

GUIDING DG

PLANNING THE FUTURE OF DOWNERS GROVE

Preliminary Focus Area Frameworks

Village Council | Tuesday, February 18, 2025 | 6:00 pm

Agenda

- Project Status Where Are We?
- Preliminary Focus Area Plans & Opportunity Sites

- West Ogden Avenue Focus Area Plan
- Belmont Road Focus Area Plan
- 75th Street Focus Area Plan
- Next Steps Core Elements



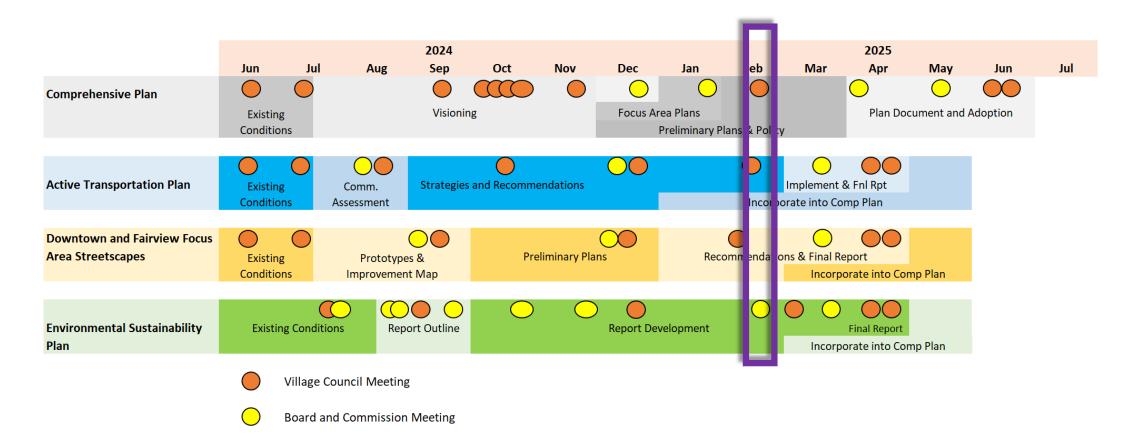


Where and how does this fit?





Schedule



Comprehensive Plan Structure and Process Update

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

Chapters and Core Elements

Plan Framework

10. Implementation Strategy



Preliminary Focus Area Plans





What is a Focus Area?

• Delineated areas with unique characteristics; areas where change is anticipated, or more detailed planning is needed

- Can include entire neighborhoods, corridors, or a combination
- Areas in need of revitalization or those areas where future growth or change are anticipated



What are Downers Grove's Focus Areas?



West Ogden Avenue





Belmont Road

75th Street



Focus Area Staff Working Session Recap





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What are Opportunity Sites?

- Available for development now or in the near future
- Either public or privately owned
- Key site in a key location; they often front a corridor
- Have the potential to substantively and positively change the surrounding area
- Improvement will make a major difference, be "prototypical"," and "set the tone" for development/redevelopment in the surrounding area.



VILLAGE DESIGN TOOLKIT

The Village Design Toolkit provides a set of key improvements and recommendations that can be applied throughout the Village and in all Focus Areas. Aligning with community input, the toolkit aims to improve the commercial vitality, preserve character, and enhance the appeal of the Focus Areas.





Gateway Signage

Gateway signage acts as a welcoming landmark for a community, district, or notable location. It typically shows the area's name along with design elements that highlight its unique identity and character. Gateway signage establishes a sense of arrival and distinction while enhancing the area's visual appeal. Gateway features should be prominent and incorporate Village branding. They should have a consistent design and well-maintained landscaping, creating a cohesive identity for the community.

Buffering and Screening

Buffering creates a transition between residential areas and nearby commercial or industrial developments. This involves landscaping, fencing, setbacks, or sound barriers to minimize noise. visual disturbances, and other impacts. Hedgerows, low masonry walls, privacy fence, and small berms are landscaping techniques that are promoted and utilized to screen parking.

Streetscape Improvements

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees. decorative lighting, benches, art installations, and upgraded sidewalks. Streetscape improvements uplift the pedestrian realm and enhance the appearance of a corridor



Parking Reduction

Reducing pavement where possible decreases the heat island effect, while covering large parking lots with solar panels capitalizes on existing sun exposure. The Village should encourage property owners to reduce the number parking stalls where possible and explore outlot development opportunities. The Village should review its zoning parking requirements and consider reducing the minimum and reexamining its maximums parking regulations.

Sidewalk Improvements

Upgraded, ADA compliant, and complete sidewalks encourage pedestrian activity, which supports businesses and creates a more inviting environment for residents and visitors. Enhanced connectivity ensures better access for people of all abilities and reduces dependency on vehicles. These improvements also contribute to public safety, reducing potential hazards for pedestrians while encouraging walking as an active transportation option. All developments are required to provide adequate, safe, and attractive pedestrian circulation between buildings on the same site and connectivity to the adjacent site or public sidewalk and trails.

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Landscaping Improvements

A well-maintained landscape enhances a commercial property's appeal and atmosphere, drawing in customers and having a positive visual impact on surrounding areas. Landscaping includes street vards, interior vards, parking lot landscape islands, parking lot landscape divider medians, and trees. Landscaping has the potential to reduce the heat island effect of areas with extensive pavement. As Downers Grove redevelops, the Village should continue to enforce its zoning landscape requirements. The Village should consider reviewing its landscaping requirements to ensure alignment with best practices and the Guiding DG Environmental Sustainability Plan.

Roadway Connections

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New roadway connections improve accessibility within Downers Grove, By establishing new connections, visitors and residents enjoy easier access to various sites and a more integrated transportation network.



ATP Improvements

Grove are largely designed for car travel, with few on- and off-street bicycle facilities and trails. Bicycle improvements would expand the enjoyment of the Focus Areas to those beyond solely auto users. Throughout the Downers Grove, the Village should continue to develop an active transportation system that incorporates interconnected paths,

Pedestrian Crossing Improvements

Pedestrian crossing improvements involve enhancing the safety and accessibility of locations where pedestrians cross streets. Improvements can include marked crosswalks, pedestrian signals, and refuge islands where people can stand safely. The Village should work with DuDOT and IDOT to incorporate pedestrian crossing sidewalks, and on-street bikeways, improvements where possible, in as guided by the Guiding DG Active accordance with the Guiding DG Active Transportation Plan.



Public Transportation Improvements

There are several Pace Bus stops located along major corridors within Downers Grove. Most of these stops are signs lacking shelters, benches, or sidewalk connections. These bus stops should be improved for safety and to be more welcoming. Improvements such as overhead shelters, seating, lighting, and signs that track the arrival time of the next bus improve the overall public transit experience. Overhead shelters can incorporate solar panels to capitalize on the sun exposure of major corridors.

Manage Natural Areas

natural spaces and uses. The Village should adopt tailored strategies to manage these spaces and their roles within each Focus Area. Preserving natural spaces requires safeguarding and maintaining areas with ecological and aesthetic significance as development progresses. Additionally, the Village should explore opportunities to enhance the natural environment. such as promoting the use of native plants, increasing biodiversity within the community, and removing concrete to restore natural landscapes.

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Village of Downers Grove Comprehensive Plan

Village of Downers Grove Comprehensive Plan

Intersection

improvements.

Improvements

Intersection improvements enhance the

safety and efficiency of intersections for

all users, including pedestrians, cyclists,

may include upgrading traffic signals,

improving signage, creating dedicated

turn lanes, and increasing visibility. The

Village should work with DuDOT, IDOT,

and other relevant entities to prioritize

the safety and functionality of existing

intersections and implement necessary

and drivers. These enhancements

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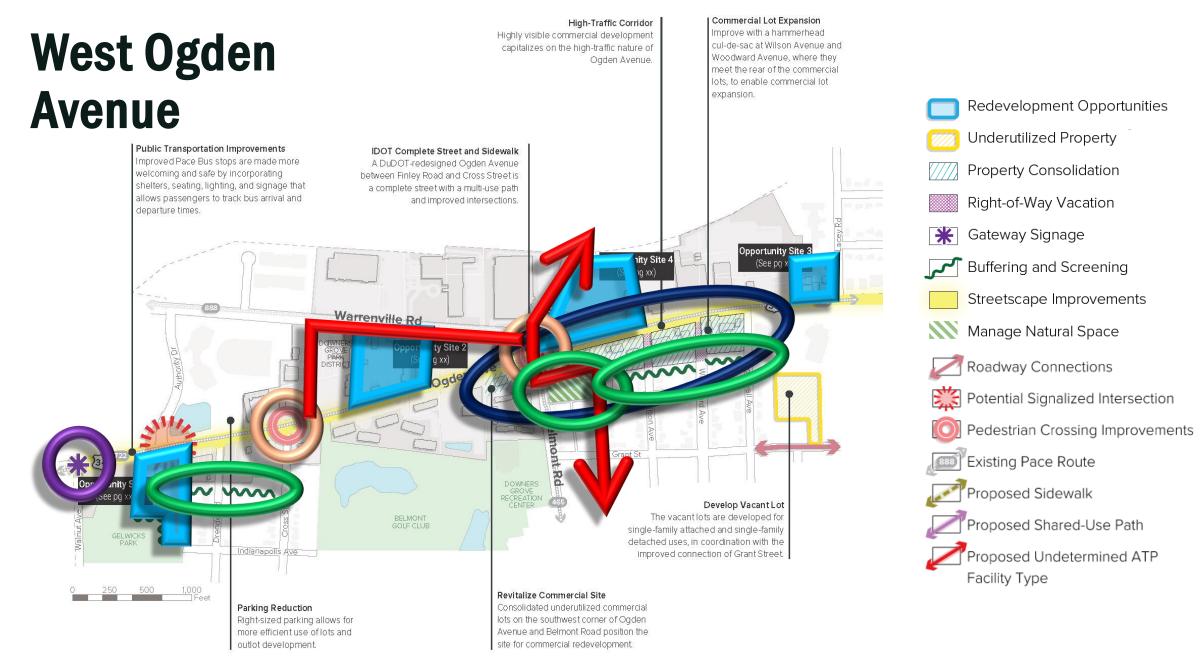


West Ogden Avenue









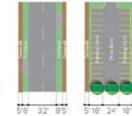
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LEGEND CALLOUTS C Area evalable for commercial development Wecated right-of-ways Commercial areas

Commercial Lot Expansion

 Limit vehicular access but
 maintain pedestrian connectivity 2 Develop additional public parking 3 Hammerhead cul-de-sac A 300 feet lot depth

60' Right-of-way 60' Public parking



A vacated 60-foot right-of-way can support standard off-street parking for local businesses

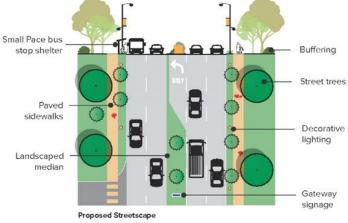
- Sidewalks

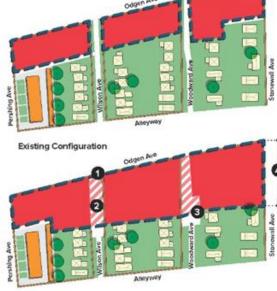
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-8 Existing Streetscape

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Ogden Avenue Streetscape Improvemnts





Proposed Configuration

West Ogden Avenue Opportunity Sites



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Opportunity Site #1: Ogden Avenue and Authority Drive

- Near new hotel and the planned Walnut Park Athletic Center
- Mixed-use development approach
 - Commercial along Ogden Avenue
 - Multifamily residential adjacent to the park
 - Landscaping to screen adjacent residential and minimize impacts on neighboring Park
 - Physical connection from residential areas to the park
 - Extend Indianapolis Avenue
 - Cross-access with neighboring commercial properties





Opportunity Site #2: Ogden Avenue and Warrenville Road

- New car dealership or medical office building
 - Consolidate properties
 - Building positioned toward Ogden Avenue
 - Parking placed to side or rear to enhance visual appeal
 - Primary access from Ogden Avenue, Warrenville Road secondary access
 - Reduce curb cuts
 - Additional landscaping
- Mixed-Use Alternative
 - Commercial along Ogden Avenue
- Office or Flex Space along Warrenville Road
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Opportunity Site #3: Ogden Avenue and Lacey Road

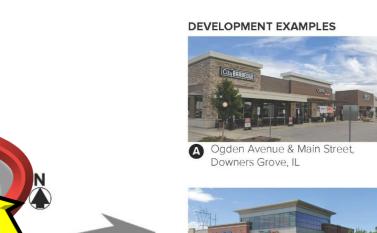
- Multifamily residential
 - Size and proximity to multifamily and single-family neighborhoods
 - Additional residential density along Ogden Avenue
 - Building should front Ogden Avenue, with parking to the north accessible via Lacey Road
 - Maintain existing natural buffer between residential and commercial uses
 - Include community amenities like plazas, patios, and pet-friendly spaces





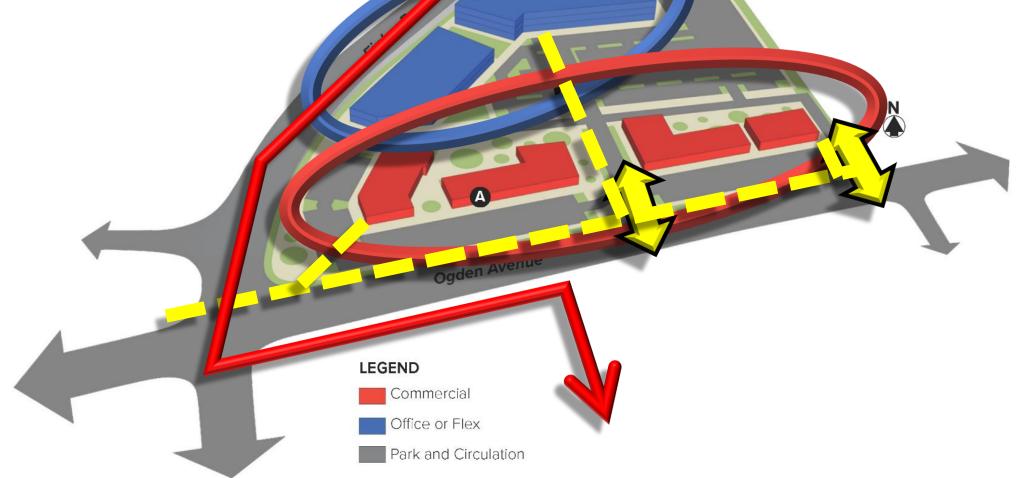


Opportunity Site #4: Ogden Avenue and Finley Road





7001-7003 South Howell Avenue, Oak Creek, WI



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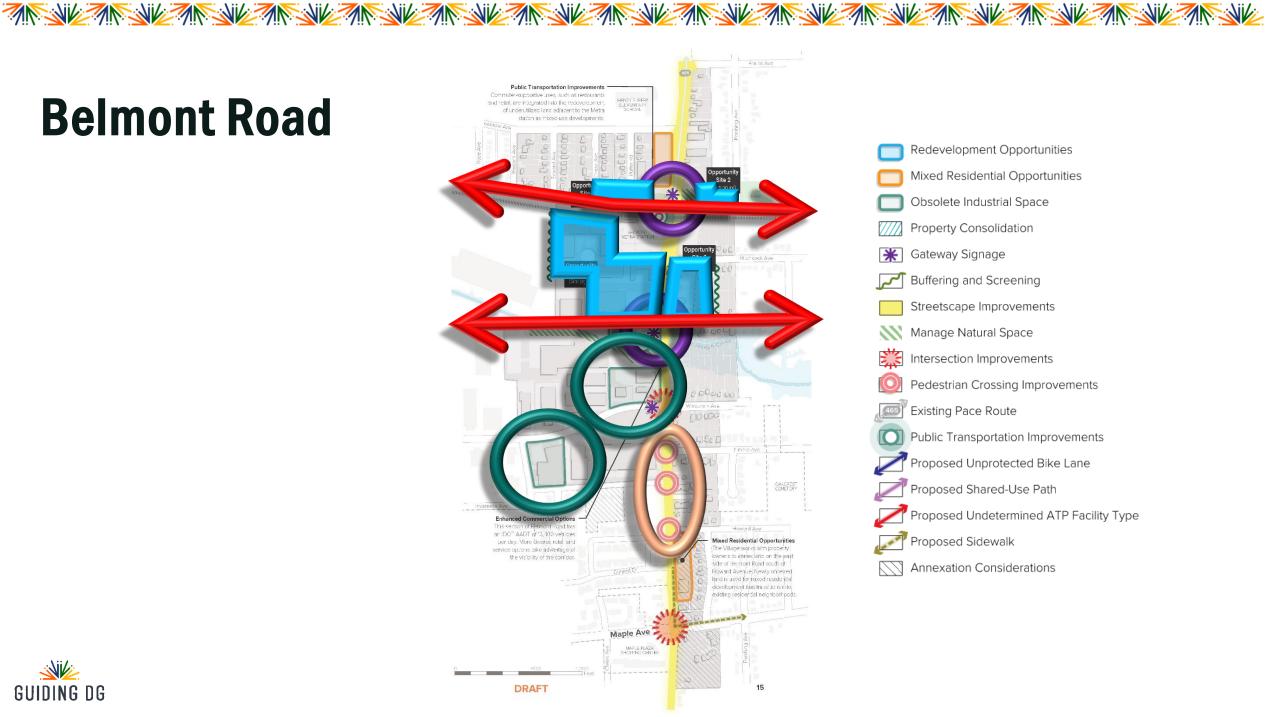


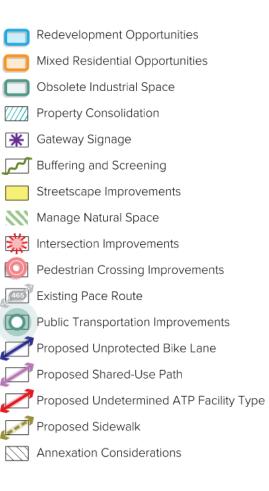
Belmont Road



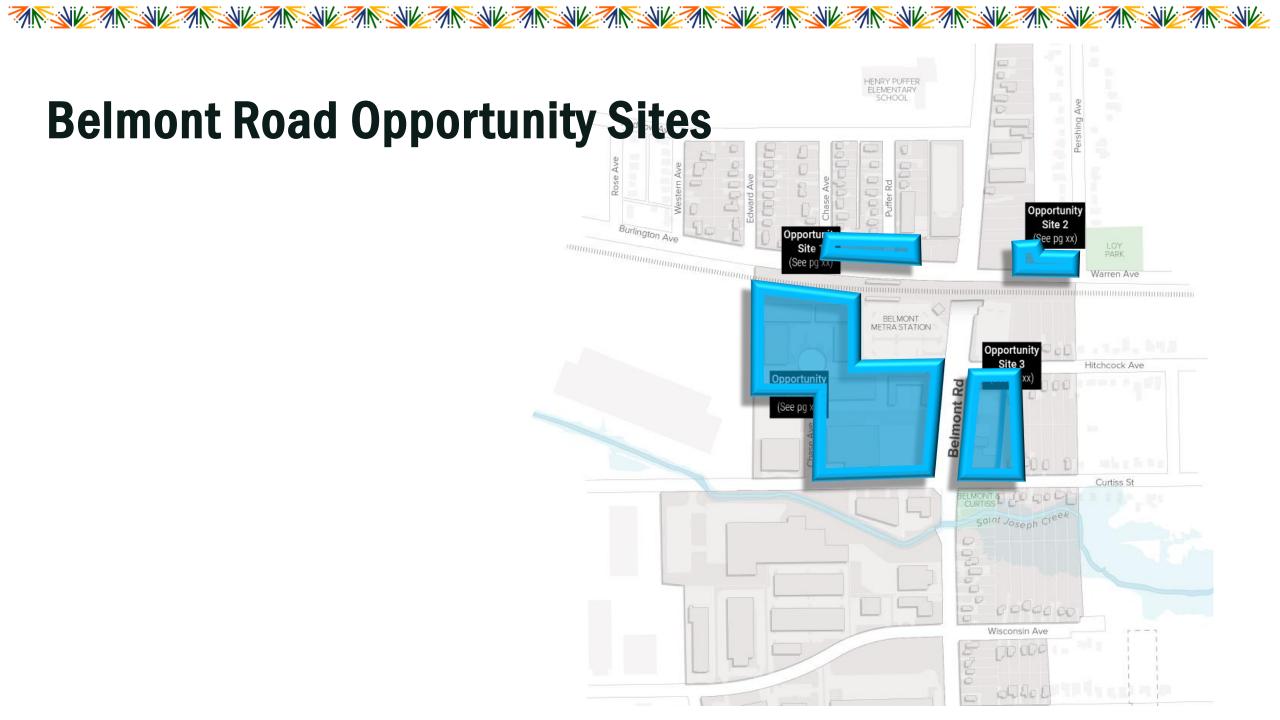


Belmont Road









Opportunity Site #1: Burlington Avenue and Puffer Road

- High-density residential or commuter-focused commercial
 - Duplexes, townhomes, apartments, or condos.
 - Vacate Puffer Rd to consolidate the site.
 - Buildings face Burlington Ave with rear parking.
 - Fencing and landscaping buffer adjacent to single family residential







Opportunity Site #2: Warren Avenue and Pershing Avenue

- High-density, mixed-income residential
 - Buildings fronting Warren Avenue
 - Parking located at the side/rear with access via Village-owned property to the north
 - Limited access from the northbound ramp onto Belmont Road
 - Fenced and landscaped buffers adjacent to single family residential







Opportunity Site #3: Belmont Road and Hitchcock Avenue

- Transit-oriented development with mixed-use and commercial projects
 - Two- to three-story buildings
 - Active ground-floor uses and multifamily residences above
 - Buildings facing Belmont
 - Northern corner: commercial spaces (e.g., coffee shop, café, or corner store)
 - Southern corner: multifamily amenities (e.g., gym, pet area, leasing office)
 - Site access from Hitchcock Avenue and Curtiss Street
 - Fenced and landscaped buffers adjacent to single family residential





Opportunity Site #4: Belmont Road and Curtiss Street

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Warren Avenue

Hitchcock Street

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B Elgin Artspace Lofts, Elgin, IL



• Avant at the Arboretum Apartments Lisle, IL

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Commercial (multi tena

Multifamily

Office, Artisan Manufacturing, Live/Work

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Parking and Circulation

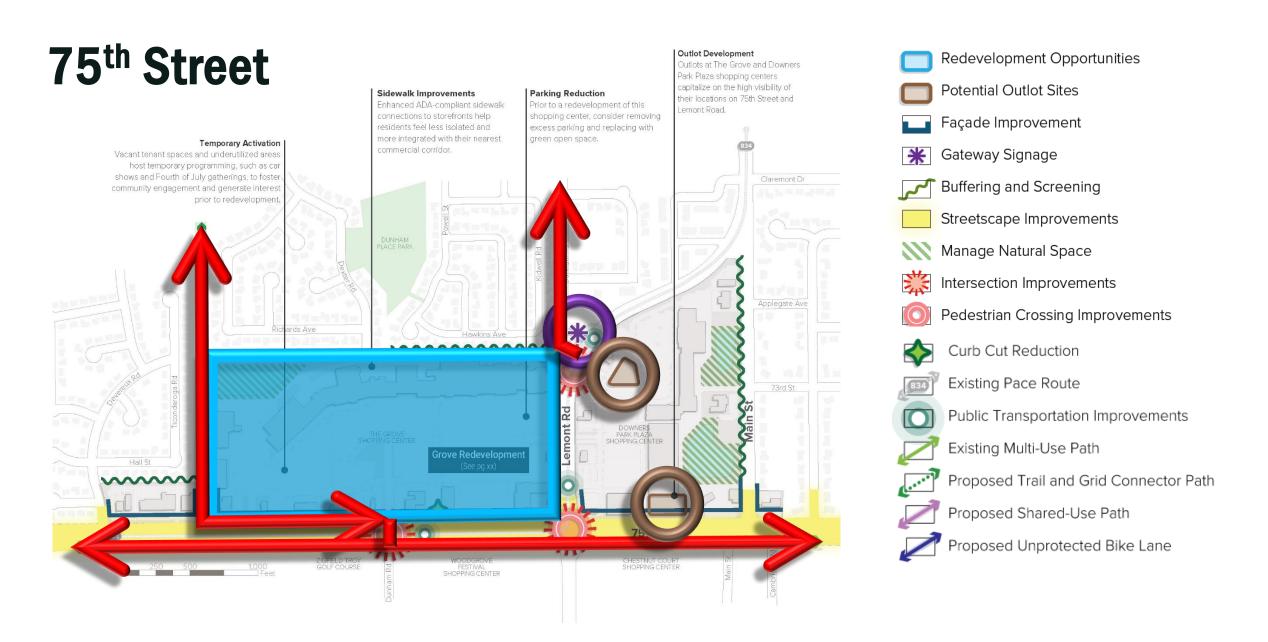




75th Street







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B 22nd Street - Oak Brook, II





Multifamily



Commercial (multi tenant)

Commercial (single tenant)



Single Family Attached

Parking and Circulation

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Opportunity Site: The Grove

Lemont Road

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Synergy, Wauwatosa, WI







The Arboretum, South Barrington, IL



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LEGEND



Commercial (single tenant)



Multifamily



A

Single Family Attached

Ø

75th Street

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Parking and Circulation

Opportunity Site: The Grove

Lemont Road



Next Steps





Next Steps

- Revise Focus Areas based on Council feedback
- Finalize Opportunity Site 3D Graphics
- Draft and Layout
 - Preliminary Core Elements (Housing, Economic Development, Transportation and Mobility, Community Facilities
 - April Planning and Zoning Commission Meeting
- Implementation Strategy and Action Matrix
- Overall Guiding DG
 - Layout and Coordination all Guiding DG Plans





Thank You!



