

# **Village Council Meeting**

**October 11, 2022**

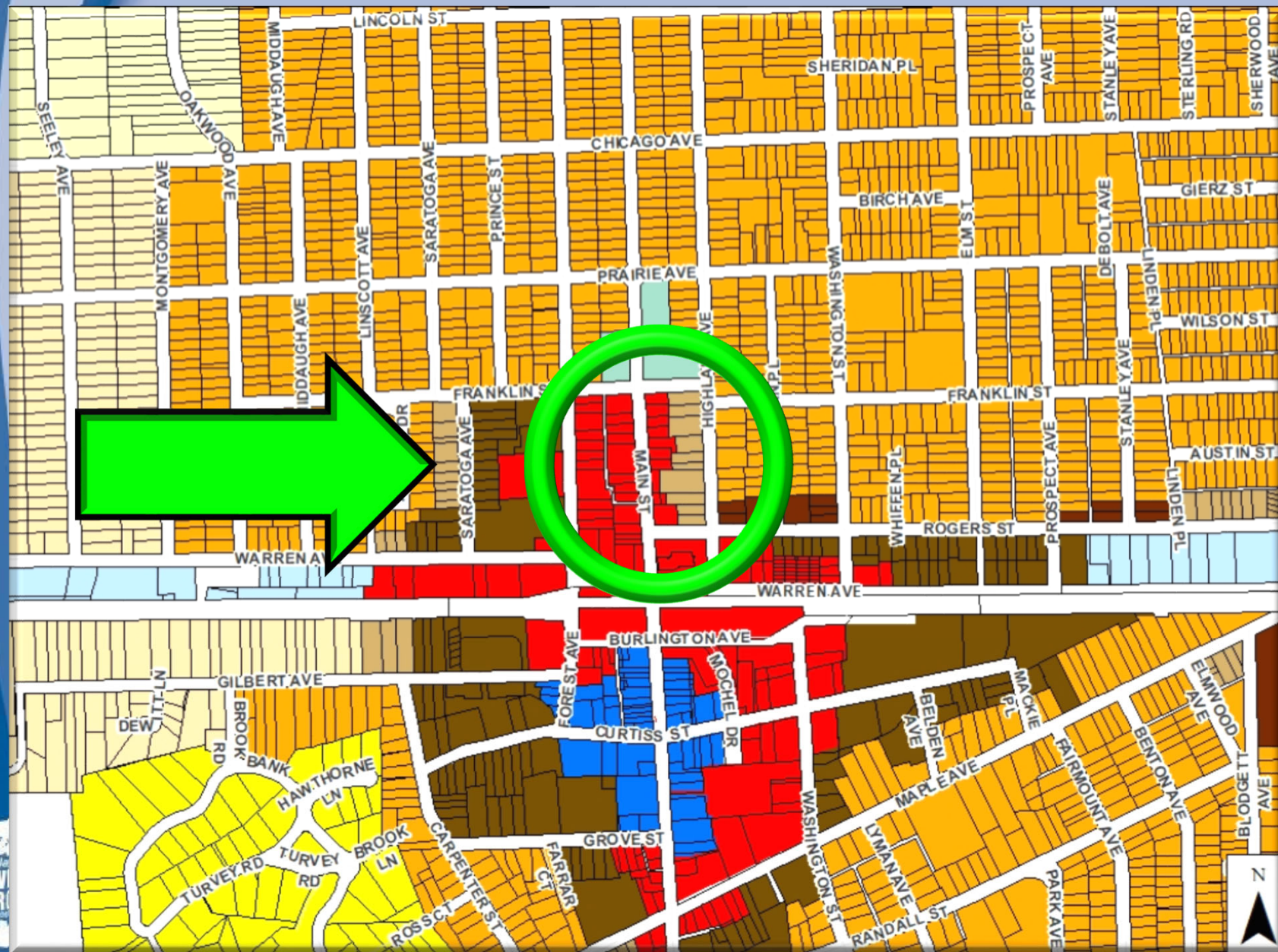


**Planned Unit Development  
Amendment,  
Special Use & Rezoning**

**4915, 4919 and 4923  
Main Street**



# 4915, 4919 and 4923 Main Street





# 4915, 4919 and 4923 Main Street



# 4915, 4919 and 4923 Main Street



# Downtown Zoning

- **2005 Zoning Changes**
  - Multiple public meetings
  - B-2 to DB Zoning District
  
- **2009 – 2011 Comprehensive Plan Update**
  - **Total Community Development III**
    - Numerous meetings with stakeholders, neighborhoods
    - On-line mapping, questionnaires, community board and website
  
  - **Comprehensive Plan Committee**
    - Eleven (11) public meetings in 2010
  
  - **Plan Commission**
    - Six (6) public meetings 2010 – 2011
  
  - **Village Council**
    - Six (6) public meetings in 2011





# Downtown Zoning

- **2016 – 2017 Comprehensive Plan Update and Downtown Zoning Review**
  - **Comprehensive Planning Ad Hoc Committee (CPC)**
    - **Seven (7) public meetings**
      - **April – November 2016**
  - **Plan Commission**
    - **Three (3) public meetings**
      - **June 2016 – January 2017**
  - **Village Council**
    - **Nine (9) public meetings**
    - **Adopted Comprehensive Plan in June 2017**
  - **Village Council**
    - **Four (4) public meetings on Downtown Framework**
      - **September – December 2017**



# Downtown Zoning

- **2017 - 2018 Downtown Regulatory Framework**
  - **Village Council**
    - **March 2018 – Directs staff to Implement Downtown Framework**

Village of Downers Grove

## DOWNTOWN ZONING

Home > Proposed Downtown Zoning

The Village is considering changes to the zoning regulations in the downtown. The potential changes could have a significant impact on your property. Before making any decisions, the Village would like to hear from you. Here is how you can participate.

- Watch the Video**  
About the Comprehensive Plan
- View Zoning Maps**  
to compare current vs proposed
- Attend a Meeting**
  - October 02, 2017  
Location: Village Hall Committee Room  
Time: 5-7pm
  - October 04, 2017  
Location: Village Hall Committee Room  
Time: 1-3pm
  - October 17, 2017 - Council Meeting  
Location: Village Hall Council Chamber  
Time: 7pm

**Compare Zoning**  
Enter your address to see the changes

Search by Address or PIN





# Downtown Zoning

- **2017 - 2018 Downtown Regulatory Framework**
  - **Staff**
    - **Five (5) public meetings on the Future of the Downtown**
  - **Plan Commission**
    - **One (1) public meeting in May 2018**
  - **Village Council**
    - **Two (2) public meetings in June – July 2018**
    - **Adopted Zoning Ordinance text amendments**
    - **Created DC zoning district**

**Future of the Downtown**

The (D) Downtown Management Corporation has created a committee made up of downtown property owners (residential and commercial), business owners and other Downtown stakeholders to discuss several key questions related to the future of the Downtown, including

- What are the future Downtown needs?
- How should the future Downtown needs be prioritized & why?
- Who should pay for the costs of future Downtown needs & why?
- What criteria should be applied in determining the entity responsible for meeting the needs?

**Watch A Video**  
Downtown Downers Grove

**Open to the Public**  
Opportunities to participate

**Attend a Meeting**  
List of upcoming meetings

**June Meeting: June 08, 2018**  
Location: Village Hall, 801 Burlington Ave  
Time: 11:00 AM

**Meeting 05: June 08, 2018**  
Agenda and Information

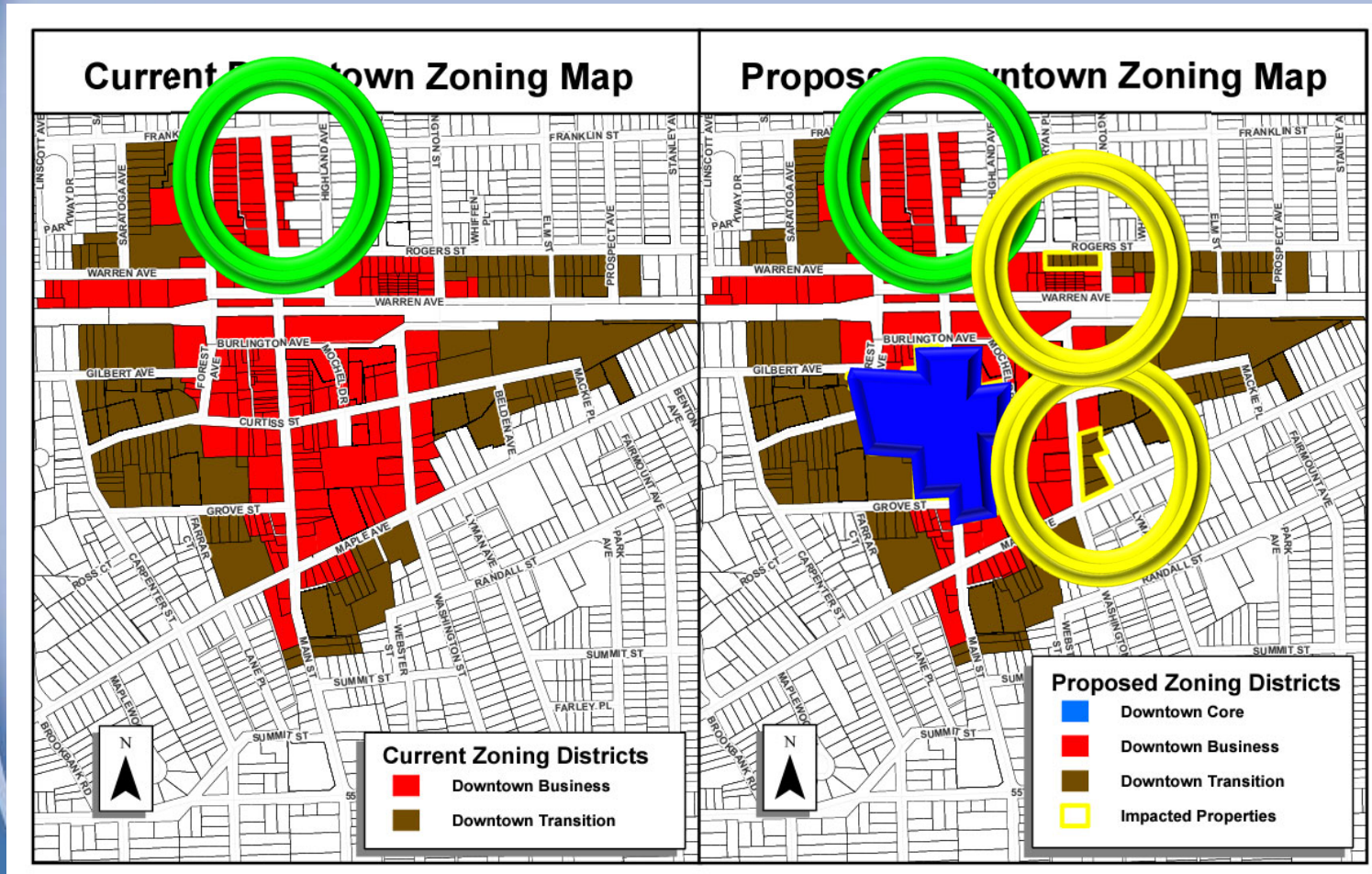
1. Meeting Agenda
2. Meeting 04 Summary
3. Meeting 05 Summary

**Meeting 04: May 11, 2018**



# Downtown Zoning

- 2018 Downtown Rezoning of Certain Property



**DOWNTOWN REZONING**

Current Downtown Zoning Map

Proposed Downtown Zoning Map

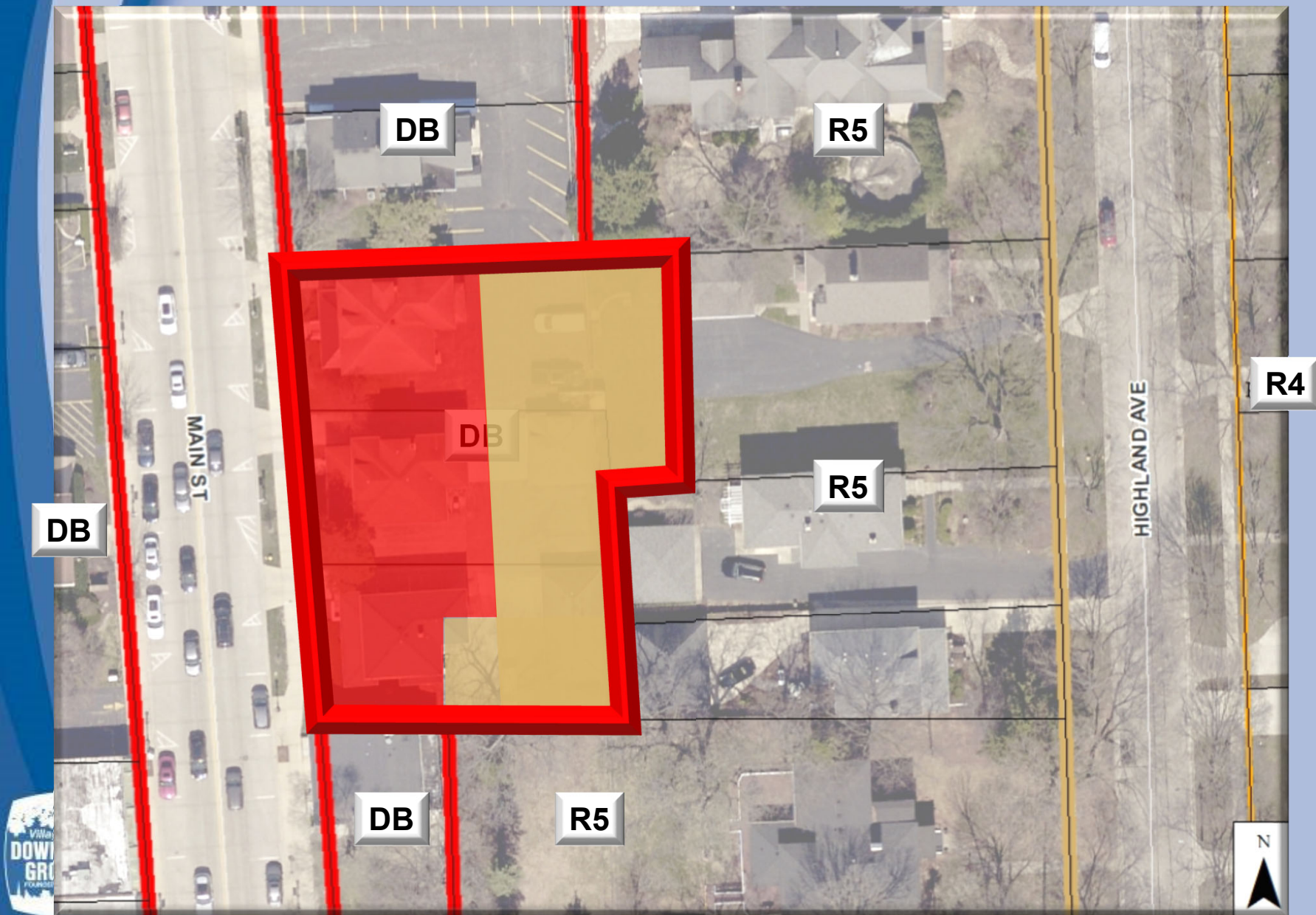
August 08, 2018  
Location: Village Hall, Committee Room  
Time: 5:7PM

August 09, 2018  
Location: Village Hall, Committee Room  
Time: 1:30-3:30PM

September 10, 2018 - Plan Commission Meeting  
Location: Village Hall, Council Chamber  
Time: 7:00-8:00PM

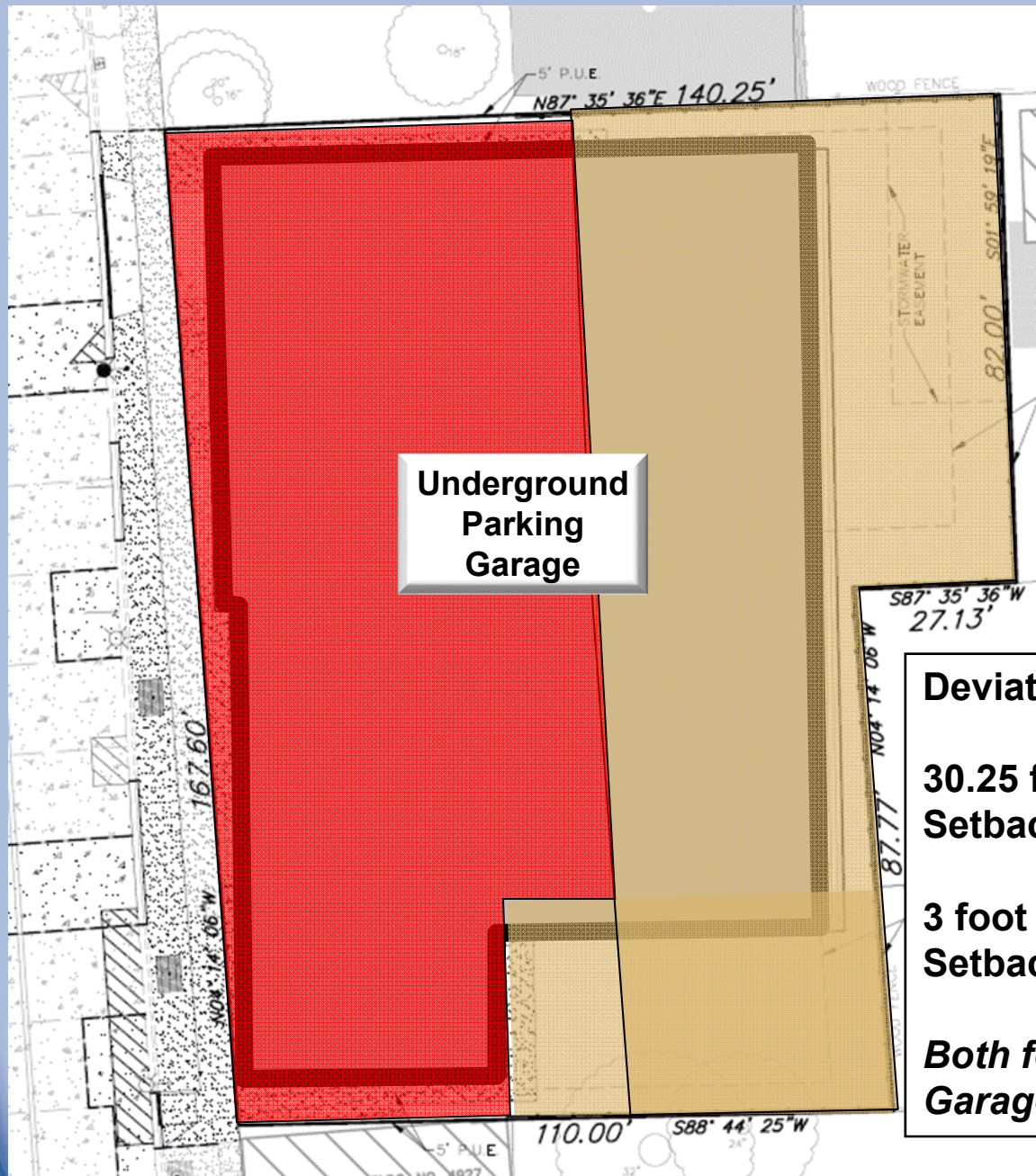


# 4915, 4919 and 4923 Main Street





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**Underground  
Parking  
Garage**

**Deviations Requested –**

- 30.25 feet Interior Setback (proposed)**
- 3 foot Rear Setback (proposed)**

***Both for Underground Garage Only***











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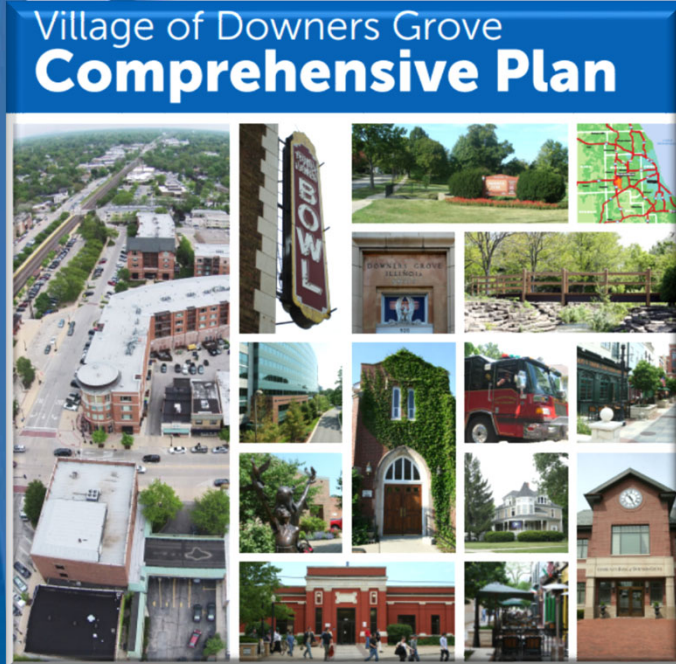


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- **Downtown Focus Area**
  - Pedestrian-oriented and walkable
  - Sense of enclosure
  - Quality architecture
- **Downtown Transitional Sub Area**
  - Transition / buffer from downtown to neighborhoods
  - Denser than neighborhoods
  - Transit oriented development built form
- **Mixed use development near significant activity center**
- **Variety of housing types**
  - Senior Housing
  - Age in place
  - Near activity center
- **Reinforces walkable nature**



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## Chapter 28

### Zoning Ordinance

- **Planned Unit Development Standards**
  - **Section 28.12.040.C.6**
- **Special Use Standards**
  - **Section 28.12.050.H**
- **Zoning Map Amendment**
  - **Section 28.12.030.I**



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