

VILLAGE OF DOWNERS GROVE
Report for the Village

SUBJECT:	3/12/2024	SUBMITTED BY:
Fairview Focus Area Implementation - Motion to direct staff to pursue ordinance revisions		Stan Popovich, AICP Director of Community Development

SYNOPSIS

A motion has been prepared to direct staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.

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

Approve a motion to direct staff to pursue ordinance revisions to implement 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:

Date	Discussion Topics
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
January 9, 2024	Regulatory Framework discussion focused on F-3 areas
February 13, 2024	Regulatory Framework discussion on bulk regulations, build-to-zones, and land uses

The attached slides detail the discussion topics for the March 12, 2024 meeting.

ATTACHMENTS

Slide Deck

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Community Development DATE: March 12, 2024
(Name)

RECOMMENDATION FROM: FILE REF:
(Board or Department)

<u>NATURE OF ACTION:</u>	<u>STEPS NEEDED TO IMPLEMENT ACTION:</u>
<input type="checkbox"/> Ordinance	Motion to direct staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.
<input type="checkbox"/> Resolution	
<input checked="" type="checkbox"/> Motion	
<input type="checkbox"/> Other	

Enya

SUMMARY OF ITEM:

Adoption of this motion shall direct staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.

RECORD OF ACTION TAKEN:

Fairview Focus Area Implementation

March 12, 2024



Tonight's Agenda

- **Fairview Focus Area Plan Implementation Project Description**
- **Fairview Focus Area Map**
- **Locational setback applications**
 - **F-1 adjacent to F-2, F-3 or R**
 - **F-2 adjacent to F-3 or R**
- **Design Guidelines**
- **Home Occupations in F-3**
- **Building Coverage in F-3**
- **Updated Land Use Tables**

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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Financial policies and incentives to facilitate redevelopment of private properties

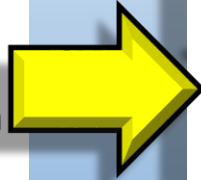
- Financing policies and mechanism to pay for public improvements
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- Streetscape and landscape improvements
- Redevelopment of commuter parking lots



Comprehensive Plan to Zoning Ordinance

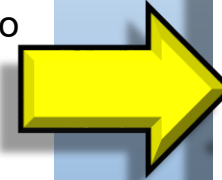
Comprehensive Plan

- 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

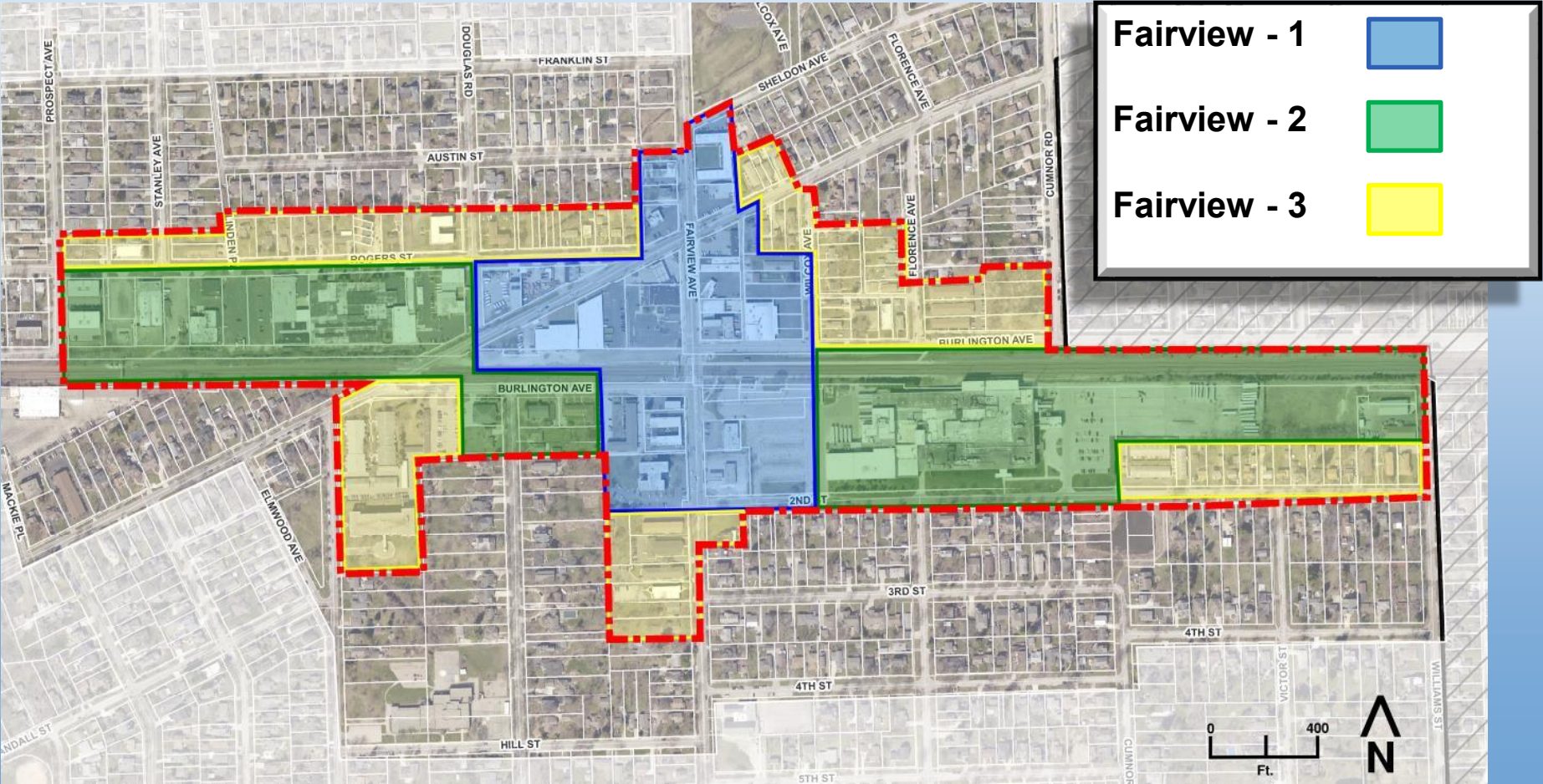
- Regulatory document
- Implements the Comprehensive Plan vision
- Regulations are legally binding
- Intended to create conditions that were recommended in the Comprehensive Plan



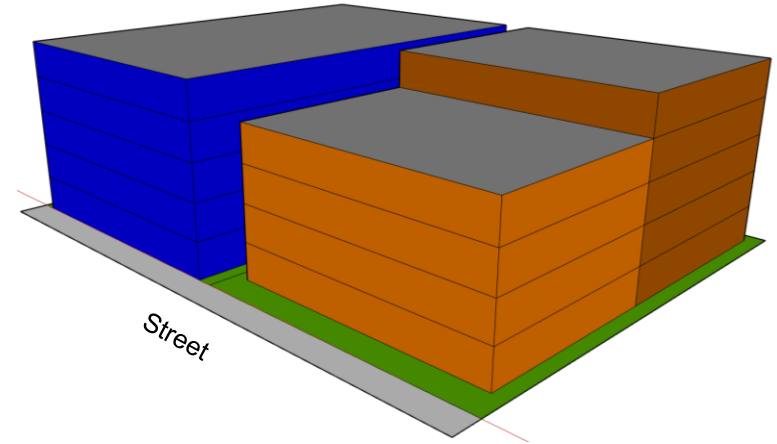
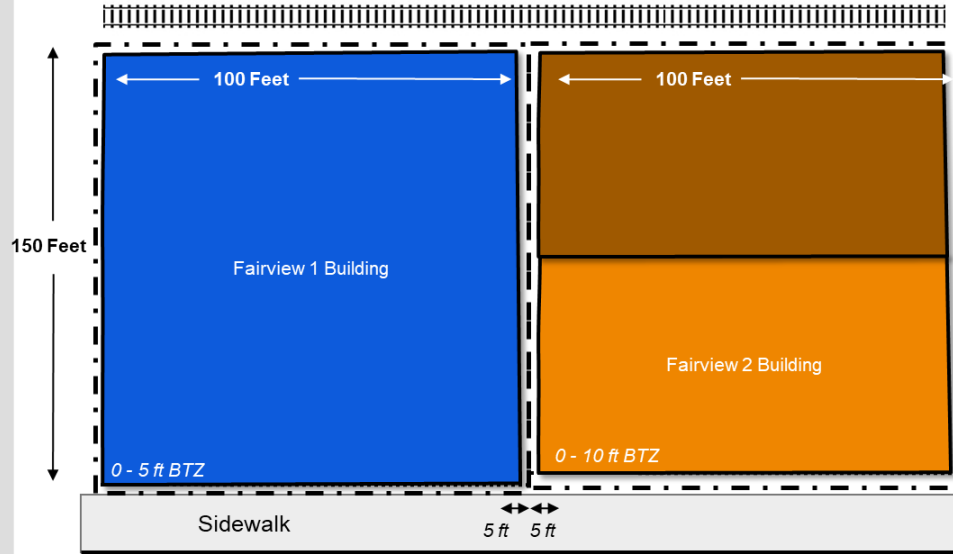
WE ARE HERE



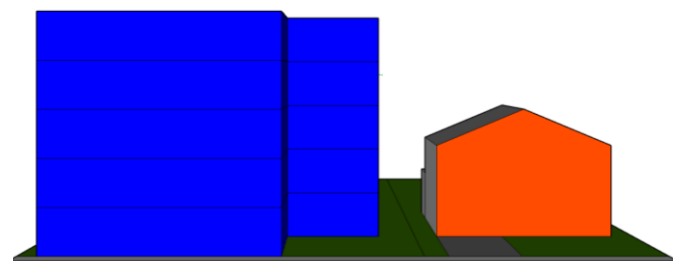
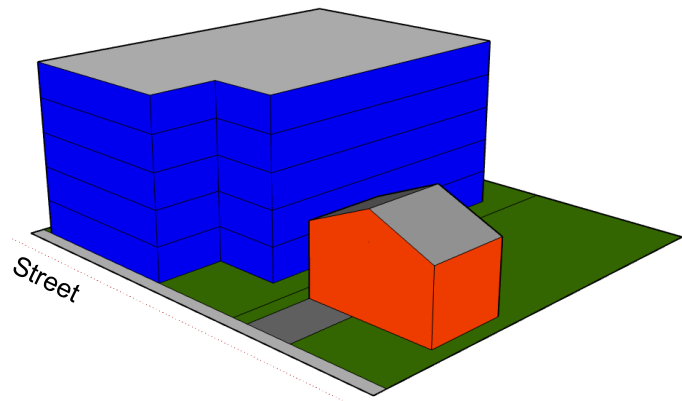
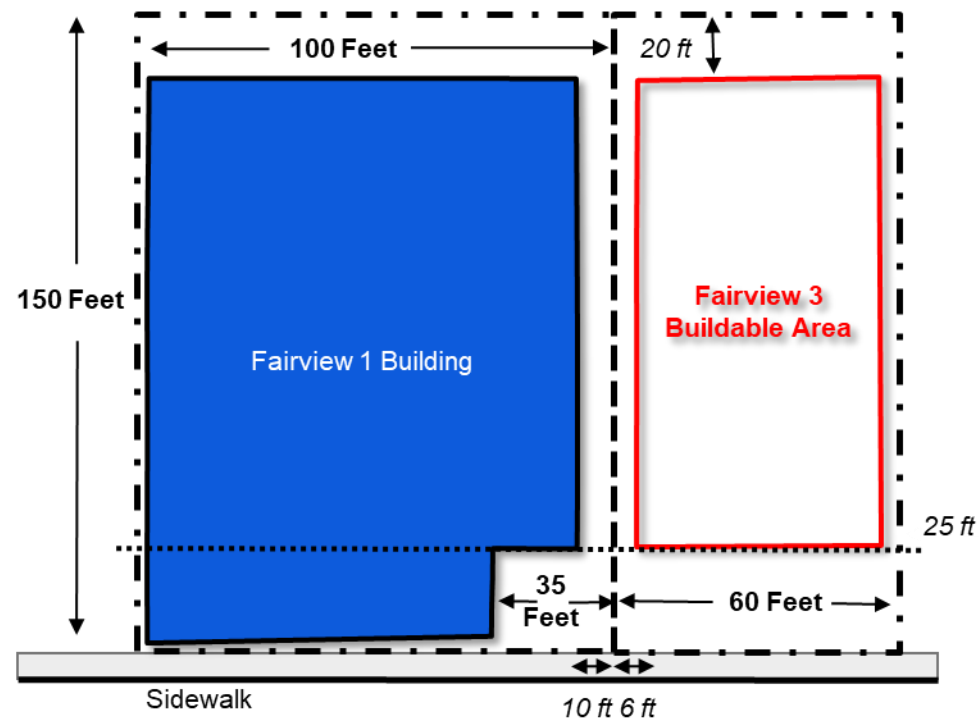
Fairview Focus Area



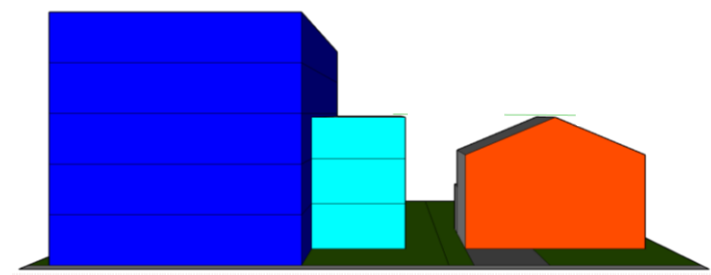
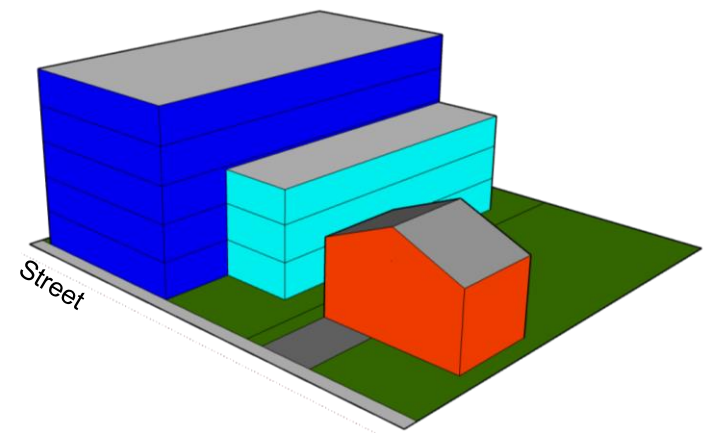
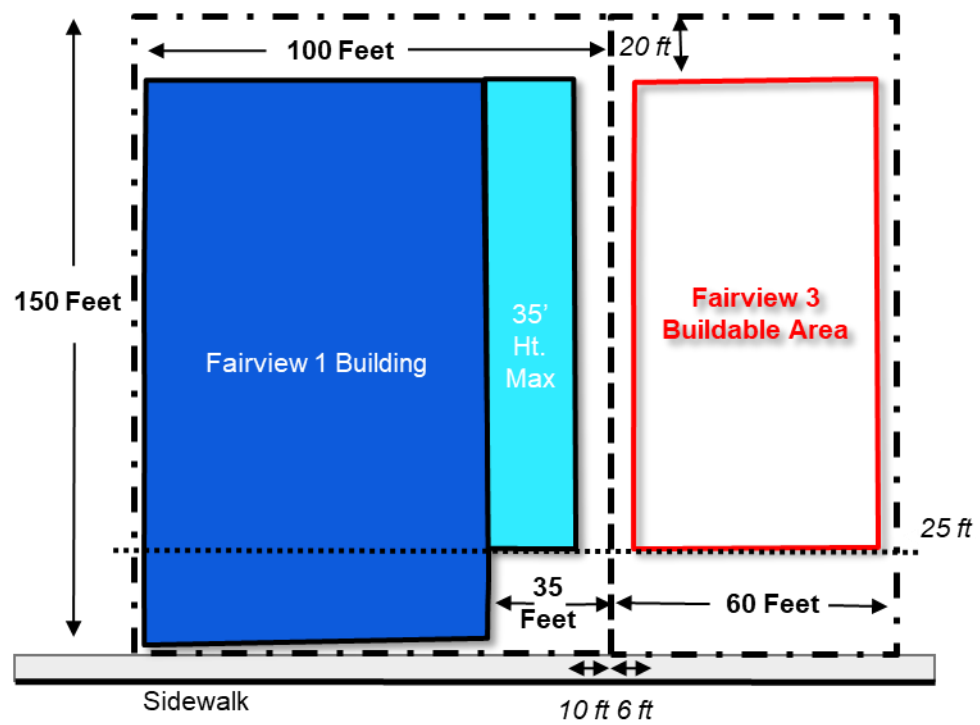
F-1 and F-2 Adjacent Buildings



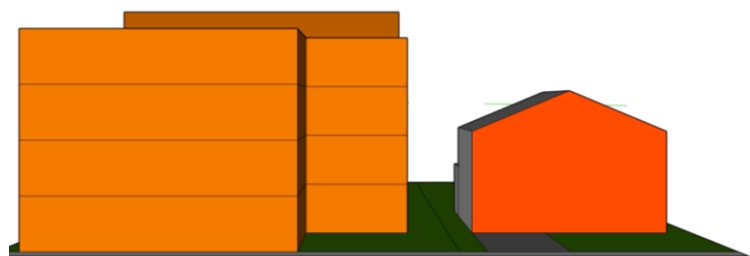
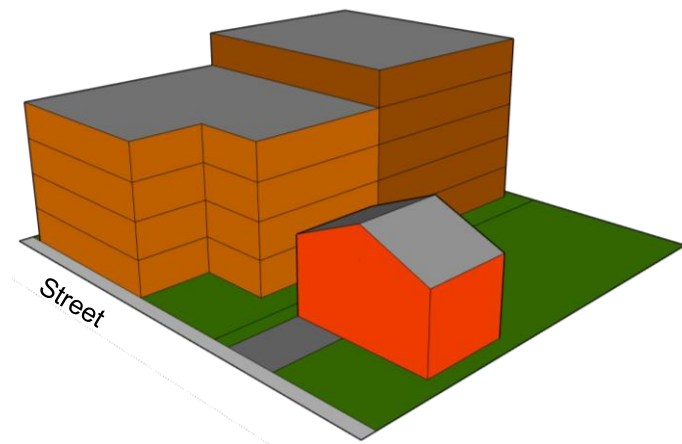
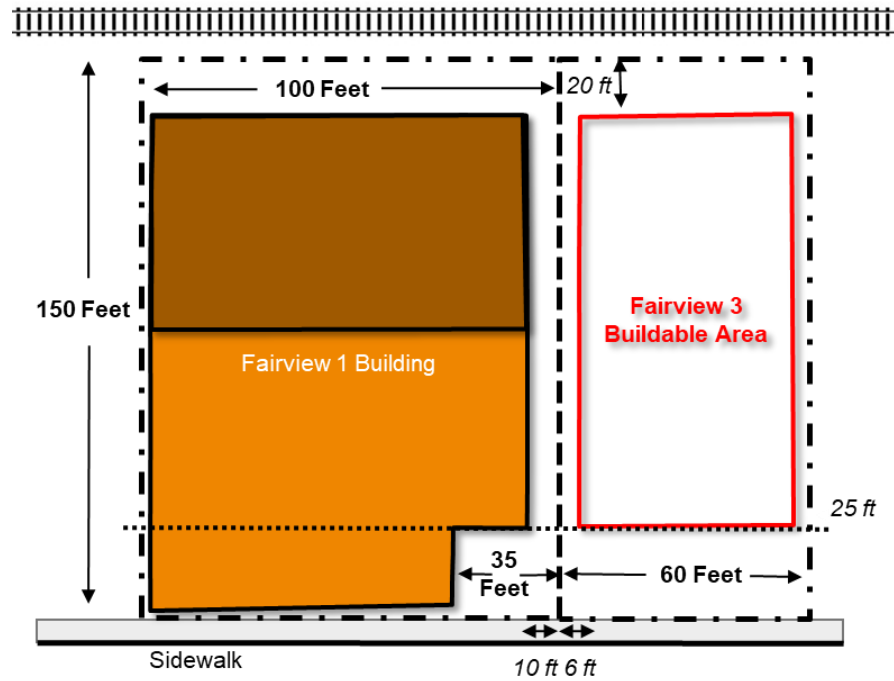
F-1 and F-3 Adjacent Buildings (Feb 13)



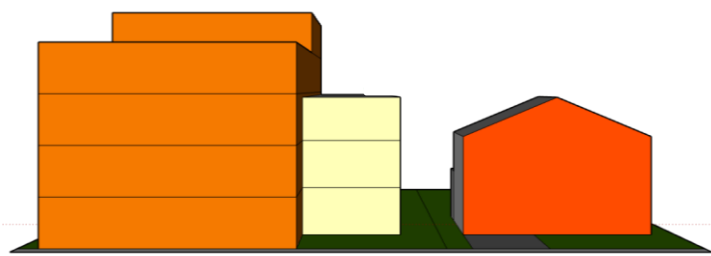
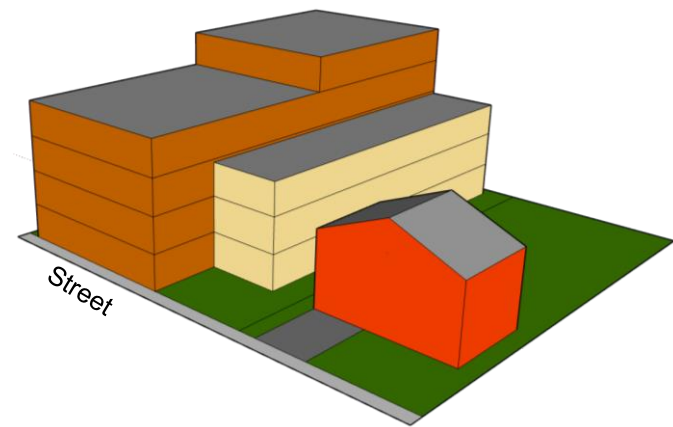
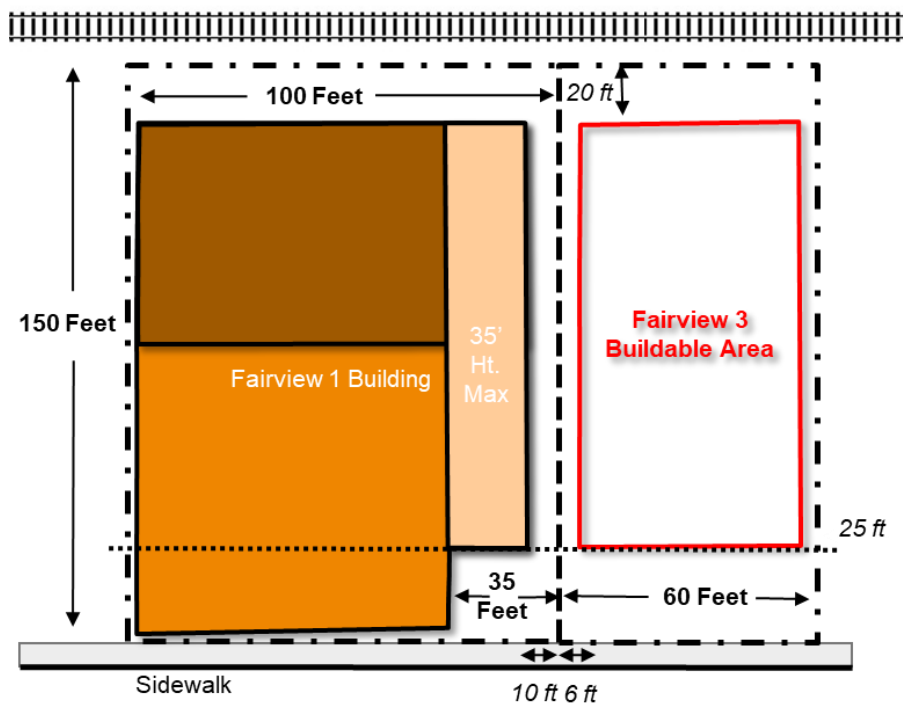
F-1 and F-3 Adjacent Buildings (Updated)



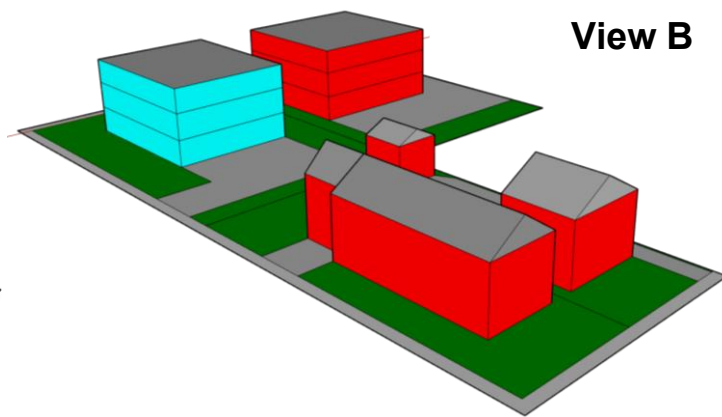
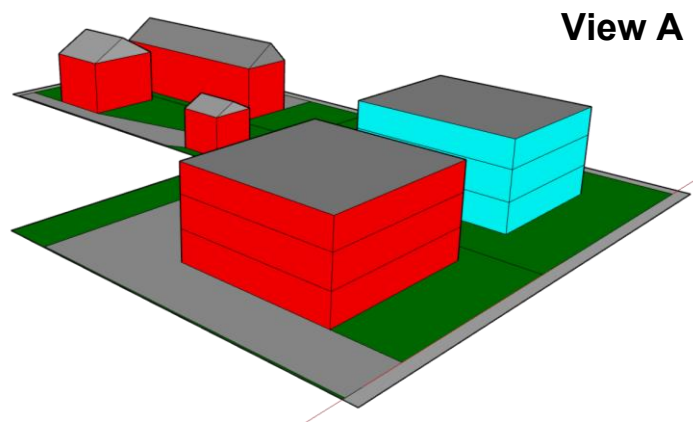
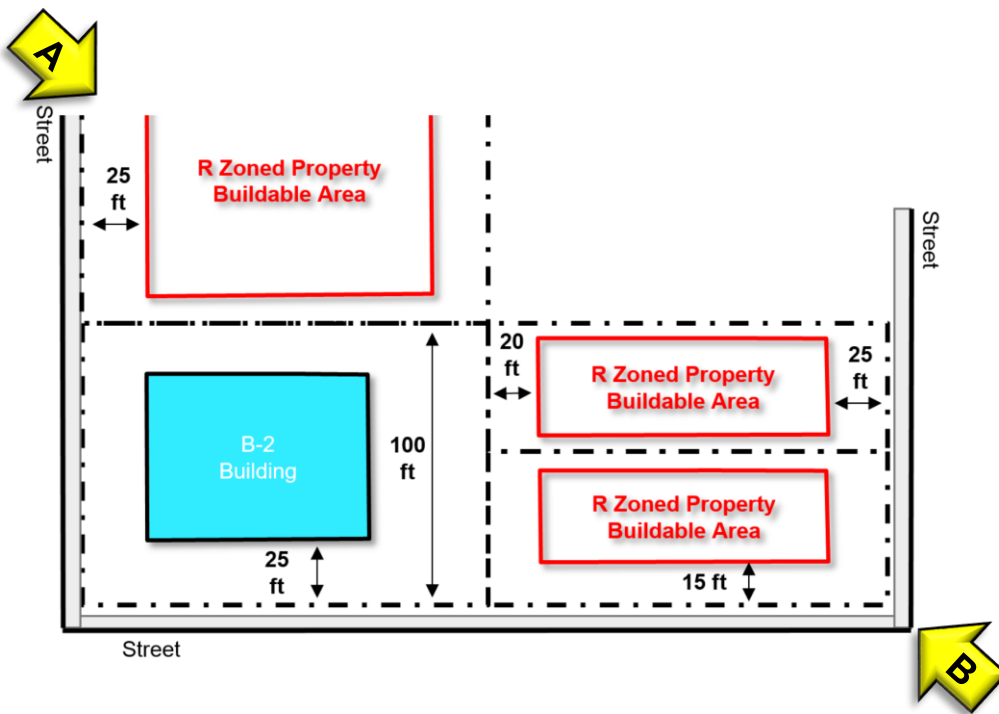
F-2 and F-3 Adjacent Buildings (Feb 13)



F-2 and F-3 Adjacent Buildings (Updated)

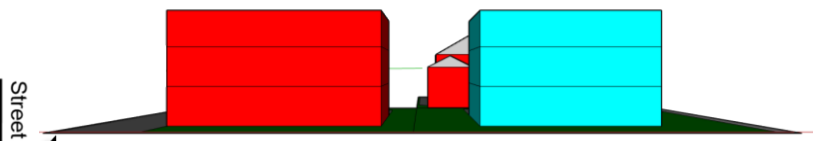
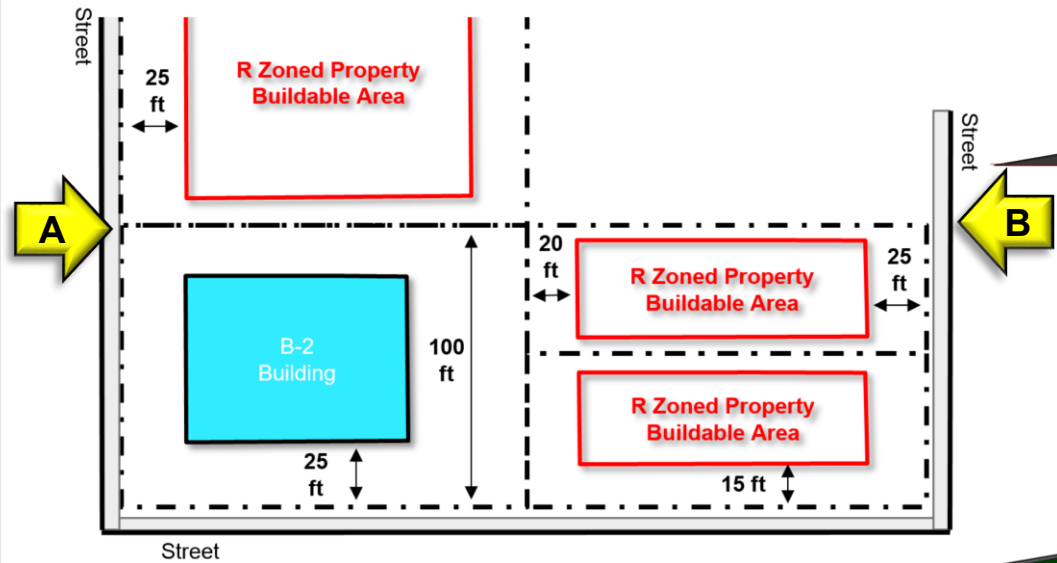


Existing Zoning

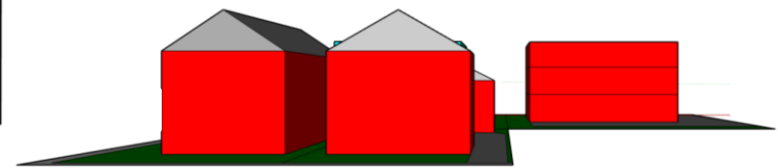


Existing Zoning

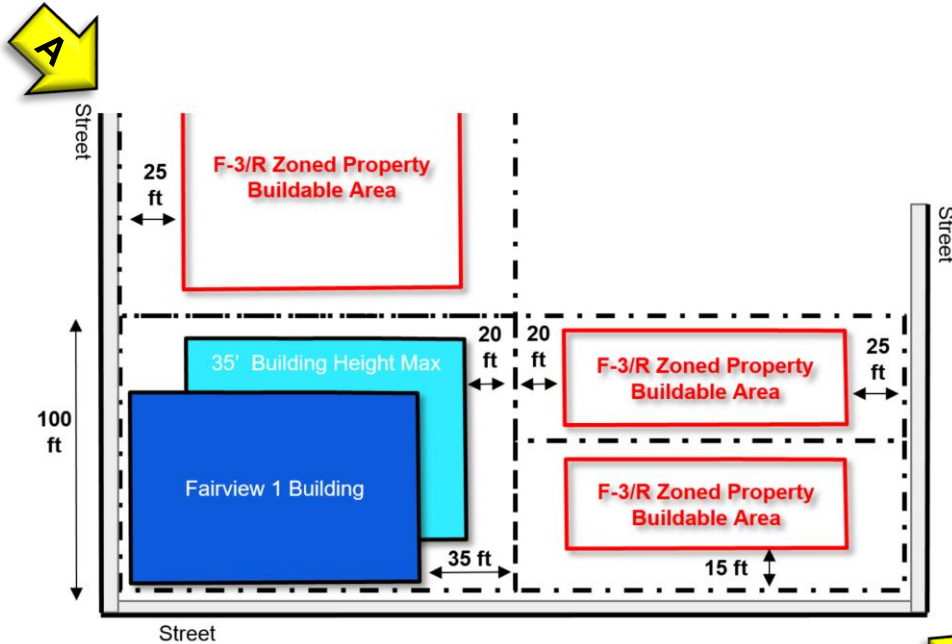
View A



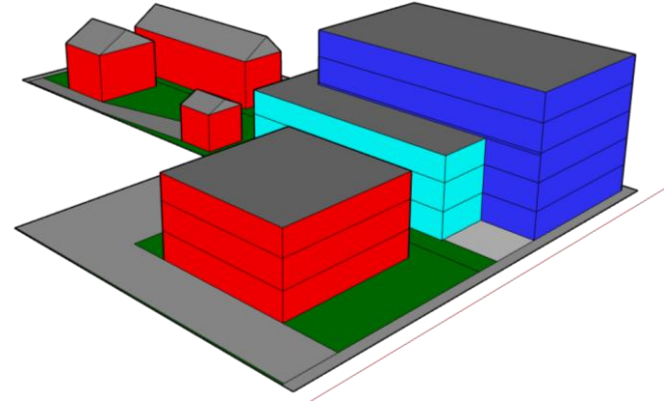
View B



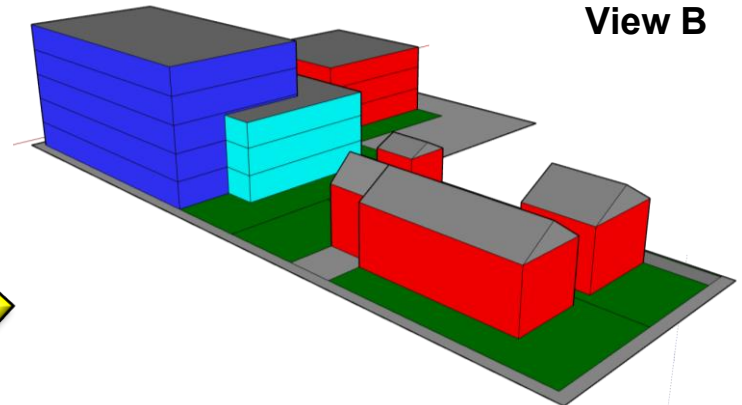
F-1 and F-3 or R Adjacent Buildings



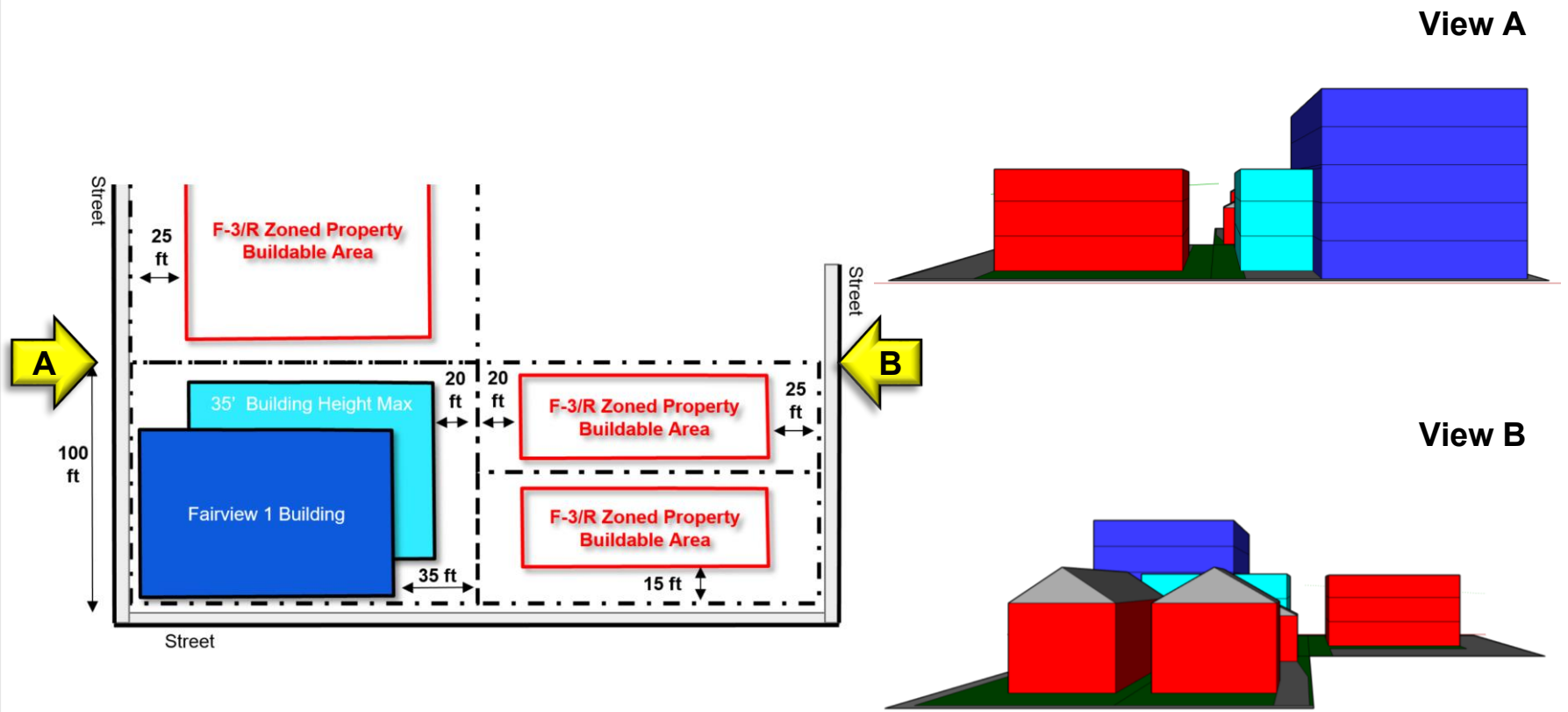
View A



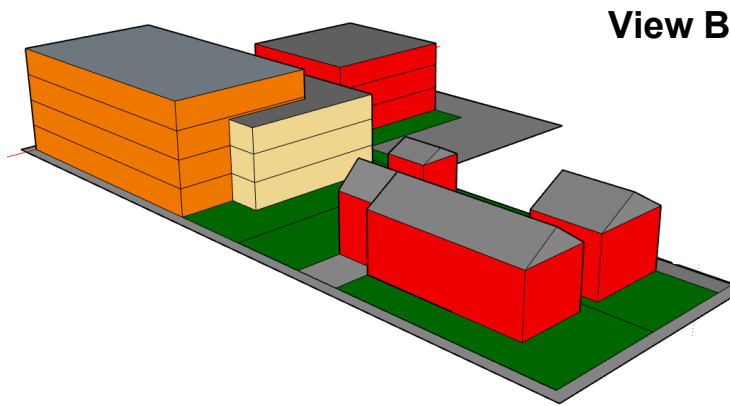
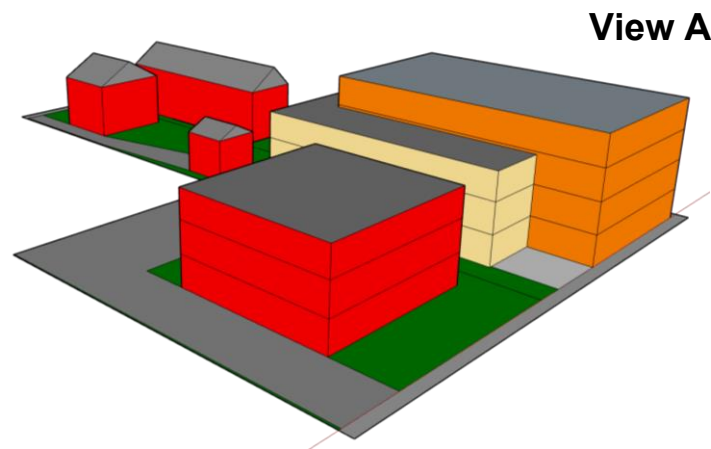
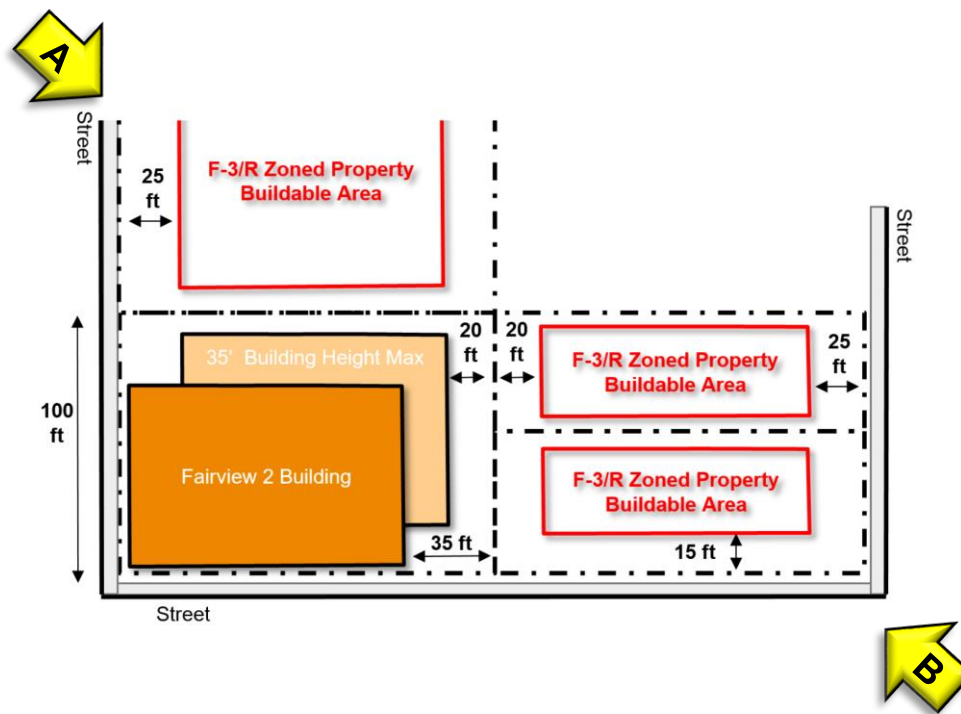
View B



F-1 and F-3 or R Adjacent Buildings

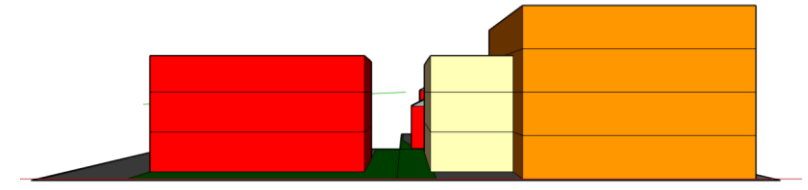
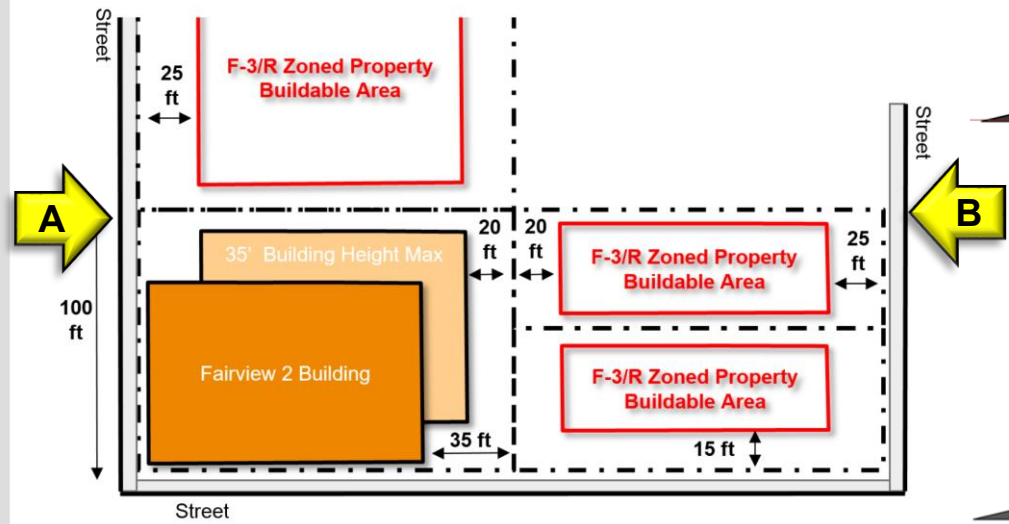


F-2 and F-3 or R Adjacent Buildings

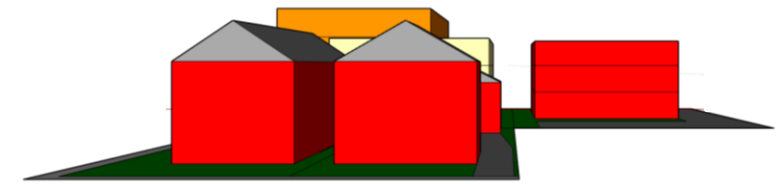


F-2 and F-3 Adjacent Buildings

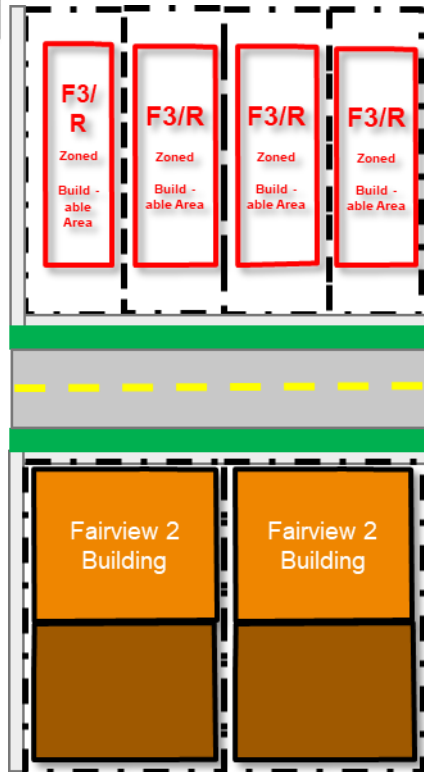
View A



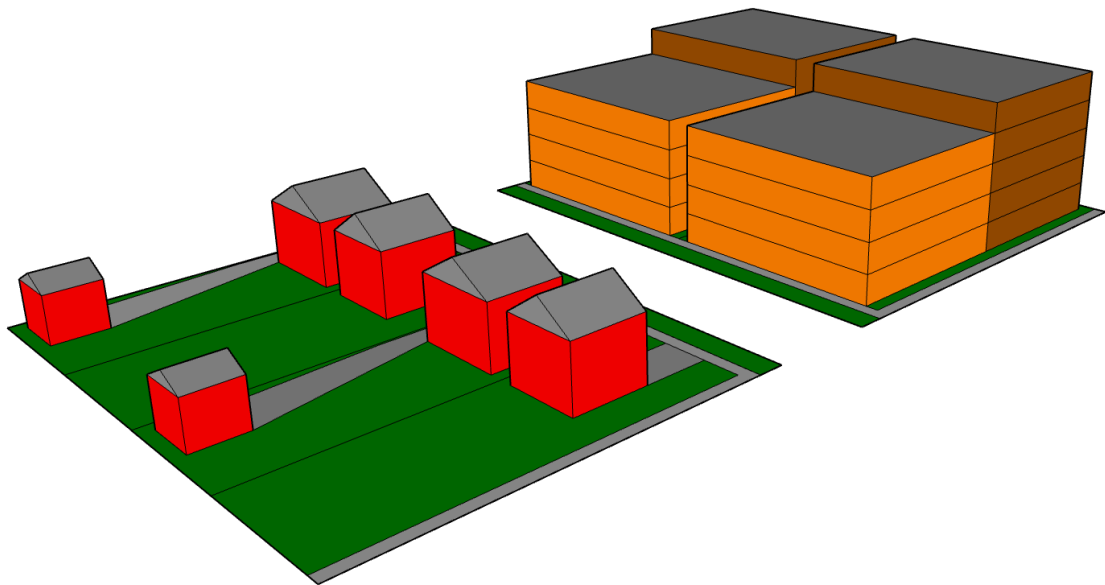
View B



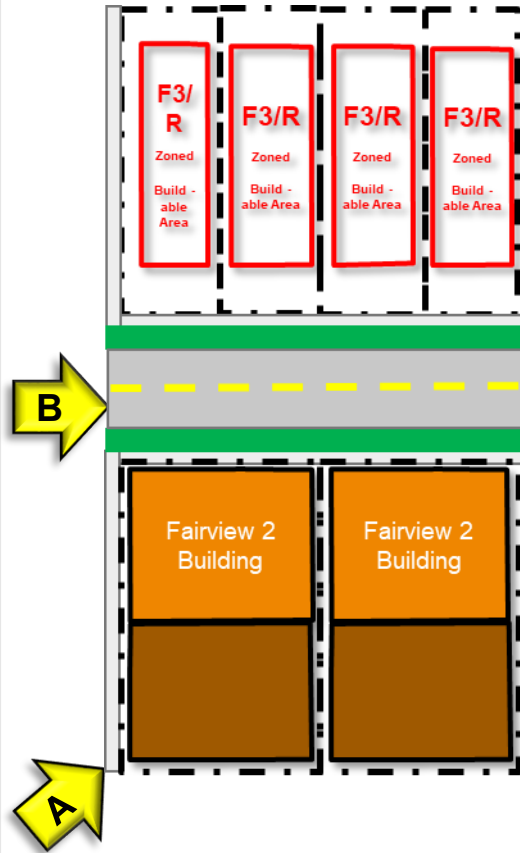
F-2 and F-3 or R Across the Street



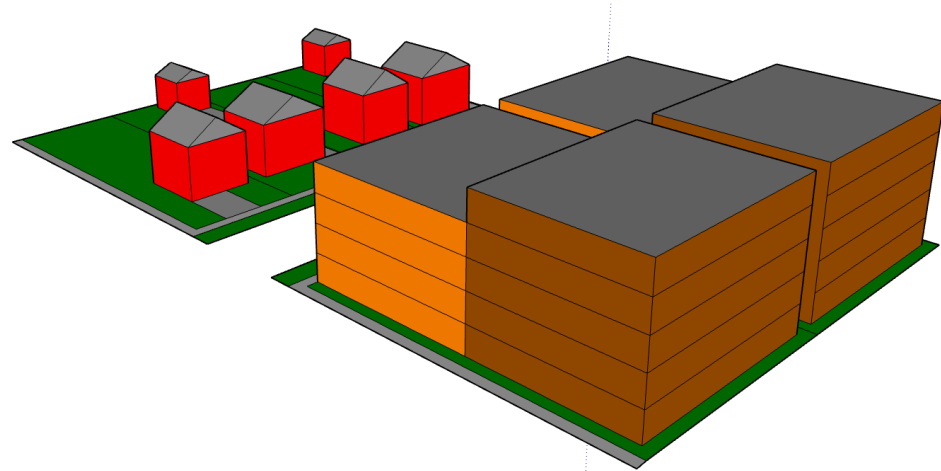
View A



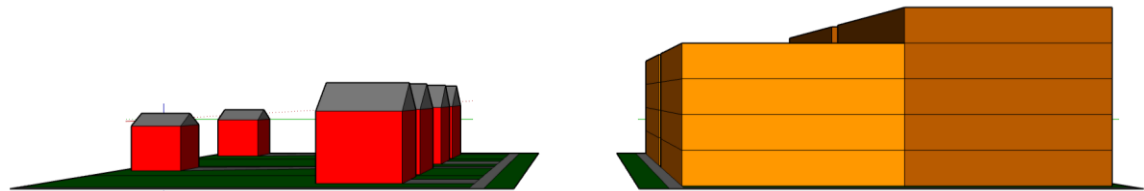
F-2 and F-3 Across the Street



View A



View B



Design Guidelines

New Buildings

- Current Guidelines could be modified to accommodate new buildings in F-1

Existing Building Renovations

- If renovations were to be subject to Design Guidelines, follow the existing requirements as shown below
 - Proposed work must require a permit
 - Façade Renovations (include any combination of two or more of the following)
 - Changes to exterior materials that requires a permit
 - Expansion, removal or addition of window or door openings
 - Changes to roofline or parapet
 - Changes in building height
 - Building additions visible from the street or alley
 - New multi-family development that doesn't require VC approval
 - New commercial development that doesn't require VC approval
 - Not applicable to detached or two-unit houses used for residential purposes

Home Occupation

- Current Regulations
 - All of the following uses are expressly prohibited as home occupations:
 - animal hospitals, veterinary clinics and kennels;
 - eating and drinking establishments;
 - retail sales;
 - business or commercial storage of recreational vehicles, mobile homes, vehicles or mechanical equipment;
 - funeral and mortuary services;
 - manufacturing;
 - medical or dental offices; and
 - automobile, truck or large appliance repair.

Lot Coverage

- Recommendation –
 - Propose 40% lot coverage allowance in F-3
- Current Regulations
 - R-4 = 32% max
 - Makes up 11% of FFA that is currently R zoned
 - R-5 = 32% max
 - Makes up 18% of FFA that is currently R zoned
 - R-6 = 40% max
 - Makes up 71% of FFA that is currently R zoned
- Proposed February 13
 - F-3 = 32%



Land Uses

RESIDENTIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Household Living							
Detached house	–	–	P	=	=	<u>P</u>	
Attached house	–	S[20]	P	=	=	<u>P</u>	Townhome
Two-unit house	–	S[20]	P	=	=	<u>P</u>	Duplex
Apartment/condo	S [17]	S	S	S [17]	S	<u>P</u>	
Group Living (except for the following)	–	–	–	=	=	<u>S</u>	Retirement centers, convent
Group home, small (8-person max. occupancy)	–	–	–	=	=	<u>P</u>	Long-term living with staff persons who provide care
Group home, large (9 or more occupants)	–	–	–	=	=	<u>S</u>	
Nursing home	–	–	–	=	=	=	
Sheltered Care	–	–	–	=	=	=	

[17] Located on 2nd floor or above.

[20] Requires minimum lot area of 1 acre.



Land Uses

PUBLIC, CIVIC AND INSTITUTIONAL	DC	DB	DT	F-1	F-2	F-3
Aircraft Landing Area	–	–	–	–	–	–
Cemetery	S [6]	–	–	–	–	–
College or University	S	S	S	S	S	–
Community Center	S	S	S	S	S	–
Fraternal Organization	S	S	–	S	S	–
Governmental Facility	P	P	P	S	S	–
Hospital	–	–	–	–	–	–
Library	S	S	S	S	S	S
Museum or Cultural Facility	S	S	S	P	P	S
Natural Resource Preservation	P	P	P	P	P	P
Parks and Recreation	–	–	–	–	P	P
Religious Assembly	– [6]	– [6]	S	–	–	S
Safety Service	S	S	S	P	P	S
School	–	–	S	–	–	S
Utilities and Public Service Facility						
Minor	P	P	P	P	P	P
Major	S	S	S	S	S	S
Wireless Telecommunications						
Freestanding tower	S	S	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P

[6] Special Use only if use was in existence on or prior to June 7, 2005.

Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Adult Entertainment Establishment	–	–	–	–	–	–	
Animal Service							
Boarding or shelter	–	–	–	P	P	–	Kennels, pet hotels/day care, adoption centers
Grooming	P	P	P[18]	P	P	–	Dog, cat groomers
Veterinary care	S	S	S[18]	P	P	–	Animal clinics and hospitals
Assembly and Entertainment (except for the following uses)	S	S	–	P	P	–	Billiard center, bowling alley, arena
Auditorium	S	S	–	P	P	–	
Cinema	S	S	–	P	P	–	
Theater	S	S	–	P	P	–	
Broadcast or Recording Studio	–	–	–	P	P	–	Audio or video production businesses
Commercial Service							
Building service	–	S	–	–	–	–	Contractor offices
Business support service	P	P	–	P	P	–	Caterers, copy shops, photo developing labs
Consumer maintenance and repair service	P	P	–	P	P	–	Dry cleaners, locksmiths, electronic repair shop

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.



Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Personal Improvement Services							
General personal improvement services	P	P	P[13]	<u>P</u>	<u>P</u>	<u>=</u>	Barber, beauty salon, day spa
Health and fitness services	P	P	P	<u>P</u>	<u>P</u>	<u>=</u>	Health club, yoga studio, martial arts studio
Studio or instructional services	P	P	S	<u>P</u>	<u>P</u>	<u>=</u>	Music education studio, artist studio
Fortune-telling or psychic service	-	-	-	<u>=</u>	<u>=</u>	<u>=</u>	
Massage therapy	-	-	-	<u>=</u>	<u>=</u>	<u>=</u>	
Tattoo & body piercing establishment	-	-	-	<u>P</u>	<u>P</u>	<u>=</u>	
Research service	S	S	S[18]	<u>P</u>	<u>P</u>	<u>=</u>	Research & testing labs in office settings
Day Care							
Day care home	-	-	P	<u>=</u>	<u>=</u>	<u>P</u>	
Day care center	-	S	S	<u>P</u>	<u>S</u>	<u>=</u>	
Eating and Drinking Establishment							
Restaurant	P	P	-	<u>P</u>	<u>P</u>	<u>=</u>	
Wine and/or Beer Boutique	P	P	S[18]	<u>P</u>	<u>P</u>	<u>=</u>	
Funeral or Mortuary Service	-	-	-	<u>=</u>	<u>=</u>	<u>=</u>	
Lodging	-	S	-	<u>=</u>	<u>=</u>	<u>=</u>	
Bed and Breakfast	-	S	S	<u>=</u>	<u>=</u>	<u>S</u>	

[13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.

Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Office							
Business and professional office	P	P	S	<u>P</u>	<u>P</u>	<u>-</u>	Corporate office, therapist, counselor
Medical, dental and health practitioner	P/S[8]	P/S[8]	S	<u>P</u>	<u>P</u>	<u>-</u>	Doctor / dentist office – no overnight stay
Parking, Non-Accessory	-	S	S	<u>-</u>	<u>-</u>	<u>-</u>	Public parking lot on private property
Retail Sales							
Convenience goods	P/S[12]	P	P[18]	<u>P</u>	<u>P</u>	<u>-</u>	Grocery store, drug store, wine shop
Consumer shopping goods	P/S[12]	P	P[18]	<u>P</u>	<u>P</u>	<u>-</u>	Department / electronic store, hobby shop
Guns and firearm supplies	-	-	-	<u>-</u>	<u>-</u>	<u>-</u>	
Building supplies and equipment	P/S[12]	P	-	<u>P</u>	<u>P</u>	<u>-</u>	Hardware store, home improvement store
Self-service Storage Facility	-	-	-	<u>-</u>	<u>-</u>	<u>-</u>	
Trade School	S	S	-	<u>P</u>	<u>P</u>	<u>-</u>	Cosmetology school, vocational school

[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.

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.



Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Vehicle Sales and Service							
Commercial vehicle repair and maintenance	-	-	-	=	=	=	
Commercial vehicle sales and rentals	-	-	-	=	=	=	
Fueling station	-	-	-	=	=	=	
Personal vehicle repair and maintenance	-	-	-	=	=	=	
Personal vehicle sales and rentals	-	-	-	=	=	=	
Vehicle body and paint finishing shop	-	-	-	=	=	=	
Automobile dealership off-site storage	-	-	-	=	=	=	
WHOLESALE, DISTRIBUTION & STORAGE							
Equipment and Materials Storage, Outdoor	-	-	-	=	=	=	
Trucking and Transportation Terminals	-	-	-	=	=	=	
Warehouse	-	-	-	=	=	=	
Wholesale Sales and Distribution	-	-	-	=	=	=	

Land Uses

INDUSTRIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Artisan Industrial	–	S[19]	S[18]	<u>P</u>	<u>P</u>	<u>–</u>	Brewery, cabinet shop, ceramic studio
Limited Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
General Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Intensive Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Junk or Salvage Yard	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
RECYCLING/AGRICULTURE/OTHER							
Recyclable Material Drop-off Facility	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Recyclable Material Processing	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
AGRICULTURE							
Animal Agriculture	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Crop Agriculture	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Community Garden	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.

[19] Use must include onsite retail sales.



Land Uses

OTHER	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Drive-in or Drive-through Facility	–	–	–	=	=	=	
Medical Cannabis Cultivation Center	–	–	–	=	=	=	
Medical Cannabis Dispensing Organization	–	–	–	=	=	=	
Adult Use Cannabis Business Establishments	–	–	–	=	=	=	
Adult Use Cannabis Craft Grower	–	–	–	=	=	=	
Adult Use Cannabis Cultivation Center	–	–	–	=	=	=	
Adult Use Cannabis Dispensing Organization	–	–	–	=	=	=	
Adult Use Cannabis Infuser Organization or Infuser	–	–	–	=	=	=	
Adult Use Cannabis Processing Organization or Processor	–	–	–	=	=	=	
Adult Use Cannabis Transporting Organization or Transporter	–	–	–	=	=	=	



Fairview Focus Area – Next Steps

March 12, 2024	Village Council discussion and approval of motion to direct staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.
March, 2024	Creation of Fairview Focus Area Implementation Plan webpage
Spring 2024	Staff preparation of ordinances to implement the Fairview Focus Area regulatory framework.
Summer 2024	Village Council review of draft ordinance language and consideration of a motion to direct staff to implement the ordinances as drafted.
Summer - Fall 2024	<p>Implementation of Council direction including Zoning Map Amendments (Rezoning) and Zoning Ordinance Text Amendments as necessary. This process would include:</p> <ul style="list-style-type: none"> · Open houses for business and property owners · Information on Village's Fairview Focus Area Implementation webpage · Meetings between staff and business or property owners · Public hearing notices in newspaper and mailed out · Posting of signs · Publication of meeting agendas on the Village website · Public hearing before the Plan Commission · Meetings before the Village Council



Fairview Focus Area Implementation

March 12, 2024

