved with single family homes that remain single family or have been converted to office or multi-family dwellings. The conversion of these smaller lots to a DT classification which requires additional setbacks may limit the developable area of each

lot. Furthermore, this is a mid-block zoning district change that would allow taller and denser properties to be constructed to the south and west of these properties.

Area 2 – Southwest corner of Forest Avenue and Gilbert Avenue

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DT (Downtown Transition)
- Proposed Change: DC (Downtown Core)
- Comments: These four small properties that front Forest Avenue have older single family homes that are currently used for both service, office and residential uses. These four properties could be consolidated into a single redevelopment opportunity or could continue to function as they are currently used today. The required setbacks in a DT zoning classification would limit the developable area of each lot.

There are four areas where property owners had commented on the original recommendations and Council had yet to provide direction. Staff would encourage additional discussion on these four areas:

Area 3 – East side of Main Street between Rogers Street and Franklin Street

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DT (Downtown Transition)
- Potential Change: DE-2 (Downtown Edge-2)
- Comments: This area is principally single family homes that have been converted to office uses. The increased setback requirements in the DT classification may limit the developable area on each lot which may in turn decrease redevelopment opportunities.

Area 4 – Northeast corner of Maple Avenue and Washington Street

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DT (Downtown Transition)
- Potential Change: Additional Council discussion and direction is needed
- Comments: At the staff held community meetings, property owners expressed concern regarding the proposed conversion of this area to Downtown Transition (DT). Concerns included the additional setback requirements which may limit the amount of developable area of each lot and the limitation of permitted uses.

Area 5 – Northwest corner of Maple Avenue and Washington Street

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DE-2 (Downtown Edge-2)
- Potential Change: Additional Council discussion and direction is needed
- Comments: A single parcel at this corner is designated as Downtown Edge-2. Because this DE-2 designation is not adjacent to or abutting to any other DE-2 designation, this could be construed as a spot zoning classification. This is also a mid-block zoning district change. This area may be better suited to be designated DE-1, similar to the rest of the block.

Area 6 – 5109 and 5111 Main Street

- Current Zoning: DB (Downtown Business)
- Original Recommendation: DC (Downtown Core)
- Potential Change: Additional Council discussion and direction is needed
- Comments: The property owners at this location met with staff to discuss their concerns regarding the proposed height allowance at this location. The proposed DC zoning classification would allow a maximum of three stories not to exceed a maximum building height of 40 feet. The property owners

expressed a desire to be permitted to build up to four stories to match the adjacent Acadia on the Green building.

Uses

The Village Council requested staff consider additional uses in the Downtown Transition area. The table below identifies the Council identified uses and a recommendation.

DT Use List	Recommendation
Animal Services – Grooming	Permitted use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Animal Services – Veterinary Care	Special use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Research Services	Special use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Wine Boutique	Permitted use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Financial Services	Permitted use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Retail Sales – Convenience Goods	Permitted use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Retail Sales – Consumer Shopping Goods	Permitted use (maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit)
Artisan Industrial	<p>Not Permitted</p> <ul style="list-style-type: none"> • Businesses such as Board & Brush are classified as Consumer Shopping Goods which are currently a permitted use in the DB district. They are proposed to remain a permitted use in the DC, DE-1 and DE-2 districts. • In the existing DT district, only art galleries and studios up to 2,500 square feet within the Consumer Shopping Goods category are permitted. As currently proposed, it would remain the same. • Breweries are classified as Limited Industrial and are not currently permitted in either the existing DB or DT districts. Breweries that distribute have external impacts on adjacent properties. Beer tasting rooms would be classified as a wine boutique. See above for a description.
Drive-Through Use	<p>Not permitted</p> <ul style="list-style-type: none"> • Drive through uses are not appropriate in areas where pedestrian walkability is encouraged. They create voids in the streetwall and can create pedestrian and vehicle conflicts

	<p>in the DT area that is principally residential with some minor office and service uses.</p> <ul style="list-style-type: none"> Existing drive-throughs can continue to remain as lawful non-conforming uses until such time as they are abandoned. If the use is abandoned, the property owner has six months to re-establish the drive-through use.
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Additional Public Participation

Council members expressed interest in creating additional opportunities for the public to participate in the discussion on downtown development projects earlier in the process. The following outlines a proposal for additional public comment:

Applicability:	Projects which require any type of approval by the Village Council that are located in any one of the four following zoning districts: DC, DE-1, DE-2 and DT.
Meeting Type:	Open house held by the developer at Village Hall. Village staff would be present at the meeting to observe.
Meeting timing:	Open house to occur prior to a formal submittal for staff review.
Discussion parameters:	Discussion to be held exclusively on implementation of design guidelines. Topics which will not be open for discussion include: bulk standards, traffic, parking, or uses.
Meeting notification:	Developer will be required to notify property owners within 250 feet of the subject property, following current Village requirements.

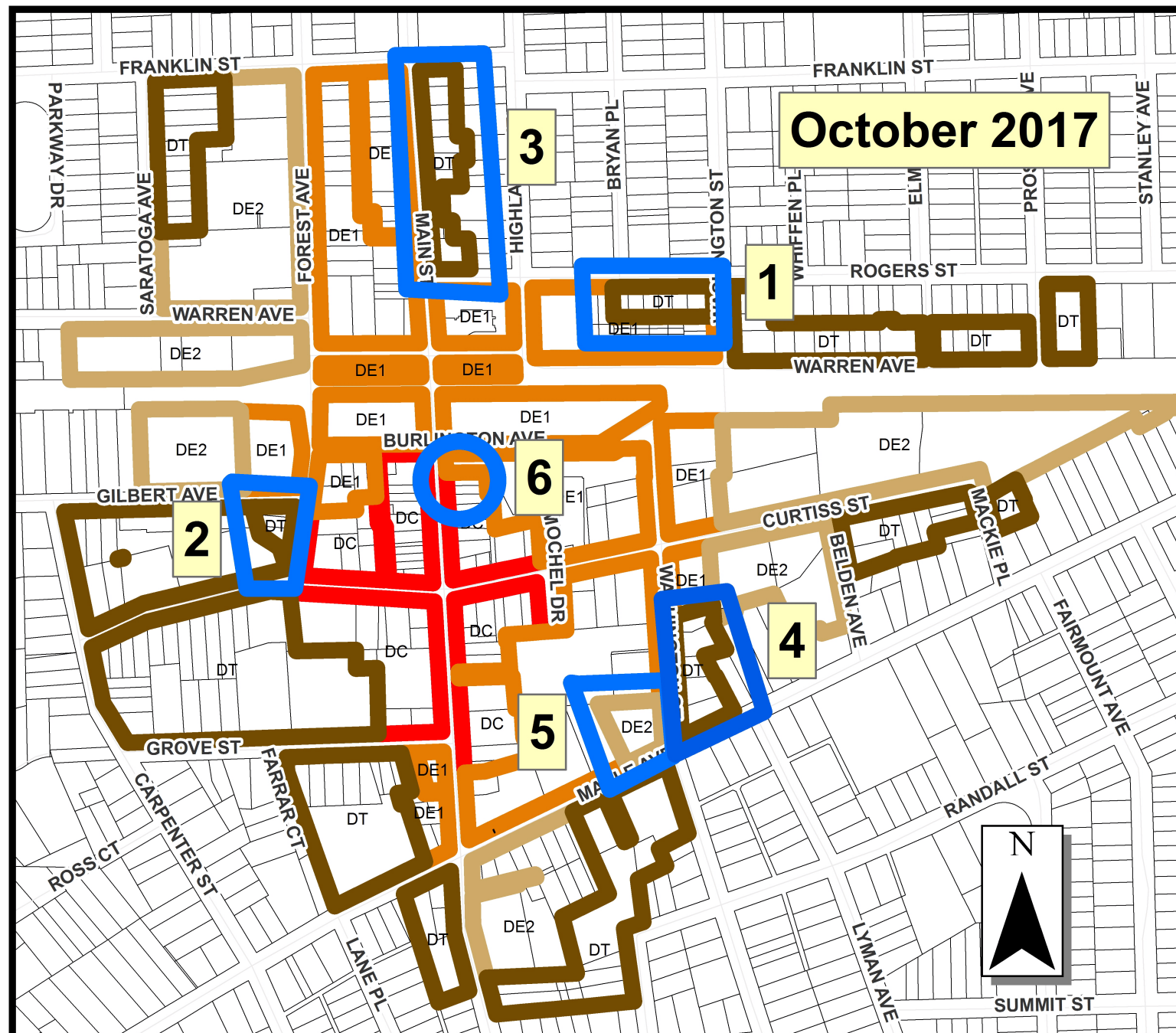
Proposed Schedule for the completion of Downtown Zoning:

November 14, 2017	Village Council discussion of regulatory framework
November 21, 2017	Village Council consideration of motion to direct staff to pursue ordinance revisions to implement the downtown regulatory framework.
December 2017 – March 2018	Staff preparation of ordinances to implement the downtown regulatory framework.
April 2018	Village Council review of draft ordinance language and consideration of a motion to direct staff to implement the ordinances as drafted.
May 2018 – December 2018	<p>Implementation of Council direction including Zoning Map Amendments (Rezoning) and Zoning Ordinance Text Amendments as necessary. This process would include:</p> <ul style="list-style-type: none"> Open houses for business and property owners within the

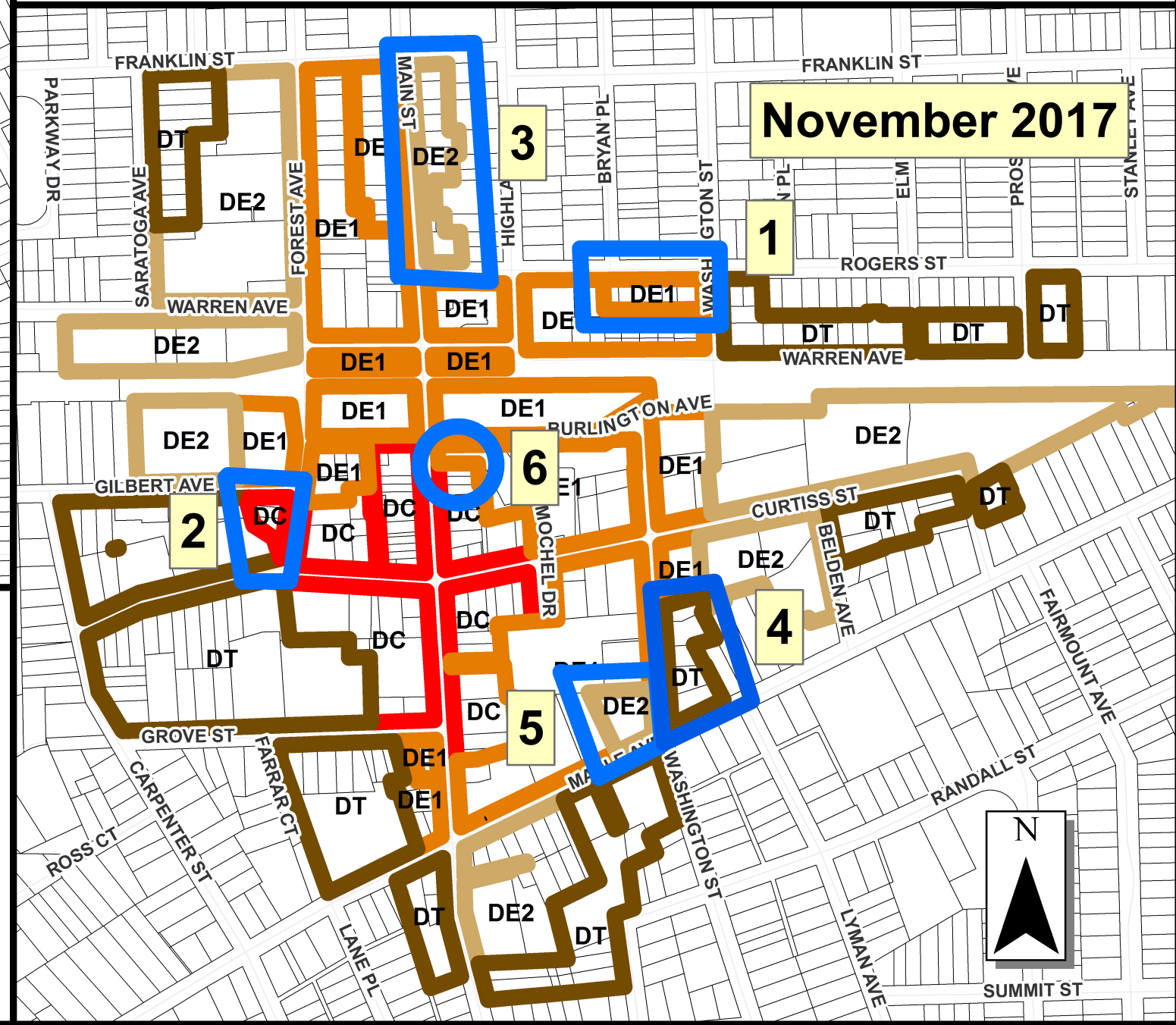
	<p>Downtown Focus Area</p> <ul style="list-style-type: none">• Information postings on Village’s Downtown Zoning webpage• Meetings between staff and business or property owners as requested• Publication of public hearing notices in newspaper• Public hearing notices mailed to all owners of property proposed for rezoning• Public hearing notices mailed to all property owners within 250 feet of a proposed rezoning• Posting of signs regarding rezonings• Publication of meeting agendas on the Village website• Public hearing before the Plan Commission• Meetings before the Village Council
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ATTACHMENTS





Downtown Zoning Maps
5109-5111 Main Street Height Exhibits



Downtown Regulatory Framework



Proposed Zoning Districts

-  Downtown Core
-  Downtown Edge-1
-  Downtown Edge - 2
-  Downtown Transition

**5109 - 5111 Main Street
Existing Conditions**



**5109 - 5111 Main Street
Proposed DC height
(40 ft / 3-story max)**

