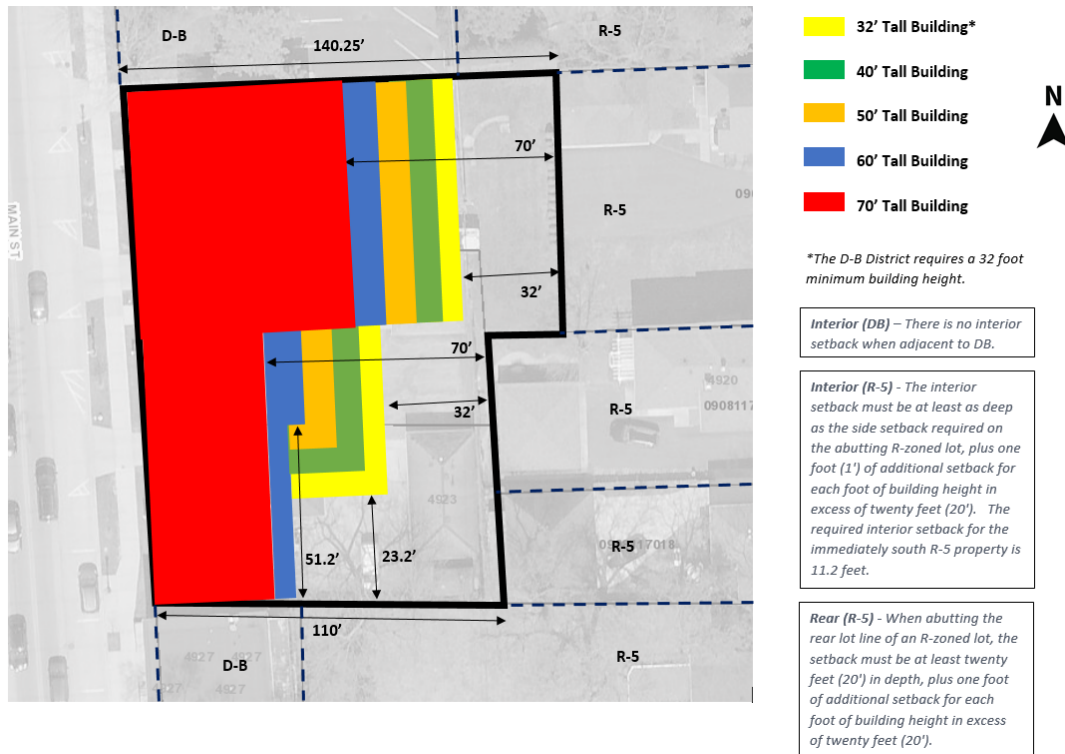


## Staff Responses to Council Questions 10/18/2022

### Active Agenda - B. An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

1. What type of building could the developer build by right and what would be the maximum height permitted at 4915-4923 Main Street?
  - a. *A developer can construct a building by right so long as the building meets the bulk requirements (height, setback, parking, etc.). The image below identifies required setbacks based on the height of the building. The maximum allowable height in the DB zoning district is 70 feet.*



2. Is this the location of the property where the petitioner agreed to install a removable fence panel to allow access to better maintain the owner's garage?
  - a. *Neither the development plans nor the approval ordinances require a removable fence. The Village is not aware of an agreement by the petitioner to install a removable fence.*

3. When was the west side of the 4900 block of Highland zoned R-5?
  - a. *The 4900 block of Highland Avenue has been zoned R-5 since 1965 which is the date of the original zoning map.*
  
4. Was the subject property ever zoned DT Downtown Transition?
  - a. *No. The subject property was B-2 prior to being designated DB in 2005.*
  
5. The Comprehensive Plan uses the term “Downtown Transition” when referring to sub-areas. Is this term used in the same manner as the zoning district named DT Downtown Transition?
  - a. *There are phrases in both the Comprehensive Plan and Zoning Ordinance that are similar when describing Downtown Transition. The Comprehensive Plan is aspirational and refers to a planning concept whereas the Zoning Ordinance refers to a zoning district which is the law.*
  
6. If the area of Main street where this development is proposed was zoned DT instead of DB, would that preclude the developer from building what he is intending to build as he plans it today?
  - a. *The zoning of this property is DB. A mixed-use development could occur on this property with DT zoning. Apartments are a Special Use in both the DB and DT zoning districts. There are some allowable use differences in the DB and DT zoning districts, as seen in [Table 5-1](#) of the Zoning Ordinance.*

*The principal bulk requirement differences between DT and DB zoning at this location are as follows:*

	DB	DT
Maximum Height	70 feet	36 feet
Minimum Height	32 feet	No minimum
Density	26 units	11 units

	DB to R	DT to R	DB to DB	DT to DB
Side Setback	Side setback of R district plus 1 foot of additional setback for every 1 foot of	5 feet	0 feet	5 feet

	height in excess of 20 feet			
Rear Setback	20 feet plus 1 foot of additional setback for every 1 foot of height in excess 20 feet	20 feet	0 feet	20 feet
Street Setback	Build-to-zone of 0 - 10 feet	10 ft	Build-to-zone of 0-10 feet	0 feet