

# **Village Council Meeting**

**May 3, 2022**



# **Village of Downers Grove Civic Center Redevelopment**



# **Requested Entitlements**

Plat of Vacation

Final Plat of Subdivision

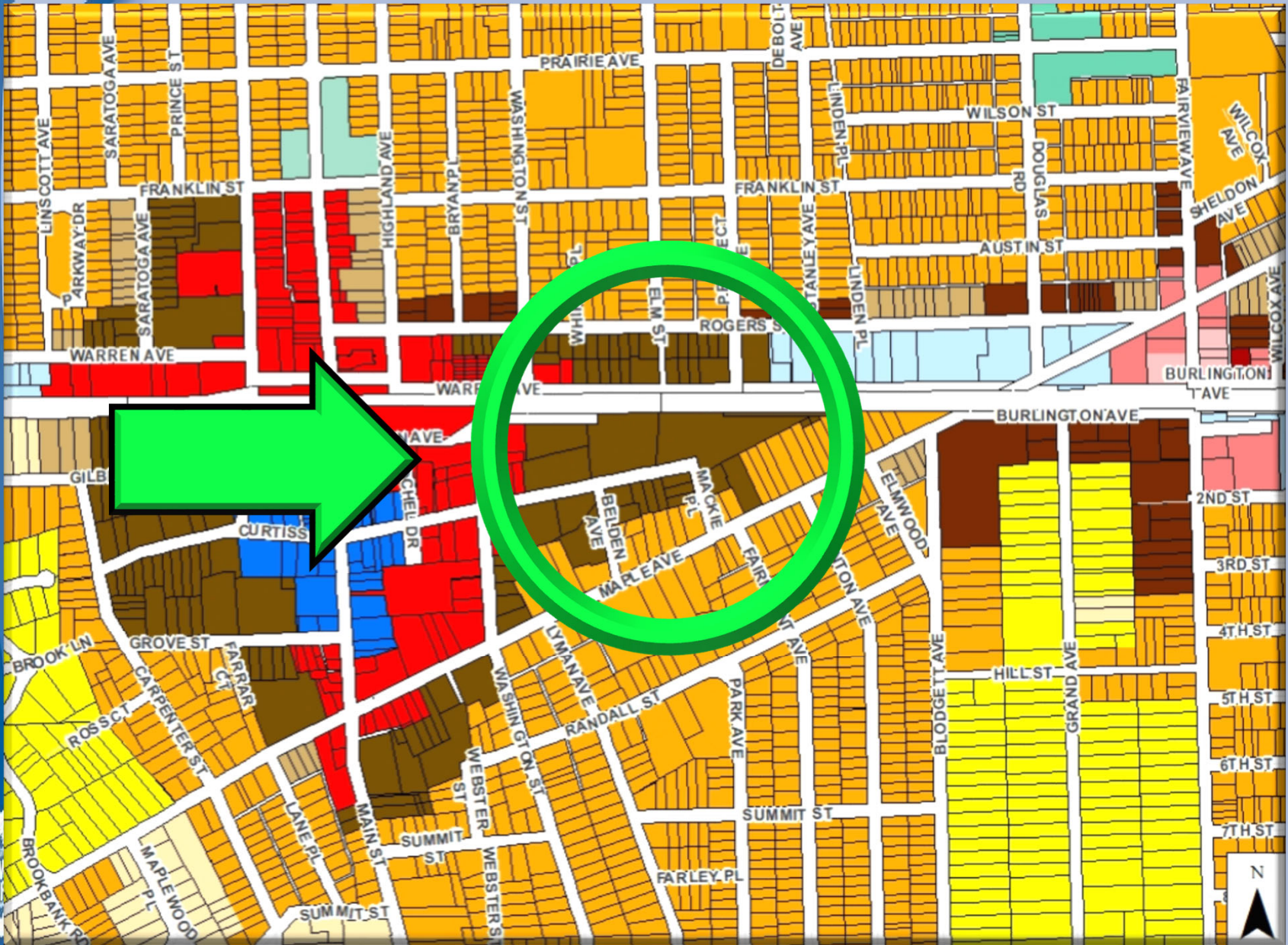
Final Planned Unit Development

Map Amendment – DT to DT/PUD

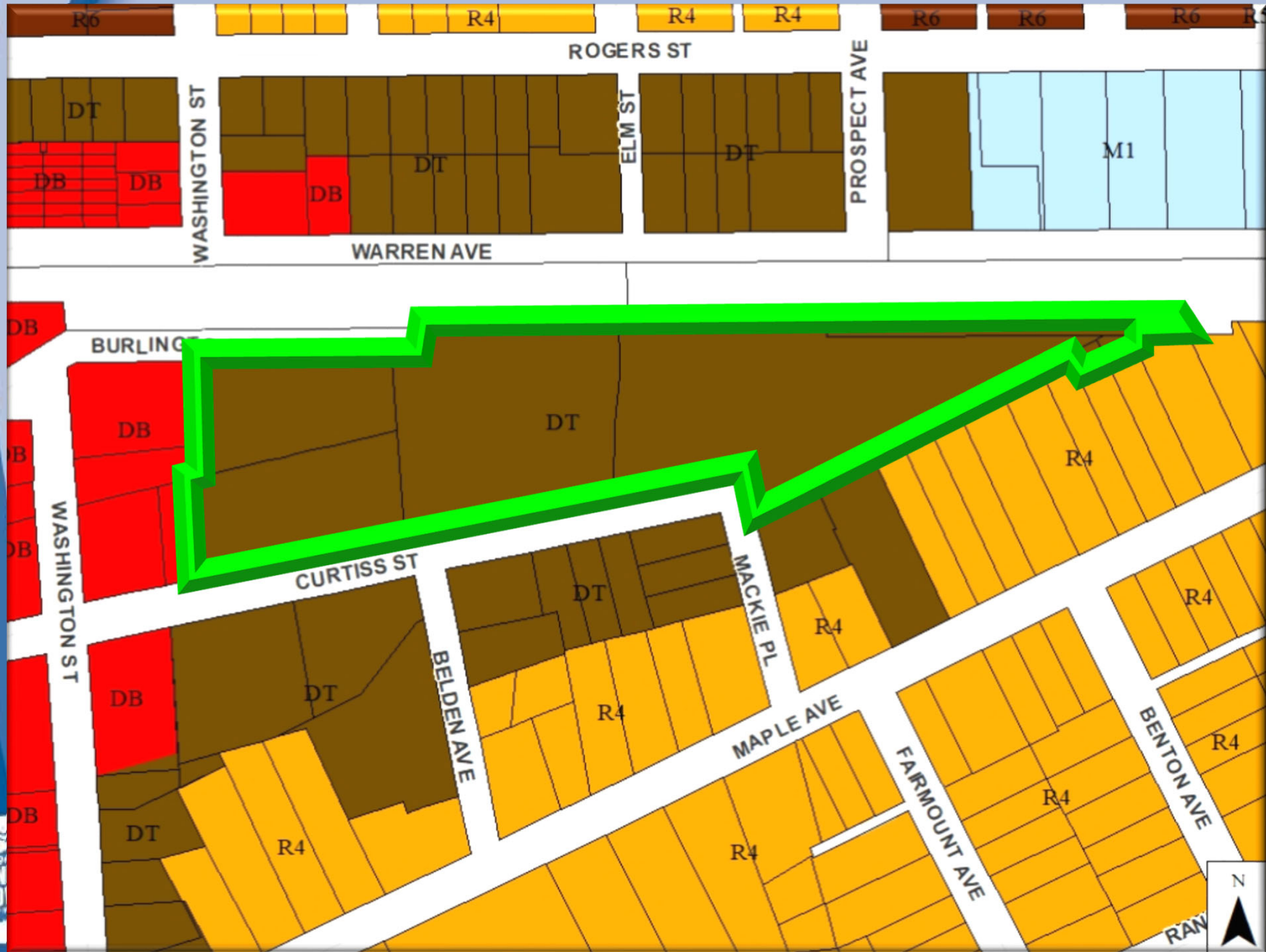
Special Use



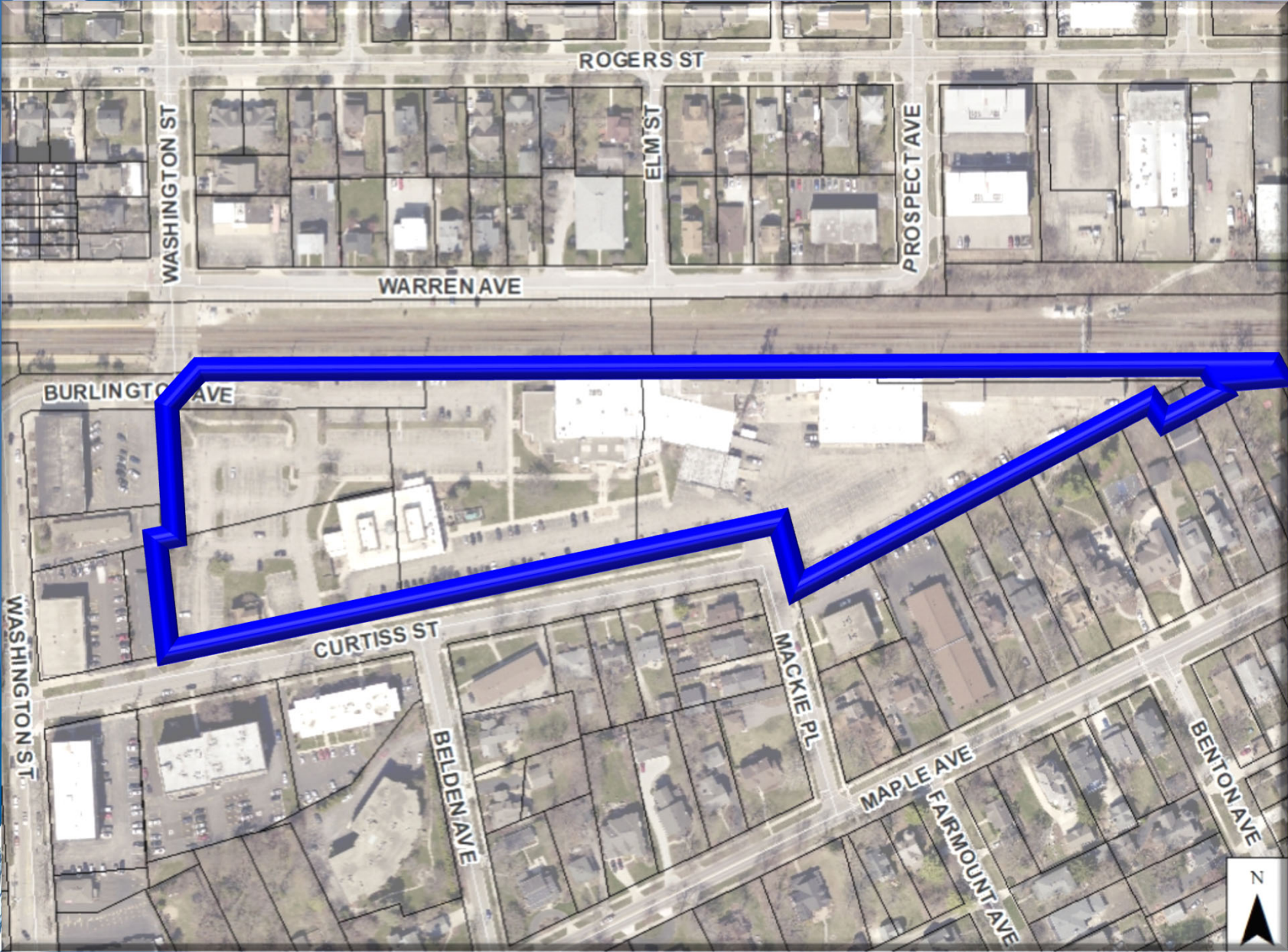
# VoDG Civic Center



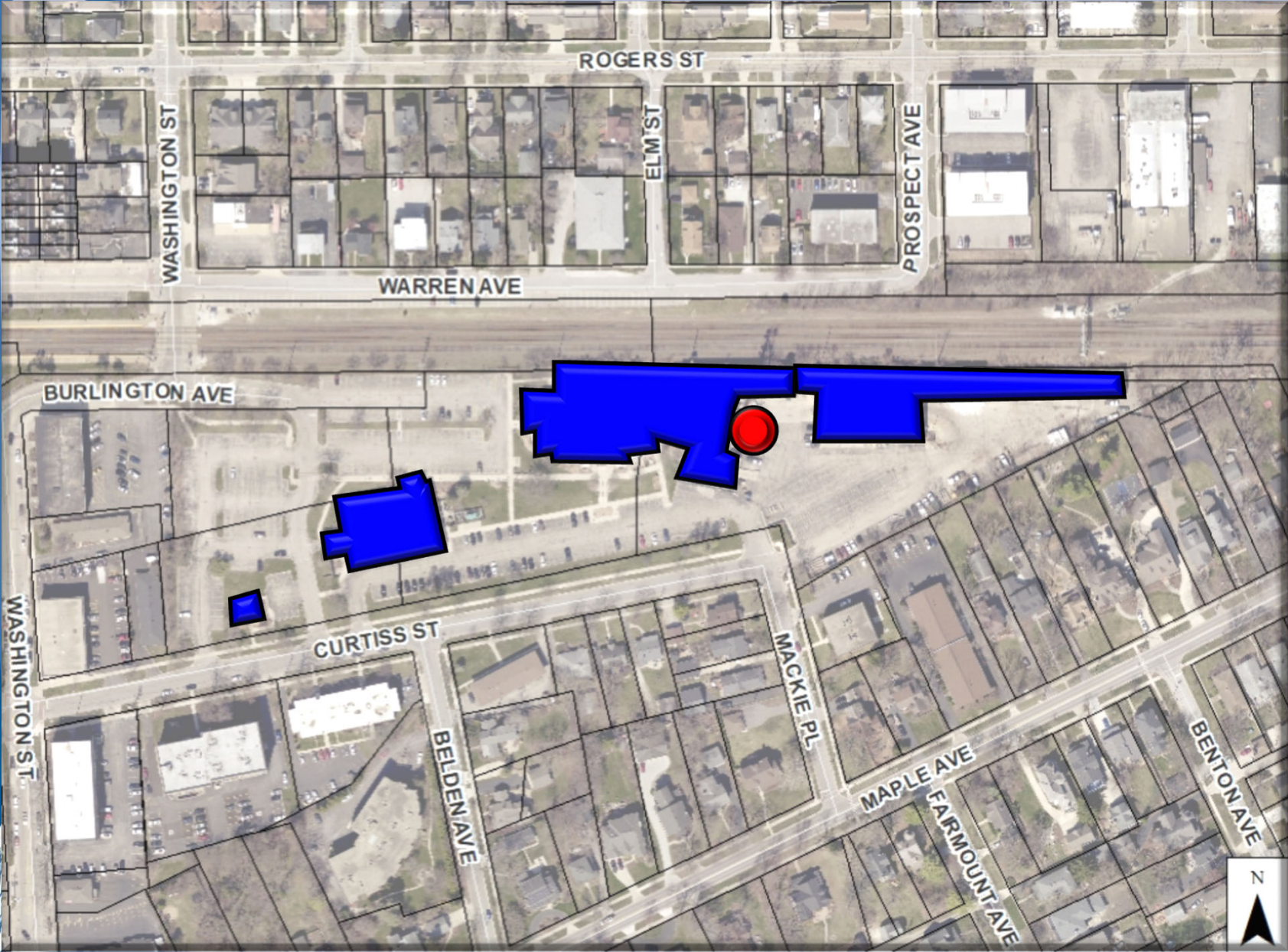
# VoDG Civic Center



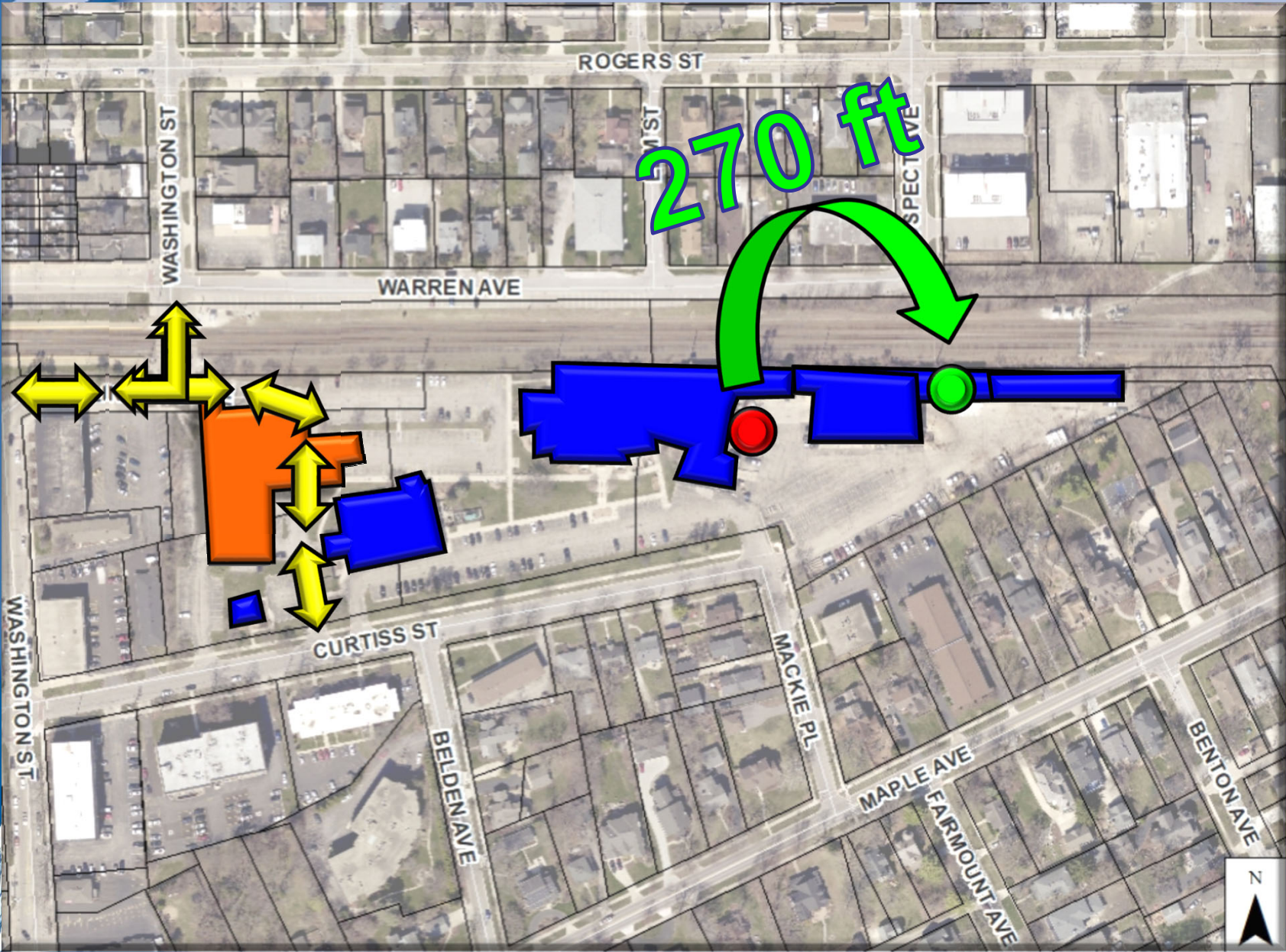
# VoDG Civic Center



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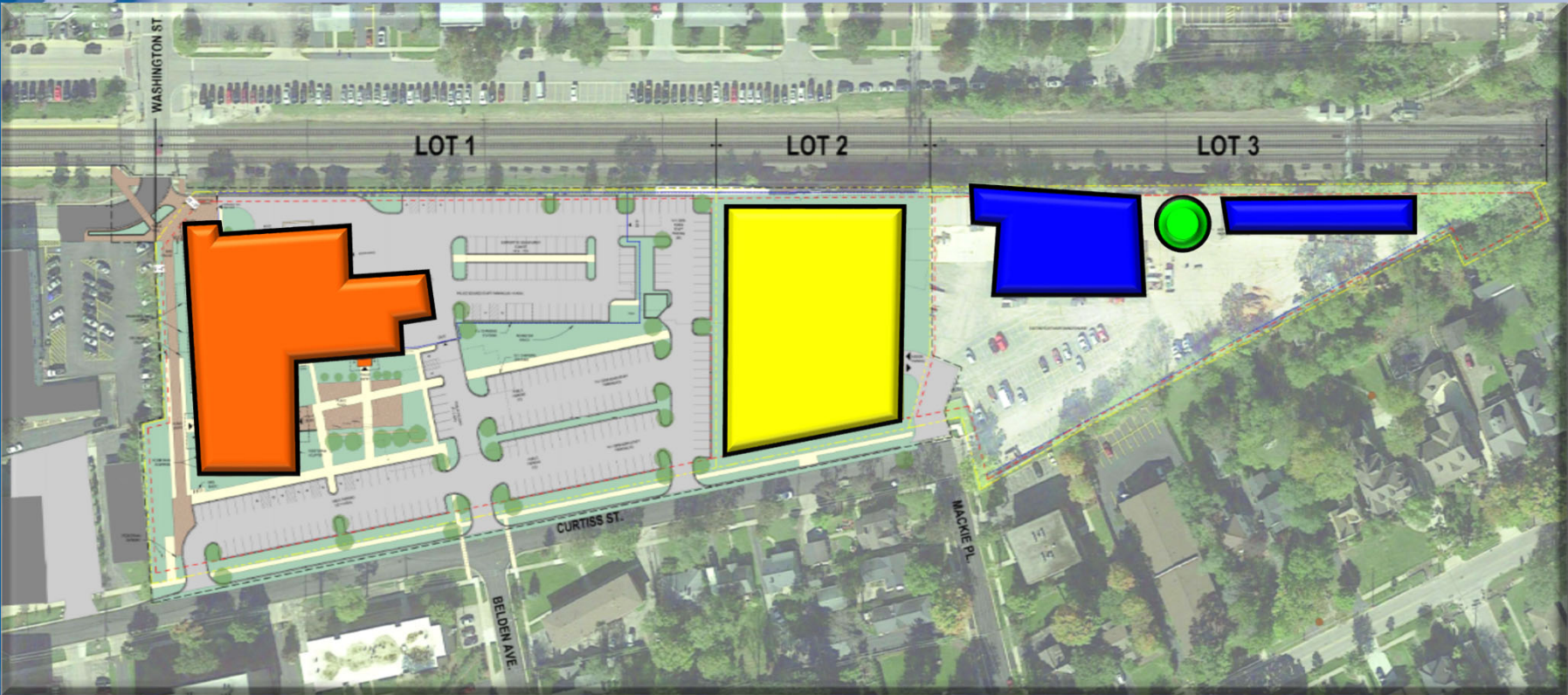


# VoDG Civic Center





# VoDG Civic Center



# Special Use: Telecommunication Tower

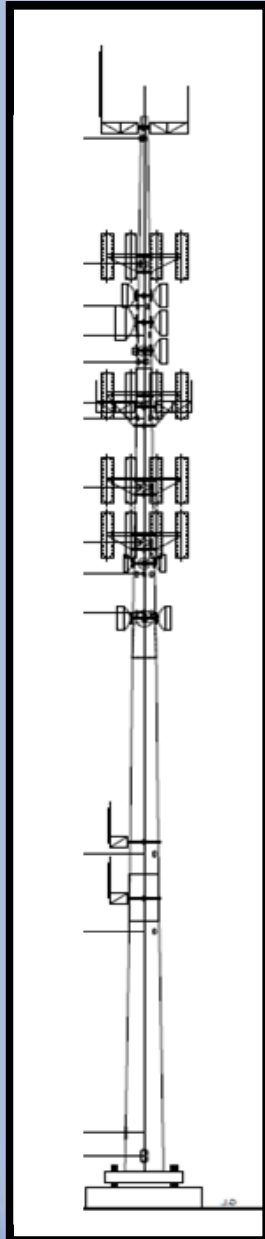


## EXISTING TOWER

- 40+ Year Old Tower
- 183 Feet Tall

- Emergency Dispatch Equipment
- Village Communications Equipment
- Wireless Communication Providers

# Special Use: Telecommunication Tower



## RELOCATED TOWER

- **199 Feet Tall**
  - **Emergency Dispatch Equipment**
  - **Village Communications Equipment**
  - **Wireless Communication Providers**
- 
- **Continue to provide emergency dispatch services to Downers Grove and nearby municipalities without a redesign of the regional dispatch communication network**
  - **Continue to provide residents and businesses in the neighborhood with wireless communication services**



# Special Use: Telecommunication Tower



200 FT FALL ZONE

183 FT



EXISTING VILLAGE HALL

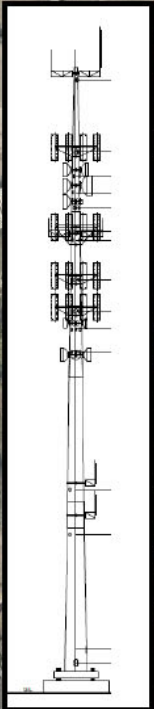
MOVING 270 FT

FLEET MAINTENANCE FACILITY

CURTISS AVENUE

MACKIE PLACE

199 FT



## EXISTING TOWER

- Emergency Dispatch Equipment
- Village Communications Equipment
- Wireless Communication Providers

## RELOCATED TOWER

- Emergency Dispatch Equipment
- Village Communications Equipment
- Wireless Communication Providers

# Special Use: Telecommunication Tower

Civic Center Site Plan

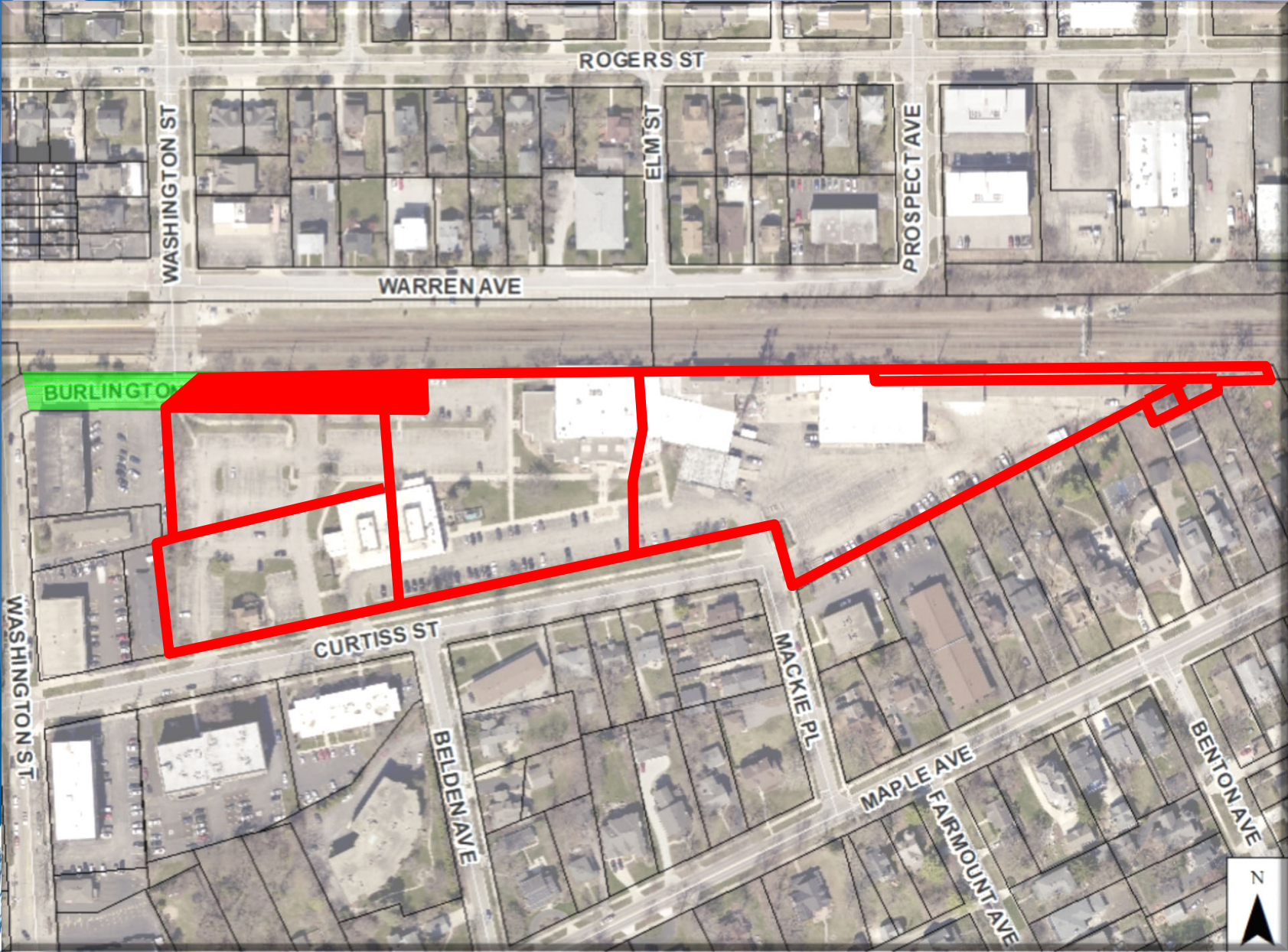


## VoDG Civic Center

- **Special Use**
  - **Section 28.12.050.H**
  - Must be consistent with and in substantial compliance with all Village Council policies and plans, including the Comprehensive Plan and Downtown Design Guidelines
  - Is it authorized in the district
  - Use is necessary or desirable and contribute to the welfare of the community
  - Will not be detrimental to the health, safety or general welfare



# VoDG Civic Center



# VoDG Civic Center





## VoDG Civic Center

# Downtown Design Guidelines

Downtown Design Guideline Elements	Summary of Compliance
Site Design	<ul style="list-style-type: none"> <li>The apparent mass and bulk of the combined facility is reduced by structural articulation, windows or other architectural and functional elements, and by landscaping.</li> <li>Physical gaps are necessary for the proposed project, but this is minimized by providing outdoor gathering spaces that are screened with landscaping along Curtiss Avenue.</li> <li>The proposed landscaping complement adjacent residential neighborhoods, providing four-season interest through inclusion of evergreen, deciduous and perennial species.</li> </ul>
Building Design	<ul style="list-style-type: none"> <li>The building utilizes structural articulation through the placement of columns in addition to a roof structure that further pronounces the building.</li> <li>The façade is visually appealing through articulation, detailing, openings and materials of each elevation.</li> <li>The exterior uses natural brick and stone, which complements the hues of nearby buildings.</li> <li>The exterior also uses building materials such as brick, stone, manufactured stone, metal accents and wood to provide visual interest.</li> <li>Consistent building materials and detailing on all sides of the structure that are open to public view has been provided.</li> <li>Illumination will be provided to all entries to ensure customer and employee safety.</li> </ul>
Building Base	<ul style="list-style-type: none"> <li>Primary building entrances to the public street have been provided that are highly visible and inviting to visitors and employees.</li> <li>Entries have been designed as prominent features of the base.</li> <li>Knee walls are provided around the perimeter of the facade, which provides a strong base.</li> <li>The proposed awnings are complementary to the style and color of the building.</li> </ul>
Building Middle	<ul style="list-style-type: none"> <li>The building middle reflects proportionate shapes and patterns as it relates to the rest of the building, through articulated walls and window treatments that are consistent with the rest of the building and in rhythm with the base level.</li> </ul>
Building Top	<ul style="list-style-type: none"> <li>The proposed roof has been designed to distinction to the entire building. The cornice provides detailing that is in scale with the rest of the building.</li> </ul>
Utility Considerations	<ul style="list-style-type: none"> <li>The proposed trash and generator enclosure is designed with wall surfaces that complement the primary material of the principal building.</li> <li>The design of maintenance, utility and service areas were integrated into the overall design of the building.</li> </ul>
Parking Facilities	<ul style="list-style-type: none"> <li>The plan installs a combination of landscaping, low seating walls at the edges of surface parking lots that border public walkways. The proposed surface parking lots follow the Village's landscaping and screening requirements.</li> <li>The plan also provides clear and safe pathways for pedestrian circulation at parking lot entrances.</li> </ul>



# VoDG Civic Center: Design Guidelines Review



# VoDG Civic Center: Design Guidelines Review







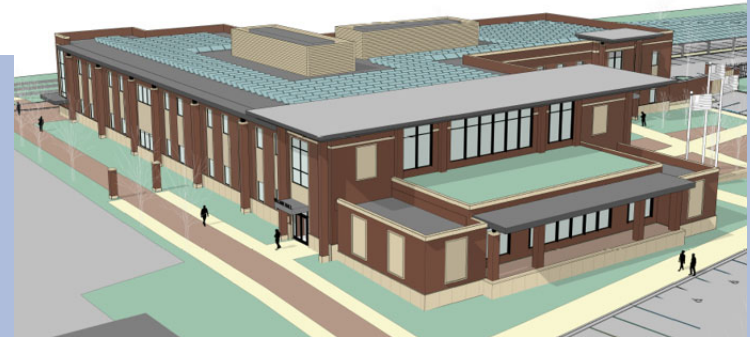
# Sustainable Design and Development Practices



Rain Harvesting

Enhanced Mechanical Systems

Native Landscaping



# VoDG Civic Center

**Chapters 20  
&  
28**

**Subdivision  
Ordinance  
&  
Zoning  
Ordinance**

- **Plat of Vacation**
  - **Policy #2003-58**
- **Plat of Subdivision**
  - **Section 20.301**
- **Planned Unit Development**
  - **Section 28.12.040.C.5**
- **Rezoning**
  - **Section 28.12.030.I**
- **Special Use**
  - **Section 28.12.050.H**



## VoDG Civic Center

- **Planned Unit Development**
  - **Section 28.4.030(a) - Purpose**
  - The PUD, Planned Unit Development, Overlay district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards and that result in public benefits that are at least commensurate with the degree of development flexibility provided.
  - Examples of types of development that may be appropriate for a PUD approval:
    - Energy Conservation / Sustainability
    - Housing Variety
    - Mixed- and Multi-Use Developments
    - Comprehensive Plan





## VoDG Civic Center

- **Planned Unit Development**
  - **Section 28.12.040.C.5**
  - whether the proposed PUD development plan and map amendment would be consistent and in substantial compliance with the comprehensive plan, downtown design guidelines and any other adopted plans for the subject area;
  - whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations;



# Village of Downers Grove Civic Center Redevelopment



# **Proposed Washington & Curtiss Tax Increment Financing (TIF) District**

## **1<sup>st</sup> Reading**

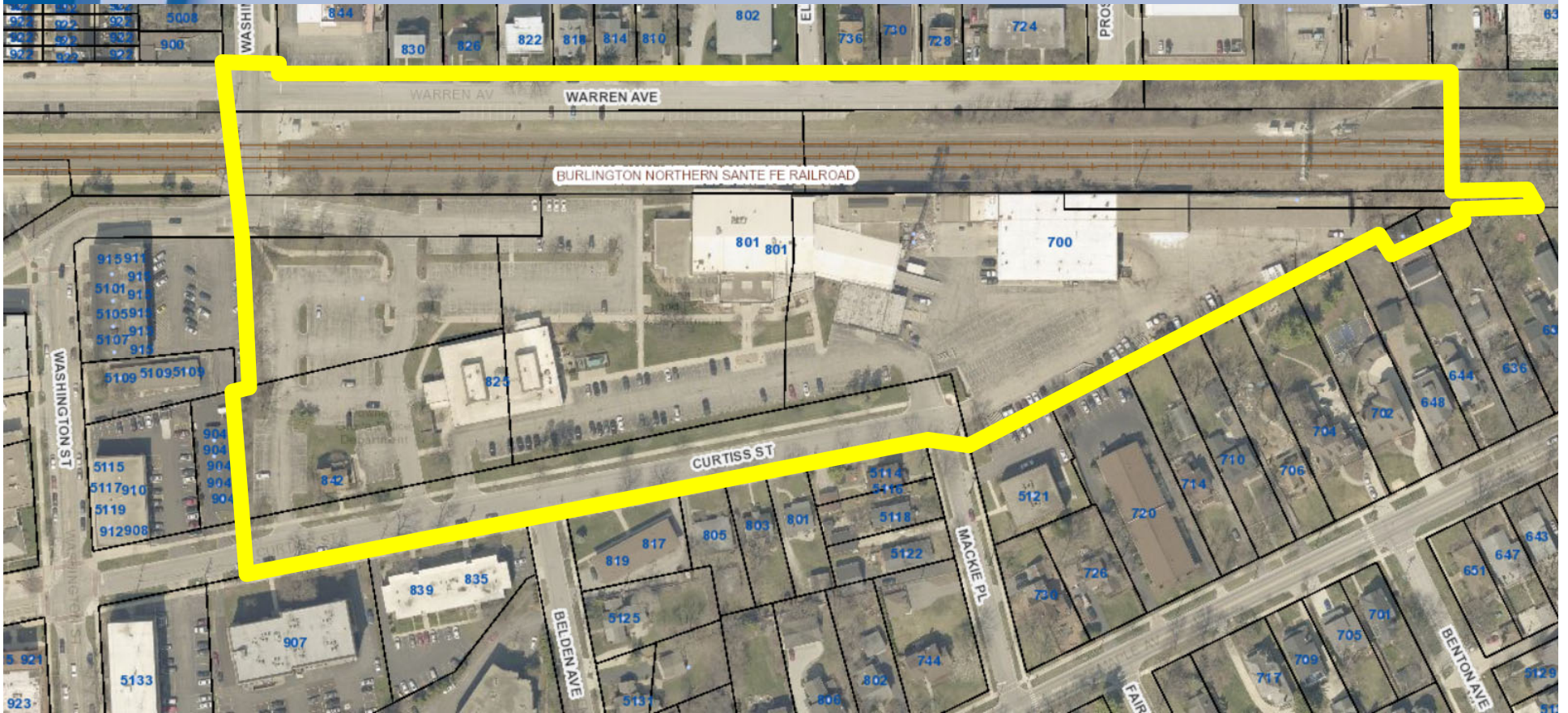


# TIF Approval Key Dates:

TIF Approval	Date
Joint Review Board	2/14/22
Village Council Public Hearing	4/12/22
Village Council First Reading (Discussion)	5/03/22
Village Council Active Agenda (Vote)	5/10/22



# Boundary Map



# **Washington and Curtiss Tax Increment Financing (TIF) Redevelopment Plan and Project**

- **TIF is the funding mechanism for collection of property tax revenue from land to be sold to private developer**
- **Created to support Facility Replacement & Sustainability Plan**
- **Complies with legal provisions of the TIF Act**
- **Joint Review Board unanimously recommended approval**



# **Proposed Washington & Curtiss Tax Increment Financing (TIF) District**

## **1<sup>st</sup> Reading**



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