

## Implementation of Downtown Regulatory Framework

*Update the Downtown Zoning Regulations* is a Priority Action Item in the 2017-19 Long Range Plan. On January 16, 2018, the Village Council approved the [Downtown Regulatory Framework](#) which provides direction for the preparation of the zoning regulations, zoning map and other regulations which affect development. To complete the Priority Action Item by the Fall of 2018, staff plans to take the following steps:

- **Create a Downtown Core District** with boundaries, regulations and land uses as shown in the framework. This will result in three zoning districts (Downtown Core (DC), Downtown Business (DB) and Downtown Transition (DT) as shown on the attached map).
- **Amend the maximum permitted building height in the Downtown Transition District** to 3 stories (36 feet). The maximum permitted height in the DB District will remain at 70 feet.
- **Amend the land uses** allowed in the Downtown Business and Downtown Transition districts.
  - The uses in the DT district will reflect the uses shown in the framework for DT.
  - The uses in the DB district will reflect the uses shown in the framework for the DE1 & DE2 districts (see attached land use table).
- **Update the Downtown Design Guidelines** and make changes to the **public participation process** as directed by the Village Council.

### Comparison of Original Implementation and Revised Implementation Plans

Action	Parcels Rezoned	Notified by Mail	Parcels Comporting with Framework Building Heights	Parcels Comporting with Framework Land Uses	Target Completion Date
Create 4 Districts Per Framework	171	892	100%	100%	Jan '19
Create 1 New District, Amend Existing 2 Districts	73	368	+/- 85%	+/- 90%	Sep/Oct '18

### Four-Step Implementation Plan

**Step 1: Implementation Overview & Direction**

**Step 2: Text Amendments**

**Step 3: Rezone Properties to DC District**

**Step 4: Amend Design Guidelines and Public Participation Process**

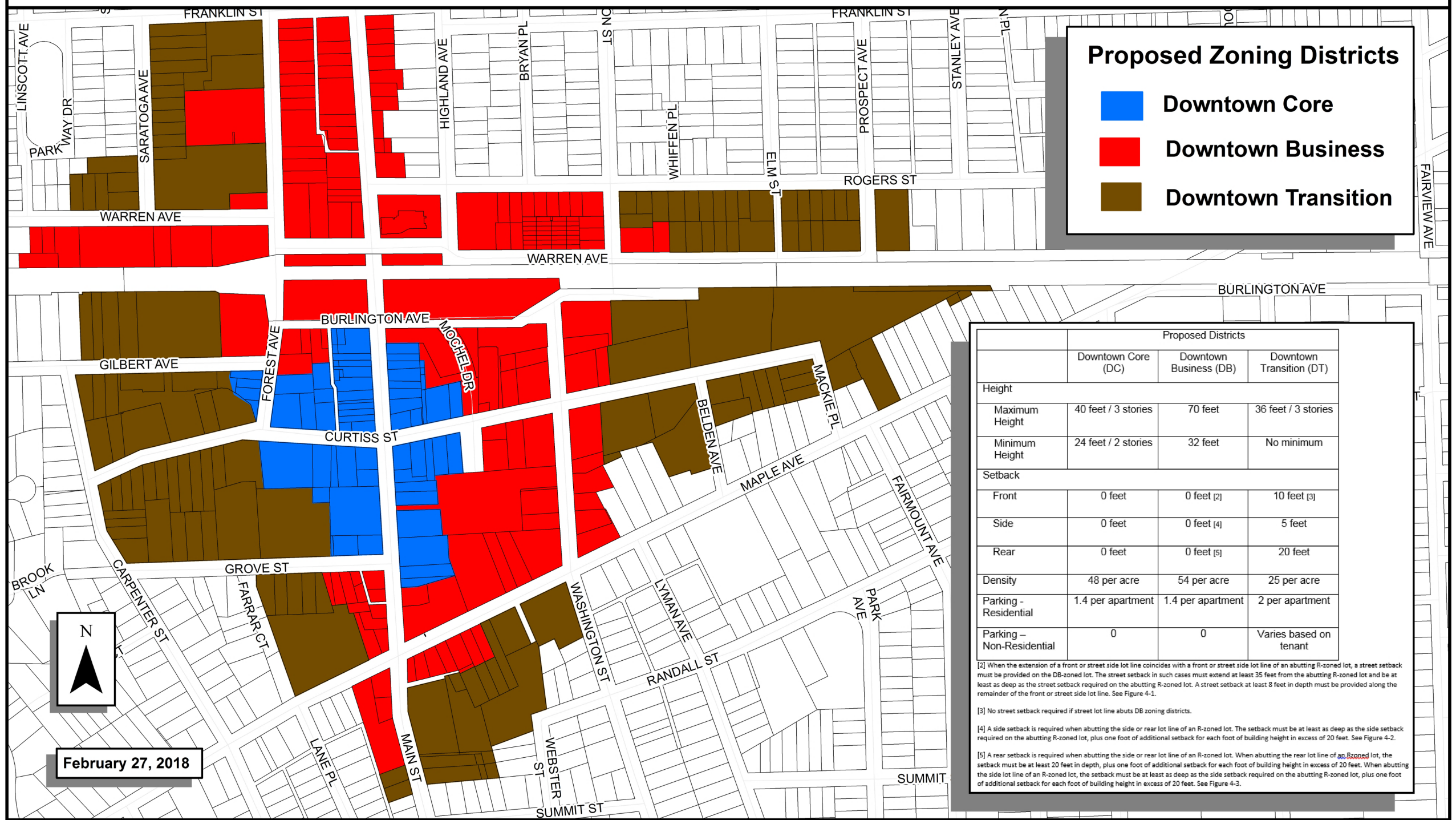
### Proposed Schedule

Date	Step	Action Summary	Content
Mar 13 VC Meeting	1	Present proposed text amendments to Village Council.  Council should provide direction to Plan Commission for their review.	Proposed text amendments will include the creation of the DC district in the Zoning Ordinance (not on the map), the maximum building height amendment in the DT district and the use table amendments in all districts.
May/Jun	2	Plan Commission public hearing on the text amendments	The public hearing will consider the text amendments as described above
Jun/Jul	2	Village Council consideration of the text amendments	The Village Council will vote to approve the text amendments as described above
Jul/Aug	3	Plan Commission public hearing on the rezoning to DC	The public hearing will consider the rezoning from DB to DC of approximately 75 parcels
Sep/Oct	3	Village Council consideration of the rezoning to DC	The Village Council will vote to approve the rezoning from DB to DC of approximately 75 parcels
Jun-Oct	4	Village Council discussion of design guidelines & public participation	The Village Council will review and approve changes to the design guidelines and changes to the public participation process.

### Attachments

- Proposed Zoning Map with Regulation Summary Table
- Proposed Land Use Table

# Proposed Downtown Zoning Map



### Proposed Zoning Districts

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

	Proposed Districts		
	Downtown Core (DC)	Downtown Business (DB)	Downtown Transition (DT)
Height			
Maximum Height	40 feet / 3 stories	70 feet	36 feet / 3 stories
Minimum Height	24 feet / 2 stories	32 feet	No minimum
Setback			
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.



February 27, 2018

USE CATEGORY			
Subcategory	<u>DC</u>	DB	DT
Specific use (See <a href="#">Sec. 5.020</a> )			
<b>RESIDENTIAL</b>			
<b>Household Living</b>			
Detached house	:	-	P
Attached house	:	-P[20]	P
Two-unit house	:	-P[20]	P
Apartment/condo	<u>P[17]</u>	<u>S P</u>	<u>S P</u>
<b>Group Living (except for the following uses)</b>			
Group home, small (8-person max. occupancy)	:	-	-
Group home, large (9 or more occupants)	:	-	-
Nursing home	:	-	-
Sheltered Care	:	-	-
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>			
Aircraft Landing Area	:	-	-
Cemetery	<u>S[6]</u>	<u>S[6]-</u>	-
College or University	<u>S</u>	S	S
Community Center	<u>S</u>	S	S
Fraternal Organization	<u>S</u>	S	-
Governmental Facility	<u>P</u>	P	P
Hospital	:	-	-
Library	<u>S</u>	S	S
Museum or Cultural Facility	<u>S</u>	S	S
Natural Resource Preservation	<u>P</u>	P	P
Parks and Recreation	:	-	-
Religious Assembly	<u>S[6]</u>	S[6]	S
Safety Service	<u>S</u>	S	S
School	:	-	S
<b>Utilities and Public Service Facility</b>			
Minor	<u>P</u>	P	P
Major	<u>S</u>	S	S
<b>Wireless Telecommunications</b>			
Freestanding tower	<u>S</u>	S	S
Building or tower-mounted antenna	<u>P</u>	P	P
<b>COMMERCIAL</b>			
<b>Adult Entertainment Establishment</b>			
<b>Animal Service</b>			
Boarding or shelter	:	-	-
Grooming	<u>P</u>	P	-P[18]
Veterinary care	<u>S</u>	S	-S[18]
<b>Assembly and Entertainment (except for the following uses)</b>			
Auditorium	<u>S</u>	S	-
Cinema	<u>S</u>	S	-
Theater	<u>S</u>	S	-
<b>Commercial Service</b>			
Building service	:	S	-
Business support service	<u>P</u>	P	-
Consumer maintenance and repair	<u>P</u>	P	-
Personal improvement service	<u>P</u>	P	P[13]
Fortune-telling or psychic service	:	-	-
Massage therapy	:	-	-
Research service	<u>S</u>	S	-S[18]
<b>Day Care</b>			
Day care home	:	-	P
Day care center	:	S	S

USE CATEGORY	DC	DB	DT
<b>Subcategory</b>			
Specific use (See <a href="#">Sec. 5.020</a> )			
<b>Eating and Drinking Establishment</b>			
Restaurant	<u>P</u>	P	-
Wine boutique	<u>P</u>	P	- <u>S</u> [18]
<b>Financial Service</b>	<u>P</u>	P	- <u>P</u> [18]
<b>Funeral or Mortuary Service</b>	::	-	-
<b>Lodging</b>	::	S	-
<u>Bed and Breakfast</u>	::	<u>S</u>	<u>S</u>
<b>Office</b>			
Business and professional office	<u>P</u>	P	S
Medical, dental and health practitioner	<u>P/S</u> [8]	P/S[8]	S
<b>Parking, Non-Accessory</b>	::	S	S
<b>Retail Sales</b>			
Convenience goods	<u>P/S</u> [12]	<u>P/S</u> [12]	- <u>P</u> [18]
Consumer shopping goods	<u>P/S</u> [12]	<u>P/S</u> [12]	<u>P</u> [14] [18]
Guns and firearm supplies	::	-	-
Building supplies and equipment	<u>P/S</u> [12]	<u>P/S</u> [12]	-
<b>Self-service Storage Facility</b>	::	-	-
<b>Studio, Instructional or Service</b>	<u>P</u>	P	S
<b>Trade School</b>	<u>S</u>	S	-
<b>Vehicle Sales and Service</b>			
Commercial vehicle repair and maintenance	::	-	-
Commercial vehicle sales and rentals	::	-	-
Fueling station	::	<u>S</u> -	-
Personal vehicle repair and maintenance	::	-	-
Personal vehicle sales and rentals	::	<u>S</u> -	-
Vehicle body and paint finishing shop	::	-	-
Automobile dealership off-site vehicle storage	::	-	-
<b>WHOLESALE, DISTRIBUTION &amp; STORAGE</b>			
<b>Equipment and Materials Storage, Outdoor</b>	::	-	-
<b>Trucking and Transportation Terminals</b>	::	-	-
<b>Warehouse</b>	::	-	-
<b>Wholesale Sales and Distribution</b>	::	-	-
<b>INDUSTRIAL</b>			
<b>Artisan Industrial</b>	::	- <u>S</u> [19]	- <u>S</u> [18]
<b>Limited Industrial</b>	::	-	-
<b>General Industrial</b>	::	-	-
<b>Intensive Industrial</b>	::	-	-
<b>Junk or Salvage Yard</b>	::	-	-
<b>RECYCLING</b>			
<b>Recyclable Material Drop-off Facility</b>	::	-	-
<b>Recyclable Material Processing</b>	::	-	-
<b>AGRICULTURE</b>			
<b>Animal Agriculture</b> (except as allowed under <a href="#">Chapter 5</a> of the Downers Grove Municipal Code)	::	-	-
<b>Crop Agriculture</b>	::	-	-
<b>Community Garden</b>	<u>P</u>	P	P
<b>OTHER</b>			
<b>Drive-in or Drive-through Facility</b>	::	-	<u>S</u> -
<b>Medical Cannabis Cultivation Center</b>	::	-	-
<b>Medical Cannabis Dispensing Organization</b>	::	-	-

**A. Specific Limitations**

- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [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.
- [17] Located on 2<sup>nd</sup> floor or above
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no size limit
- [19] Use must include on-site retail sales.
- [20] Requires minimum lot area of 1 acre