

VILLAGE OF DOWNERS GROVE

Report for the Village

SUBJECT:	10/8/2024	SUBMITTED BY:
Fairview Focus Area Implementation – Review of Draft Zoning Regulations		Stan Popovich, AICP Director of Community Development

SYNOPSIS

Draft zoning regulations have been prepared to implement the Fairview Focus Area 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

Review and discussion of draft zoning regulations.

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
March 12, 2024	The Village Council directed staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.

The attached slides detail the discussion topics for the October 8, 2024 meeting.

ATTACHMENTS

Slide presentation

Fairview Focus Area Implementation

October 8, 2024



Tonight's Agenda

- **Fairview Focus Area Plan Implementation Project Description**
- **March 12th Meeting Recap**
- **Area Map**
- **Draft Zoning Ordinance Key Regulations**
- **Staff Recommendation**
- **Next Steps**



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



Fairview Focus Area Plan Implementation

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- **Amendments to the Zoning Ordinance and Zoning Map**

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- Business attraction and retention efforts

- **Streetscape and landscape improvements**

Guiding DG



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

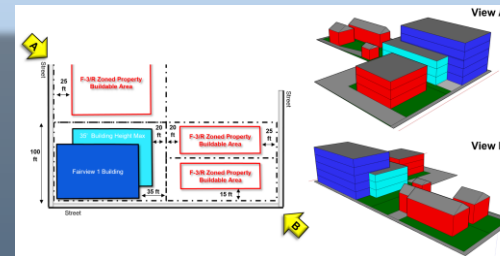
WE ARE HERE



Fairview Focus Area

March 2024

- Defined the project area
- Identified three (F-1, F-2 and F-3) potential zoning districts
- For each potential district
 - Description
 - Land Uses
 - Form and Design
 - Bulk and Setbacks
 - Parking
 - Design Guideline Applicability in F-1

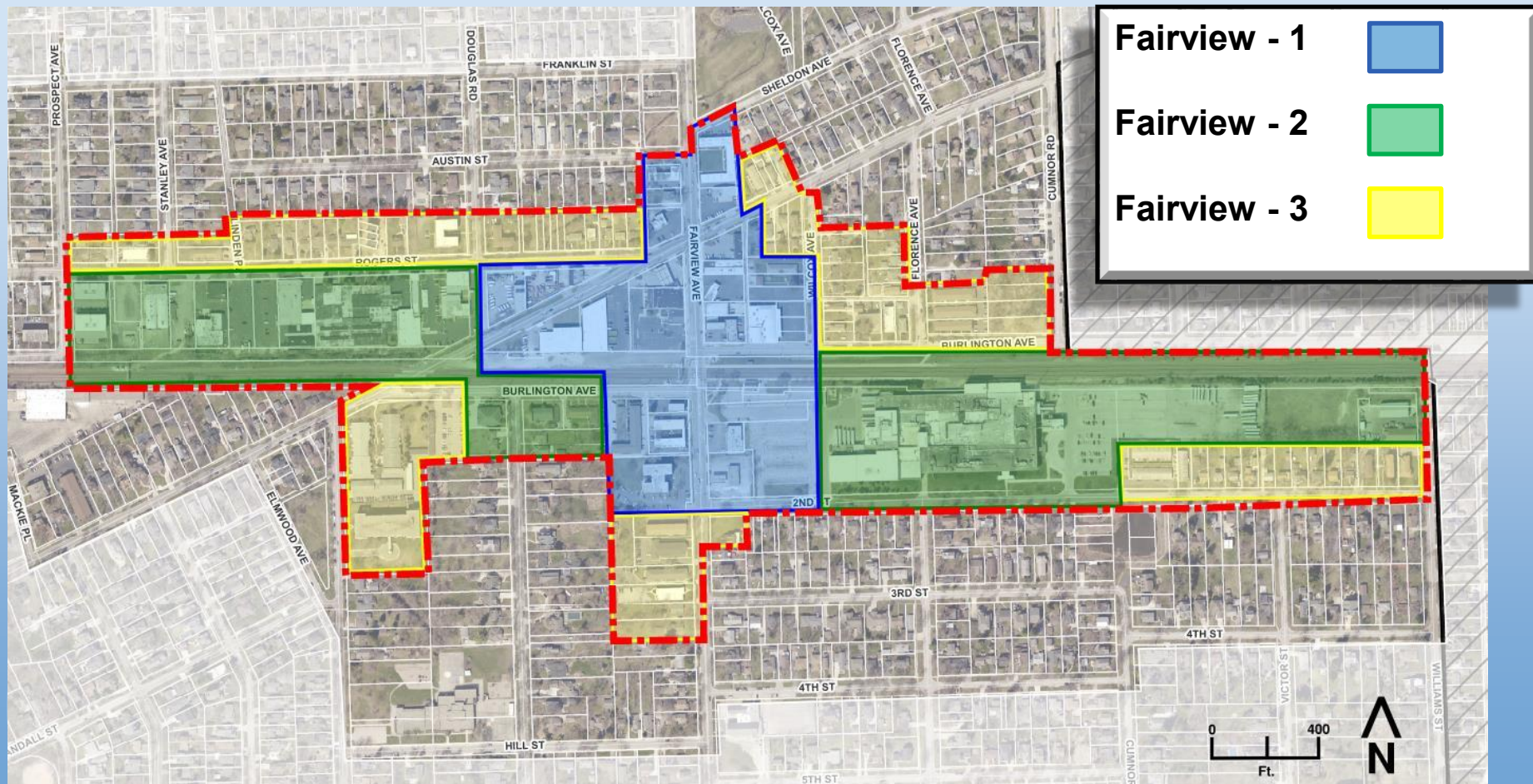


PUBLIC, CIVIC AND INSTITUTIONAL	DC	DB	DT	F-1	F-2	F-3
Aircraft Landing Area	-	-	-	-	-	-
Cemetery	S [6]	-	-	-	-	-
College or University	S	S	S	S	S	S
Community Center	S	S	S	S	S	S
Fraternal Organization	S	S	-	S	S	-
Governmental Facility	P	P	P	S	S	-
Hospital	-	-	-	-	-	-
Library	S	S	S	-	S	-
Museum or Cultural Facility	S	S	S	-	P	S
Natural Resource Preservation	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	S	S	S	S	S	S
Freestanding tower	S	S	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P

	Fairview - 1	Fairview - 2
Density		
If I wanted to build apartments on my property, how many could I build?	54 per acre	43 per acre
Is there a density bonus for inclusive housing?	Staff exploring a density bonus	Staff exploring a density bonus
Parking		
How many parking spaces would I need for each apartment?	1.4 per apartment	1.4 per apartment
How many parking spaces would I need for a business?	0	1.5 per 1,000 sq. ft. or 1 per 8 occupants for assembly and entertainment uses
Design Guidelines		
Will I have to comply with the Design Guidelines?	Yes (New Buildings Only)	No



Fairview Focus Area

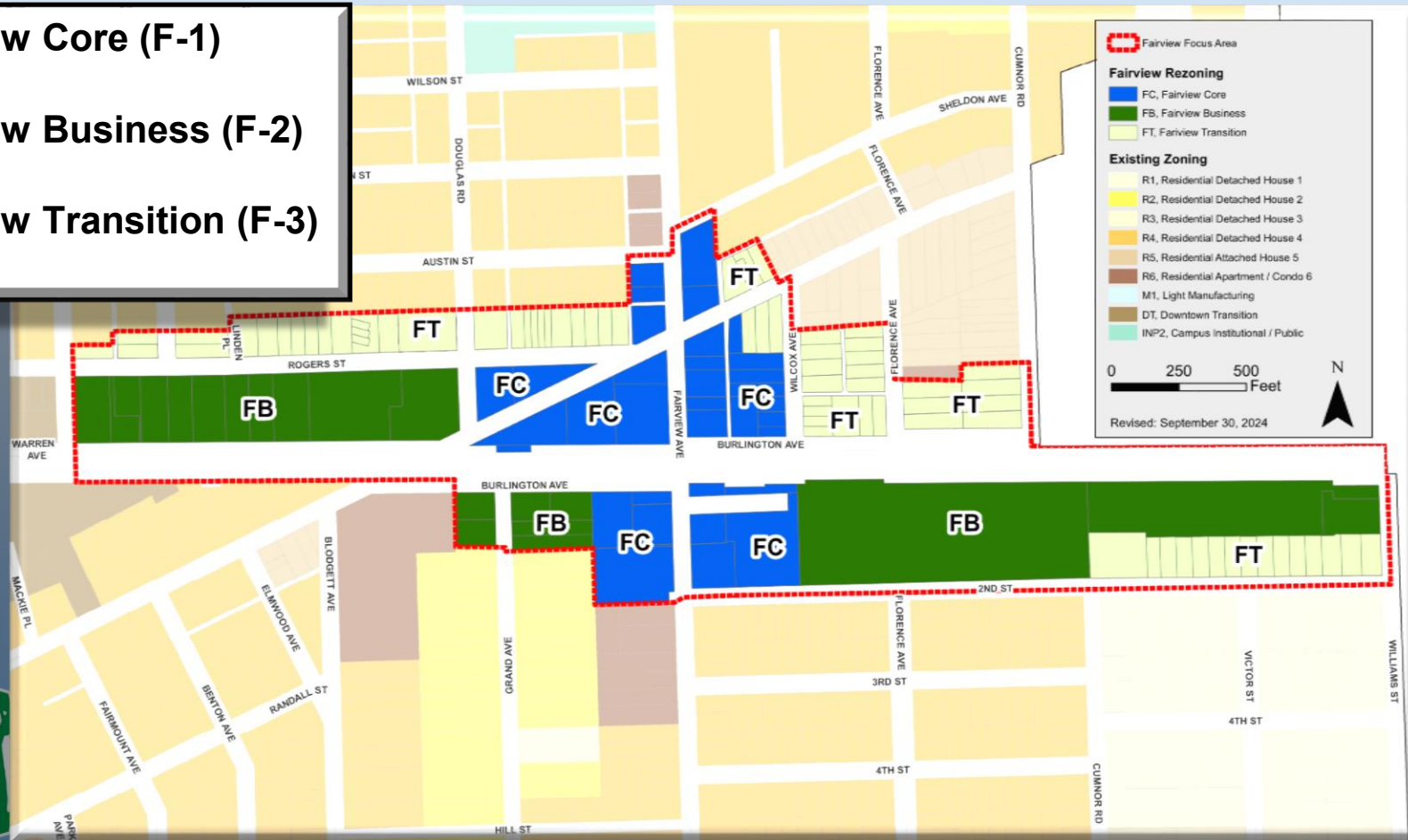


Fairview Focus Area

Fairview Core (F-1)

Fairview Business (F-2)

Fairview Transition (F-3)



Fairview Focus Area – Key Regulations

		FC	FB	FT
Setbacks				
	Street	[1]	[1]	25
	Side	[2]	10/5 [5]	10/5
	Rear	[3]	10 [6]	20
Minimum Lot Area (Square Feet)				
	Apt / Condo	800 [9]	1,000 [9]	1,000
Build-to-Zone				
	Minimum / Maximum (feet)	0/5	0/10	-
	Minimum % of building in primary street BTZ	80	80	-
	Minimum % of building in secondary street BTZ	30	30	-
Maximum Building Coverage		-	-	40%
Building Height				
	Maximum	60/5 [7]	48/4 [4][8]	35
Parking				
Apartment / Condo in FC or FB zoning district		1.4 spaces per dwelling unit		
Inclusive unit in FC or FB zoning district		1.0 space per dwelling unit		

[1] - If adjacent to FT or R-zoned property, a 25' setback is required for the first 35 feet from the FT property line.

[2] - If adjacent to FT or R-zoned property, a 5' or 10% of lot width setback is required, whichever is greater.

[3] - If adjacent to FT or R zoned property, a 20' setback is required

[4] Where the rear yard of the property is located adjacent to the railroad right-of-way, a height bonus of 60 feet or 5 stories is permitted for portions of the building that are setback a minimum of half the lot depth.

[5] If adjacent to FC, no side setback is required.

[6] If adjacent to FC or railroad right-of-way, no rear setback is required.

[7] Maximum height is sixty feet (60') or five (5) stories, whichever is less. For all areas that are within thirty-five feet (35') of an FT or R zoned lot, the maximum height is 35 feet.

[8] Maximum height is forty-eight (48') or four (4) stories, whichever is less. For all areas that are within thirty-five feet (35') of an FT or R zoned lot, the maximum height is 35 feet.

[9] For developments of more than five (5) housing units, an inclusive housing density bonus of one (1) additional inclusive unit, up to a maximum of five (5) units, is permitted so long as the development is participating in a Federal or State affordable housing program with a compliance period of at least 10 years.



Fairview Focus Area – Key Regulations

		FC	FB	FT
Setbacks				
	Street	[1]	[1]	25
	Side	[2]	10/5 [5]	10/5
	Rear	[3]	10/5 [6]	20
Minimum Lot Area (Square Feet)				
	Apt / Condo	800 [9]	1,000 [9]	1,000
Build-to-Zone				
	Minimum / Maximum (feet)	0/5	0/10	-
	Minimum % of building in primary street BTZ	80	80	-
	Minimum % of building in secondary street BTZ	30	30	-
Maximum Building Coverage		-	-	40%
Building Height				
	Maximum	60/5 [7]	48/4 [4][8]	35
Parking				
Apartment / Condo in FC or FB zoning district		1.4 spaces per dwelling unit		
Inclusive unit in FC or FB zoning district		1.0 space per dwelling unit		

[1] - If adjacent to FT or R-zoned property, a 25' setback is required for the first 35 feet from the FT property line.

[2] - If adjacent to FT or R-zoned property, a 5' or 10% of lot width setback is required, whichever is greater.

[3] - If adjacent to FT or R zoned property, a 20' setback is required

[4] Where the rear yard of the property is located adjacent to the railroad right-of-way, a height bonus of 60 feet or 5 stories is permitted for portions of the building that are setback a minimum of half the lot depth.

[5] If adjacent to FC, no side setback is required.

[6] If adjacent to FC or railroad right-of-way, no rear setback is required.

[7] Maximum height is sixty feet (60') or five (5) stories, whichever is less. For all areas that are within thirty-five feet (35') of an FT or R zoned lot, the maximum height is 35 feet.

[8] Maximum height is forty-eight (48') or four (4) stories, whichever is less. For all areas that are within thirty-five feet (35') of an FT or R zoned lot, the maximum height is 35 feet.

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Land Uses

RESIDENTIAL	DC	DB	DT	<u>FC</u>	<u>FB</u>	<u>FT</u>	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	<u>S [17]</u>	<u>S</u>	<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	<u>FC</u>	<u>FB</u>	<u>FT</u>
Aircraft Landing Area	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>
Cemetery	S [6]	–	–	<u>–</u>	<u>–</u>	<u>–</u>
College or University	S	S	S	<u>S</u>	<u>S</u>	<u>–</u>
Community Center	S	S	S	<u>S</u>	<u>S</u>	<u>–</u>
Fraternal Organization	S	S	–	<u>S</u>	<u>S</u>	<u>–</u>
Governmental Facility	P	P	P	<u>S</u>	<u>S</u>	<u>–</u>
Hospital	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>
Library	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Museum or Cultural Facility	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>
Natural Resource Preservation	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Parks and Recreation	–	–	–	<u>–</u>	<u>P</u>	<u>P</u>
Religious Assembly	- [6]	- [6]	S	<u>–</u>	<u>–</u>	<u>S</u>
Safety Service	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>
School	–	–	S	<u>–</u>	<u>–</u>	<u>S</u>
Utilities and Public Service Facility						
Minor	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Major	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Wireless Telecommunications						
Freestanding tower	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Building or tower-mounted antenna	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>

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

Land Uses

COMMERCIAL	DC	DB	DT	FC	FB	FT	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	FC	FB	FT	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	FC	FB	FT	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	FC	FB	FT	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	FC	FB	FT	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

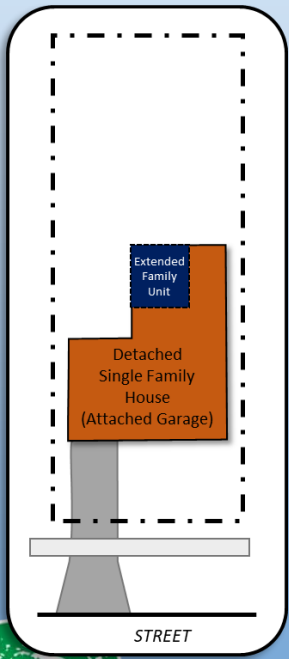
OTHER	DC	DB	DT	<u>FC</u>	<u>FB</u>	<u>FT</u>	Typical Uses
Drive-in or Drive-through Facility	-	-	-	=	=	=	
Medical Cannabis Cultivation Center	-	-	-	=	=	=	
Medical Cannabis Dispensing Organization	-	-	-	=	=	=	
Adult Use Cannabis Business Establishments	-	-	-	=	=	=	
Adult Use Cannabis Craft Grower	-	-	-	=	=	=	
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 Transition – Extended Family Acc. Housing

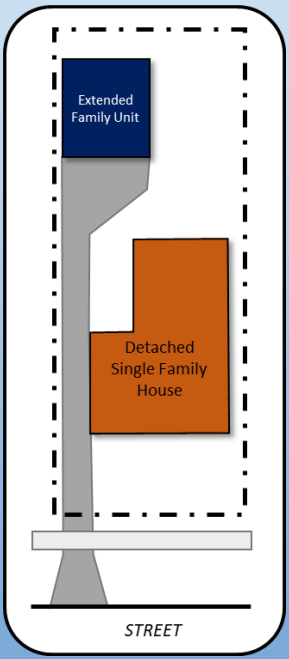
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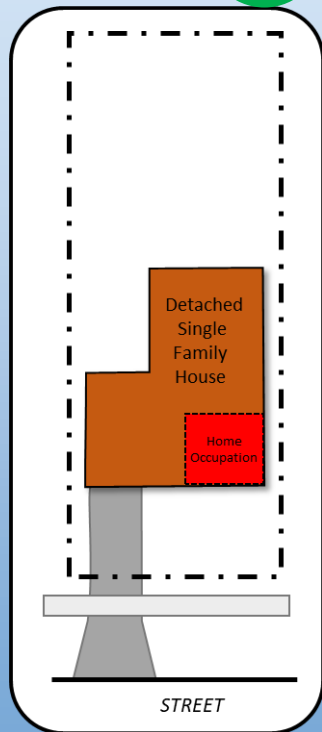
- Permitted Use
- Persons related by blood, marriage, adoption or civil union
- Unit may be in principal or accessory structure
- Maximum Size
 - Principal Structure - 40% of floor area or 1,000 square feet, whichever is less
 - Accessory Structure – 1,000 square feet



Fairview Transition – Home Occupation Concepts

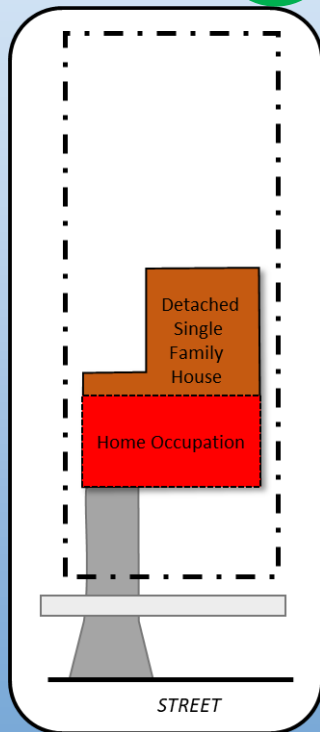
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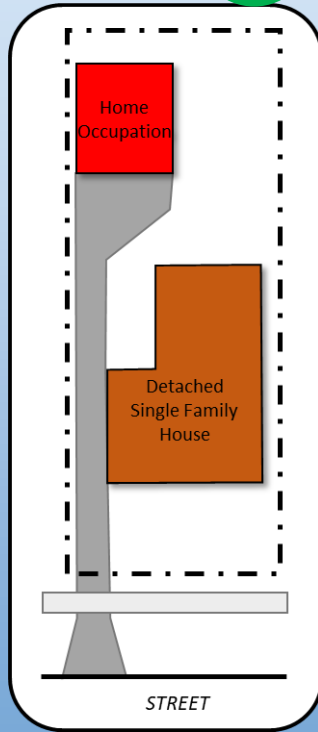
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- Maximum of 3 non-resident employees on site
- May be located in principal or accessory structure
- Maximum Size
 - Principal Structure - 40% of floor area or 1,000 square feet, whichever is less
 - Accessory Structure – 1,000 square feet
- Prohibited Businesses are the same as the rest of the Village

Allowed

Not currently allowed

Fairview Focus Area

Next Steps

- **Zoning Ordinance and Map Amendments**
 - Create FC, FB and FT districts
 - Implement Framework recommendations
 - Extended Family and Home Occupation Recommendations implemented in FT district
- **Implement Design Guidelines in FC district for new buildings only**

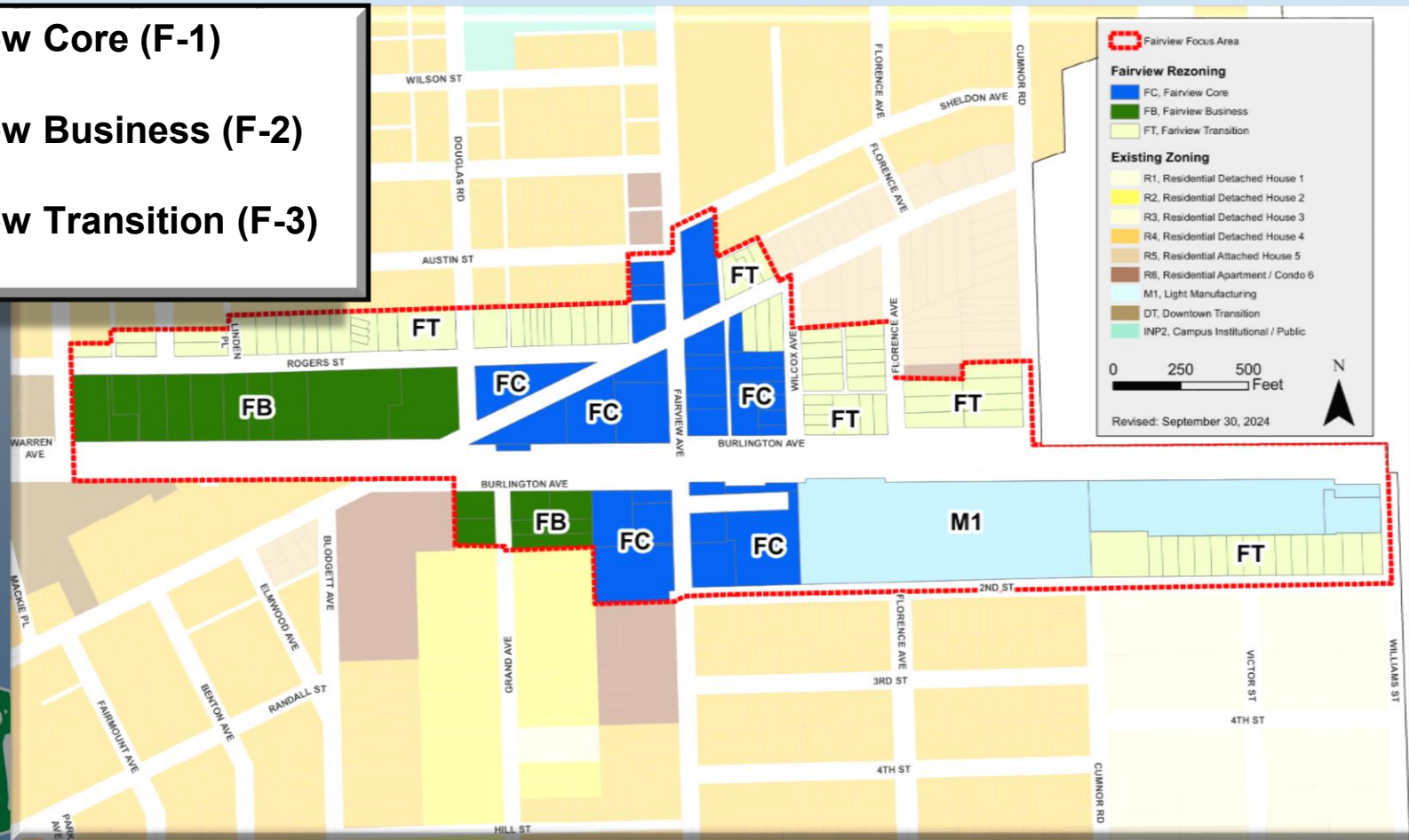


Fairview Focus Area – Next Steps

Fairview Core (F-1)

Fairview Business (F-2)

Fairview Transition (F-3)



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
Summer 2024	Staff preparation of ordinances to implement the Fairview Focus Area regulatory framework.
October 2024	Village Council review of Draft Zoning Regulations
Winter 2024 - 2025	Implementation of Council direction including Zoning Map Amendments (Rezoning) and Zoning Ordinance Text Amendments as necessary. This process would include: <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

October 8, 2024

