

VILLAGE OF DOWNERS GROVE
Report for the Village
12/12/2017

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

SYNOPSIS

A motion is requested to approve the Downtown Development Regulatory Framework and to direct staff to begin preparation of ordinances to implement the approved Downtown Development Regulatory Framework.

STRATEGIC PLAN ALIGNMENT

The Village Council 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

Approval on the December 19, 2017 active agenda.

BACKGROUND

The Village Council discussed the downtown development regulatory framework at the September 12, October 17 and November 14, 2017 meetings. Based on the direction provided during those meetings, the following downtown regulatory framework is proposed:

Zoning Districts

The proposed regulatory framework would create the following zoning districts in the downtown:

- DC – Downtown Core
- DE-1 – Downtown Edge-1
- DE-2 – Downtown Edge-2
- DT – Downtown Transition

The location of these proposed districts are shown on the attached map.

Proposed Bulk Regulations

The proposed bulk regulations for each of the four proposed zoning districts are shown below:

	Proposed Districts			
	Downtown Core (DC)	Downtown Edge - 1 (DE-1)	Downtown Edge - 2 (DE-2)	Downtown Transition (DT)
How tall can my building be?				
Maximum Height	40 feet / 3-stories	72 feet / 6 stories	60 feet / 5 stories	36 feet / 3 stories
Minimum Height	24 feet / 2 stories	24 feet / 2 stories	No minimum	No minimum
How close can I build to my property lines?				
Front	0 feet	0 feet	10 feet	To be examined further
Side	0 feet	5 feet or 10% of lot width	5 feet or 10% of lot width	5 feet or 10% of lot width
Rear	0 feet	10 feet	10 feet	To be examined further
If I wanted to build apartments on my property, how many could I build?	48 per acre	62 per acre	54 per acre	25 per acre
How many parking spaces would I need for each apartment?	1.4 per apartment	1.4 per apartment	1.4 per apartment	2 per apartment
How many parking spaces would I need for a business?	0	0	0	Varies based on tenant

Uses

The proposed permitted and special uses for each of the four zoning districts is shown in the attached use list table.

Design Guidelines

The regulatory framework calls for the design guidelines to be updated and tailored to each of the four zoning districts. The design guidelines will continue to be implemented in the current manner.

Public Participation – To be considered at a later date

This portion of the project is separated from the above regulatory framework and will proceed on its own track. Additional information concerning other public participation models will be presented to the Village Council in early 2018.

Proposed Schedule for the completion of Downtown Zoning:

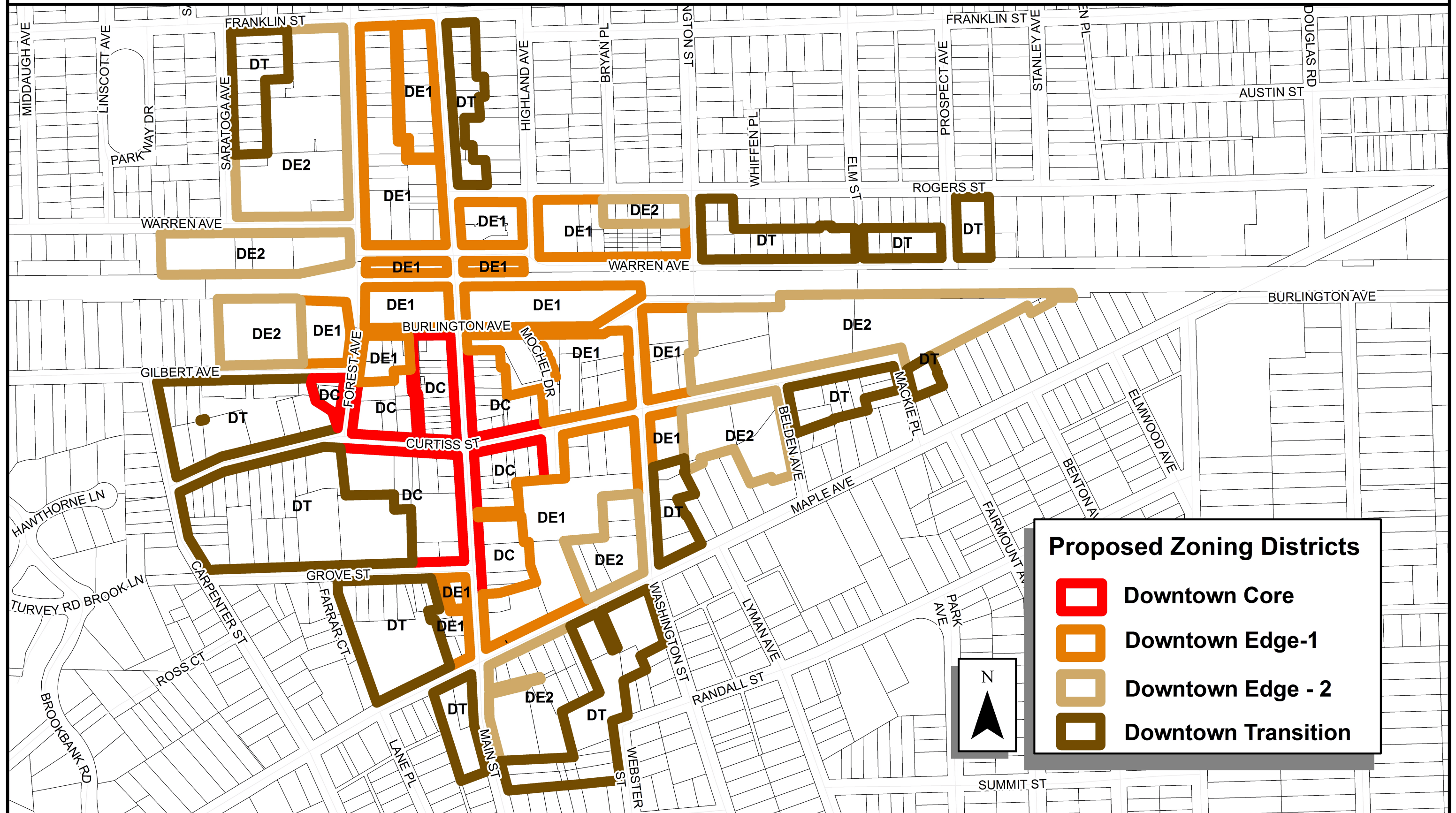
December 12, 2017	Village Council first reading of regulatory framework
December 19, 2017	Village Council consideration of a motion to approve the Downtown Development Regulatory Framework and direct staff to pursue ordinance revisions to implement the Downtown Development Regulatory Framework.
January – March 2018	Staff preparation of ordinances to implement the Downtown Development 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 Downtown Focus Area • 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

ATTACHMENTS

Downtown Zoning Map

Downtown Zoning District Use Table

Downtown Regulatory Framework



Downtown Land Uses

Uses Category	DB	DT	DC	DE-1	DE-2	DT
Residentials						
Housinghold Living						
Detached house	-	P	-	-	-	P
Attached house	-	P	-	P	P	P
Two- Unit house	-	P	-	P	P	P
Apartment/condo	S	S	P[17]	P	P	P
Group Living <i>(except for the following uses)</i>	-	-	-	-	-	-
Group home, small (8-person max. occupancy)	-	-	-	-	-	-
Group home, large (9 or more occupants)	-	-	-	-	-	-
Nursing home	-	-	-	-	-	-
Sheltered Care	-	-	-	-	-	-
Public, Civic & Institutional						
Aircraft Landing Area	-	-	-	-	-	-
Cemetery	S[6]	-	S[6]	-	-	-
College or University	S	S	S	S	S	S
Community Center	S	S	S	S	S	S
Fraternal Organization	S	-	S	S	S	-
Governmental Facility	P	P	P	P	P	P
Hospital	-	-	-	-	-	-
Library	S	S	S	S	S	S
Museum or Cultural Facility	S	S	S	S	S	S
Natural Resource Preservation	P	P	P	P	P	P
Parks and Recreation	-	-	-	-	-	-
Religious Assembly	S[6]	S	S[6]	S	S	S
Safety Service	S	S	S	S	S	S
School	-	S	-	-	S	S
Utilities and Public Service Facility						
Minor	P	P	P	P	P	P
Major		S	S	S	S	S
Wireless Telecommunications						
Freestanding tower	S	S	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P
Commercial						
Adult Entertainment Establishment	-	-	-	-	-	-
Animal Service						
Boarding or shelter	-	-	-	-	-	-
Grooming	P	-	P	P	P	P[18]
Vetinary Care	S	-	S	S	S	S[18]
Assembly and Entertainment <i>(except for the following)</i>	S	-	P	P	P	-
Auditorium	S	-	S	S	S	-
Cinema	S	-	S	S	S	-
Theater	S	-	S	S	S	-
Commercial Service						
Building service	S	-	-	S	S	-
Business Support Services	P	-	P	P	P	-
Consumer maintenance and repair	P	-	P	P	P	-
Personal improvement service	P	P[13]	P	P	P	P[13]
Fortune telling or psychic service	-	-	-	-	-	-
Massage therapy	-	-	-	-	-	-
Research service	S	-	S	S	S	S[18]
Day Care						
Day care home	-	P	-	-	-	P
Day care center	S	S	-	S	S	S
Eating and Drinking Establishment						
Restaurant	P	-	P	P	P	-
Wine boutique	P	-	P	P	P	P[18]

Uses Category	DB	DT	DC	DE-1	DE-2	DT
Financial Service	P	-	P	P	P	P[18]
Funeral or Mortuary Service	-	-	-	-	-	-
Lodging	S	-	-	S	S	-
Bed and Breakfast			-	S	S	S
Office						
Business and professional office	P	S	P	P	P	S
Medical, dental and health practitioner	P/S[8]	S	P/S[8]	P	P	S
Parking, Non-Accessory	S	S	S	S	S	S
Retail Sales						
Convenience goods	P/S[12]	-	P/S[12]	P	P	P[18]
Consumer shopping goods	P/S[12]	P[14]	P/S[8]	P	P	P[18]
Guns and firearm supplies	-	-	-	-	-	-
Building supplies and equipment	P/S[12]	-	P/S[12]	P	P	-
Self -service Storage Facility	-	-	-	-	-	-
Studio, Instructional or Service	P	S	P	P	P	S
Trade School	S	-	S	S	S	-
Vehicle Sales and Service						
Commercial vehicle repair and maintenance	-	-		-	-	-
Commercial vehicle sales and rentals	-	-	-	-	-	-
Fueling station	S	-	-	-	-	-
Personal vehicle repair and maintenance	-	-	-	-	-	-
Personal vehicle sales and rentals	S	-	-	-	-	-
Vehicle body and paint finishing shop	-	-	-	-	-	-
Automobile dealership off - site vehicle storage	-	-	-	-	-	-
Wholesale, Distribution & Storage						
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-
Trucking and Transportation Terminals	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-
Wholesale Sales and Distribution	-	-	-	-	-	-
Industrial						
Artisan Industrial	-	-	-	S	S	S[18]
Limited Industrial	-	-	-	-	-	-
General Industrial	-	-	-	-	-	-
Intensive Industrial	-	-	-	-	-	-
Junk or Salvage Yard	-	-	-	-	-	-
Recycling						
Recyclable Material Drop-off Facility	-	-	-	-	-	-
Recyclable Material Processing	-	-	-	-	-	-
Agriculture						
Animal Agriculture <i>(except as allowed under Chapter 5 of the Downers Grove Municipal Code)</i>	-	-	-	-	-	-
Crop Agriculture	-	-	-	-	-	-
Community Garden	P	P	P	P	P	P
Other						
Drive-in or Drive-Through Facility	-	S	-	-	-	-
Medical Cannabis Cultivation Center	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-	-

[1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.

[2] Requires minimum lot area of 10 acres.

[3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.

[4] Must be within 150 feet of a B district.

[5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.

[6] Special Use only if use was in existence on or prior to June 7, 2005.

[7] Requires minimum seating capacity of 125 persons.

[8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval

[9] Must be in a completely enclosed building.

[10] Maximum 10,000 sq. ft. (gross floor area).

[11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.

[12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.

[13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.

[14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.

[15] Drive-through banks only.

[16] See Section 6.180.

[17] 2nd floor or above only as part of mixed-use development

[18] Maximum gross floor area is 2,500 square feet except on Main Street where there is no size limit.