

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**1/9/2024**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Fairview Focus Area Implementation - Regulatory Framework Discussion	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A continued regulatory framework discussion of the Fairview Focus Area Implementation of the 2017 Comprehensive Plan.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2023-2025 include *Exceptional Municipal Services, Top Quality Infrastructure, Strong and Diverse Local Economy* and a *Beautiful Community*. *Fairview Focus Area Implementation Plan* is a Priority Action Item.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Provide direction on the Fairview Focus Area Regulatory Framework.

**BACKGROUND**

The project, Fairview Area Plan Implementation, is part of the 2023-2025 Priority Action Items. The Village Council has discussed the project at these recent meetings:

<b>Date</b>	<b>Discussion Topics</b>
October 17, 2023	Introduction, Fairview Area Boundaries, 2017 Comprehensive Plan goals and recommendation review
November 7, 2023	Continued discussion on Fairview Area Boundaries and 2017 Comprehensive Plan goals and recommendations
December 5, 2023	Regulatory Framework for F-1, F-2 and F-3 areas

The attached slides detail the discussion topics for the January 9, 2024 meeting.

**ATTACHMENTS**

Slide Deck

# Fairview Focus Area Implementation

January 9, 2024



# Tonight's Agenda

- **Fairview Focus Area Plan Implementation Project Description**
- **Clarifications for Fairview – 1 and Fairview - 2**
- **Fairview – 3 Discussion**
  - **Residential Housing Types**
  - **Residential Accessory Uses and Structures**
  - **Home Occupations**
  - **Commercial**



# Fairview Focus Area Plan Implementation

This project consists of implementing the recommendations of the Fairview Area Focus Area Plan in the Comprehensive Plan.

- Defining the area included in the project
- Amendments to the Zoning Ordinance and Zoning Map
- Financial policies and incentives to facilitate redevelopment of private properties
- Financing policies and mechanism to pay for public improvements
- Business attraction and retention efforts
- Streetscape and landscape improvements
- Redevelopment of commuter parking lots



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# Comprehensive Plan to Zoning Ordinance

## Comprehensive Plan

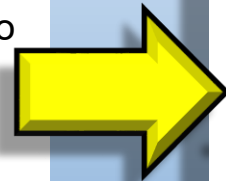
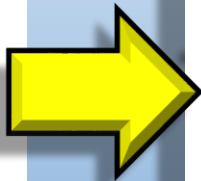
- Visionary document
- Public engagement
- Looks toward future
- Guideline for decision making
- Desired state of Fairview
  - Physical
  - Economic
  - Social
  - Environmental

## Regulatory Framework

- Takes vision and develops regulatory key concepts for discussion
- Key concepts designed to produce the desired outcomes in the Comprehensive Plan
- Allows for discussion and concurrence

## Zoning Ordinance

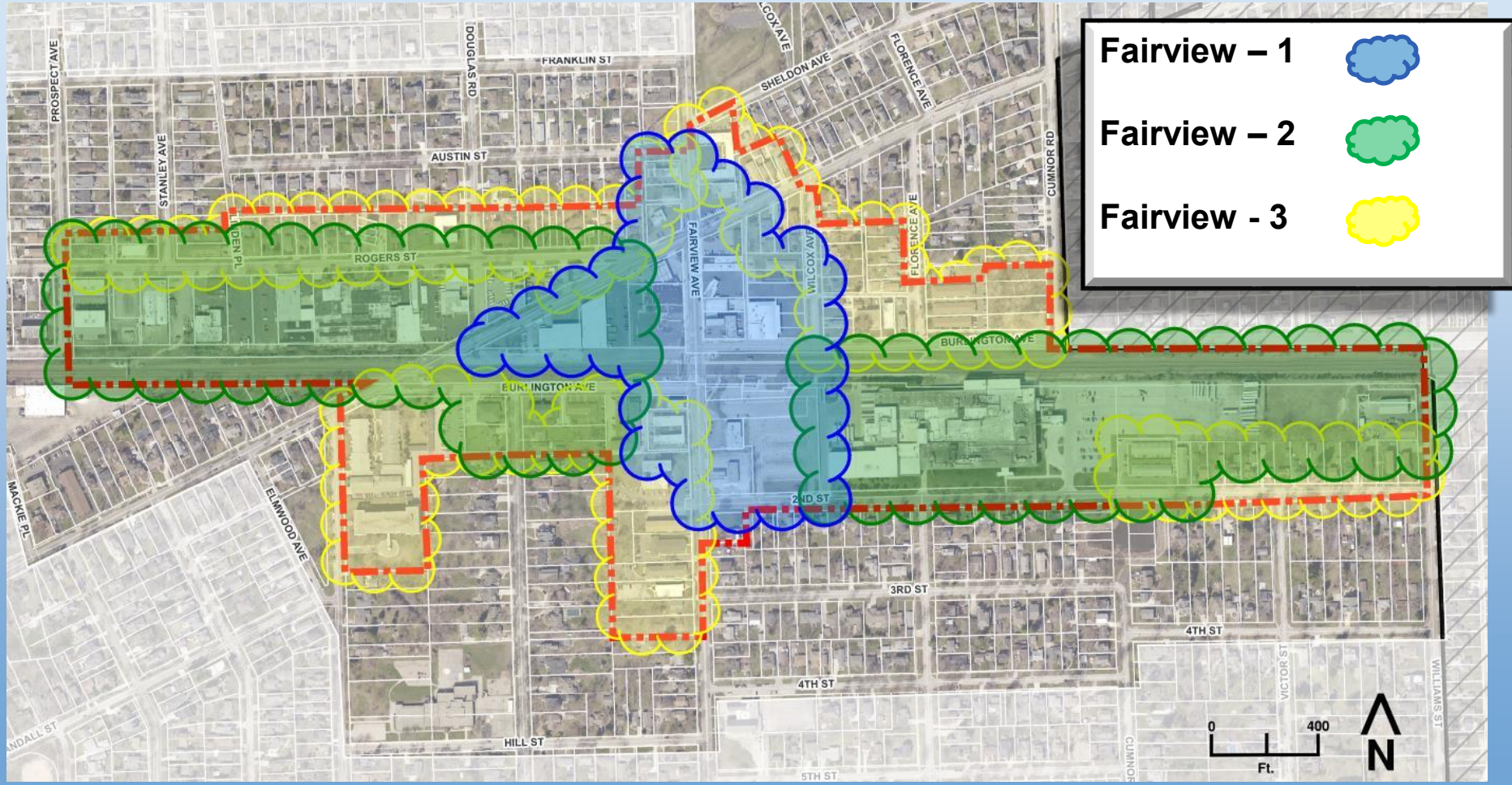
- Regulatory document
- Implements the Comprehensive Plan vision
- Regulations are legally binding
- Intended to create conditions that were recommended in the Comprehensive Plan



**WE ARE HERE**



# Fairview Focus Area



# Fairview – 1 & Fairview - 2

## Uses

- Include theaters and other entertainment uses

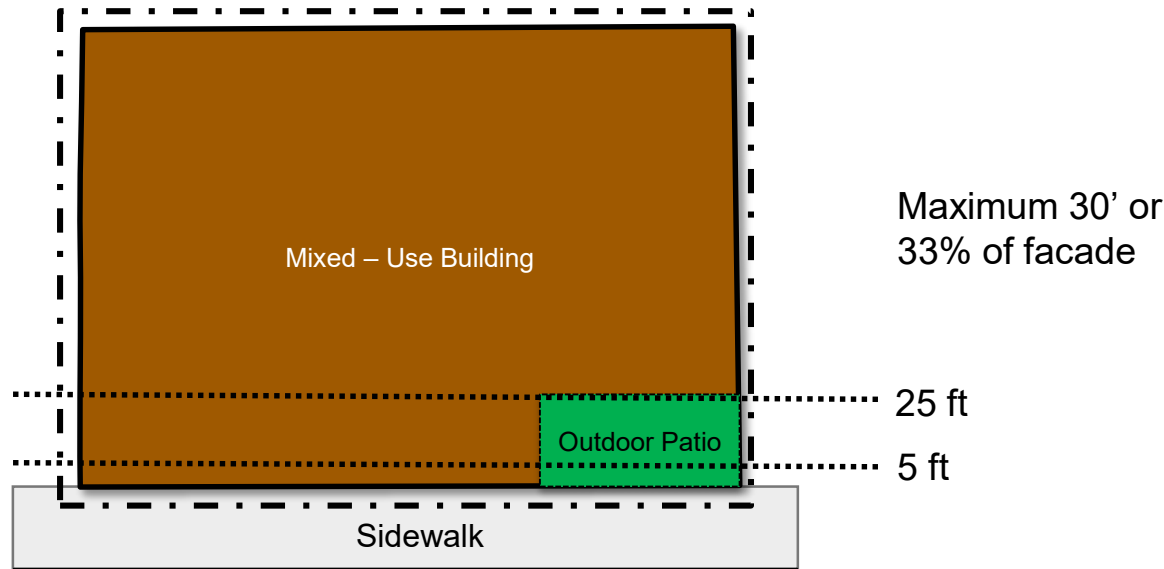




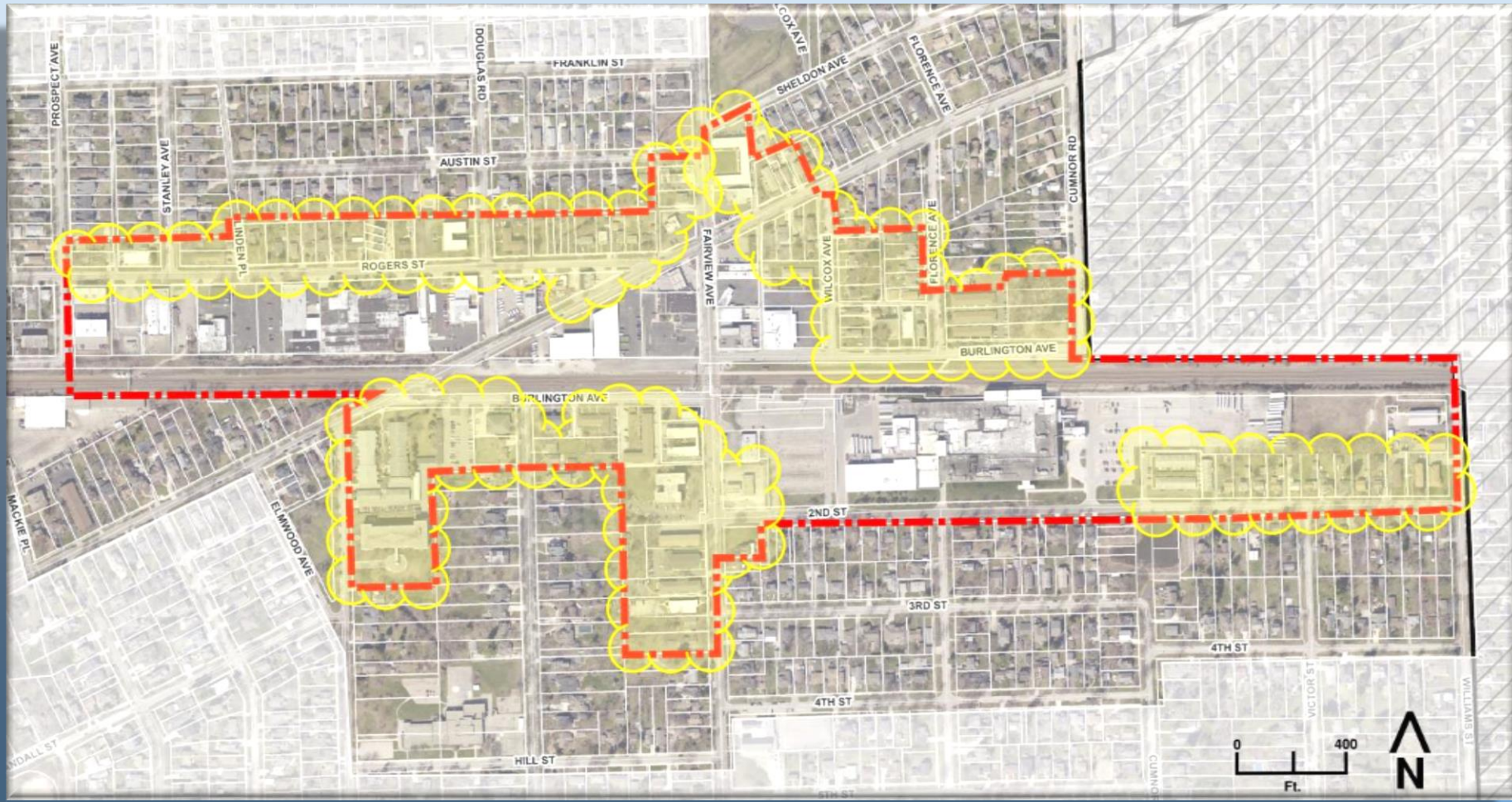
# Zoning Ordinance Definitions & Regulations

## Downtown Build-To-Zone

- Applies to developments in Downtown Core and Downtown Business
- % of street-facing building façade that must be no more than 5 to 10 feet from the property line
- Outdoor dining or similar programmed spaces may count towards requirement



# Fairview - 3



# Fairview - 3

## Description

- Residential neighborhood
- Walkable
- Green space

## Height / Density

- 35 ft max (current regulation)
- Two principal structures per lot



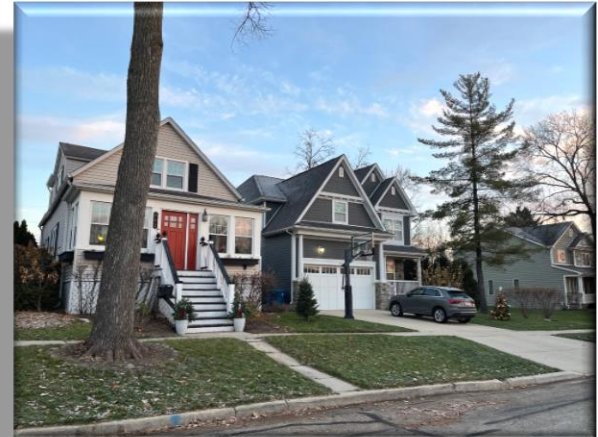
# Fairview - 3

## Form

- **Buildings setback from street, side and rear property lines**
- **Green parkways with street trees and sidewalks**
- **Single family structures converted to commercial / office**

## Parking

- **Reduced parking regulations for multi-family and business uses**
- **On-site parking**
- **On-street parking**



# Fairview - 3

## Uses

- **Permissive**
- **Flexible**
- **Variety of residential uses**
  - **Single family detached, towhomes, duplex, apartments, condos, tiny houses, in-law units, inclusive housing**
- **Attorney, architect, accountant offices**
- **Beauty salons**
- **Live / work units**
- **Home occupations with larger retail space allowance**
- **Church**
- **Primary or secondary schools**



# Zoning Ordinance Definitions

## Household

An individual, or two (2) or more persons related by blood, marriage, or adoption and/or a group of not more than three (3) unrelated persons living together as a single housekeeping unit in a dwelling unit.

## Dwelling

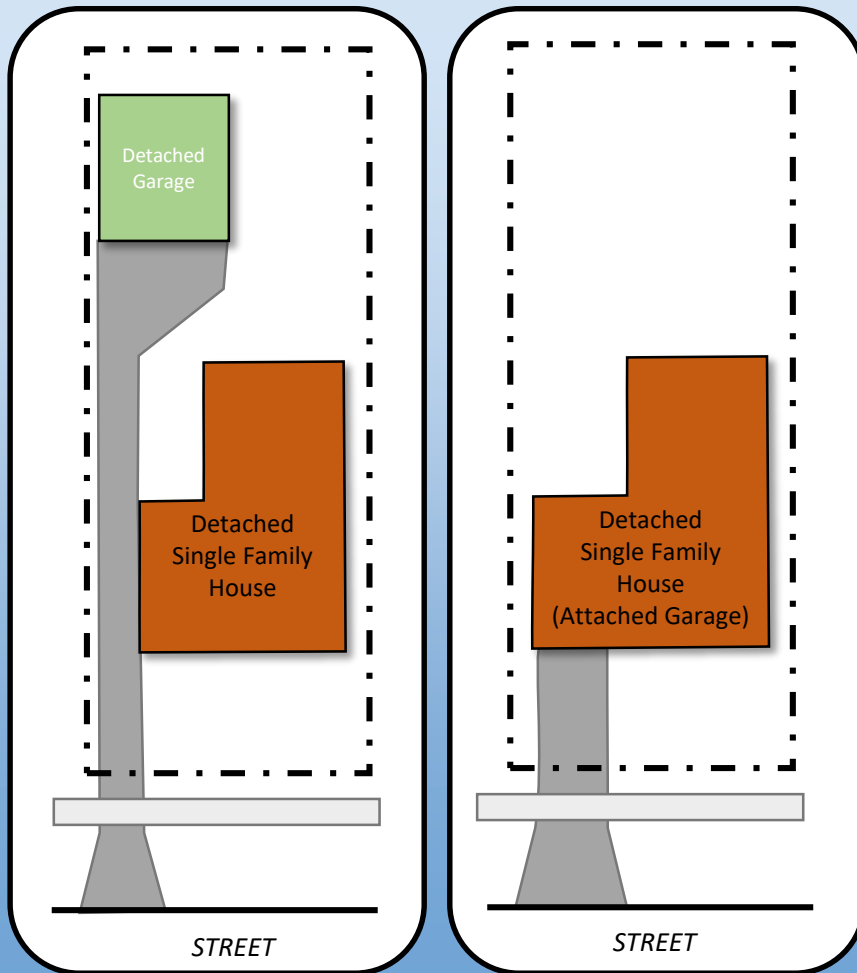
A building or portion of a building, but not including a mobile home or manufactured housing unit, designed or used exclusively for residential occupancy, including detached houses, attached houses, two-unit houses, apartments and residential condominiums but not including group residential or lodging uses.

## Dwelling Unit

One (1) or more rooms in a dwelling designed for occupancy by a single household for living purposes and having its own permanently installed cooking and sanitary facilities.



# Fairview – 3 – Residential Housing Types

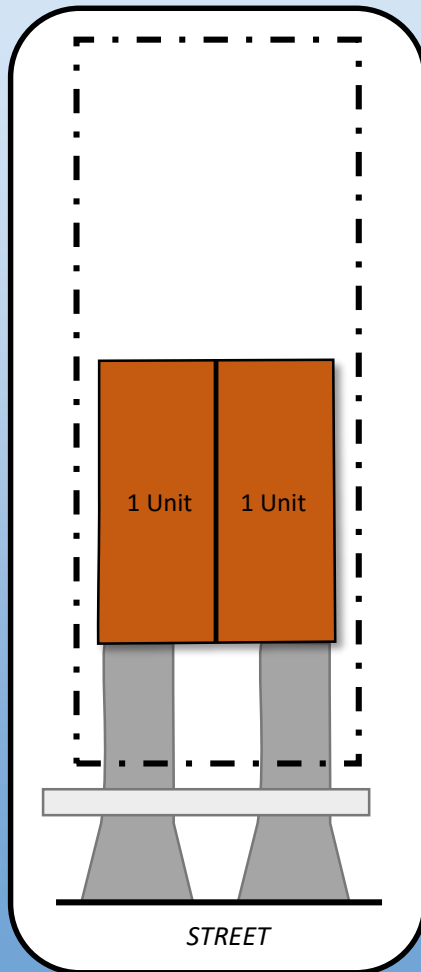


**(A) Single Family Detached House  
with detached or attached garage**

## Current Regulations

- **Currently permitted throughout the F-3 area**

# Fairview - 3 – Residential Housing Types



**(B) Attached House (Townhome) / Duplex Home**

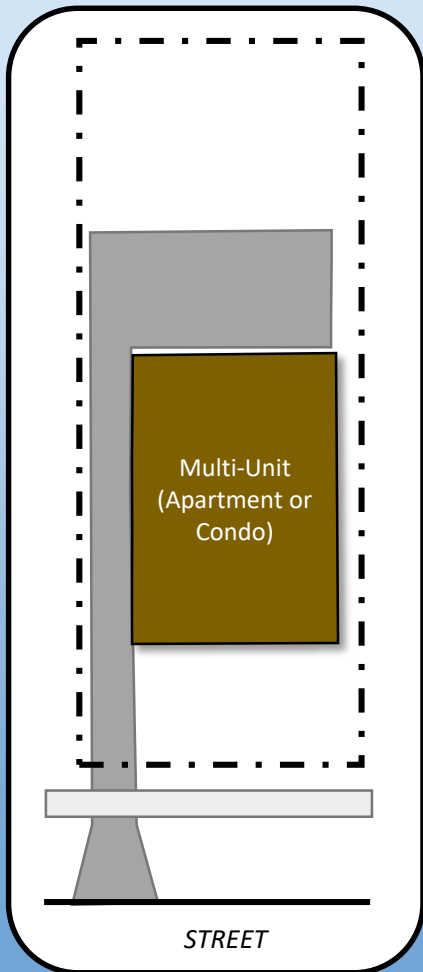
## Current Regulations

- Currently permitted in the vast majority of the proposed F-3 area
- Two separate households





# Fairview – 3 – Residential Housing Types

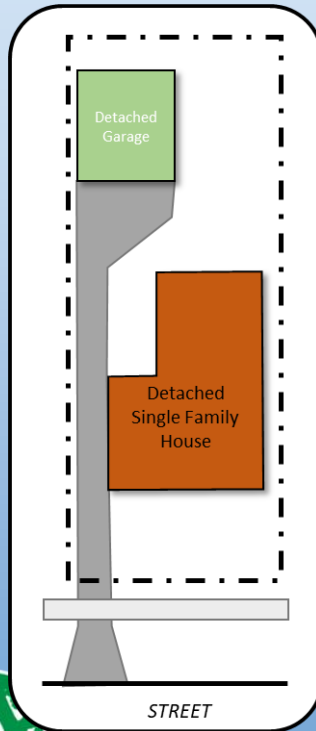
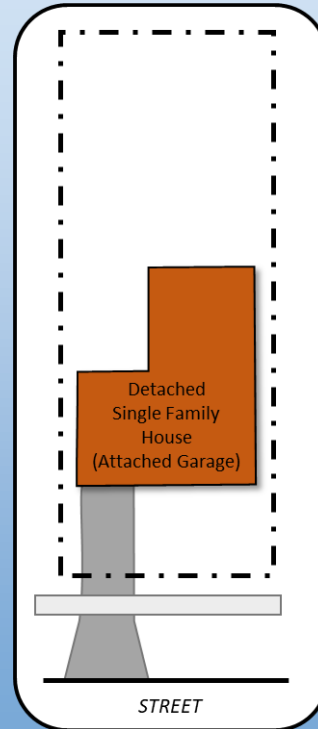
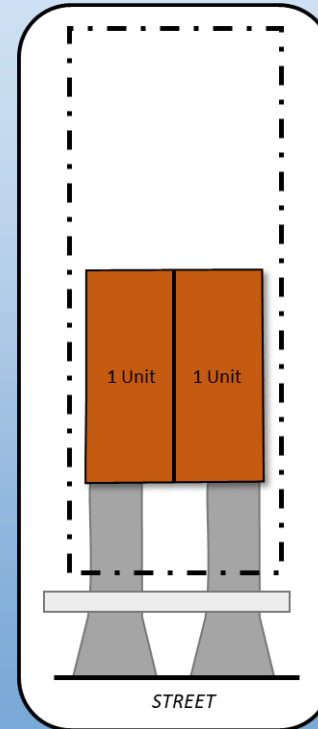
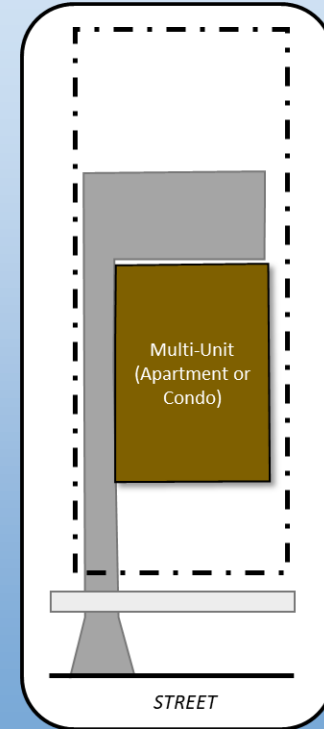


**(C) Apartment/Condo**

## Current Regulations

- **Currently permitted in the majority of the proposed F-3 area**

# Fairview – 3 – Residential Housing Types

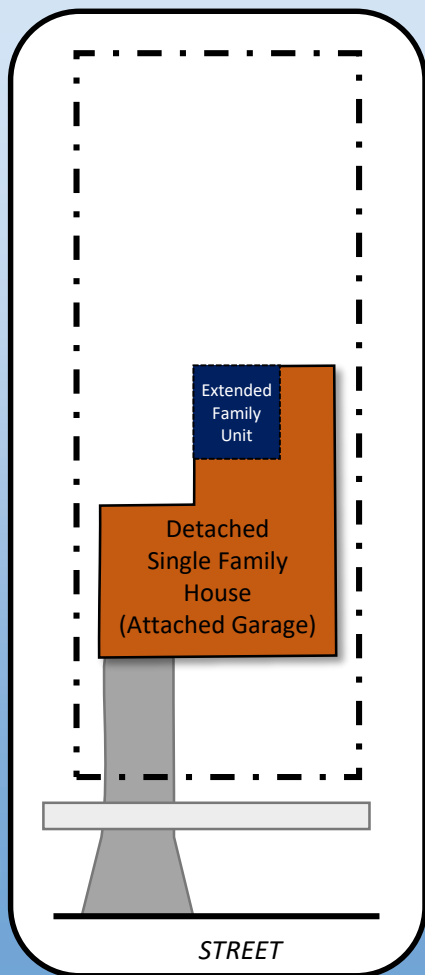
**A****A****B****C**

## Currently allowed

# Zoning Ordinance Regulations

## Extended Family Accessory Housing

- **Special Use**
- **Unit must be within a detached house**
- **Only one unit per detached house**
- **May have a separate front door**
- **Property owner must live in detached house**
- **Residents must be related**
- **One resident must be at least 62 years old or disabled**
- **Detached house must still look like a detached house**
- **Annual correspondence confirming regulations are still being met**
- **Unit must be removed if regulations are no longer being met**



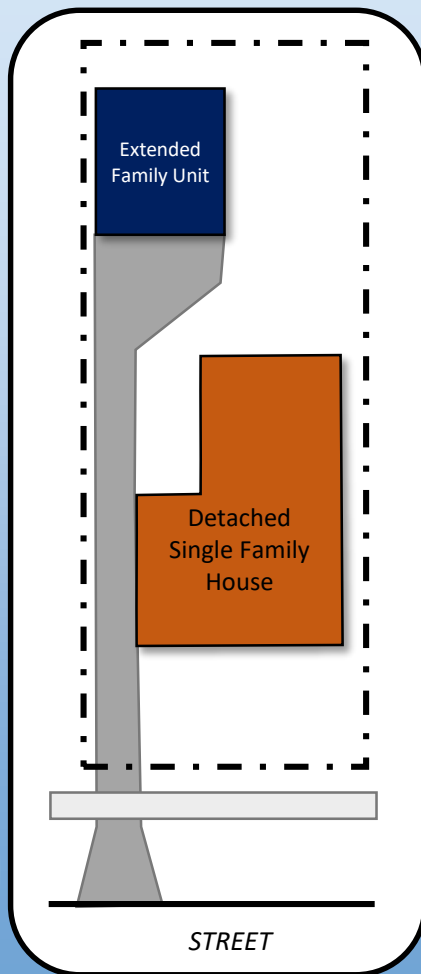
**(D) Single Family Detached House  
with extended family accessory  
housing unit**

## **Current Regulations**

- **Special Use in a small area of the proposed F-3 area**
- **Within the principal structure**
- **Single household**



# Fairview – 3 – Residential Accessory Uses & Structures



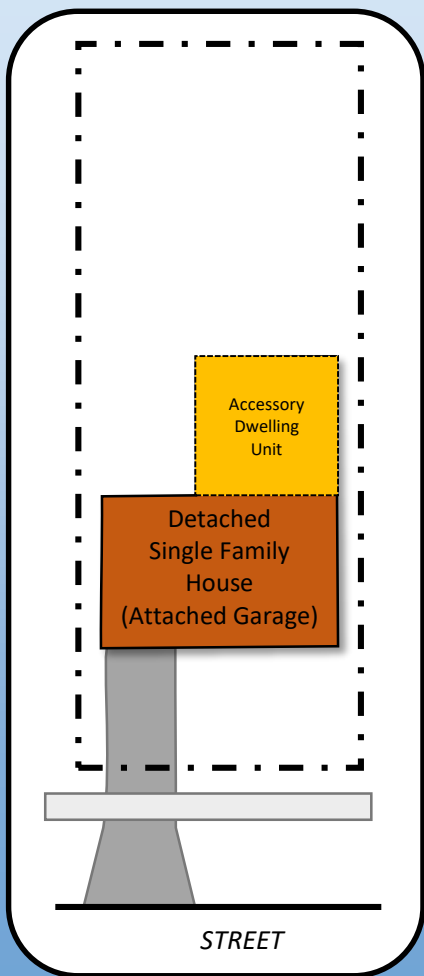
**(E) Single Family Detached House with extended family accessory housing unit in accessory structure**

## Current Regulations

- Not permitted throughout the Village.

## Concept

- Single Household
- Accessory unit in detached garage



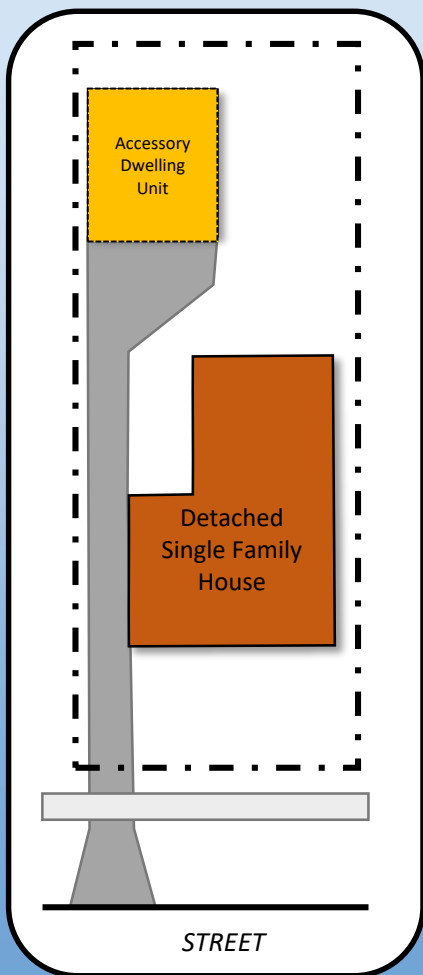
**(F) Single Family Detached House  
(with accessory dwelling unit (ADU))**

## **Current Regulations**

- **Not permitted throughout portions of F-3 now**

## **Concept**

- **Two households**
- **Units connected internally**



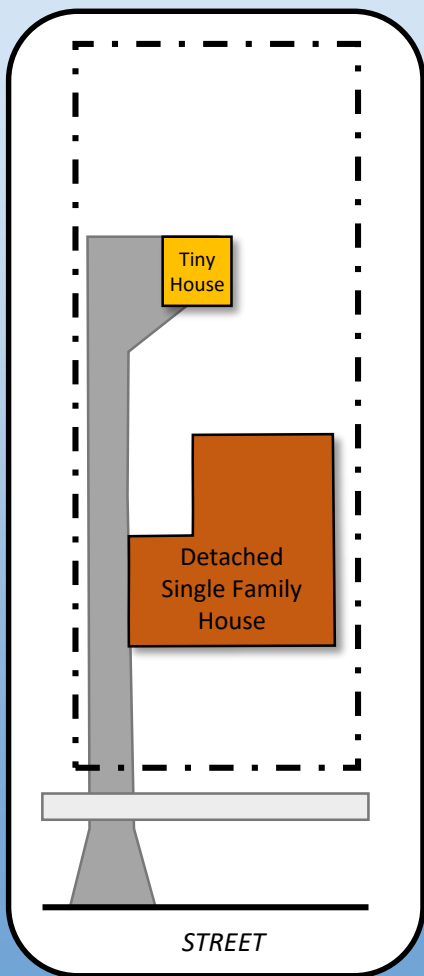
**(G) Single Family Detached House with detached accessory dwelling unit (ADU) constructed above a detached garage**

## Current Regulations

- Not permitted throughout the Village.

## Concept

- Two households
- ADU smaller than principal structure



**(H) Single Family Detached House and a Tiny House (ADU)**

## **Current Regulations**

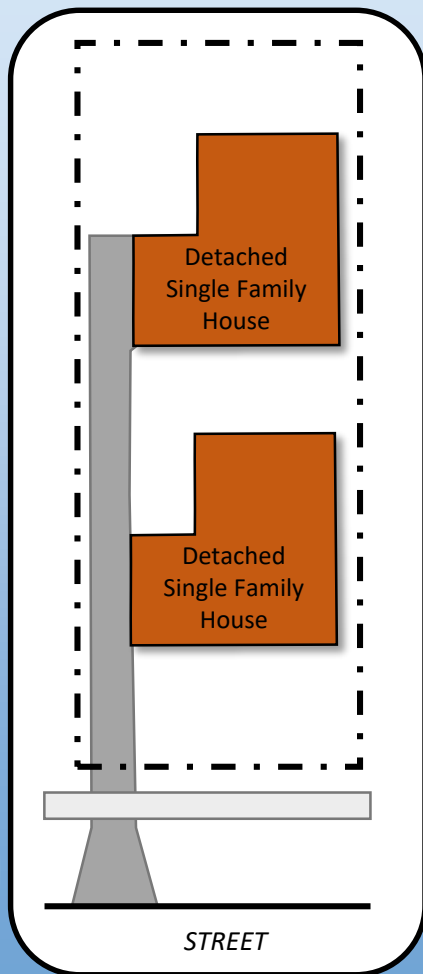
- **Not permitted throughout the Village.**

## **Concept**

- **Two households**
- **ADU smaller than principal structure**



# Fairview – 3 – Residential Accessory Uses & Structures



**(I) 2 Single Family Detached Houses on one lot.**

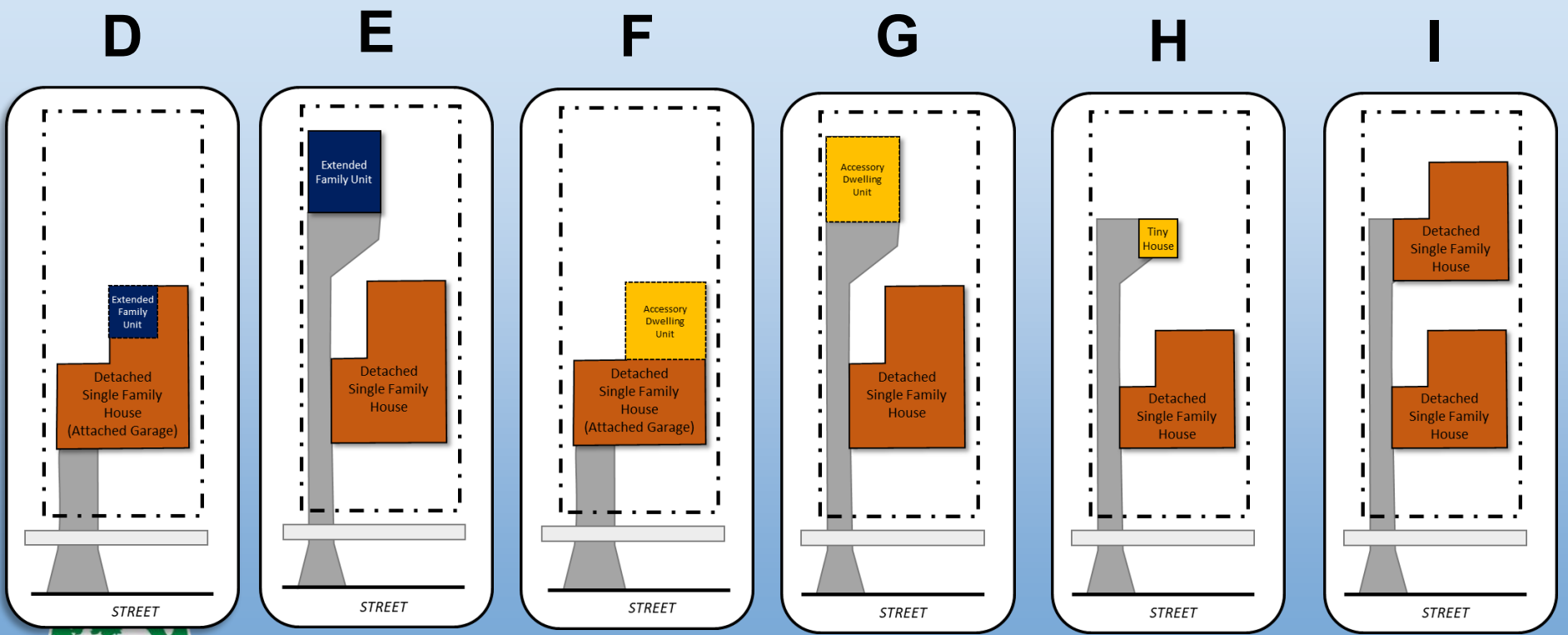
## Current Regulations

- Not permitted throughout the Village.

## Concept

- Two households
- Two structures could be the same size





Allowed

Not Currently Allowed

# Zoning Ordinance Regulations

## Home Occupation

- **Operator must live in the residence**
- **Only 1 employee**
- **Max size is 25% of dwelling or 400 sq. ft., whichever is less**
- **Must be conducted within the residence**
- **On-premise sales and regular deliveries are prohibited**
- **Detached house must still look like a detached house**
- **One small wall sign is allowed**
- **Limited number of vehicles allowed on the site**
- **More than 1 home occupation is allowed**

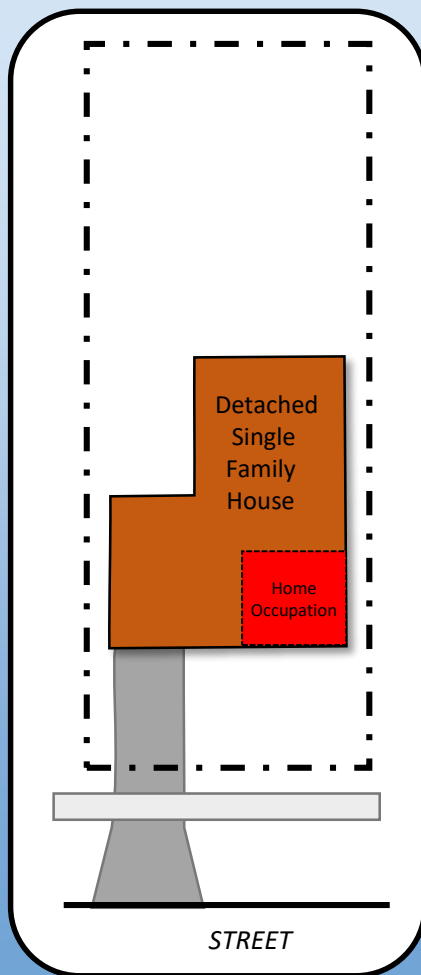
# Home Occupation Uses

## Home Occupation Uses Currently Permitted

- Attorney, architect, accountant offices
- Other professional offices



# Fairview – 3 – Home Occupation

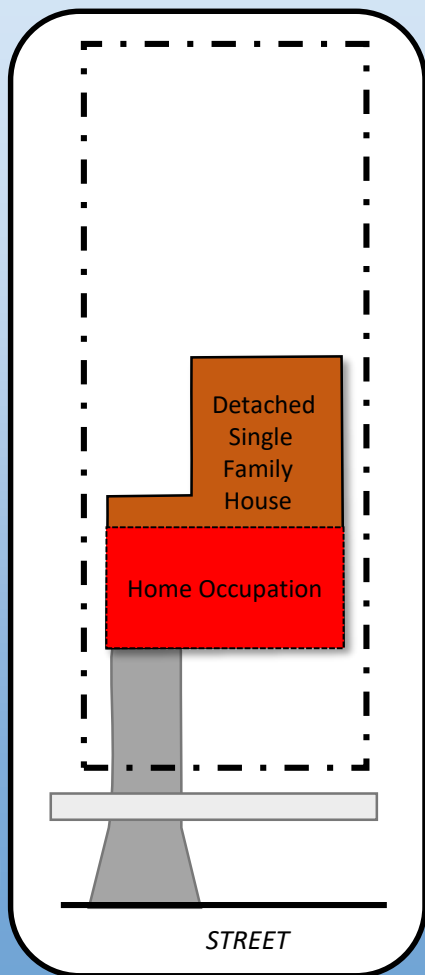


**(J) Single Family Detached House  
(with home occupation)**

## **Current Regulations**

- **Permitted throughout F-3 now**

# Fairview – 3 – Home Occupation



**(K) Single Family Detached House  
(with expanded home occupation)**

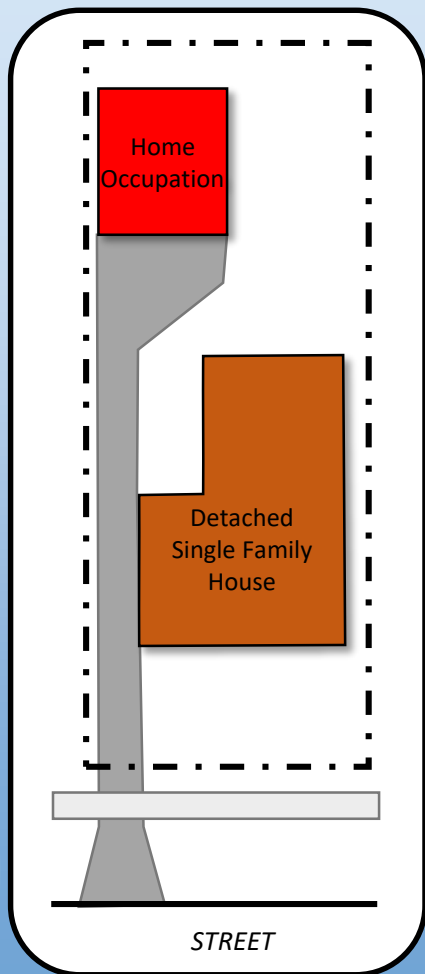
## Current Regulations

- Not permitted throughout the Village.

## Concept

- Larger home occupation space
- Home occupation smaller than dwelling space

# Fairview – 3 – Home Occupation



**(L) Single Family Detached House  
(with home occupation in an  
accessory structure)**

## Current Regulations

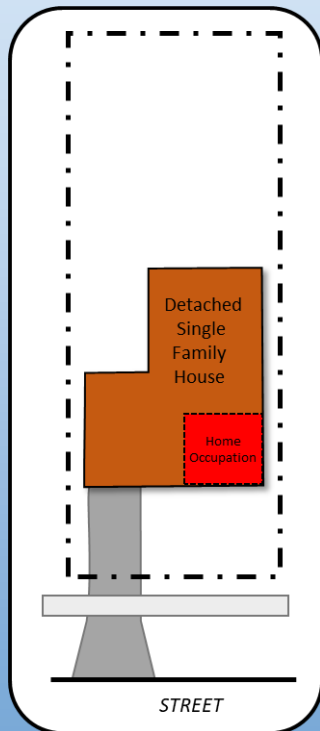
- Not permitted throughout the Village.

## Concept

- Located in accessory structure
  - Detached garage

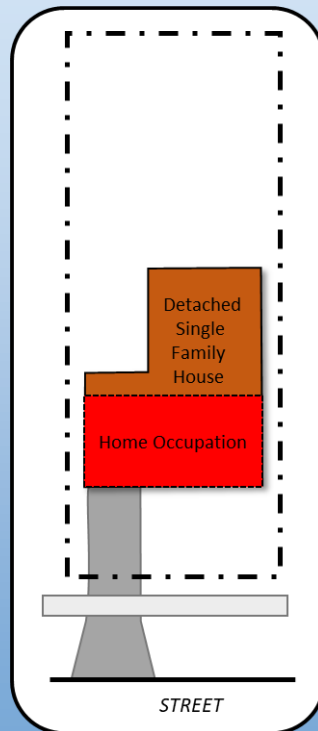
# Fairview – 3 – Home Occupation Concepts

J



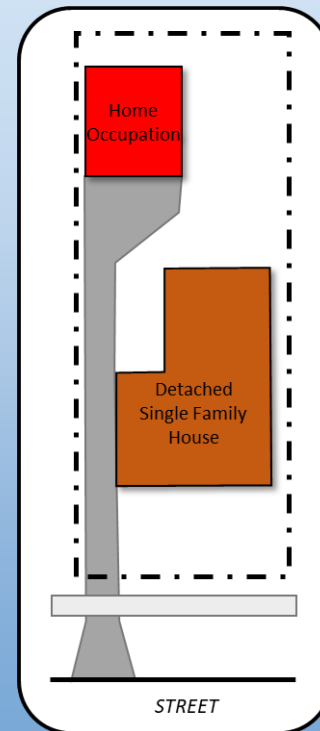
**Allowed**

K



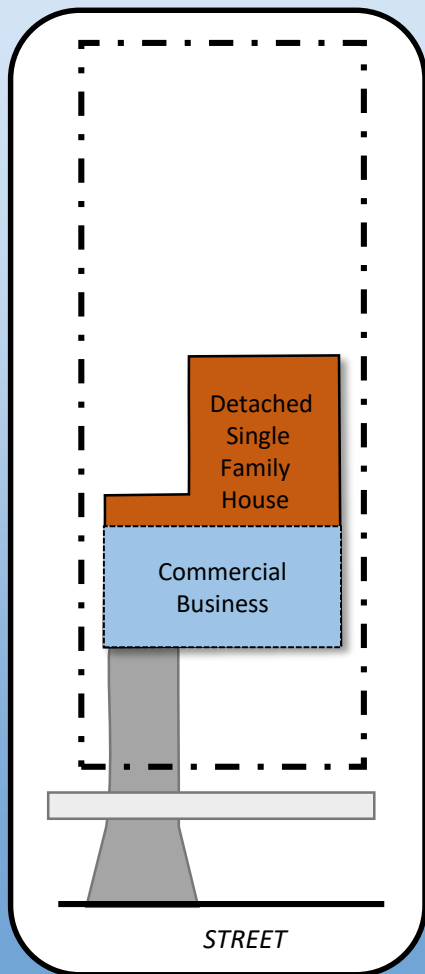
**Not currently allowed**

L





# Fairview – 3 – Commercial Concept



**(M) Single Family Detached House  
(with commercial business, not  
operated by property owner/resident)**

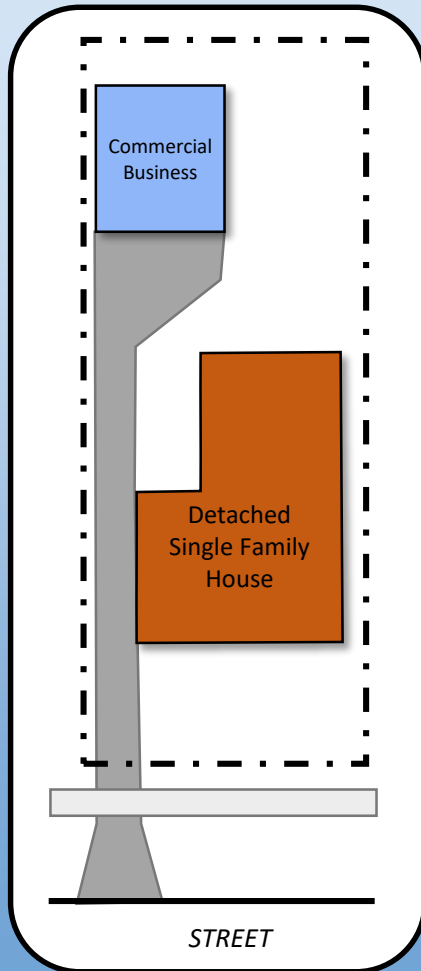
## Current Regulations

- **Not permitted throughout the Village.**

## Concept

- **Commercial space rented to non-resident**

# Fairview – 3 – Commercial Concept



**(N) Single Family Detached House with detached commercial business not operated by property owner**

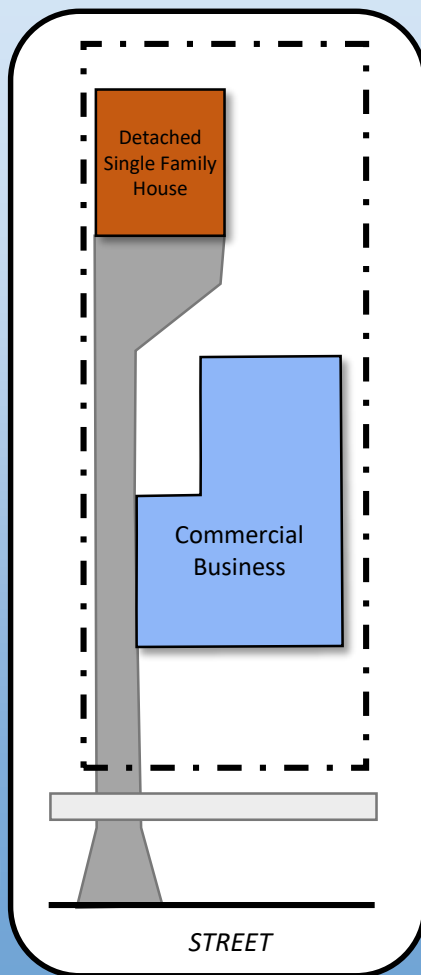
## Current Regulations

- **Not permitted throughout the Village.**

## Concept

- **Business operated in accessory structure**
- **Commercial space rented to non-resident**

# Fairview – 3 – Commercial Concept



**(O) Single Family Detached House with detached commercial business not operated by property owner**

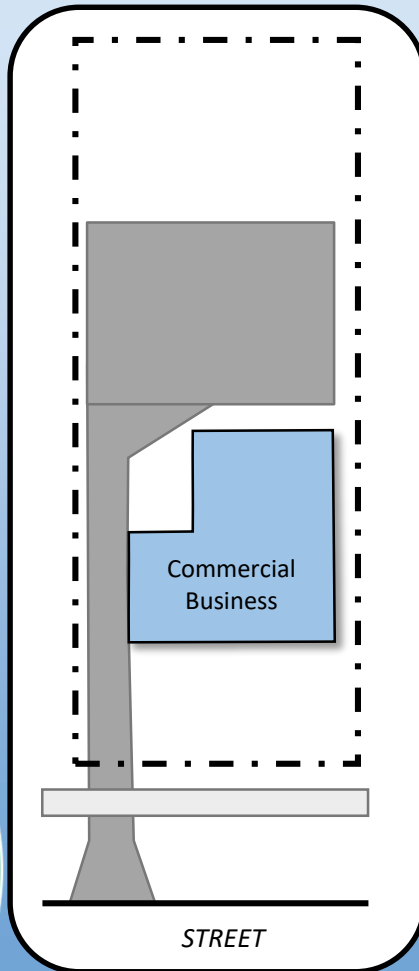
## Current Regulations

- Not permitted throughout the Village.

## Concept

- Business operated in principal structure
- Residence in accessory structure
- Either space rented to non-owner

# Fairview – 3 – Commercial Concept



## (P) Single Commercial Business

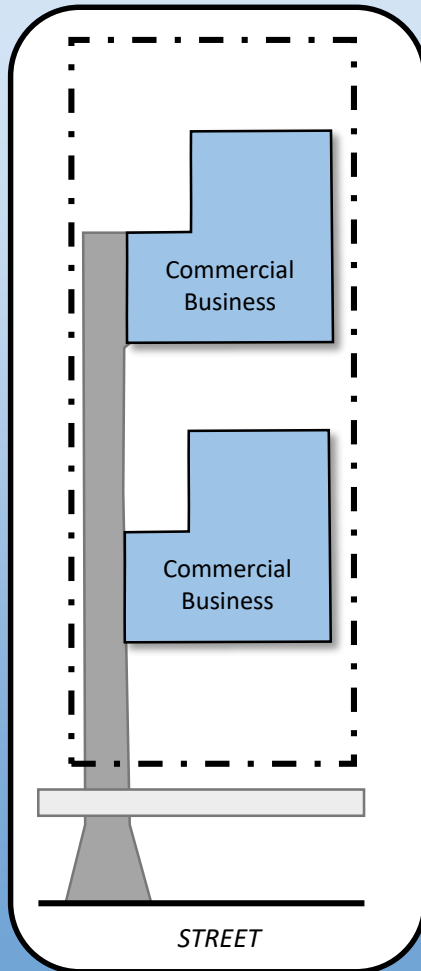
### Current Regulations

- Prohibited in the F-3
- Allowed in various location throughout the Village

### Concept

- House converted to business, or
- New Commercial Building

# Fairview – 3 – Commercial Concept



**(Q) Two Commercial businesses and structure on one lot**

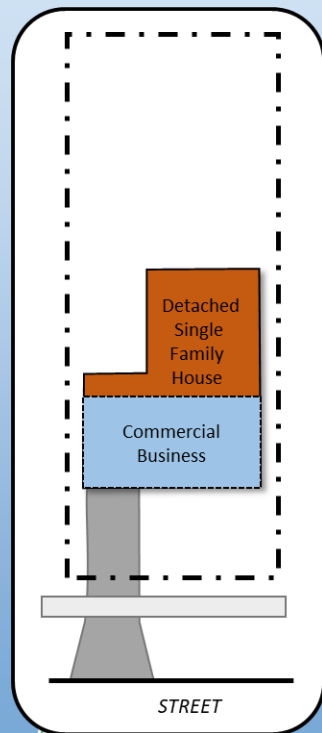
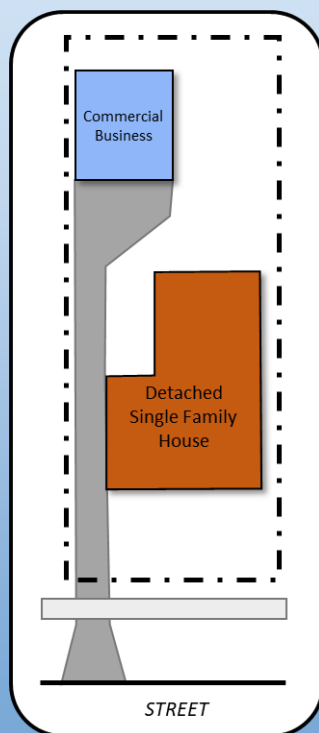
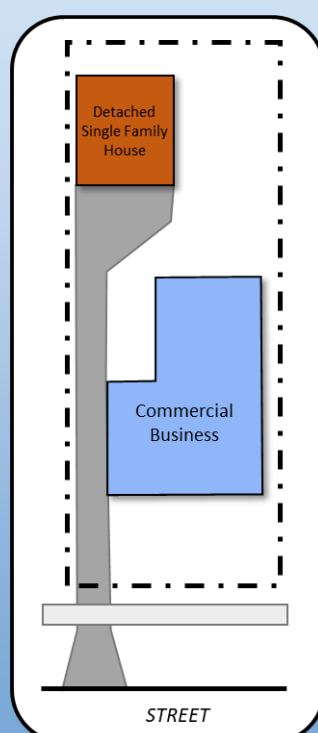
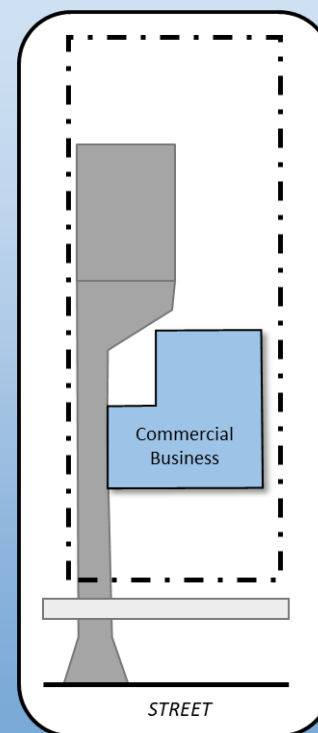
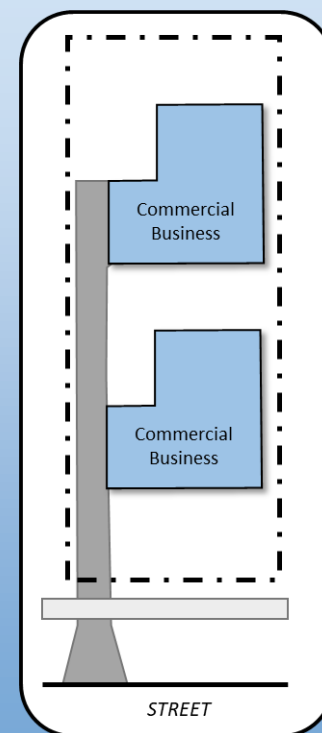
## Current Regulations

- **Not permitted throughout the Village.**

## Concept

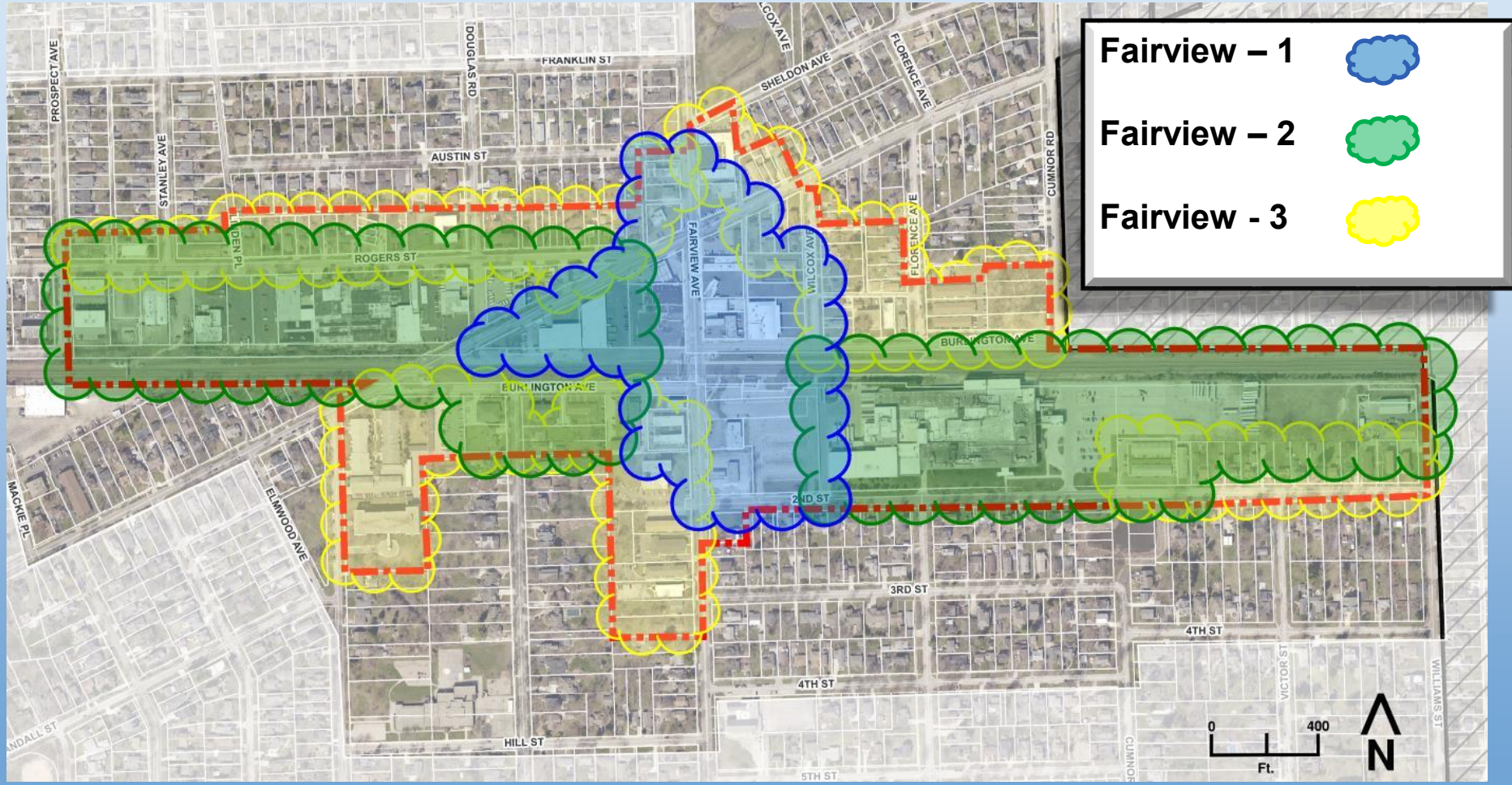
- **Separate businesses operated in separate principal structures**

# Fairview - 3 – Commercial Concept

**M****N****O****P****Q**

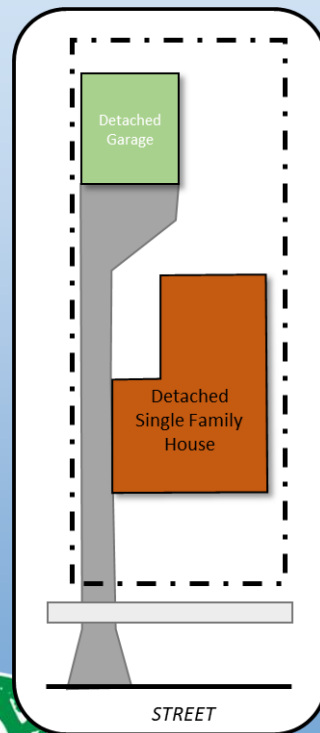
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# Fairview Focus Area

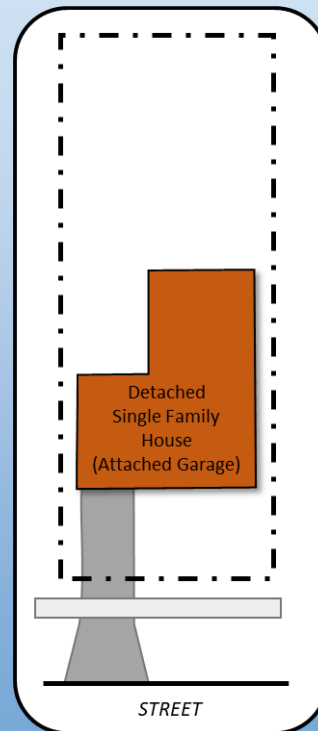


# Fairview - 3 – Residential Housing Types

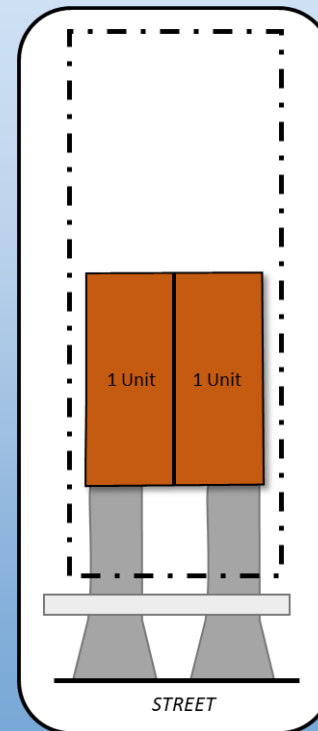
**A**



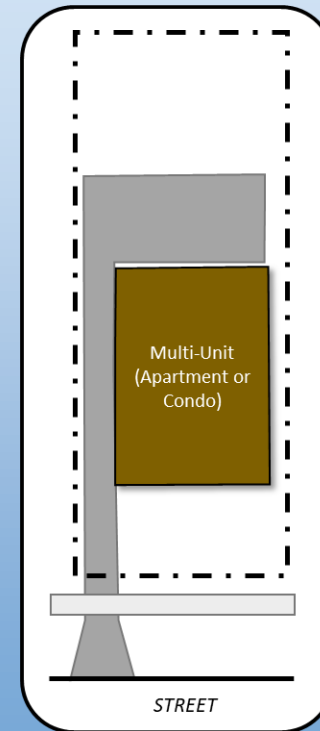
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**B**



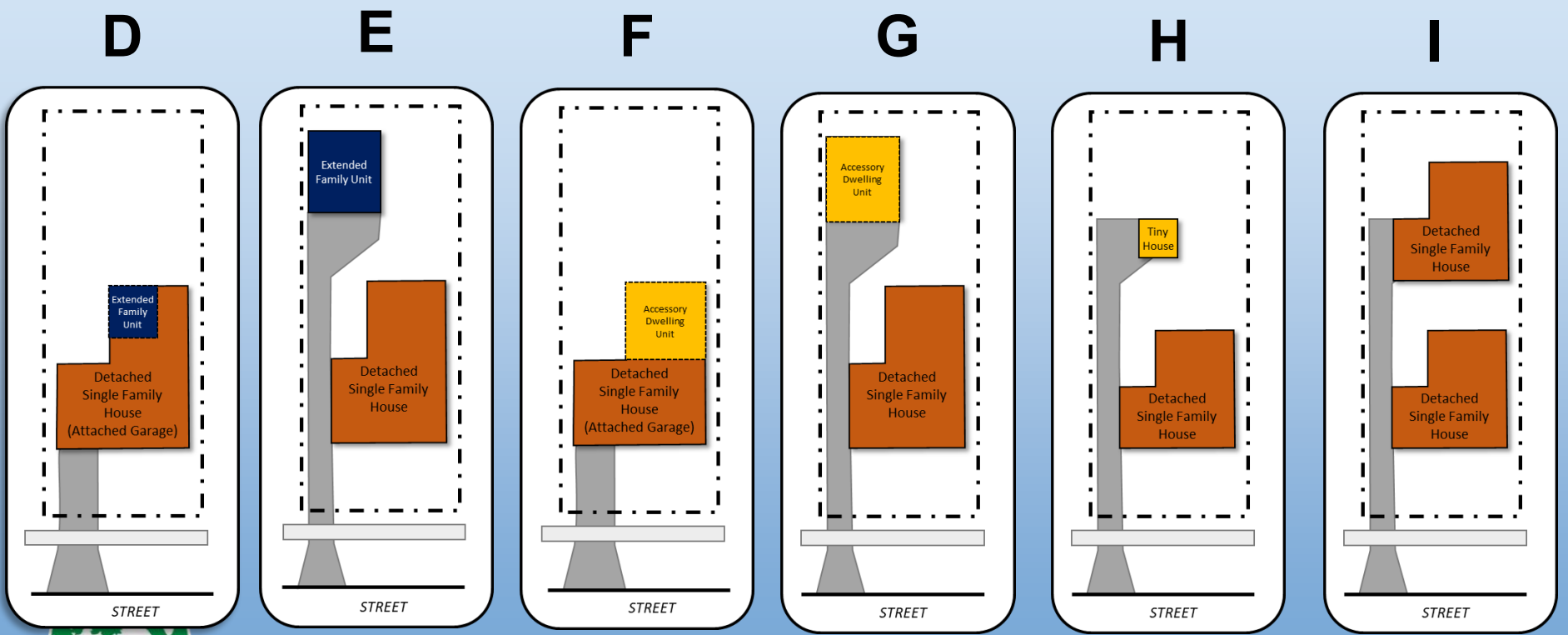
**C**



**Currently allowed**





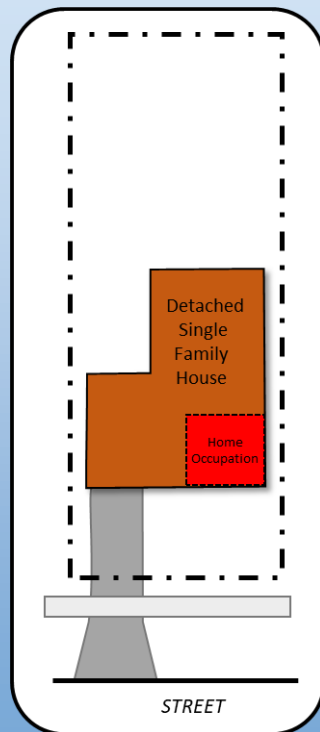


Allowed

Not currently allowed

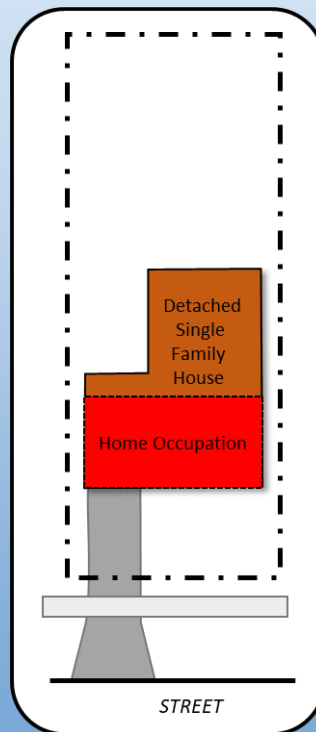
# Fairview – 3 – Home Occupation Concepts

J



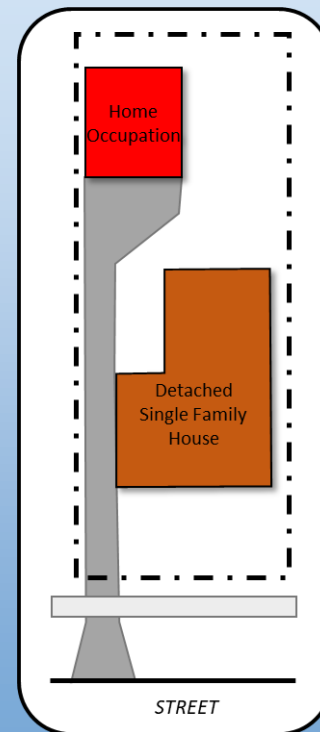
**Allowed**

K

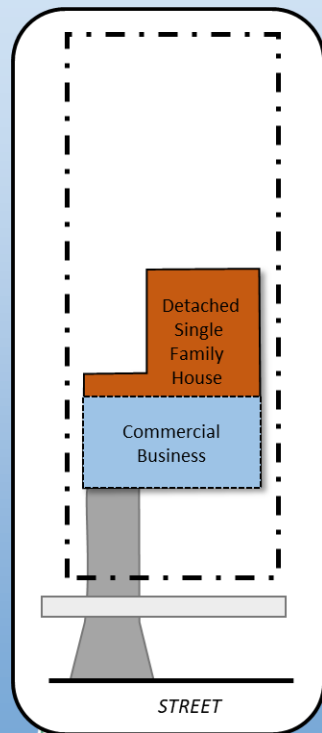
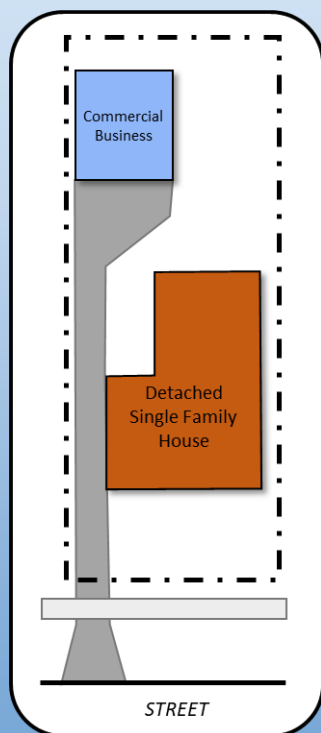
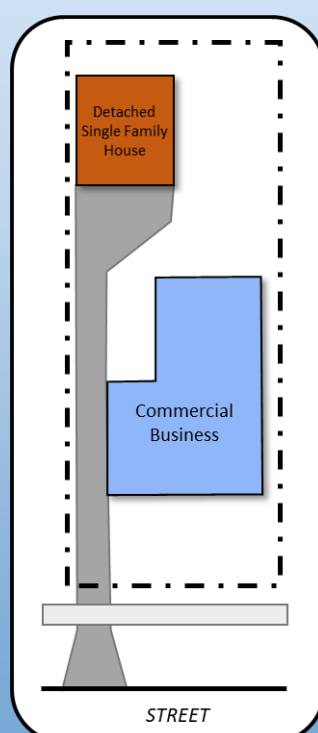
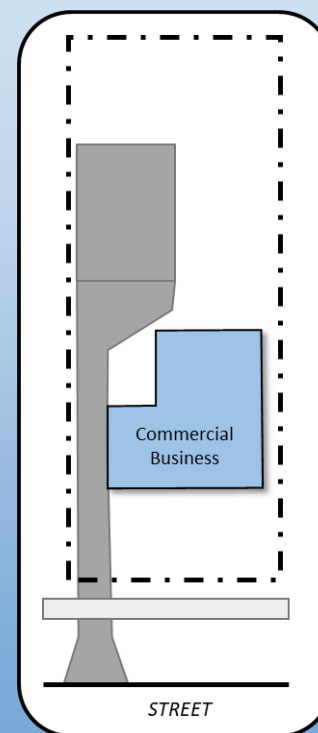
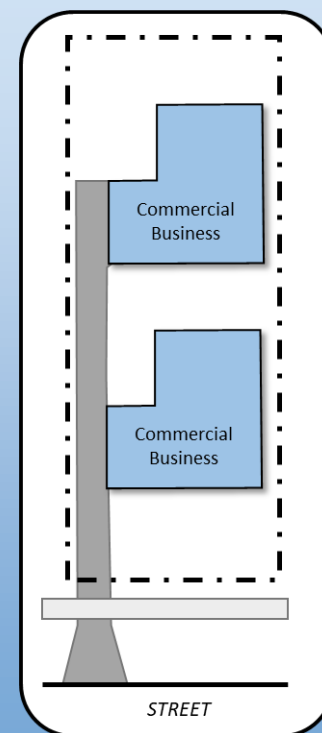


**Not currently allowed**

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# Fairview – 3 – Commercial Concept

**M****N****O****P****Q**

**Not currently allowed**

# Fairview Focus Area Implementation

January 9, 2024

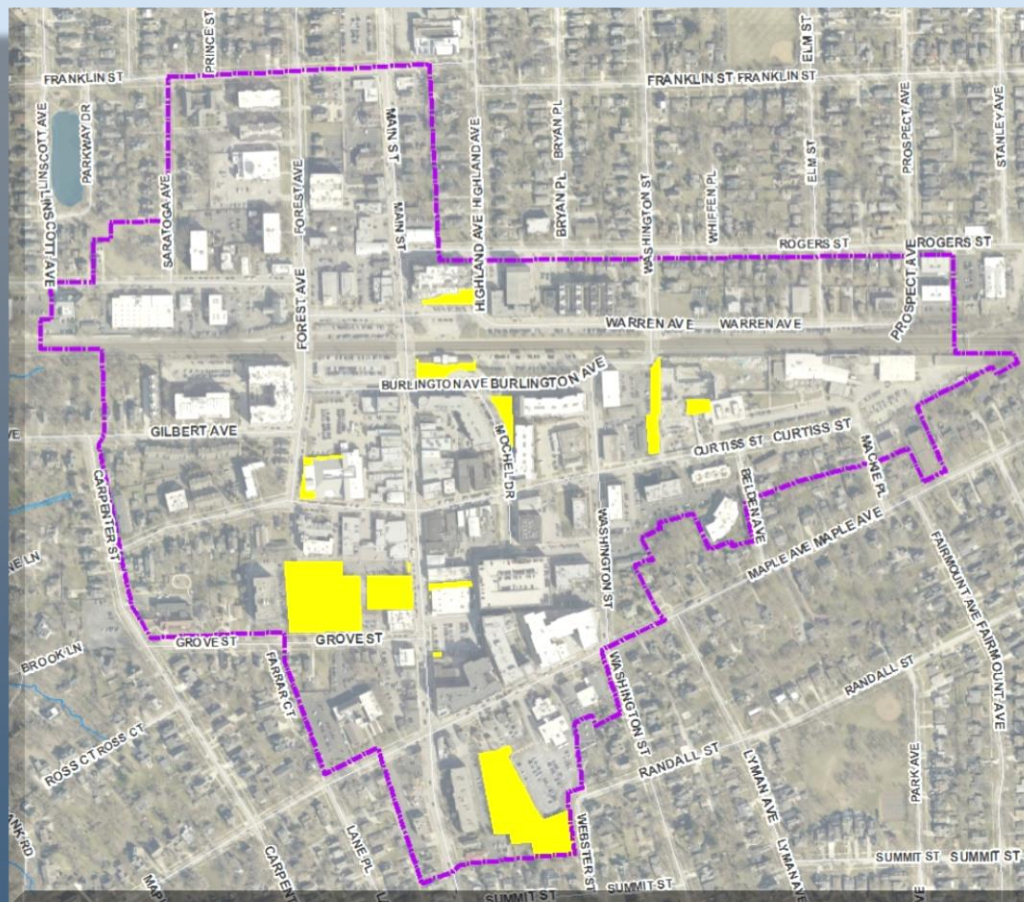


# Open Space Comparison

	Downtown	Fairview
Land Area	105 acres	61 acres
Private Open Space	5.12 acres (4.88%)	0.16 acres (0.27%)
Public Open Space	0.40 acres (0.38%)	0.38 acres (0.63%)

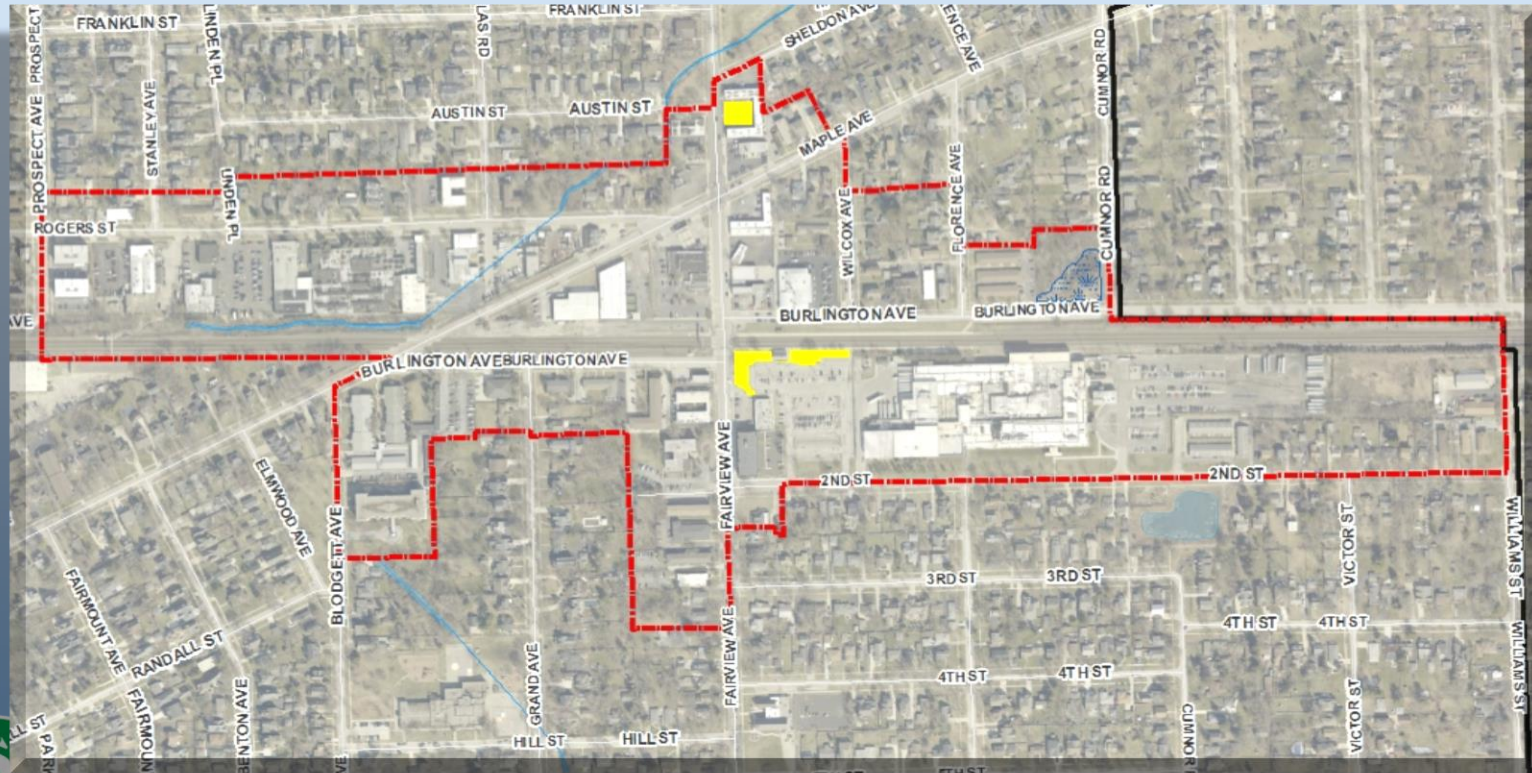


# Open Space Downtown





# Open Space Fairview



# Recent Downtown and Fairview Development Comparisons

	Downtown	Fairview
Land Area	105 acres	61 acres
Total Residential Units	1,660 15.81 du / acre	496 8.13 du / acre

Development	Density	Height	Parking
Dash	124 units / acre	70 ft	1.4 spaces / unit
Maple & Main	132 units / acre	70 ft	1.41 spaces / unit
Burlington Station	81 units / acre	62 ft	1.19 spaces / unit
Marquis on Maple	54 units / acre	59 ft	1.44 spaces / unit
2 <sup>nd</sup> and Fairview	18 units / acre	34 ft	2.0 spaces / unit



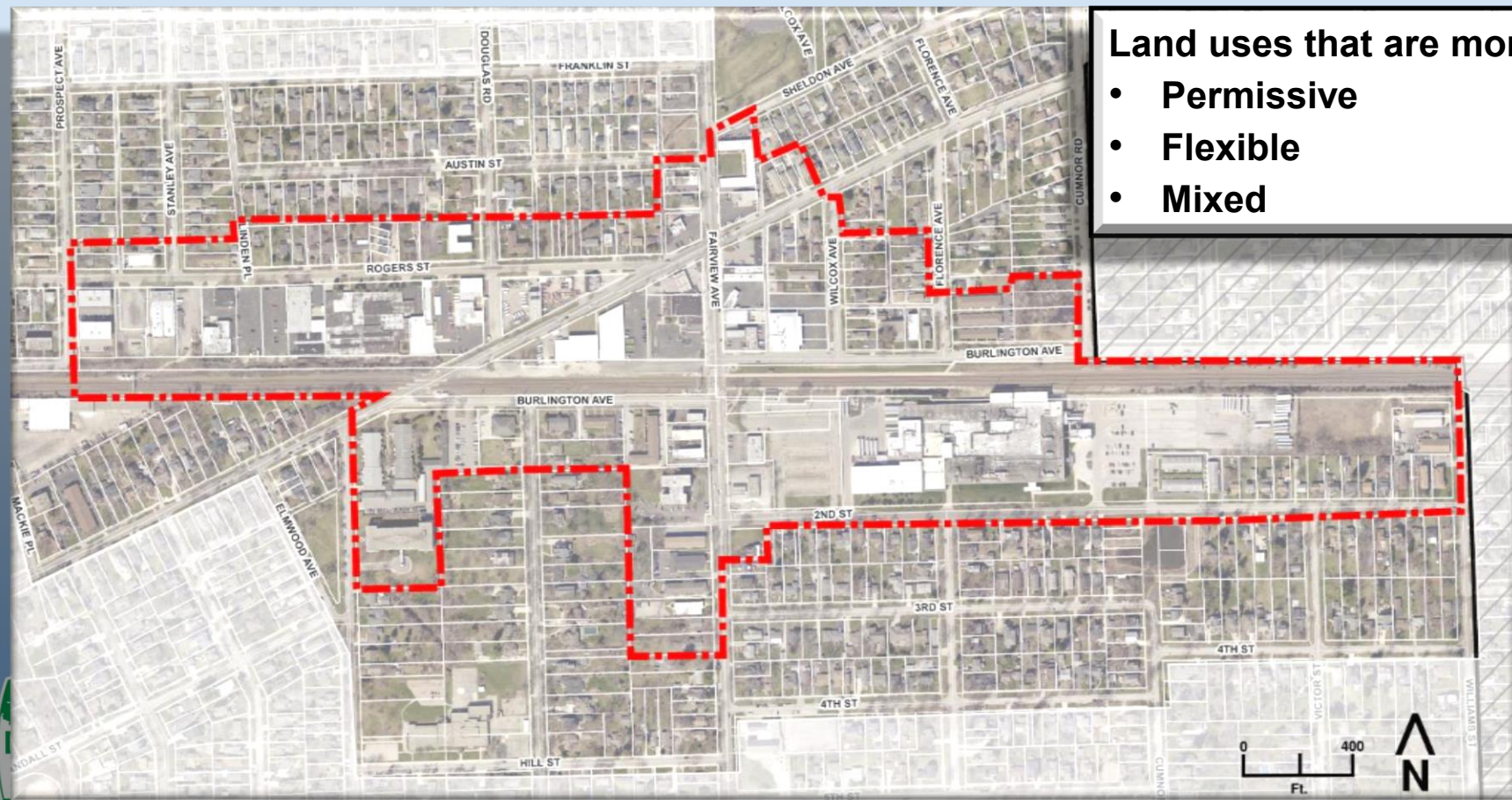


# Downtown Development Comparisons

Development	Density	Height	Parking
Acadia on the Green	61 units / acre	69 ft	1.17 spaces / unit
Station Crossing	48 units / acre	48 ft	1.46 spaces / unit
4929 Forest	46 units / acre	70 ft	1.54 spaces / unit
Morningside	36 units / acre	53 ft	2.0 spaces / unit
922 Warren	40 units / acre	49 ft	2.0 spaces / unit
715 – 719 Rogers	27 units / acre	43 ft	2.0 spaces / unit



# Fairview Focus Area



Land uses that are more

- Permissive
- Flexible
- Mixed

# Fairview – 1 vs Fairview - 2

	Fairview - 1	Fairview -2
Height	5 stories	3 Stories with height bonus up to 5 stories nearer railroad tracks
Density	Similar to Downtown	More than what currently exists in FFA today but less than proposed Fairview - 1
Form	No Setbacks	No Setbacks Adjacent to Fairview - 1 Small Setbacks Adjacent Fairview - 3
Multi-Family Residential	Must be Located Above 1st Floor	Allowed on 1st Floor  Buildings with Only Multi-Family Residential Use Allowed
Outdoor Dining	Allowed (public and private property)	Allowed (private property only)



# Downtown and Fairview Comparisons

Existing Regulations		Regulatory Framework	
Downtown Developments	Existing Fairview Focus Area	Fairview - 1	Fairview – 2
54 units / acre allowed	43 units / acre allowed	50 - 54 units / acre	43 - 49 units / acre
70 ft max height	35 ft max height	5 – stories	3 - stories
1.4 parking spaces / unit	2.0 parking spaces / unit	1.4 – 2.0 spaces / unit	1.4 – 2.0 spaces / unit

