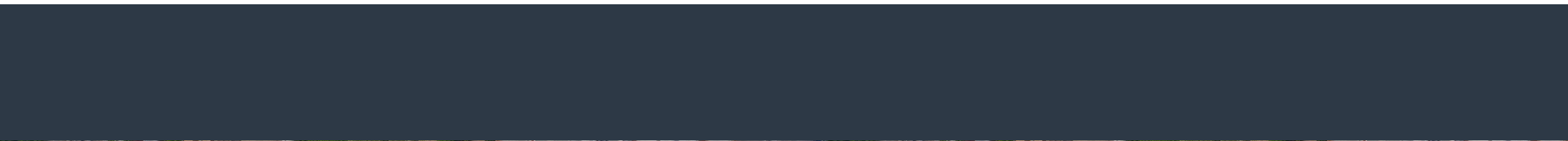


# GUIDING DG

PLANNING THE FUTURE OF  
DOWNERS GROVE

## Land Use Framework

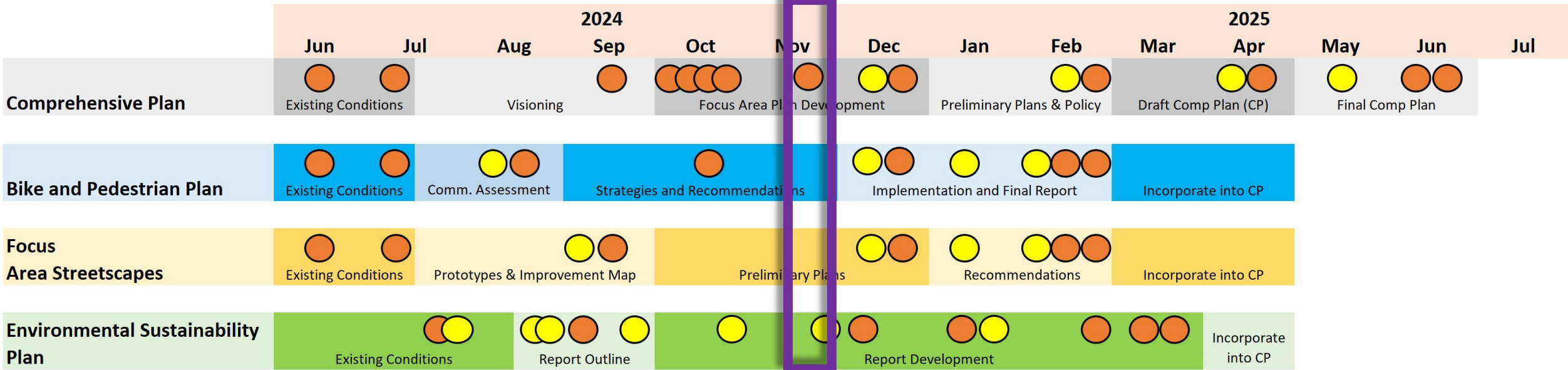




# Agenda

- Where does this all fit in the Plan?
- Goals Recap
- Land Use Framework
- Next Steps

# Schedule



-  Village Council Meeting
-  Board and Commission Meeting



**Where and how does this fit?**



# Typical Plan Structure

1. Introduction
2. Community Profile
3. Vision and Goals
4. Land Use
5. Housing and Neighborhoods
6. Economic Development
7. Focus Areas / Framework Plans
8. Transportation and Mobility
9. Community Facilities and Infrastructure, including Parks/Open Space
10. Implementation Strategy

**Plan Framework**

**Chapters and Core Elements**

# Goals and Recommendations

*Are there any further revisions to either the goals or recommendations?*





# Land Use Framework





# Preliminary Land Use

## *What is it?*

- Describes the character of land use and future development
- Based on existing land use patterns and context
- Foundation for future decision making
- Plan content – the foundation for the Land Use chapter





# Land Use, Zoning, and Implementation

## LAND USE FRAMEWORK

Identifies **desired future development** pattern for Downers Grove.

**Where** and **how** Downers Grove **should** develop / redevelop / infill.

## ZONING

Regulates what kinds of uses are permitted on **specific** parcels.

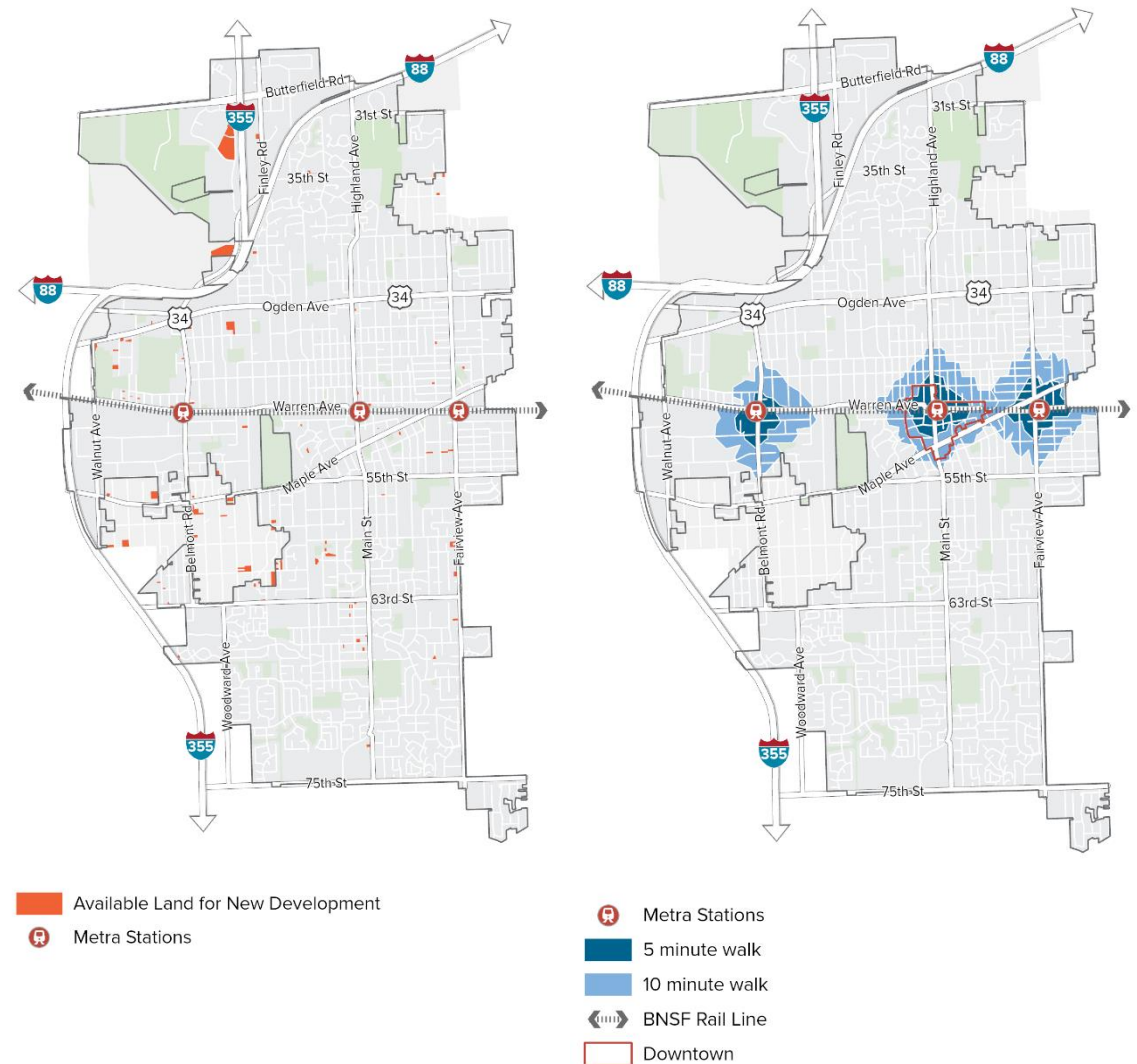
Sets design and development **requirements and standards**, like setbacks, required yards, density, parking, signs, and landscaping.

## IMPLEMENTATION

- Zoning should be **clear and easy** to use – so the community can implement the Plan’s land use recommendations.

# Land Use Influences

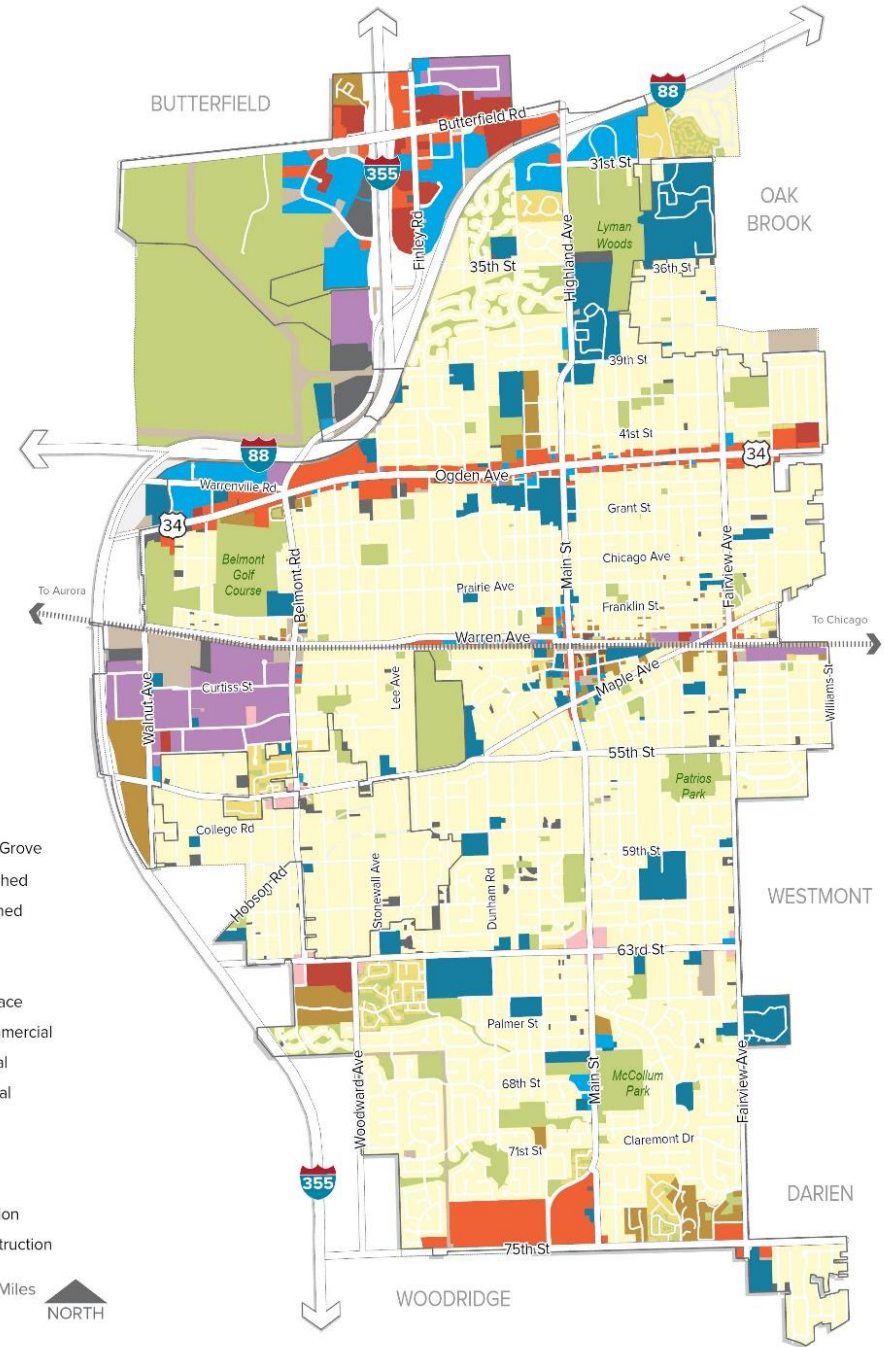
- 2024 Existing Land Use (based on HL team reconnaissance)
- Limited land for new development = an emphasis on “getting it right”
- Three commuter stations
- Other factors:
  - The 2017 Comprehensive Plan
  - Position in the region
  - Neighborhood characteristics



# Existing Land Use

## Existing Land Use

-  Village of Downers Grove
-  Single Family Detached
-  Single Family Attached
-  Multifamily
-  Institutional/Public
-  Parks and Open Space
-  Neighborhood Commercial
-  Corridor Commercial
-  Regional Commercial
-  Mixed Use
-  Office
-  Industrial
-  Utilities/Transportation
-  Vacant/Under Construction

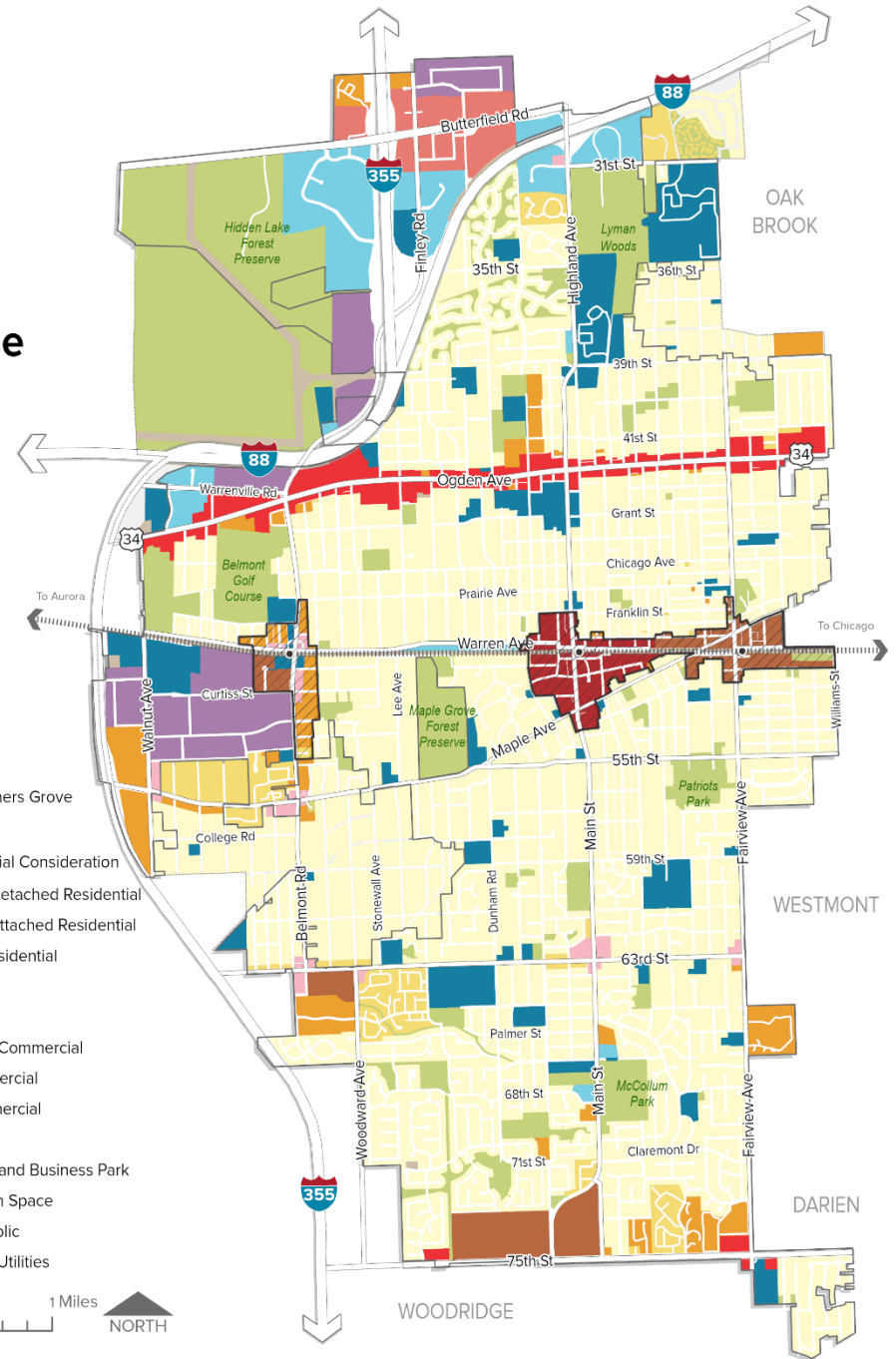


# Future Land Use

## Future Land Use

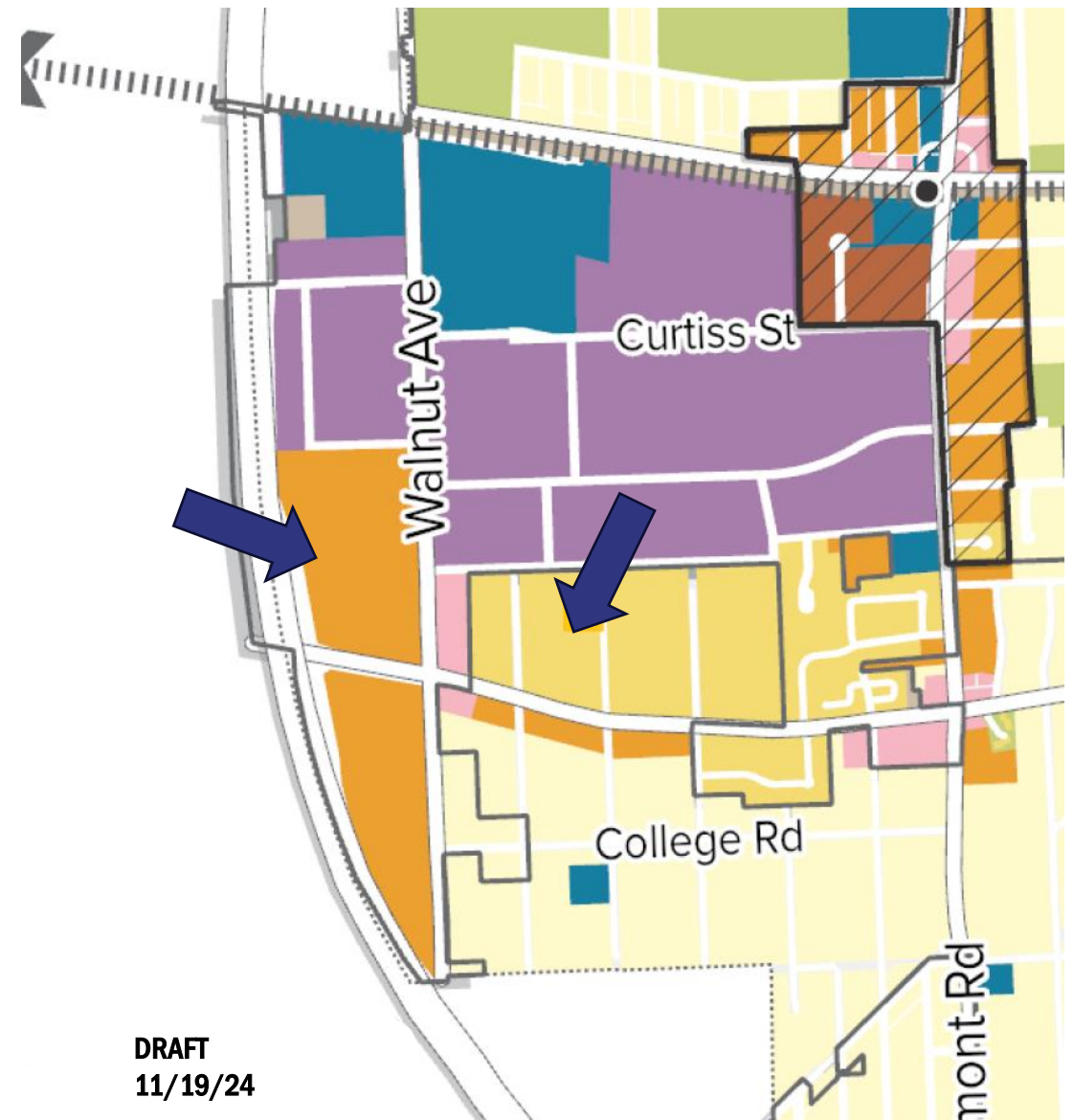
**DRAFT**  
**11/19/24**

- Village of Downers Grove
- Metra Stations
- Mixed Residential Consideration
- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Mixed-Use
- Downtown
- Neighborhood Commercial
- Corridor Commercial
- Regional Commercial
- Office
- Light Industrial and Business Park
- Parks and Open Space
- Institutional/Public
- Transportation/Utilities



# Area of Change – Single-Family Attached and Multi-Family

- The 2017 plan called for this to area north of Maple be office corporate campus, the new map identifies it as Single-Family Attached. To the west of Walnut/Maple, future land use changes from office to multi-family.



# Saratoga & Warren



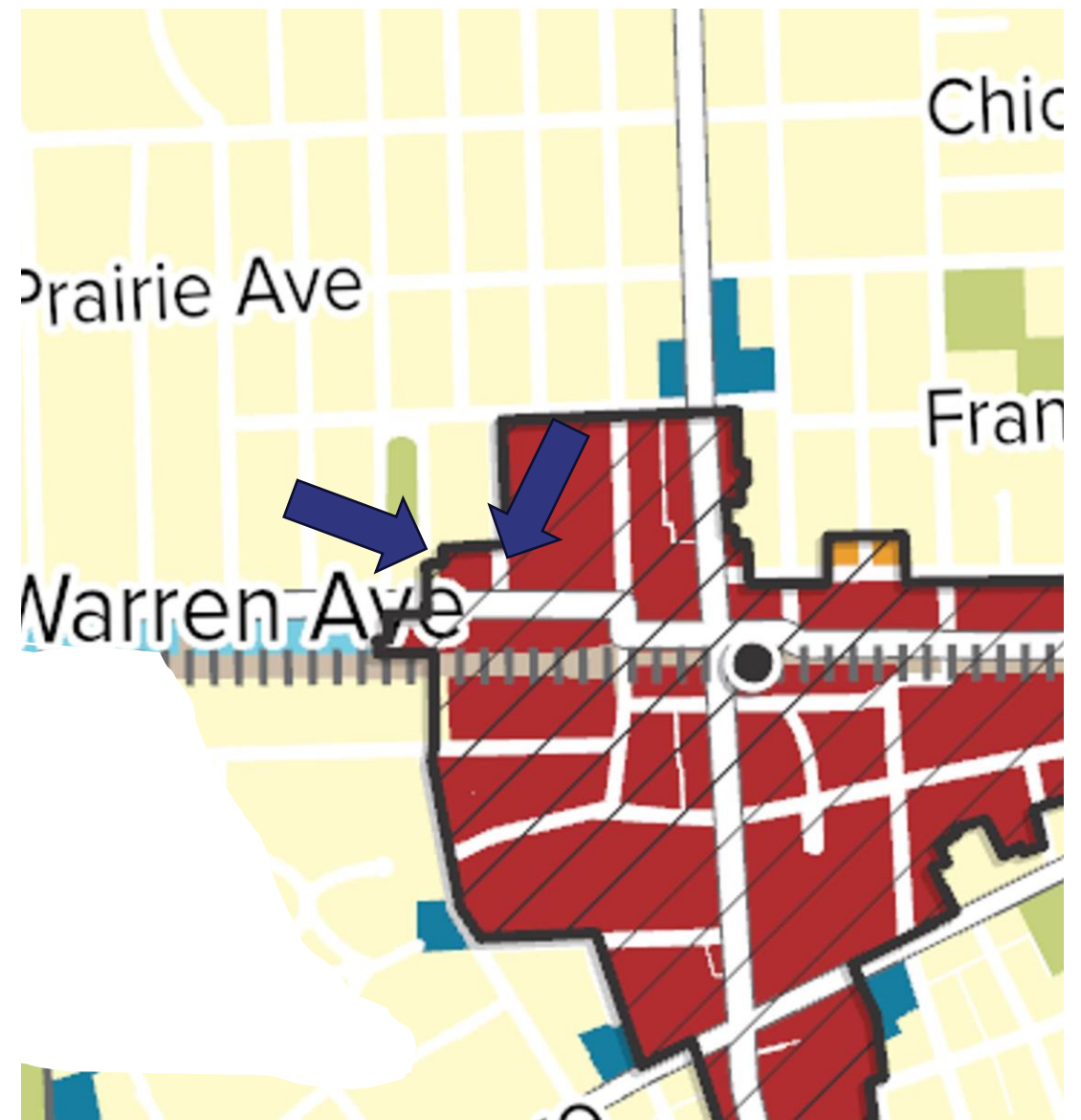
- Existing Zoning – DT Downtown Transition



- Existing Future Land Use Map – 2017 Comprehensive Plan  
Single Family Detached

# Area of Alignment– Downtown Mixed Residential

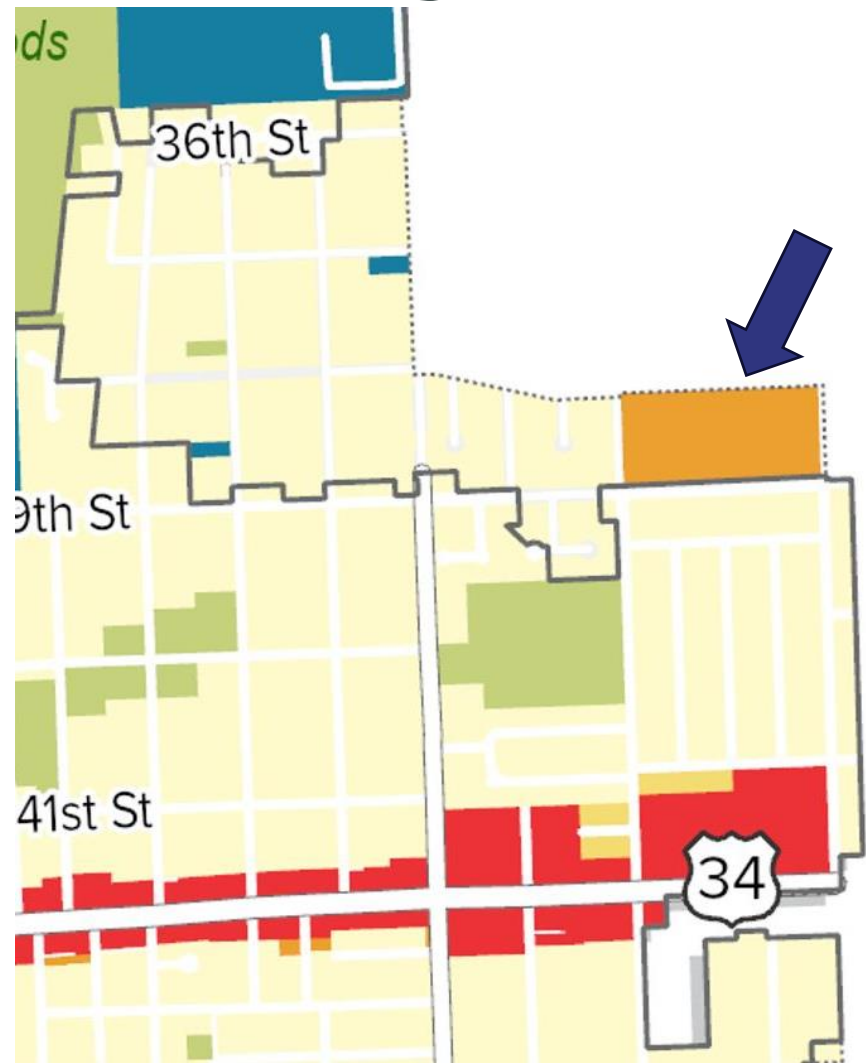
- The proposed map identifies it as Downtown Mixed Residential. This would be consistent with the current zoning of the properties.
- A change in the Future Land Use Map does not affect the current zoning of these properties.



# Area of Change – Multi-Family\*

- The property shown to the right (north of 39<sup>th</sup> Street, eastern edge of the Village) is currently a radio tower and shown as institutional in the 2017 Comprehensive Plan. It is for sale and the map identifies multifamily on this 18-acre piece of land.

*\* Discussions with staff have resulted in shifting this parcel from multifamily to single-family.*



DRAFT  
11/19/24





# Next Steps



## ***November***

- Preliminary Focus Area Framework Plans
- Catalyst Site Development (2-3 Sites)

## ***December***

- Preliminary Focus Area Framework Plans and Catalyst Site Development Concepts Working Session with Village Council
- Preliminary Focus Area Framework Plans and Catalyst Site Development Concepts Working Session with Plan Commission
- Progress on Core Elements





**Thank You!**

