

**Staff Responses to Council Questions**  
**March 13, 2018**

**10. Manager's Report**

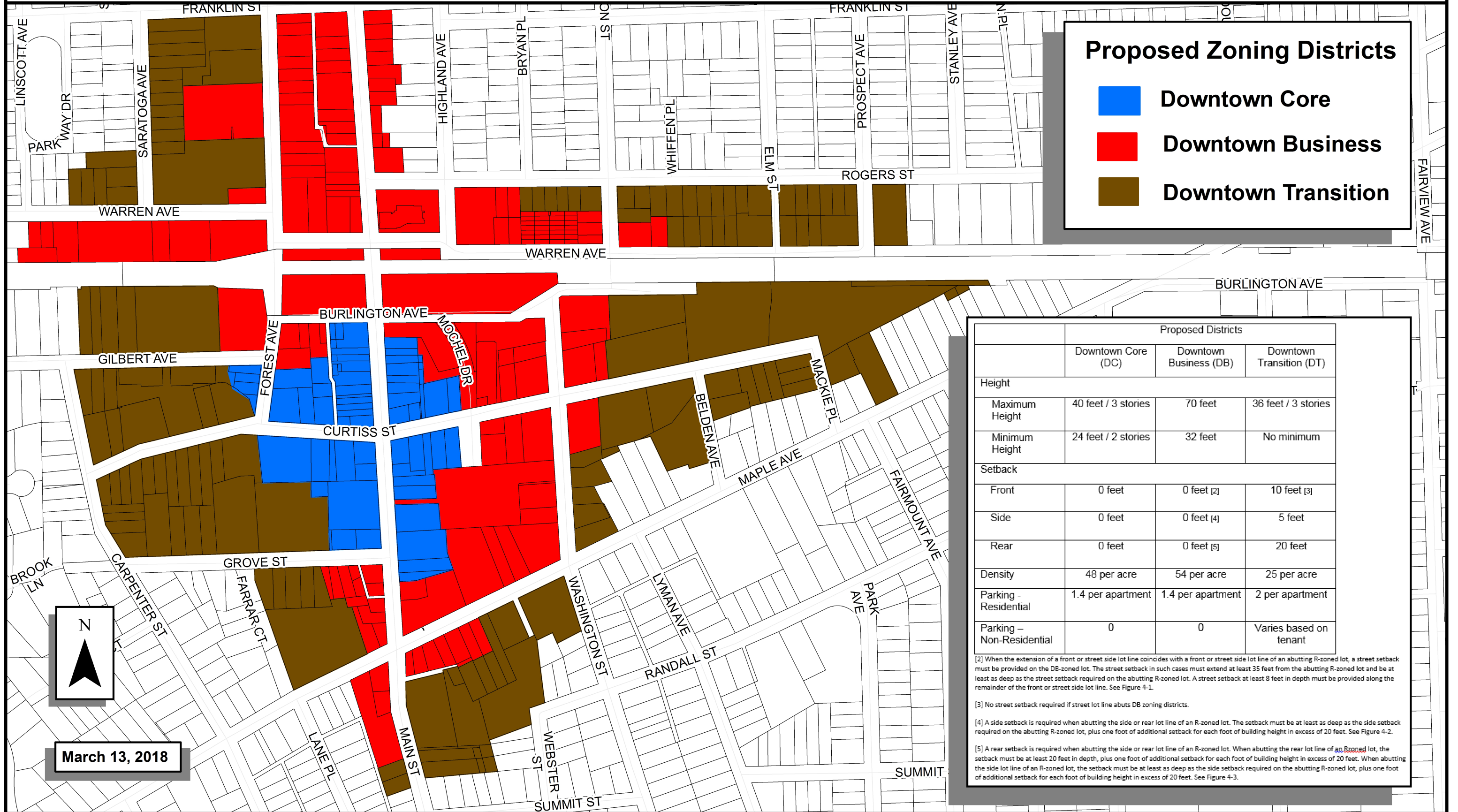
**A. Information: Implementation of Downtown Regulatory Framework**

Based on input from residents and discussions with individual Village Council members, the proposed downtown zoning implementation plan which will be presented by staff at tonight's Village Council has been changed. The revised plan calls for the properties at the southwest corner of Rogers & Washington and the properties at the northeast corner of Maple & Washington to be re-zoned to Downtown Transition district. The revised proposed zoning map is attached.

**ATTACHMENTS**

Revised proposed zoning map  
rEmarks are attached.

# Proposed Downtown Zoning Map



### Proposed Zoning Districts

- Downtown Core**
- Downtown Business**
- Downtown Transition**

	Proposed Districts		
	Downtown Core (DC)	Downtown Business (DB)	Downtown Transition (DT)
<b>Height</b>			
Maximum Height	40 feet / 3 stories	70 feet	36 feet / 3 stories
Minimum Height	24 feet / 2 stories	32 feet	No minimum
<b>Setback</b>			
Front	0 feet	0 feet [2]	10 feet [3]
Side	0 feet	0 feet [4]	5 feet
Rear	0 feet	0 feet [5]	20 feet
Density	48 per acre	54 per acre	25 per acre
Parking - Residential	1.4 per apartment	1.4 per apartment	2 per apartment
Parking - Non-Residential	0	0	Varies based on tenant

[2] When the extension of a front or street side lot line coincides with a front or street side lot line of an abutting R-zoned lot, a street setback must be provided on the DB-zoned lot. The street setback in such cases must extend at least 35 feet from the abutting R-zoned lot and be at least as deep as the street setback required on the abutting R-zoned lot. A street setback at least 8 feet in depth must be provided along the remainder of the front or street side lot line. See Figure 4-1.

[3] No street setback required if street lot line abuts DB zoning districts.

[4] A side setback is required when abutting the side or rear lot line of an R-zoned lot. The setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See Figure 4-2.

[5] A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least 20 feet in depth, plus one foot of additional setback for each foot of building height in excess of 20 feet. When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See Figure 4-3.



**March 13, 2018**



**rRemarks Data for March 13, 2018 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
Manager's Report	A. INF 2018-7711 Information: Implementation of downtown regulatory framework	Washington St. between Rogers and Warren, and the eastern part of the Rogers/Warren/Highland/Washington block generally, should be zoned as downtown transition. This area is currently residential or small business in nature and the adjacent areas to the north are single family residential; to respect the character of the neighborhood, development in the areas mentioned should be limited to no more than 3 stories. The juxtaposition of 6 story development across the street from single family residential neighborhood, as reflected in the current proposed map, would be jarring and detrimental to neighborhood character and property values.	Ken Lerner, 4933 Whiffen Pl, Downers Grove
Manager's Report	A. INF 2018-7711 Information: Implementation of downtown regulatory framework	How did the northeast corner of Maple and Washington change from DT to DB? My understanding is that DT was approved in January, yet it now shows up at DB? Am I correct in this assumption?	Carine Acks, 5217 Fairmount Avenue, Downers Grove