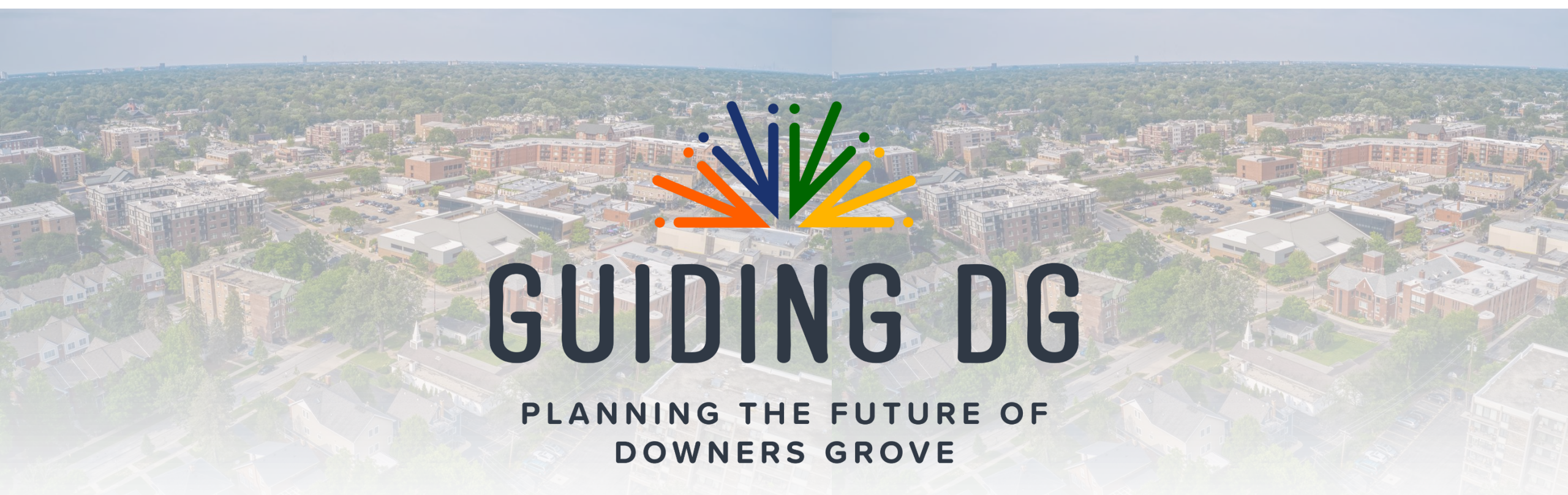




GUIDING DG

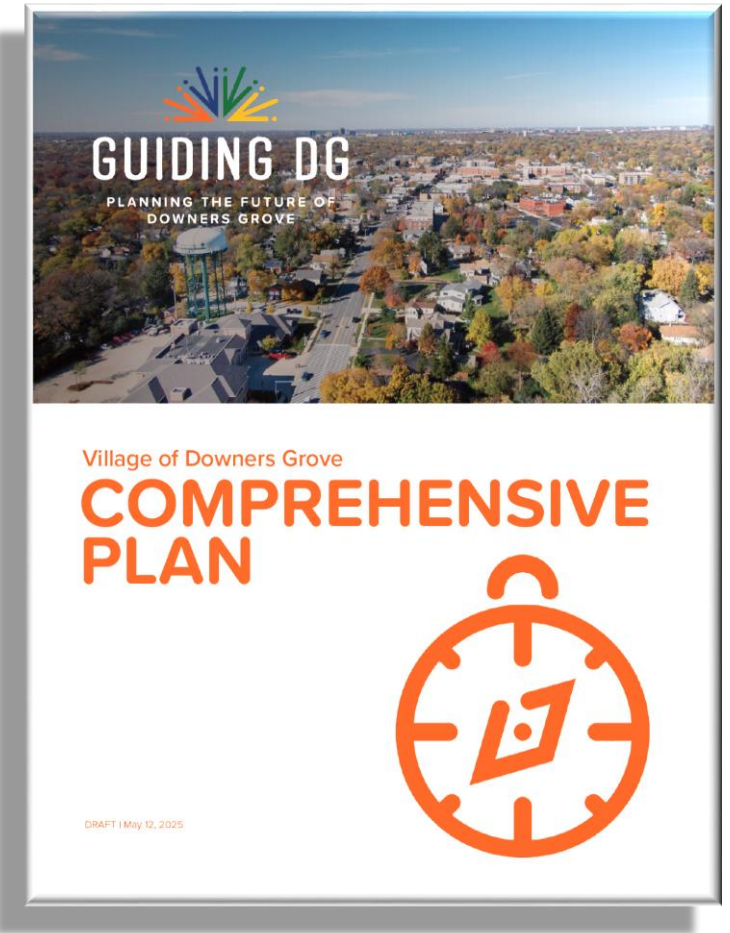
PLANNING THE FUTURE OF
DOWNERS GROVE

Draft Comprehensive Plan

Village Council | Tuesday, May 20, 2025

Agenda

- Project Status
- Discuss Draft Comprehensive Plan
 - Introduction
 - Community Profile
 - Vision and Goals
 - Land Use and Development
 - Housing and Neighborhoods
 - Economic Development
 - Focus Area Plans
 - Transportation and Mobility
 - Community Facilities and Infrastructure
 - Sustainability, Parks, Recreation, and Open Space
 - Implementation
- Next Steps

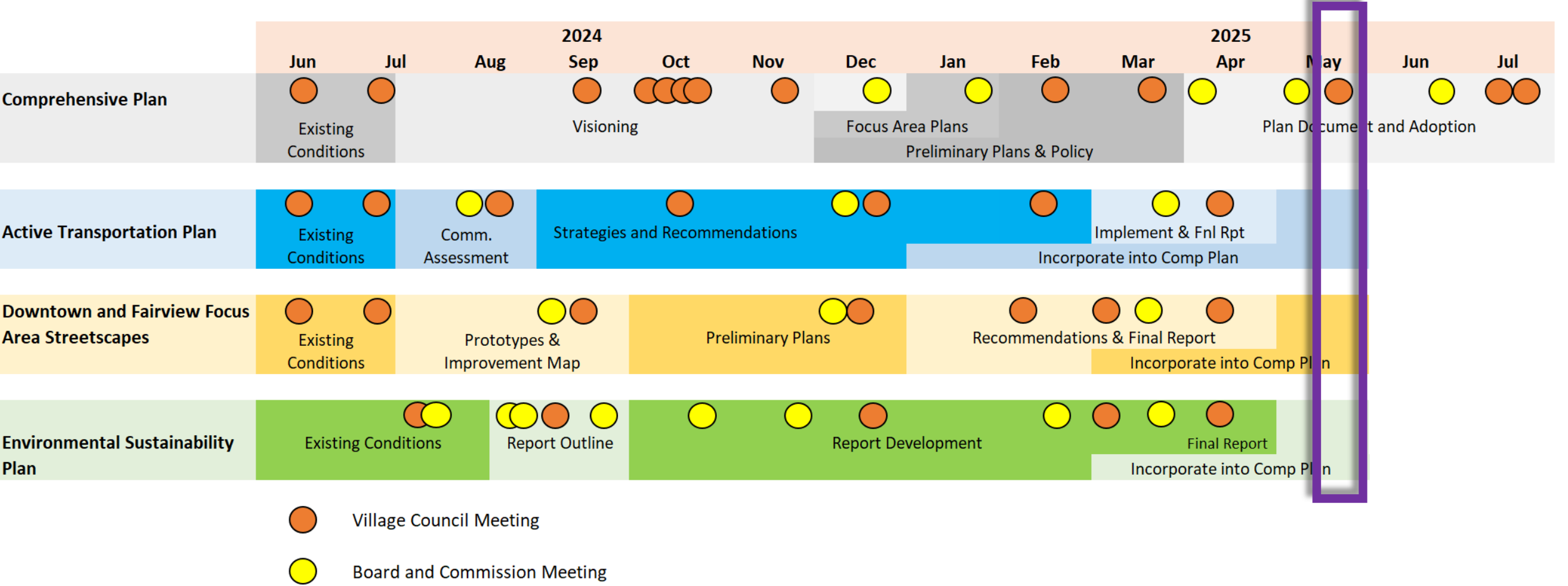




Project Status



Schedule





Draft Comprehensive Plan





Plan Structure and Process Update

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

Introduction

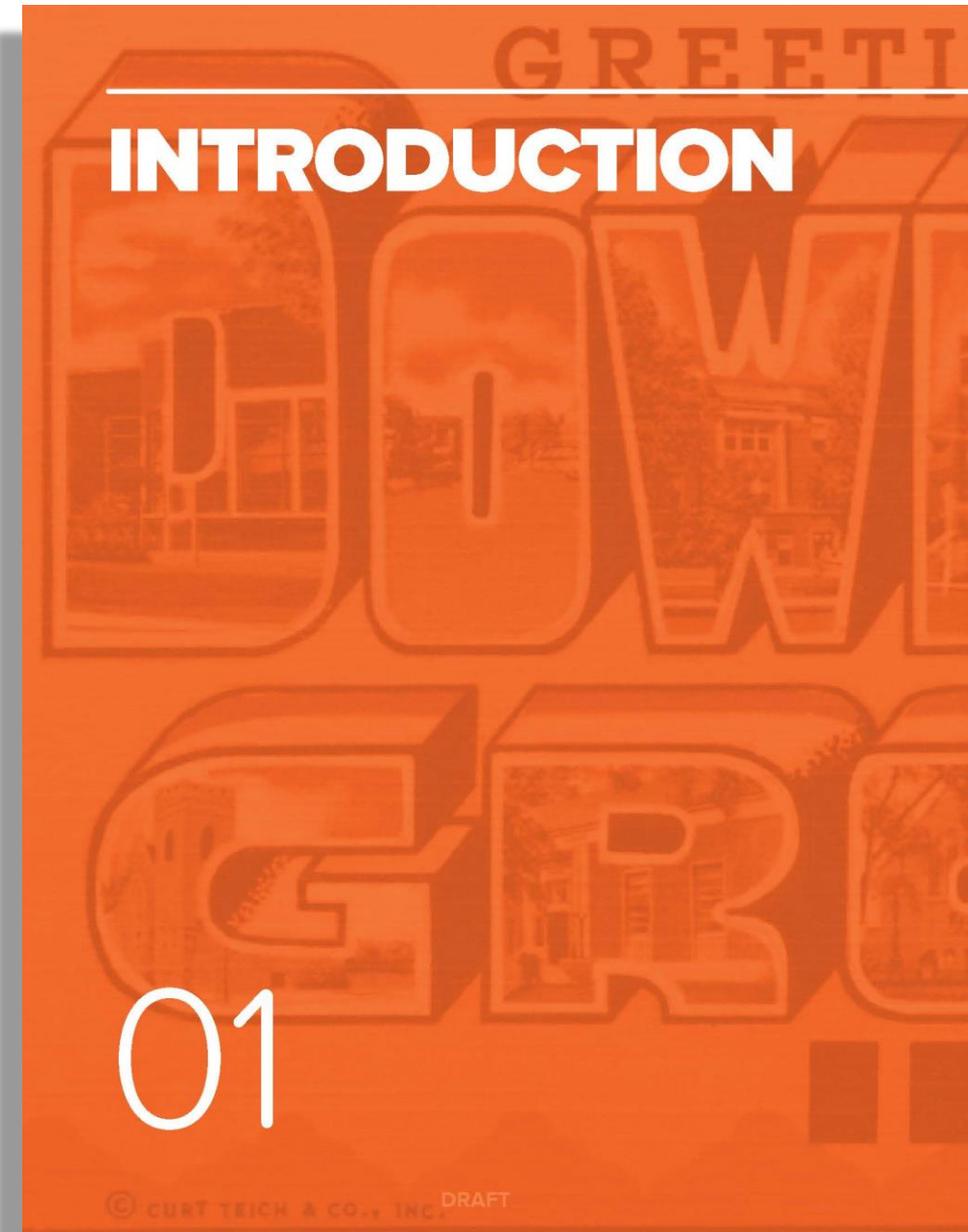
Plan Framework

Chapters and Core Elements



Introduction

- Overview of the Planning Process
- Community Engagement
 - In-Person Outreach
 - Online Outreach
- Previous Council Discussions
 - June 18, 2024
 - August 20, 2024
 - September 17, 2024



OVERVIEW OF THE PLANNING PROCESS

To adequately guide Downers Grove over the next 20 years, the Plan is the product of a community-driven planning process that includes engagement with residents, business owners, local officials, Village staff, and other key stakeholders. The comprehensive planning process is comprised of the following steps:

- 1 Project Initiation and Management**
Kick-off of the Village of Downers Grove Comprehensive Planning Process
- 2 Public Initiation and Communication**
Talking with the community to gain insight into issues and opportunities within the Village.
- 3 Existing Conditions Analysis**
Research and analysis of existing conditions to provide context for planning for the future.
- 4 Vision and Land Use Framework**
Creation of a broad, long-term vision statement for the Village that will guide Plan recommendations.
- 5 Focus Area Framework Plans**
Identified three key areas of the Downers Grove community in need of additional analysis, more detailed planning efforts, and focus area framework plans.
- 6 Preliminary Village-Wide Plans and Policies**
Preparation of this document, pulling together all of the work done in the previous steps
- 7 Comprehensive Plan Document and Adoption**
Based on the previous steps in the planning process, the final version of the Plan document was prepared for review, consideration, and adoption.

HOW WAS THIS PLAN CREATED?

The Village initiated the planning process for *Guiding DG* in December 2023. The planning process was organized around the objectives of accurately capturing and reflecting community hopes and values, being comprehensive, and being innovative and future-oriented, while being practical to implement.

The approach used to create the *Guiding DG Comprehensive Plan* included these major components:

- **Engagement** – A core part of the process was identifying and developing consensus around key areas of interest, priorities, and strategies for moving forward. To ensure the process was inclusive and reflected the perspectives of the entire community, both online and in-person activities were undertaken, including online surveys and mapping tools, in-person interviews and focus group discussions, workshops, multiple steering committee meetings and working sessions, open houses, community pop-ups, and more.
- **Inventorying and Assessing** – Before planning could proceed, the process required a comprehensive inventory and assessment of existing conditions, regulations, current and past plans, and the physical attributes of the community to establish a thorough understanding of the community's context.
- **Data Analysis** – To ensure the formulation of realistic land use planning recommendations, the process required extensive research of demographic and market data, including population trends and market conditions.
- **Establishing a Vision** – All input received through the extensive community engagement and outreach was analyzed to identify shared community aspirations, values, and priorities. These were shaped into a vision — a strong statement of the kind of community Downers Grove is and can be in the future.
- **Developing Plans** – From the insights gained from community and stakeholder feedback, the Plan and focus area plans were developed. They include innovative but practical recommendations to help the Village achieve its vision, goals, and objectives.
- **Implementation Strategies** – Finally, once the core elements of the Plan were developed, an implementation strategy was established to help put the Plan into action.

USING THE COMPREHENSIVE PLAN

The Comprehensive Plan serves the following key functions:

- **Communicate the Village's Vision** – The Plan is a statement of the community's vision for how it grows and changes over the coming years. The Plan identifies the community's priorities and charts a path for long-term growth.
- **Inform Development Proposals** – The Plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical and economic environment of the community. The Plan assists in the evaluation of development proposals and helps ensure that proposed development supports the Village's long-term objectives.
- **Provide Direction** – The Plan is a guide for zoning and subdivision regulations, the official zoning map, and decisions influenced by these regulations. The Village should consider amendments to regulations in order to support the long-term goals of the Plan.
- **Coordinate Initiatives** – The Plan informs planning initiatives that affect the community at the local, county, and regional levels. The Plan aids and informs efforts related to housing, transportation, transit, trails, natural resources, economic development, and recreation.
- **Identify Future Studies** – The Plan establishes a path forward but cannot address every issue faced by the community in sufficient detail. It helps identify additional studies and future action steps to address specific needs.
- **Inform Decision Making** – The Plan is a valuable source of information for the Village Council, Planning and Zoning Commission, Historic Preservation and Design Review Board, Village Staff, as well as local organizations, businesses, developers, and residents.
- **Assist CIP and Budgeting** – The Plan informs the development of the Village's Community Investment Program (CIP) and budgeting which establishes priority expenditures and the sequence of capital improvement programming.

PAST PLANS AND STUDIES

It is important that the *Guiding DG Comprehensive Plan* respects relevant past planning efforts that have shaped the community into what it is today. The review of the Village's past plans and studies ensures existing community policies and goals are carried forward within the Plan where relevant.

Below is a list of the plans and studies that were reviewed and consulted in the processes of creating *Guiding DG*.

- Bike and Pedestrian Plan (2013)
- Comprehensive Plan (2017)
- Downtown Design Guidelines (2021)
- DGEDC Economic Development Strategy Plan (2022-2026)
- Greenest Region Compact Report (2023)
- CMAP Butterfield Road Corridor Plan (2024)



COMMUNITY ENGAGEMENT

Informed by a planning process dedicated to engaging stakeholders, the Comprehensive Plan is responsive to the community and addresses the issues and opportunities most important to Downers Grove residents and stakeholders. Public engagement included both in-person and online outreach events.

OUTREACH CONDUCTED

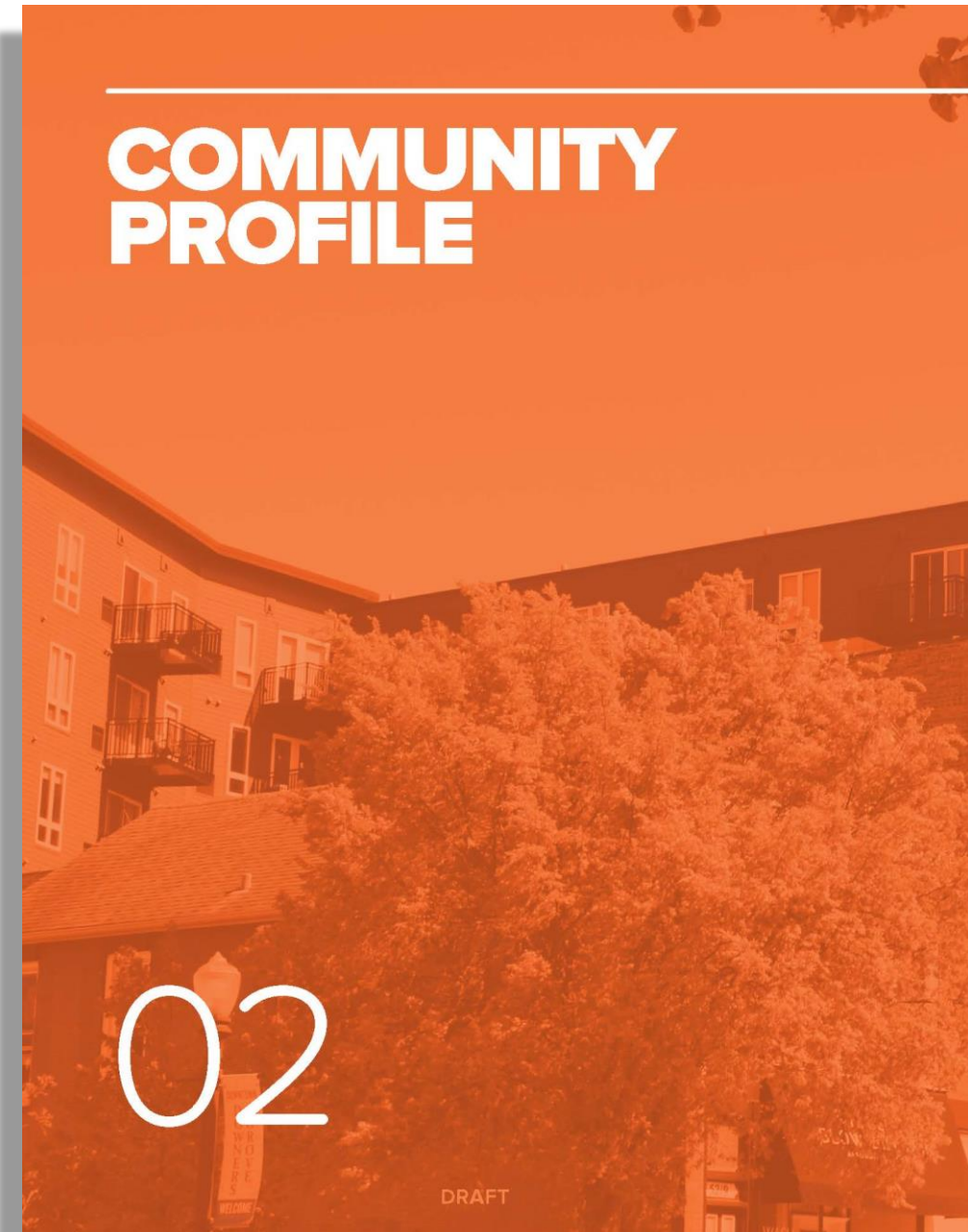
The planning process engaged over 2,600 individuals through a combination of in-person and online community outreach tools and exercises including:

- Kickoff Participants – 250
- Key Stakeholder Interviews – 24
- Online Questionnaire Participants – 1,517
- map.social maps – 63
- Community Visioning Workshop Participants – 49
- Community Visioning Pop-Up Participants – 500
- Business Workshop Participants – 9
- DIY Kit Workshop Participants – 8



Community Profile

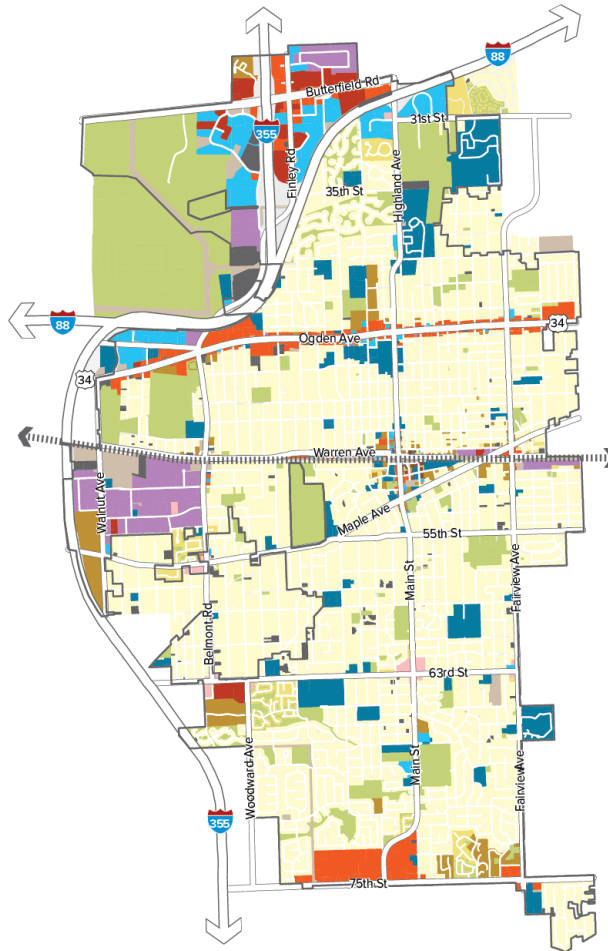
- Regional Setting
- Existing Land Use
- Demographic Snapshot
- Previous Council Discussion
 - June 18, 2024



EXISTING LAND USE

All parcels within Downers Grove and its planning area were categorized into one of 13 land use types. The existing land use inventory is based on data the Village collected and verified through a reconnaissance survey conducted in 2024. The existing land use inventory helped identify growth patterns and analyze existing conditions based on current demographic conditions. Detailed analysis of existing conditions can be found in the Existing Conditions Memorandum (ECM); the findings and key takeaways from the ECM have informed the development of the Comprehensive Plan.

- Single-Family Detached
- Single-Family Attached
- Multifamily
- Neighborhood Commercial
- Corridor Commercial
- Regional Commercial
- Mixed-use
- Office
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Utilities and Transportation
- Vacant and Undeveloped



DEMOGRAPHIC SNAPSHOT

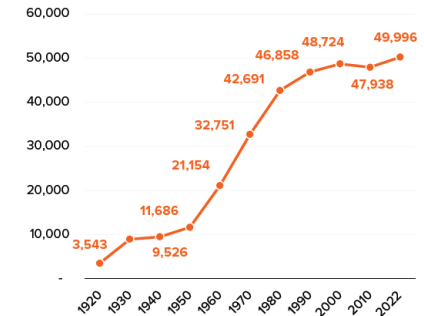
The demographic snapshot analyzes the current attributes of Downers Grove's population. Data was pulled from the U.S. Census, including the American Community Survey 5-Year Estimates and the Decennial Survey. By studying and analyzing these attributes, Village leaders can identify trends and patterns within the community, empowering the Village to address residents' needs more effectively, deliver essential services, and anticipate future demands. The demographic information informed the Comprehensive Plan to ensure it addressed existing trends, issues, and opportunities.

To understand these trends better, comparative data from DuPage County was used to get a regional perspective on how Downers Grove aligns with or differs from neighboring areas.

POPULATION

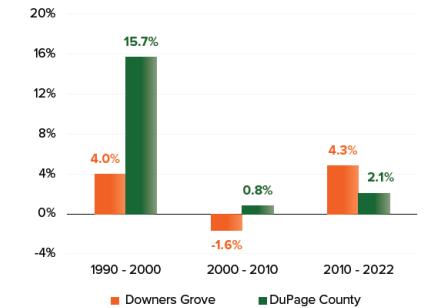
The demographic snapshot begins by analyzing Downers Grove's current population and the historical trends that have shaped its present state. According to the U.S. Decennial Census, the population of Downers Grove has more than quadrupled from over 11,000 in 1950 to 49,996 in 2022. The population has changed significantly over time, with the largest increases happening in the periods from 1920 to 1930 and 1950 to 1960. However, population growth has decelerated in the last two decades, with a decrease of -1.6% from 2000 to 2010 and only marginal growth thereafter. DuPage County has seen similar population trends to Downers Grove, having grown steadily since 1960 but slowed growth in recent years.

Population Over Time (1920 - 2022)



Source: U.S. Decennial Census

Population Growth Rates (1990 - 2022)



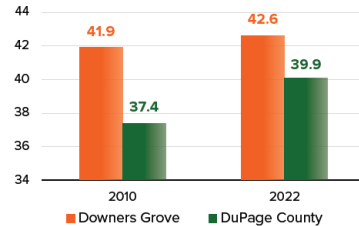
Source: U.S. Decennial Census and 2022 ACS 5-Year Estimates

AGE

As of 2022, Downers Grove's median age was 42.6 years old, slightly older than DuPage County. Compared to 2010 the average age is rising for both Downers Grove and the County.

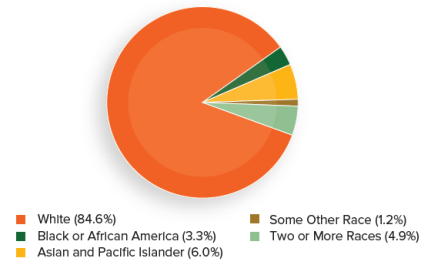
Between 2010 and 2022, the Downers Grove population grew by 4.3%. The age groups that grew the most were those aged 65+, followed by those under five and those aged 55-64. The growing 65+ population has contributed to the community's rising median age. DuPage County experienced more growth in its older population between 2010 and 2022. The population of all groups younger than 55 years old either shrank or stayed the same. The 35- to 54-year old age group experienced the largest decrease. These trends mirror conditions seen nationally as the Baby Boomer generation ages.

Median Age Over Time
(2010 - 2022)

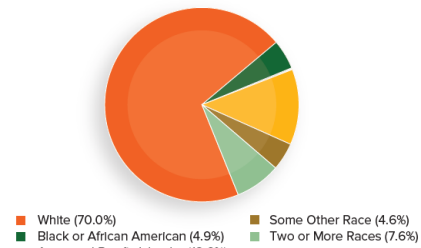


Source: 2010 and 2022 ACS 5-Year Estimates

Racial and Ethnic Composition
Downers Grove (2022)



DuPage County (2022)

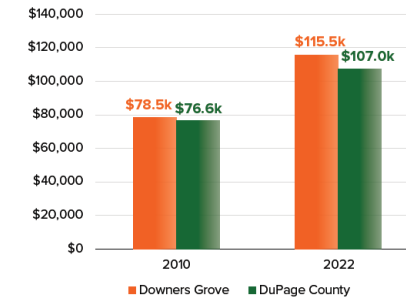


Source: 2022 ACS 5-Year Estimates

INCOME

In 2022, Downers Grove's median household income was around \$115,000. This has dramatically increased in recent years, compared to \$78,523 in 2010. This is largely due in part to the 117% increase in the number of residents making \$150,000 or more in the past 12 years. The group of residents making \$150,000 or more is by far the largest income group in the community, at 37.6% of the income-generating population. The only other household income groups that grew in share of the population were those making less than \$25,000, indicating a shrinking middle class and growing economic polarization. While the household incomes of Downers Grove residents and DuPage County residents have been historically similar, in 2022 Downers Grove's household income was more than \$8,000 greater than that of DuPage County.

Median Household Incomes
(2010 - 2022)



Source: 2010 and 2022 ACS 5-Year Estimates

EMPLOYMENT

According to the most recent employment data available from the U.S. Census Bureau Center for Economic Studies, in 2021 there were 50,627 jobs located within Downers Grove. Health Care and Social Assistance make up the largest employment sector within the community, followed by the Administration and Support, Waste Management and Remediation sector.

Downers Grove serves as the corporate headquarters for Advocate Aurora Health and includes Advocate Good Samaritan Hospital, the community's top employer with 2,500 employees. Other large Health Care and Social Assistance employers in Downers Grove include Coventry Health Care with 800 employees and Blue Cross Blue Shield of Illinois at 420.

Between 2010 and 2021, the total number of jobs in Downers Grove increased by 4,977, a growth of 10.9%. The sectors that experienced the highest growth in jobs within the community were the Construction and the Finance and Insurance sectors. The majority of jobs lost were in the Administration and Support, Waste Management and Remediation sector.

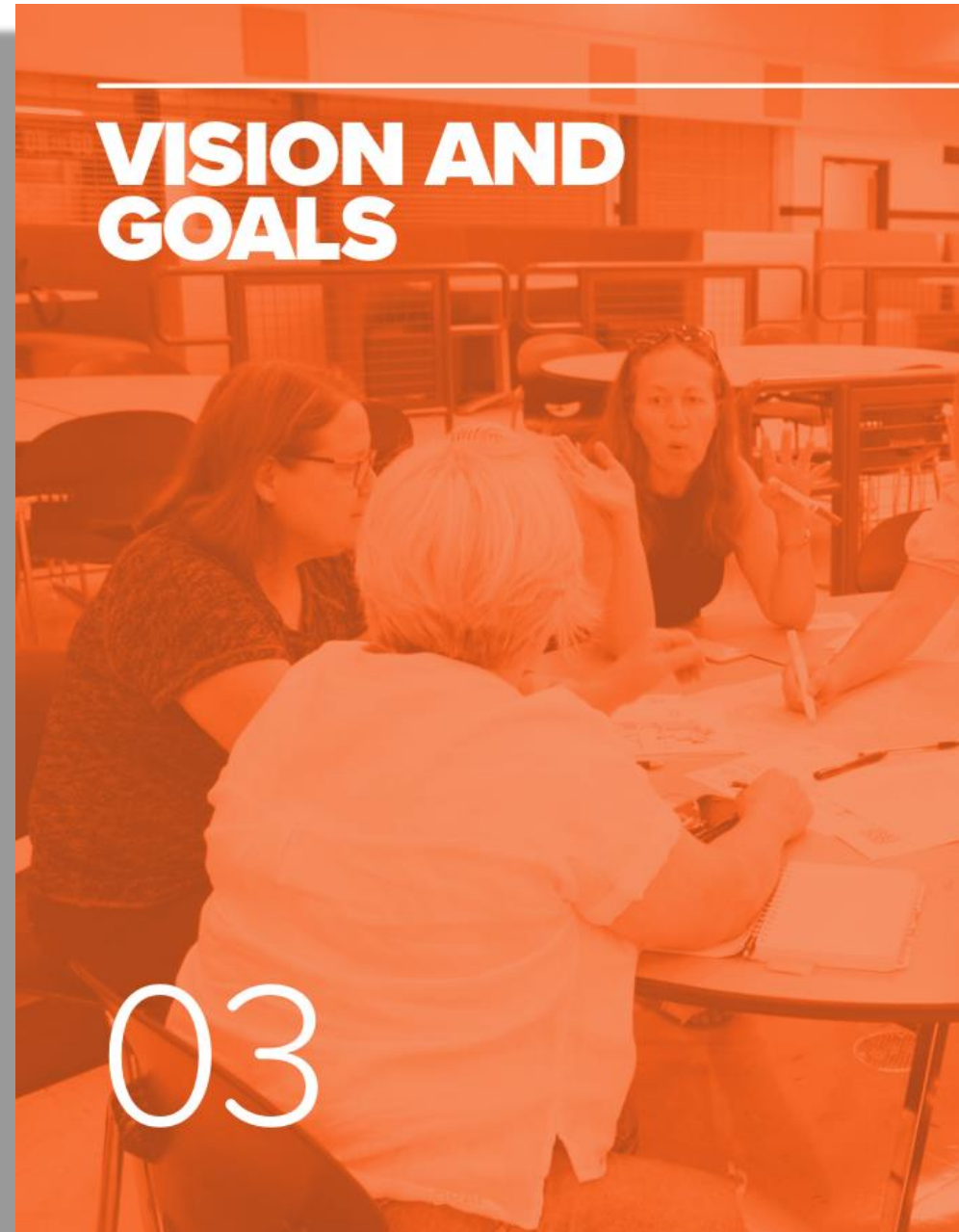
Top Employers for Downers Grove Residents:
10 Employment Sectors (2021)

Employment Sector	Total Jobs in 2021	Share of Job Market in 2021	Change in Jobs since 2010
Health Care and Social Assistance	3,054	12.9%	6.4%
Professional, Scientific, and Technical Services	2,699	11.4%	16.6%
Educational Services	4,637	9.2%	-11.4%
Retail Trade	4,461	8.8%	-15.0%
Finance and Insurance	4,102	8.1%	5.7%
Manufacturing	3,903	7.7%	1.6%
Educational Services	3,524	7.0%	-4.1%
Accommodation and Food Services	3,465	6.8%	11.6%
Wholesale Trade	2,598	5.1%	-8.0%
Construction	2,355	4.7%	95.8%
Totals	50,627	86.0%	10.9%

Source: 2021 US Census On the Map

Vision and Goals

- Vision
- Goals
- Previous Council Discussions
 - September 17, 2024
 - October 1, 2024
 - October 8, 2024
 - October 15, 2024
 - October 22, 2024
 - November 19, 2024





VISION

Downers Grove will become a model community with a population of over 50,000 people of all ages, races, backgrounds and incomes. Over the coming decades, it will be renowned for its strong sense of place, cultural diversity and the human connection among its residents. It will continue to celebrate its tradition of excellence, safe, distinctive and well-maintained neighborhoods, premier regional and local commercial choices, a lively, vibrant Downtown, commitment to sustainability, accessible and attractive open spaces, safe connectivity for all road users, and an array of quality local government services and amenities.

Downers Grove will be a vibrant and inclusive place with high quality, diverse housing options that support residents throughout their lives and foster a sense of belonging. The rich housing history will be preserved and a variety of residential architectural styles, housing types and multipurpose development will be embraced. Residential areas will be walkable, welcoming, and reflective of their unique neighborhood character.

The business-friendly environment will continue to attract businesses and investment. Commercial areas will continue to improve, thrive, and grow as regionally recognized destinations and notable activity centers. The Village will support new entrepreneurs and existing businesses of all sizes, both in the Downtown and throughout Downers Grove. Major employers that create a variety of employment opportunities will be drawn to the local economy.

Downtown Downers Grove will continue to be the heart of the community – a place where neighbors and visitors gather, and businesses thrive. The success of Downtown will be expanded via strategic connectivity with the Fairview focus area. These two areas will have innovative and sustainable streetscapes, art displays and public spaces resulting in an inviting, visually appealing, and culturally rich destination that attracts residents, visitors, and commuters alike. The Belmont focus area will similarly be transformed into a third commuter rail-anchored node as a place for innovation, commerce, and residential amenities. Strategically positioned, the area will see sustainable and context-sensitive development. Other key locations in Downers Grove will also be transformed to create distinctive gateway and destination nodes, unique in character and purpose, but aligned with the community's vision to provide diverse residential, commercial, cultural, resource, recreational, and natural amenities.

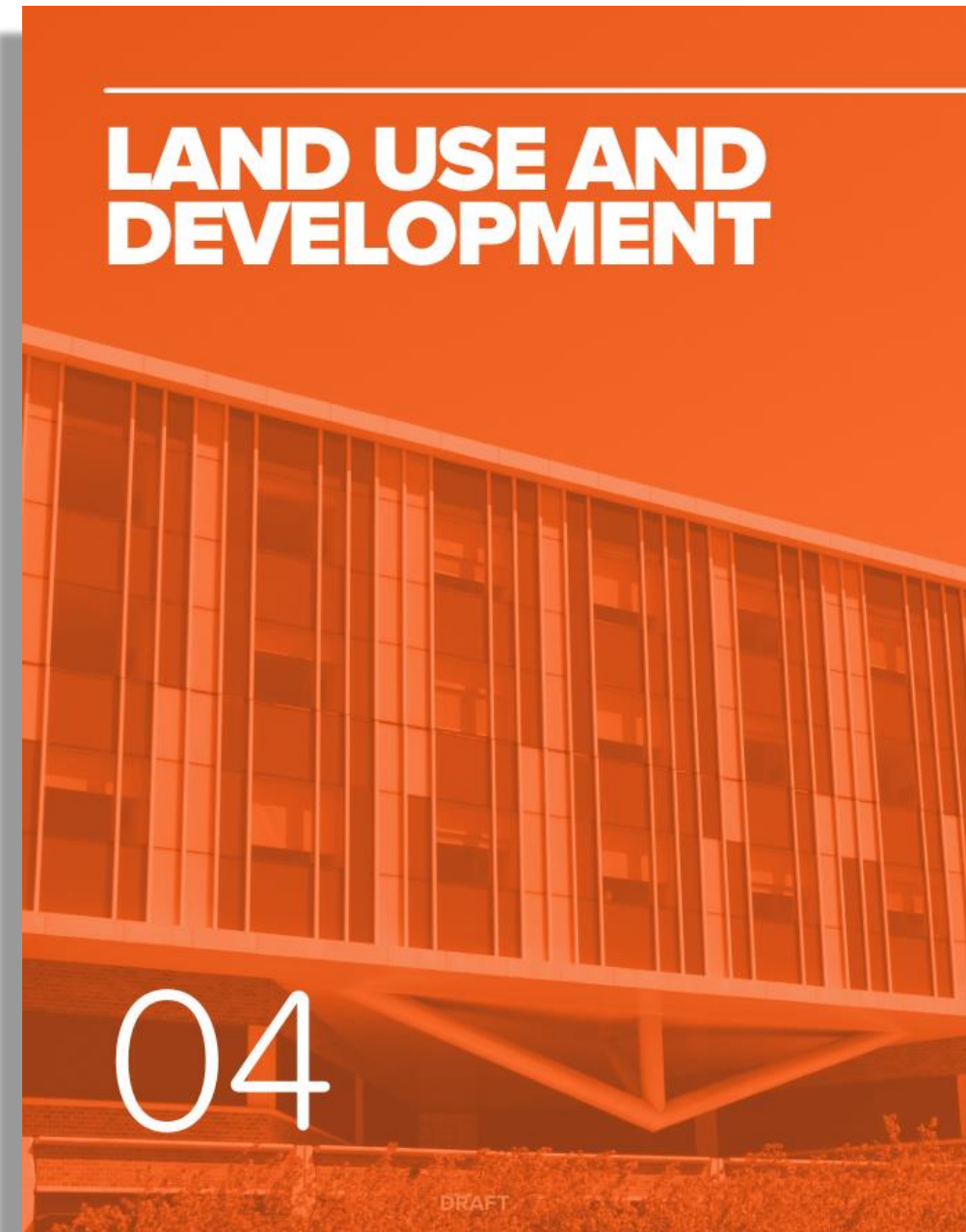
Downers Grove will consist of permanently preserved open spaces, native landscaping and a green stormwater management system. Natural resources will be respected by a more sustainable and livable community. There will be an abundance of natural recreation areas, walking paths, trails and trees. The community will be resilient in the face of intensifying climatological events and sustainability efforts will be embraced.

There will be a high quality, aesthetically pleasing, safe and accessible transportation system for all users with priority given to pedestrians, bicycles, and micro-mobility devices. Neighborhoods, commercial corridors, and local amenities will be connected through an extensive mobility network, providing the opportunity to comfortably walk, bike, drive, or take public transportation.

Residents, workers, students and visitors will continue to be welcomed in Downers Grove. The community will be a hub for inclusiveness, acceptance, mutual respect and cultural excellence, fostering a strong relationship among local institutions to promote an excellent quality of life and sense of pride.

Land Use and Development

- Land Use Influences
- Future Land Use Plan
- Village-Wide Design Kit
- Previous Council Discussions
 - October 22, 2024
 - November 19, 2024



LAND USE PLAN

The Future Land Use Plan is intended to guide the future growth and development of Downers Grove and its Planning Area. The Future Land Use Plan aims to improve the character and quality of the community's residential neighborhoods, enhance its commercial and employment areas, and support a balanced approach to development. The following section outlines the land use classifications that will guide the growth and development of the community over the next 20 years.

SINGLE-FAMILY DETACHED RESIDENTIAL

Single-family detached residential areas should consist of a detached single household per lot, organized into neighborhoods or subdivisions based on a unifying development pattern. Downers Grove has developed as a residential community, approximately 80% of homes in the Village are single-family and owner-occupied. It is anticipated that over the coming decades, single-family residential will continue to be a predominant land use within Downers Grove.



SINGLE-FAMILY ATTACHED RESIDENTIAL

Single-family attached residential uses are single-family dwellings that share a sidewall with an adjacent single-family dwelling. Examples include townhouses, row houses and duplexes which are present throughout Downers Grove. Single-family attached residential developments are commonly found along arterial streets.



MULTI-FAMILY RESIDENTIAL

Multi-family residential development consists of more than one unit or household per lot. This may take the form of standalone buildings of condominiums or apartments, as part of a mixed-use development or as specialized senior housing. Multi-family residential developments are currently present throughout Downers Grove. The Comprehensive Plan identifies the redevelopment of some existing multi-family areas that are compatible with adjacent uses.



MIXED-USE

Mixed-use combines distinct functions, such as offices, shops, and homes, within a single development or within a geographic area. Mixed-use buildings often have retail stores, restaurants, and entertainment uses on the ground floor to create an active and engaging pedestrian environment, with residential or other service-based activities above. Mixed-use developments are located in Downtown and 75th Street. Mixed-use are typically part of transit-oriented development located near all train stations.



DOWNTOWN

Downtown Downers Grove is characterized by a mix of commercial service, commercial retail, office, entertainment, civic, multi-family residential, institutional and related public facilities in a pedestrian-oriented atmosphere.

The type and location of land uses within Downtown and in mixed-use areas maintain a pedestrian-orientation.



INSTITUTIONAL/ PUBLIC

Institutional/Public land uses include public and semi-public areas occupied by government facilities, community service providers, schools, and other institutional users. This land use also contains areas used by both private and public utility providers. The distribution of institutional/public land uses require adequate and comprehensive service delivery to residents and businesses in Downers Grove, which requires their location.

TRANSPORTATION/ UTILITIES

Utilities and transportation uses support local infrastructure and provide rights-of-way or easements for the transmission of gas, electric, water, and sewer.

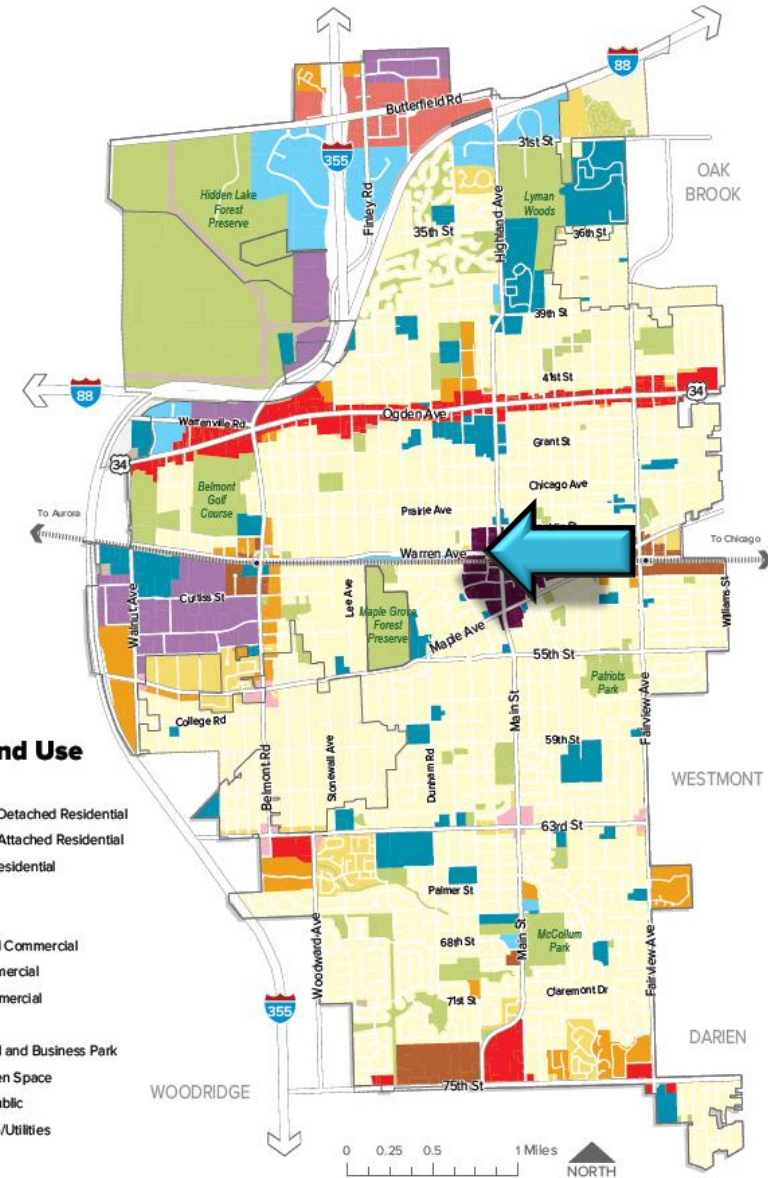


RECOMMENDATIONS

- Single-family detached residential areas should allow for Accessory Dwelling Units (ADUs, or "granny flats,") which are typically less than 800 square feet and allow for context-sensitive infill on smaller lots, such as by placing an accessory structure behind the primary residence or through a home expansion.
- Single-family attached residential should be used as a transitional land use between single-family detached and multi-family development.
- Multi-family residential land uses should be located based on proximity to the transportation network and to maximize their function as a transitional land use between single-family residential and commercial land uses.
- Downtown should continue to contain a mix of land uses that reinforce its unique character.
- Neighborhood commercial areas should be comprised of a mix of retail, service, and office uses that cater to a local population.
- Office uses should be strategically located near transit and along commercial corridors to support economic growth, with opportunities for mixed-use integration, including multifamily housing and small-scale commercial services.
- Mixed-use developments should be targeted in Downtown and 75th Street. Mixed-use could also be appropriate within the Esplanade.
- Commercial uses should be located in areas with a regional draw of a corridor where they will benefit from access and visibility without significantly contributing to traffic or impact on nearby residential areas. In other areas, commercial uses should be of a neighborhood scale and oriented towards nearby residential areas.
- Small nodes of neighborhood commercial development should be throughout Downers Grove at the intersection of primary roadways (arterials and collectors) to serve nearby residential areas.

Future Land Use

- Metra Stations
- 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



Saratoga & Warren – 3 Options

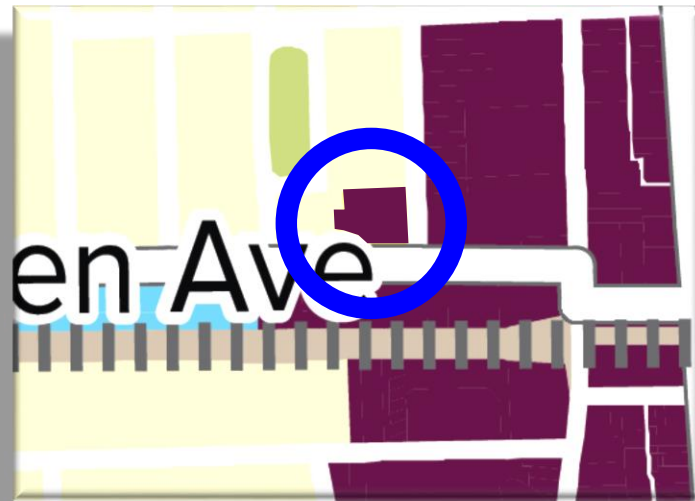
Single Family Detached

Current Comprehensive Plan Designation



Downtown

Presented to VC – Oct 22 & Nov 19, 2024



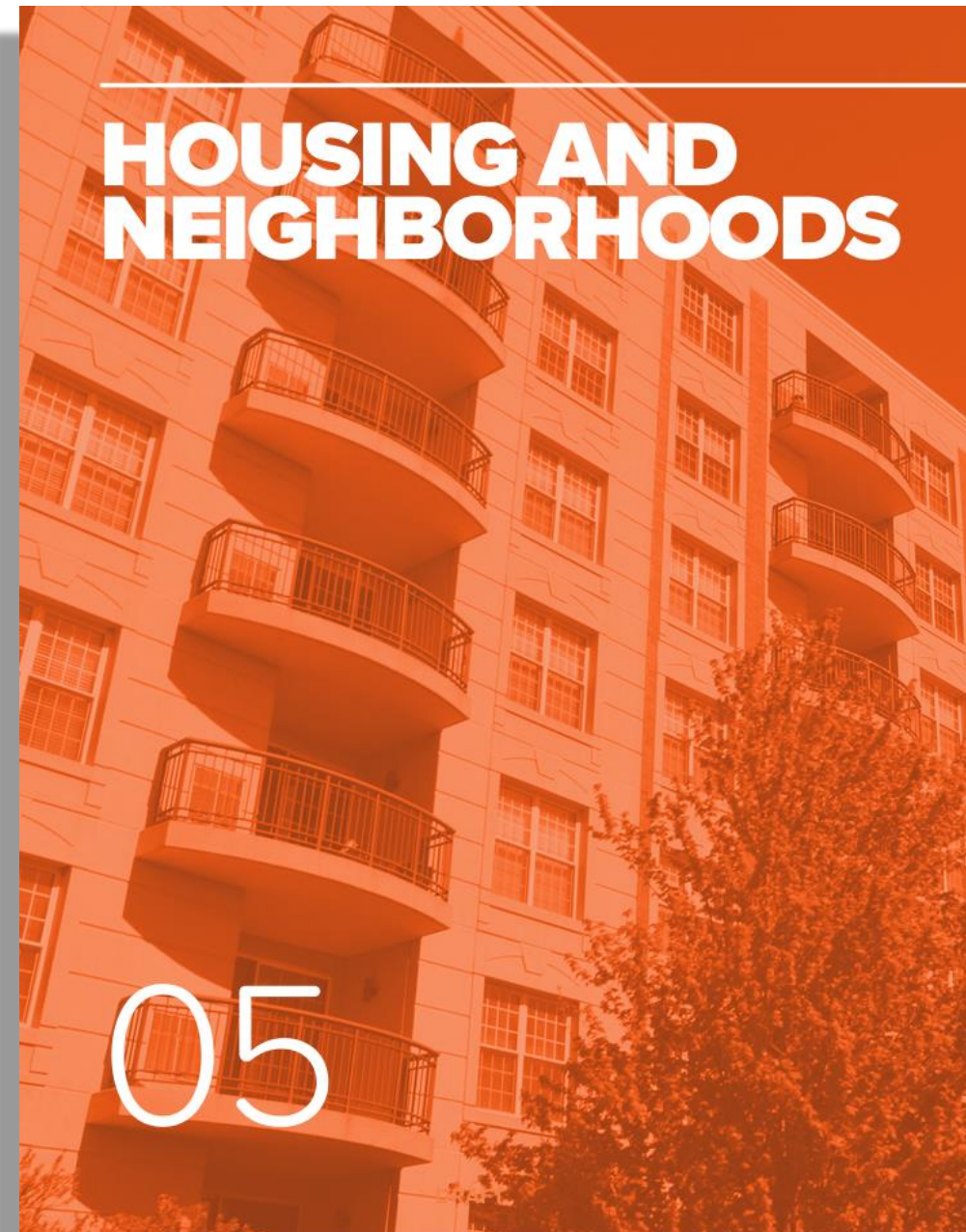
Single Family Attached

PZC Recommended – Dec 16, 2024



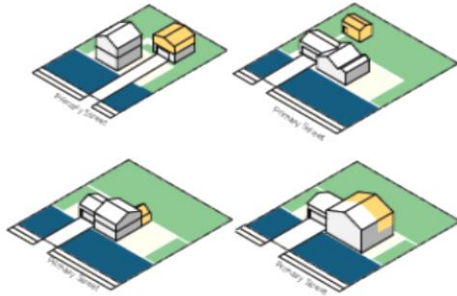
Housing & Neighborhoods

- Quality Neighborhoods
- Housing Attainability & Variability
- Housing Sustainability
- Recommendations



ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) present an opportunity for more flexible and affordable housing options while having a minimal impact on established neighborhood character. With limited developable land, supporting ADUs is a practical way to diversify housing options in a cost-effective and sustainable manner. Currently, ADUs are only allowed on properties with the zoning classification of Fairview Transition, otherwise that are not permitted by right in single-family zoning districts. To encourage their development, the Village should update its municipal code to allow ADUs in single-family districts while adopting design and dimensional standards to ensure they complement the character and scale of existing neighborhoods.



ENCOURAGE SENIOR-ORIENTED DEVELOPMENT

Addressing the housing needs of Downers Grove's aging population requires the development of diverse, accessible, and well-located housing options. Building on the concept of complete neighborhoods, senior-oriented housing should be situated near public transit and within convenient reach of retail centers, healthcare providers, and essential services. Providing housing options connected to public gathering spaces, shops, and healthcare facilities via safe, accessible walking and biking routes supports meaningful social engagement and active community participation. The Village should collaborate with local developers and organizations to ensure a variety of housing choices that reflect the diverse needs and preferences of older adults. By prioritizing these efforts, the Village can help aging residents maintain their independence, well-being, and connection to the community as they grow older.



52

DRAFT
STAFF REVIEW

EMBRACE MIXED-USE AND MULTI-FAMILY WHERE APPROPRIATE

In the areas identified in the Future Land Use Plan, mixed-use and multi-family developments can provide diverse housing options for young professionals, empty-nesters, and others seeking a walkable, amenity-rich neighborhood. These developments help expand the housing supply by offering smaller, more affordable units compared to traditional single-family homes. Supporting mixed-use development that fosters street-level activity is also key to creating vibrant, pedestrian-friendly spaces. By encouraging projects that integrate residential, retail, and dining options, the Village can cultivate dynamic, connected neighborhoods where residents can live, work, and socialize with ease.

Median Household Income vs. Median Housing Price

Housing is not considered a burden if related costs are 30% or less of household income. In Downers Grove, the median household income is \$115,000 annually (\$9,583 monthly), meaning housing costs should not exceed \$2,875 per month. With a median single-family home price of \$464,500, a 20% down payment (\$92,900), and a 30-year fixed mortgage at 7.45%, monthly payments would be about \$3,341 – \$466 over the affordable limit. The 30% guideline is not universal, as other factors like transportation also impact household costs.

Source: Real mortgage data available through the 2020 United States Census Bureau Demographic and Housing Characteristics tables

DRAFT
STAFF REVIEW

53

Economic Development

- Business Friendly Environment
- Revitalize Commercial Centers
- Enhance Industrial and Office Uses
- Recommendations



BALANCE LAND USES

Continuing to develop a balanced mix of land uses is important for the Village's long-term fiscal health and economic viability. Dispersing land uses in appropriate locations allows for efficient provision of services, conservation of natural resources, and equitable distribution of amenities. It also allows the Village to identify where gaps exist, further informing planning and investment efforts to support the local and regional economy. The Village should continue to encourage development of diverse uses allocated across commercial centers, in targeted nodes and corridors, to support and enhance vibrant, economically sustainable neighborhoods. Targeted incentives, flexible zoning tailored to specific areas and public-private partnerships may be utilized to ensure that desired, necessary developments occur in the correct locations.

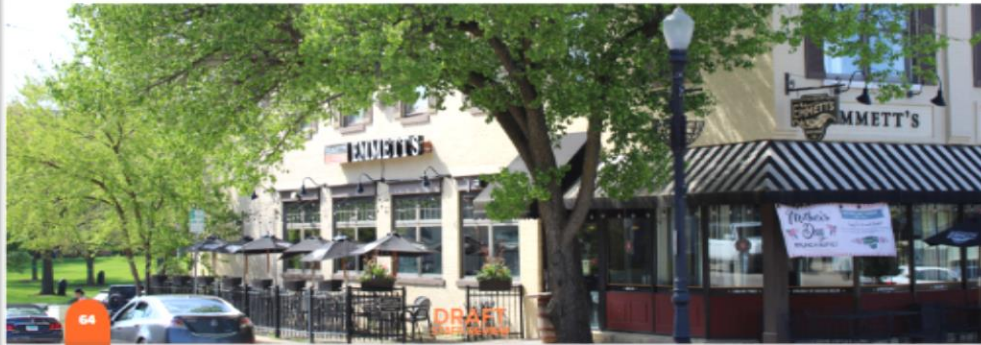
In other areas where certain uses are declining, such as aging industrial lots along Belmont Road, the Village must consider various redevelopment and revitalization opportunities that could benefit the community. These sites may benefit from the exploration of mixed-use developments, the creation of new public spaces, or attracting new industries that align with the Comprehensive Plan's economic development goals. Potential impacts to traffic patterns, future employment opportunities, and surrounding character should be evaluated to thoughtfully approach redevelopment and enhance the Village's long-term economic viability.

COLLABORATION WITH DEVELOPERS

To create livable neighborhoods with easy access to jobs, connected transportation options, and protected natural resources within the community, the Village will need to engage with the development community to align future redevelopment with the Comprehensive Plan's vision. The Village should evaluate the redevelopment process to identify potential efficiencies that can eliminate barriers to revitalizing aging properties, such as shortening the approval process or offering density bonuses. Further collaboration with developers can help identify opportunities to streamline the development process and incorporate design requirements where appropriate.

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (TOD) focuses on creating vibrant, walkable, communities centered around public transit access. This development approach focuses on concentrating dense clusters of residential, commercial, and recreational uses within walking distance of major transit stops. Pace and Metra provide transit services to the residents of Downers Grove. Multi-family buildings and mixed-use developments near transit stations can leverage these services to foster more convenient living options, boost local businesses, ease traffic, and promote sustainability.



ENHANCE INDUSTRIAL AND OFFICE USES

Downers Grove's industrial areas, primarily located along the BNSF Railway, play a significant role in the local economy. These sites are strategically positioned near regional transportation networks; however, some industrial uses border residential areas. Continued buffering of industrial uses can provide several benefits for both the environment and the surrounding uses. Incorporating physical or natural barriers, such as landscaping, green spaces, or setbacks, ensures that industrial activities are separated from residential, commercial, or recreational areas. Additionally, buffering can enhance the aesthetics of industrial zones, making them more compatible with neighboring areas while maintaining necessary space for industrial operations.

Downers Grove is one of the region's largest employment hubs, driven by its Class A offices. Office uses in Downers Grove, including large-scale buildings and office parks, play an important role in the local economy bringing in a significant daytime population that supports local commercial options. As people return to the office, the Village should continue to support office development along the I-88, I-355, and Butterfield Road corridors to maximize visibility and minimize potentially negative impacts on residential areas. As prominent features along major regional roadways, office developments should be of high quality. Within existing office space, the Village should work with the DGEDC to attract tenants to established office and commercial spaces. If existing office spaces were redeveloped into mixed-use developments, land uses such as multi-family residential and commercial

could complement and be compatible with ongoing office uses. Experiential retail elements could be also be compatible within office or light manufacturing in a business park setting.

REDEVELOPMENT OF INDUSTRIAL AREAS

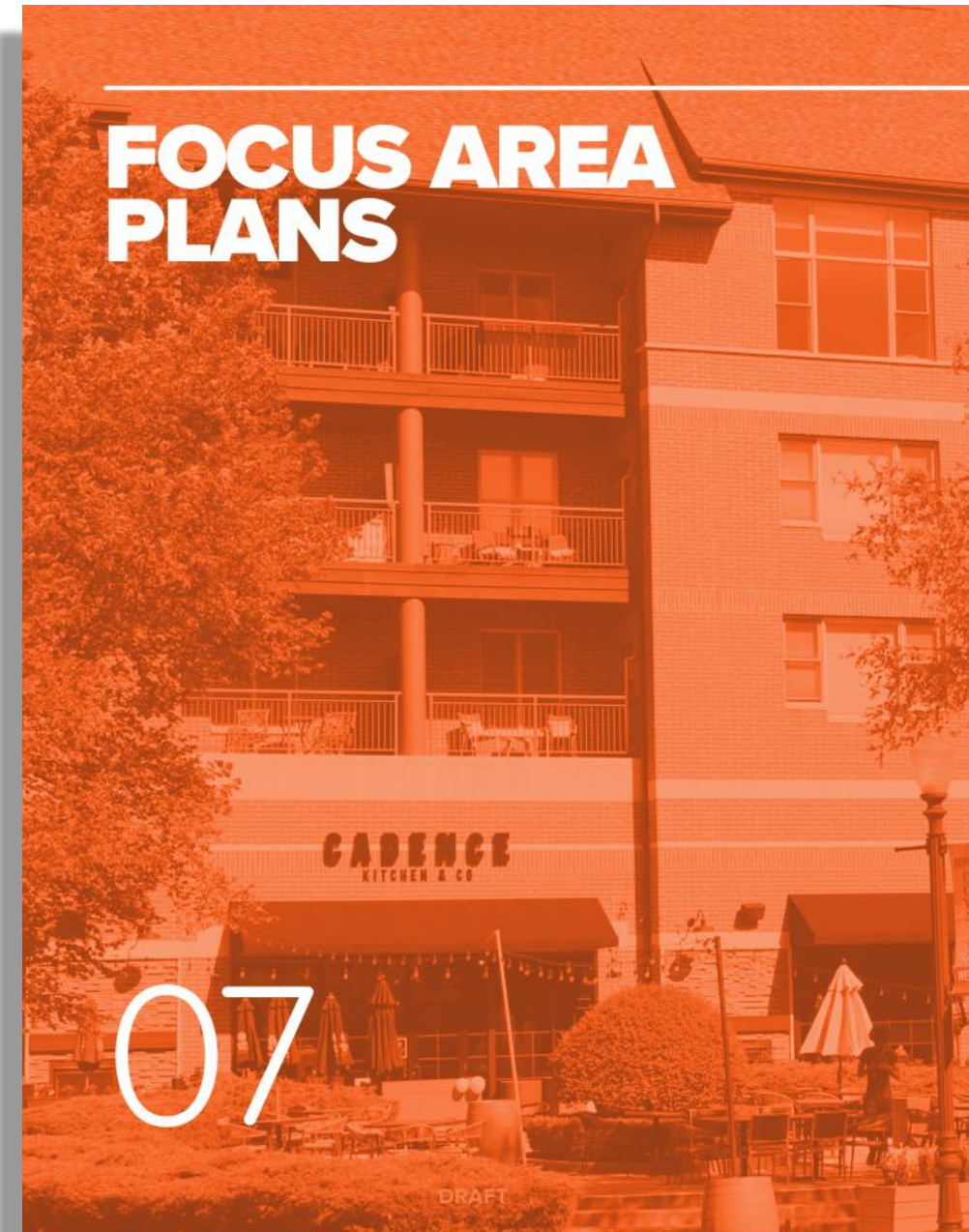
Older, unused industrial areas may be redeveloped as the Village develops into more efficient, community-oriented land uses. Addressing the adaptive reuse of these of underutilized sites could facilitate their transformation into productive spaces, such as maker spaces, creative art hubs, or industrial-style retail areas. By clarifying categories for artisan manufacturing and reducing barriers to small-scale production, the Village can diversify its industrial base while aligning with community goals for sustainability and creativity. Industrial sites, particularly along Belmont Road, near the Metra Station, could be transformed into vibrant, community-focused spaces that could benefit the Village economically and culturally. See the Focus Areas Plans Chapter for more information.

While community outreach highlighted concerns about the proximity of new industrial developments to residential areas, it also revealed strong support for focusing on greener, cleaner industrial practices. As industrial businesses expand, the Village should encourage sustainable design elements such as energy-efficient buildings, green roofs, native landscaping, and renewable energy technologies. Moreover, industrial uses near residential areas may need to be carefully considered, with measures such as appropriate setbacks, screening, and buffering to minimize disruptions and ensure compatibility with nearby uses.



Focus Area Plans

- West Ogden Avenue
 - Belmont Road
 - 75th Street
 - Downtown
 - Fairview
 - Butterfield Road
-
- Previous Council Discussion
 - February 18, 2025



WEST OGDEN AVENUE

Ogden Avenue is one of the heaviest traveled commercial corridors in the western suburbs. The corridor has an Average Annual Daily Traffic count (AADT) of 27,700 vehicles per Illinois Department of Transportation (IDOT) counts conducted in 2022. In Downers Grove, the western part of Ogden Avenue — from Walnut Avenue to Stonewall Avenue — is auto-oriented, featuring lodging, office buildings, retail, multi-family developments, fast food restaurants, auto dealers, and several vacant and underutilized parcels. In the Guiding DG community survey, about 32% of respondents described the character of Ogden Avenue as a weakness.

The West Ogden Avenue Focus Area features many lots with relatively shallow depths, limiting the types of development that can occur. The lots west of Belmont Road/Finley Road have larger lot sizes, creating greater opportunities for redevelopment. Many of the existing developments have large parking lots that exceed demand and create swaths of underutilized land along the corridor.

The West Ogden Avenue Focus Area offers a variety of commercial opportunities for the corridor. It consolidates and reconfigures lots along Ogden Avenue, particularly east of Belmont Road/Finley Road, with shared parking strategies. The Focus Area Plan identifies multi-family residential along the corridor while improving the buffering and screening and the pedestrian connection of existing single-family neighborhoods within proximity to the Focus Area. Enhanced streetscape elements and bicycle and pedestrian infrastructure improve the experience along West Ogden Avenue.

IMPROVEMENT FRAMEWORK

West Ogden Avenue should be a gateway to the community and a regional commercial destination, attracting more auto dealerships and hotels and fostering a cohesive, active space. Modernizing the corridor via lot consolidation and reconfiguration will enable modern commercial uses and the introduction of mixed residential uses. Active transportation infrastructure and streetscaping improvements will improve the experience of walking and biking in the Focus Area and create connections between surrounding residential areas and Ogden Avenue.



IMPROVEMENTS

- Redevelopment Opportunities
- Underutilized Property
- Property Consolidation
- Right-of-Way Vacation
- Gateway Signage
- Buffering and Screening
- Streetscape Improvements
- Manage Natural Space

- Roadway Connections
- Potential Signalized Intersection
- Pedestrian Crossing Improvements
- Existing Pace Route
- Proposed Sidewalk
- Proposed Shared-Use Path
- Proposed Undetermined ATP

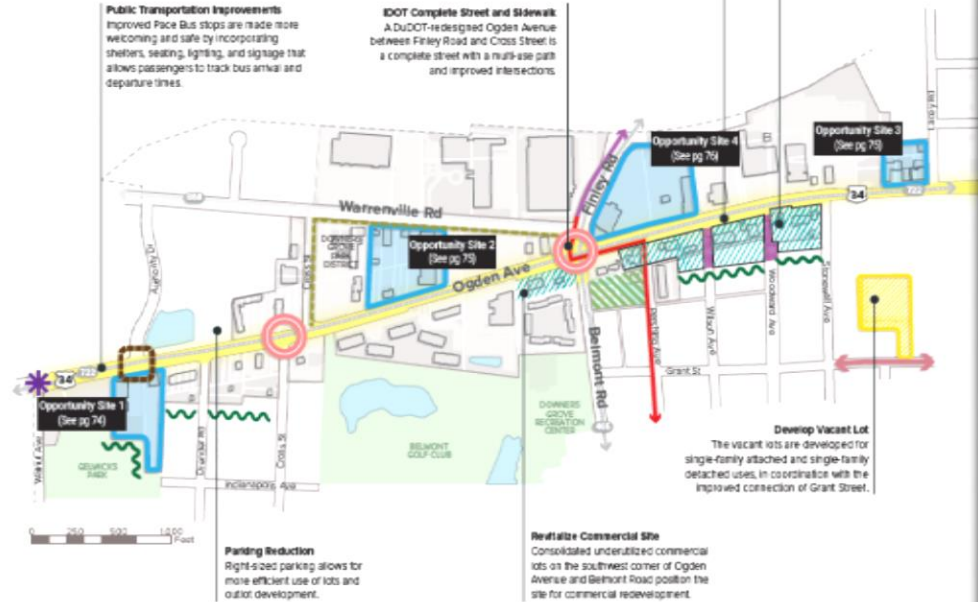
Facility Type

High-Traffic Corridor
Highly visible commercial development capitalizes on the high-traffic nature of Ogden Avenue.

Commercial Lot Expansion
Improve with a hammerhead curbside at Walnut Avenue and Woodward Avenue, where they meet the rear of the commercial lots, to enable commercial lot expansion.

Public Transportation Improvements
Improved Pace Bus stops are made more welcoming and safe by incorporating shelters, seating, lighting, and signage that allows passengers to track bus arrival and departure times.

IDOT Complete Street and Sidewalk
A DuDOT-reimagined Ogden Avenue between Finley Road and Cross Street is a complete street with a multi-use path and improved intersections.



Parking Reduction
Right-sized parking allows for more efficient use of lots and outdoor development.

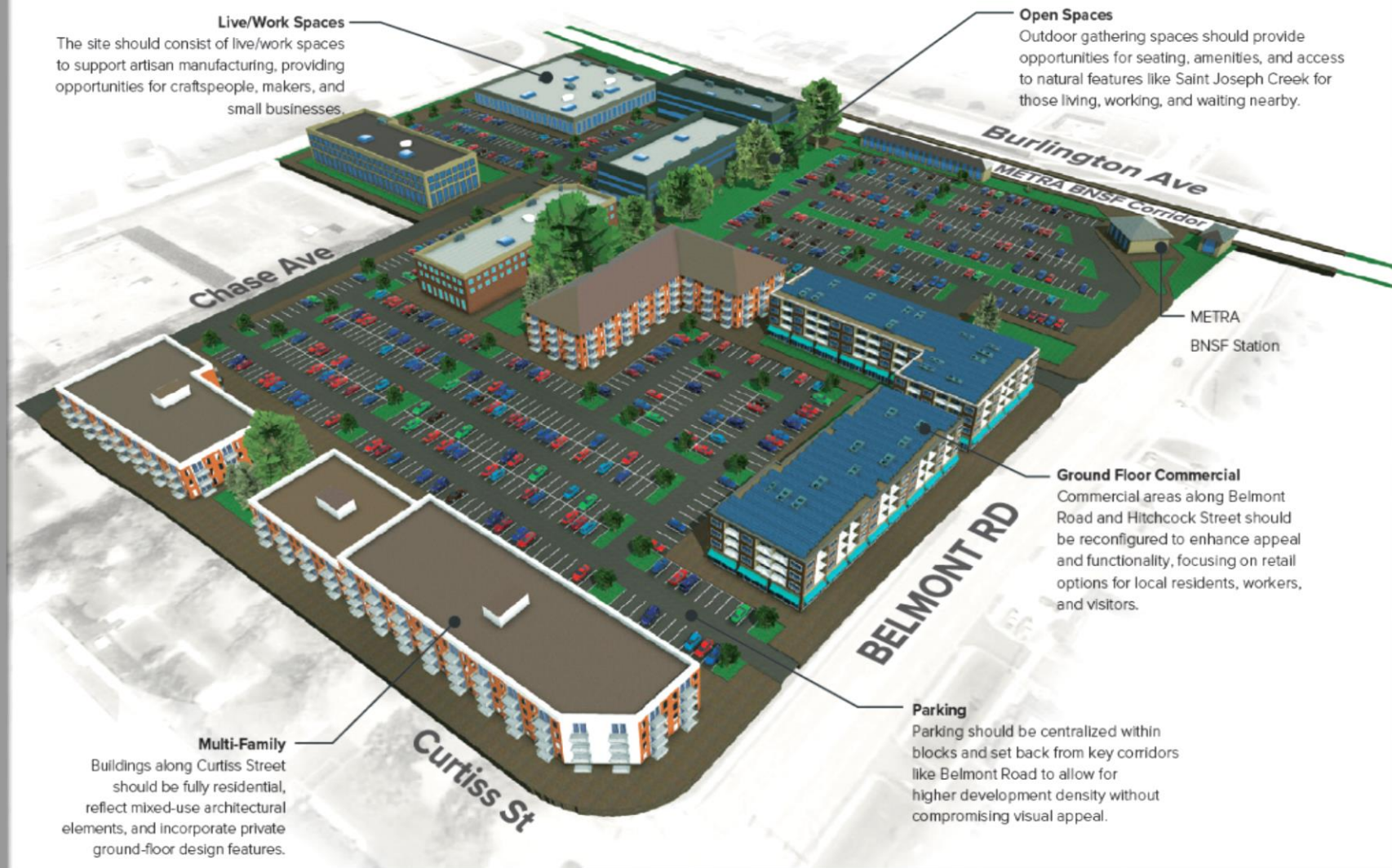
Revitalize Commercial Site
Consolidated underutilized commercial lots on the southwest corner of Ogden Avenue and Belmont Road position the site for commercial redevelopment.

Develop Vacant Lot
The vacant lots are developed for single-family attached and single-family detached uses, in coordination with the improved connection of Grant Street.



BELMONT ROAD

OPPORTUNITY SITE



75TH STREET

OPPORTUNITY SITE

Mixed Use

Sites within The Grove are ideal for mixed-use developments with residential units above commercial. The residential presence will help sustain the commercial spaces.

Transition

Landscaping should provide a buffer between the higher-density development in The Grove and the adjacent single-family homes to the north.

Open Space

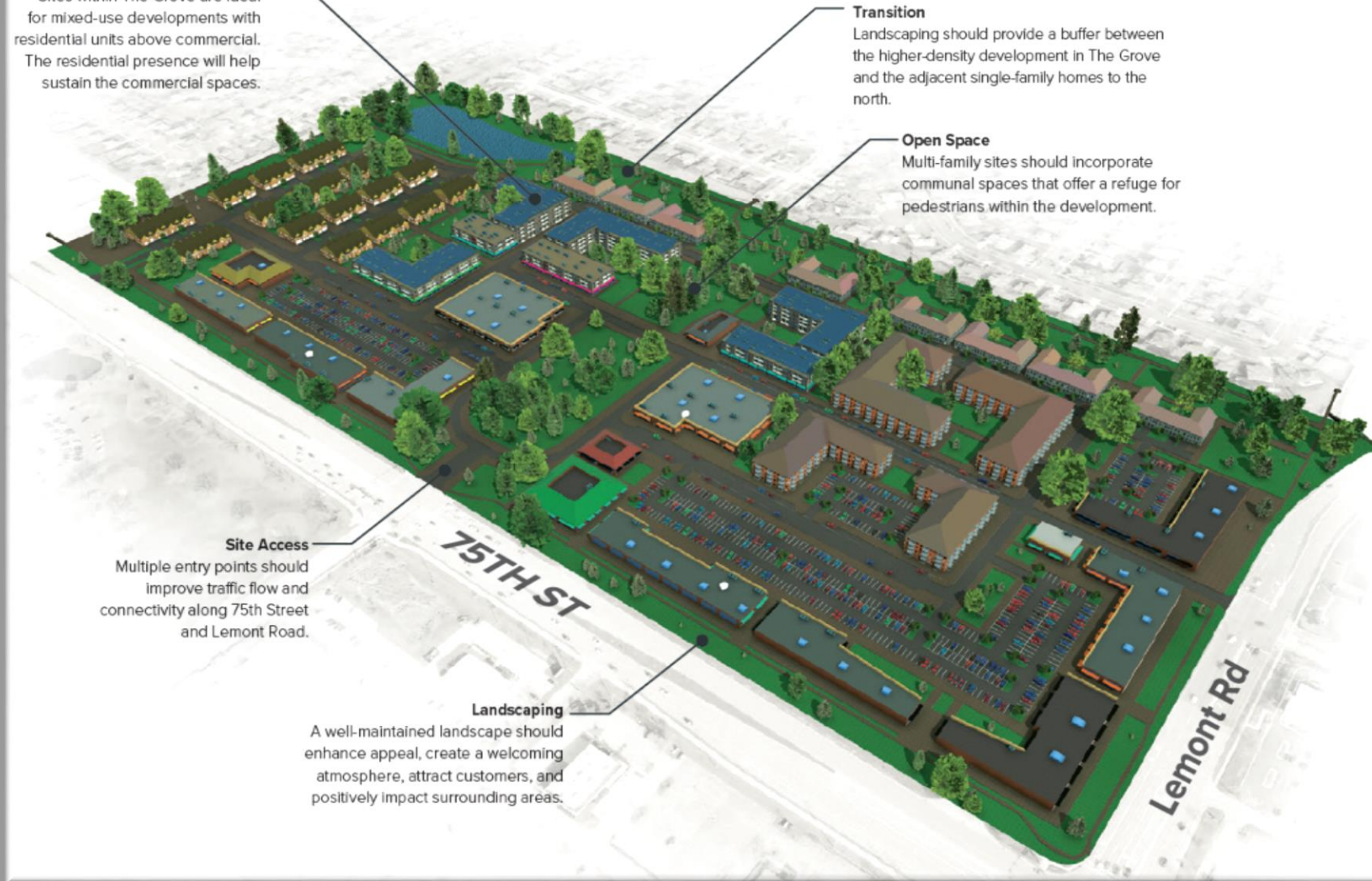
Multi-family sites should incorporate communal spaces that offer a refuge for pedestrians within the development.

Site Access

Multiple entry points should improve traffic flow and connectivity along 75th Street and Lemont Road.

Landscaping

A well-maintained landscape should enhance appeal, create a welcoming atmosphere, attract customers, and positively impact surrounding areas.



CONTINUE INVESTMENT IN DOWNTOWN

Downtown Downers Grove is the symbolic heart of the community as the most vibrant and diverse part of the Village, combining well-preserved historic buildings, local shops, restaurants, art studios, and public spaces. While it has become a popular destination for both visitors and residents, hosting numerous events throughout the year, it retains the small-town charm valued by the community. Building on this reputation could involve expanding public gatherings, attracting diverse commercial businesses, investing in redevelopment opportunities, and enhancing the Downtown's appeal.

ENRICHING THE DOWNTOWN EXPERIENCE

Expanding Downtown Downers Grove's commercial base requires a multifaceted approach that includes attracting more customers through unique experiences, pedestrian-friendly developments, and expanding residential options. Residents have expressed a desire for more diverse dining options and unique local businesses. Revitalizing underused buildings and lots for new shops and restaurants, and incorporating downtown anchors like a convention center or auditorium to draw visitors and support businesses, along with enhancing the pedestrian environment through improved sidewalks, trails, parking, and landscaping, can contribute to a more vibrant Downtown. Promoting activities that attract people day and night, such as festivals, dining spaces, and regular events, can help maintain Downtown's vibrancy. Integrating "third places" like cafes, parks, and community centers will further strengthen social connections and foster community. Investing in these strategies will boost Downtown Downers Grove's economic vitality, serve surrounding neighborhoods, and increase tourism.



PROMOTING DOWNTOWN'S IMAGE AND SAFETY

Welcoming gateways are fundamental to creating a strong first impression of Downtown Downers Grove. By implementing the Guiding *DG Streetscapes Plan*, the Village, can foster a sense of arrival and distinguish the Downtown area from surrounding areas. Maintaining an environment where visitors feel safe to walk and linger will further add to the Downtown's reputation as secure and welcoming. Integrating placemaking elements, such as well-designed public spaces and pedestrian-oriented streets with connected sidewalks, street furniture, trees, plazas, and pedestrian-scale lighting, will enhance Downtown's appeal, encourage more foot traffic, and stimulate economic growth by benefiting local businesses. By addressing these aspects, Downtown Downers Grove can continue to be a thriving center for commerce and community, attracting more visitors and residents while boosting economic activity.

Downtown Zoning

Per the recommendations in the 2017 Comprehensive Plan Update, the Village in 2018 updated the zoning ordinance to create three distinct zoning districts for the downtown. Each zoning district has district features and attributes that warrant specific recommendations moving forward. The three districts are characterized as follows:

- **Downtown Core:** The Downtown Core is intended to maintain and promote a vibrant and compact core within the downtown area for shopping, dining and entertainment with residential uses above. The Downtown Core district is designed for the types of development appropriate in the downtown area.
- **Downtown Business:** The Downtown Business is intended to maintain and promote a vibrant and compact downtown area for living, shopping, dining and entertainment. The district regulations are further intended to encourage a broad range of uses and high-quality development at a greater density and height than the Downtown Core.
- **Downtown Transition:** The Downtown Transition is intended to accommodate and promote transitional land uses and development patterns between the Downtown Core or Downtown Business zoning districts and nearby low-density residential areas. The district is intended to help prevent intensive downtown development from encroaching into stable residential areas and to prevent low-density residential development from encroaching into the downtown area.



CONTINUE INVESTMENT IN THE FAIRVIEW FOCUS AREA

The Fairview Focus Area is bounded by Rogers Street and Maple Avenue on the north, 2nd Street on the south, Prospect Avenue on the west and Williams Avenue on the east. This area is comprised of a mix of uses, which includes industrial, commercial retail, commercial service, multi-family residential, and single-family residential. The area is anchored by the Fairview Metra Station and a Pepperidge Farm facility. Development has occurred in a piecemeal fashion with little coordination between developments. Many buildings are dated and underperforming in terms of height, density, and site configuration, and fail to maximize their potential, particularly given their proximity to a commuter rail station.

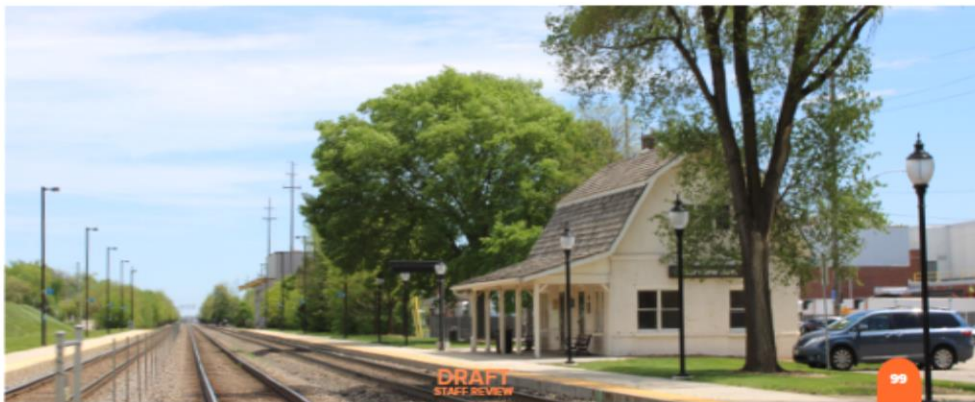
In 2025, the area was rezoned to allow for the improvement in form, function and appearance of this area consistent with the principles of transit-oriented development (TOD) to be more representative of the character and image of Downers Grove. The intended result is a distinct identity for the neighborhood and improved circulation. Mixed-use development that provides goods and services targeted towards commuters and nearby residents is intended to complement, not compete with, Downtown Downers Grove. Recommendations in this plan intend to create a distinct identity for the neighborhood, improve all modes of transportation, and foster mixed-use developments that provide goods and services for nearby residents and visitors.

RECOMMENDATIONS

- Infill development and redevelopment should be pedestrian-oriented in order to complement the historic building pattern along Fairview Avenue.
- Promote commercial uses along Fairview Avenue to provide goods and services to commuters and nearby residents.
- Explore incentives and financing opportunities to fund necessary property and infrastructure improvements, and to facilitate parcel assembly to foster comprehensive redevelopment of key properties.
- Identify opportunities for shared parking facilities to reduce the amount of land area dedicated to surface parking lots.
- Signage and improvements should enhance this important and highly visible gateway to Downers Grove, as recommended by Guiding DG Streetscapes Plan.
- Use the Design Guidelines for the Fairview Focus Area.
- Maintain and enhance the Fairview Metra Station as an important community asset and a gateway to Downers Grove, while continuing to evaluate potential redevelopment opportunities of the Fairview Metra station parking lot.



- The industrial uses along Rogers Avenue present an opportunity to redevelop with more compatible uses and facilitate a better connection between Downtown and the Fairview area. To avoid closing viable Village businesses, the Village should work with existing industrial owners to relocate to more appropriate areas in the Village such as the Ellsworth Business Park.
- The potential exists to realign Maple Avenue creating a development parcel appropriately sized for mixed-use, multi-family housing, single-family attached housing, or office development to achieve transit-oriented development near the Fairview Metra Station. Any proposed realignment should be accompanied by a traffic study that examines potential impacts to the existing road network, neighborhoods, and local and regional traffic patterns.
- The intersection of Maple and Fairview is currently improved with auto-oriented uses characterized by surface parking lots in front with little or no landscaping and screening. A transit-oriented development in this area would hinge on the successful redevelopment of these parcels stretching south to the railroad tracks. New development should promote a mixed-use, compact form that is oriented towards Fairview Avenue, with parking for residents and customers in the rear.
- The area southwest of Burlington and Fairview was developed in a piecemeal fashion with little to no coordination. Multi-family transit-oriented developments would vastly improve the form, function, and appearance of this area.
- The northeast corner of the 2nd and Fairview intersection is currently improved with the Fairview Metra Station, metra parking lot, convenience retail and a recently constructed apartment building. Future redevelopment could include multi-family, transit-oriented development. Mixed-use developments with convenience retail and services, and professional services such as doctor and dental offices could also be considered. Implementation of the Guiding DG Streetscapes Plan would also enhance this area.
- In the event the Pepperidge Farm facility desires to relocate, every effort should be made to retain this important asset in the Village. Relocation of the facility to the Ellsworth Business Park (or similar business park area) would allow the facility to modernize and grow and would alleviate land use conflicts in its current location. Single-family attached housing on this site would provide a buffer between the railroad and single-family detached housing areas to the south. The eastern portion of this site tapers slightly and should be reserved for open space, stormwater facilities and/or utilities needed to support new development in the area.



CONTINUE INVESTMENT IN THE BUTTERFIELD AND FINLEY ROAD AREA

The Butterfield Road / Finley Road area is comprised of shopping centers, stand-alone restaurants and office developments. The proximity to I-88 and I-355 provides unparalleled access and visibility and is a key gateway into Downers Grove. This area must be aggressive in maintaining its competitiveness in the regional office and retail markets.

From 2021 through 2023, the Village collaborated with CMAP, the Villages of Lombard and Oak Brook and DuDOT to create the Butterfield Road Corridor Plan. The project area stretched from I-355 on the west to IL-83 (Kingery Highway) on the east.

1. Support multi-modal transportation options to accommodate safe regional vehicular, public transit, pedestrian, and bicycle movement.
2. Ensure that the Butterfield Road corridor is resilient to changing commercial and office market conditions.
3. Ensure that residents and employees of the corridor have access to parks and open space.
4. Maintain quality of life for the corridor's residents and ensure access to businesses and jobs.

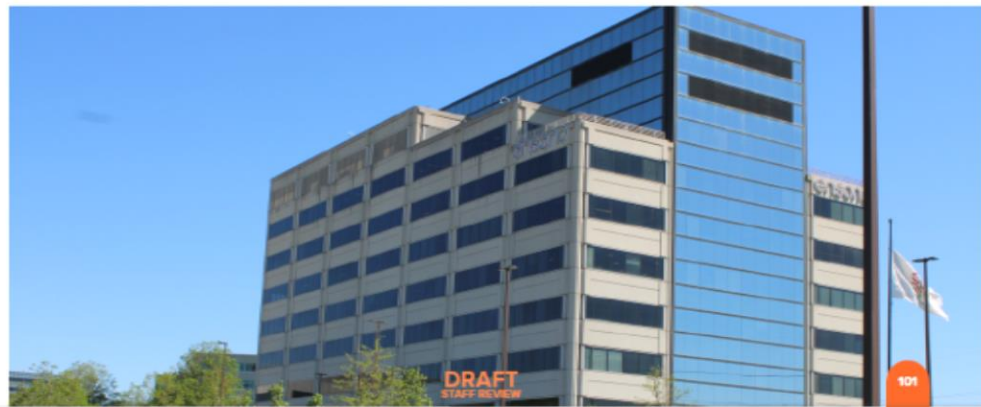
RECOMMENDATIONS

- Collaborate and support pedestrian and roadway improvements that improve safety throughout the corridor.
- Collaborate with IDOT and DuDOT to fill sidewalk gaps to provide connections to bus stops, pedestrian crosswalks, residential areas and commercial properties.
- Implement Guiding DG Active Transportation Plan sidewalk and bicycle improvement facilities within the corridor.
- Continue to require pedestrian connections throughout developments and redevelopments that connect to the public right-of-way.
- Enhance pedestrian experiences in large surface parking lots with well-defined walkways.
- Collaborate with DuDOT and IDOT to implement landscaping improvements, including native landscaped medians, within right-of-ways to enhance the corridor's visual appeal.
- Coordinate and partner with Pace's Bus Shelter Program to provide shelters within the corridor.
- Coordinate with the DGEDC to attract neighborhood servicing business for nearby residential properties.



- Support and encourage the redevelopment or modernization of the area's Class C office buildings that are functionally obsolete, cannot compete with nearby office developments and detract from the Village's overall character.
- Promote in-line or outlot developments along the Butterfield Road Corridor.
- Promote shared parking arrangements between neighboring commercial developments to maximize space and efficiency.
- Incorporate gateway features to create a cohesive identity with consistent design and landscaping.
- Incorporate green infrastructure, pollinator gardens and native plantings into new developments and redevelopment sites.
- Re-evaluate parking needs and regulations for commercial and office properties to allow for creative placemaking and reuse of underutilized surface parking lots.
- Provide adequate bicycle parking near the main entrances to buildings.
- Coordinate with DGEDC, Pace and private employers to explore first and last mile connections between employment centers and nearby transit.
- Repurpose parts of parking lots for outlot development to better leverage land for sales tax-generating uses.

- Continue to partner with private developers to promote and reposition existing commercial centers to adapt to evolving retail habits and consumer preferences and enhance economic vitality.
- Support the redevelopment of University Plaza, a multi-tenant shopping center with a high vacancy rate. Due to the condition of the building and site, and the mix of incompatible uses, this center is quickly outliving its useful life as currently developed. Presented with the right opportunity, this site could be combined with adjacent parcels to the to create a larger redevelopment site.
- Encourage the completion of Esplanade, which still has vacant lots. With excellent visibility and access, these parcels could accommodate additional office, restaurants, retail and multi-family developments.
- Encourage multi-family developments in corridor commercial areas to support economic vitality and create a pedestrian-friendly environment.
- Collaborate with adjacent municipalities and pursue joint marketing efforts for the "Butterfield Road Corridor" across municipal boundaries to market the corridor to potential developers and consumers.
- Leverage the unique location of this corridor adjacent to two highways to attract new retail and office tenants.



Transportation and Mobility

- Road Classification
- Planned Improvements
- Safety
- Active Transportation
- Public Transportation
- Recommendations

TRANSPORTATION AND MOBILITY

08

Guiding Principles

The following are abbreviated guiding principles from the Guiding DG Active Transportation Plan. The principles informed the development of this chapter, as well as the Guiding DG Active Transportation Plan strategic perspectives and action-oriented recommendations.

- **Accessibility.** The ease and ability for a potential user to reach their desired facility from their point of origin.
- **Connectivity.** The compatibility between different modes of transportation, including the overall geographic coverage of facilities, and how well each facility or route connects with others.
- **Safety.** Transportation safety performance measures include, core measures, behavioral measures, and activity measures.
- **Aesthetics.** Transportation facilities should be visually pleasing to view and enjoyable to use.
- **Intentionality.** The quality of doing something with purpose or intent.
- **Implementability.** Proposed transportation improvement plans and related projects must be realistic in scope and realizable.
- **Longevity.** Longevity refers to the enduring qualities of the Village's active transportation infrastructure.
- **Performance.** The implementation of proposed active transportation facilities improvements achieves community-driven outcomes and expectations.

ROADWAYS

ROADWAY CLASSIFICATION

Functional classifications are a means of standardizing thoroughfare designs and facility types by categorizing thoroughfares based on their capacity, pavement width, and intended use, or function. The Village has five classifications and standards outlined in the Village Municipal Code. The following section is a summary of each thoroughfare classification as prescribed by the Village, DuDOT, and IDOT.

Interstates and Freeways

The interstates and freeways within Downers Grove are operated by Illinois Tollway. I-88 and I-355 are "controlled access thoroughfares" which means there are no intersections and access is only granted by the use of access ramps. Downers Grove is served by seven principal interstate interchanges, which are typically bounded by retail, commercial, and office/business land uses.

Arterial Streets

The Village Municipal Code states that for an arterial street, the minimum right-of-way width is one hundred feet and the minimum edge-to-edge pavement width is 60 feet. Arterial streets are operated by the State, County, and Village. Arterial streets located within or adjacent to Downtown are typically operated by the Village. Due to the higher capacity and connectivity provided by arterial streets, they serve as the main corridors connecting Downers Grove. Highland Avenue, 75th Street, and Fairview Avenue are all classified as arterial streets.

Collector Streets

The Village Municipal Code states that a collector street's minimum right-of-way width is 80 feet and the minimum edge-to-edge pavement width is 36 feet. Collector streets in Downers Grove are typically streets bounded by residential land uses which connect local residents to commercial land uses and the wider thoroughfare grid network. Warren Avenue, Saratoga Avenue, and Dunham Road are classified as collector streets.

Local Streets

The Village Municipal Code states a local street's minimum right-of-way width is 66 feet and the minimum edge-to-edge pavement width is 28 feet. Local streets are low-capacity, low-speed thoroughfares which connect mostly residential and public land uses. These streets are not intended to provide ease of travel over long distances, but intended to serve as access drives for local traffic. Grant Street, Brookbank Road, and Bolson Drive are classified as local streets.

Roadway Functional Classifications

- Freeway/Tollway
- Major Arterial
- Minor Arterial
- Collector



Community Facilities & Infrastructure

- Public Services
- Health and Medical Facilities
- Utilities and Infrastructure
- Community Facilities
- Community and Culture
- Recommendations

COMMUNITY FACILITIES AND INFRASTRUCTURE

09

DRAFT

PUBLIC SERVICES

Public services contribute to a high-quality of life, supporting both residents and businesses in the community. These include Village-managed services like water, stormwater, police and fire. Many services are provided by outside agencies, including education, healthcare and sanitary sewer. Maintaining and enhancing these services supports community well-being and reflects the Village's commitment to progress. For Downers Grove's overall success, the Village should continue to partner with service providers and local organizations to ensure these facilities and services meet the growing needs of the community.

CONTINUED PUBLIC SAFETY EXCELLENCE

Public safety services ensure quick response during crises and provide vital support in emergencies. In Downers Grove, the public safety infrastructure includes law enforcement and fire protection services, supported by one police station and four fire stations. The Police Department works to maintain public order, enforce laws, and investigate criminal activity, while the Fire Department is responsible for fire suppression, rescue operations, and emergency medical services. As Downers Grove evolves, it is essential that these departments continue to receive the resources and support necessary to maintain a high level of service. This includes investing in modern equipment, enhancing training programs, and ensuring that public safety services are distributed equitably across all areas of the community. By continuing close collaboration with public safety departments, the Village can ensure that its emergency services remain responsive, effective, and able to meet the needs of an expanding and diverse population.

A Case Study in Collaboration: The New Civic Center

In 2025, the Village completed a transformative project to create a combined Civic Center that houses Village Hall, the Police Department, and the administrative offices of School District 58. This modern facility will enhance collaboration, improve operational efficiency, and provide shared spaces for public meetings and community events. With a strong focus on sustainability, the project incorporates green roofs, permeable pavers, and renewable energy solutions. The Civic Center is a prime example of effective community collaboration and innovation, tying together Village leadership, public safety, education, and community participation in one location.

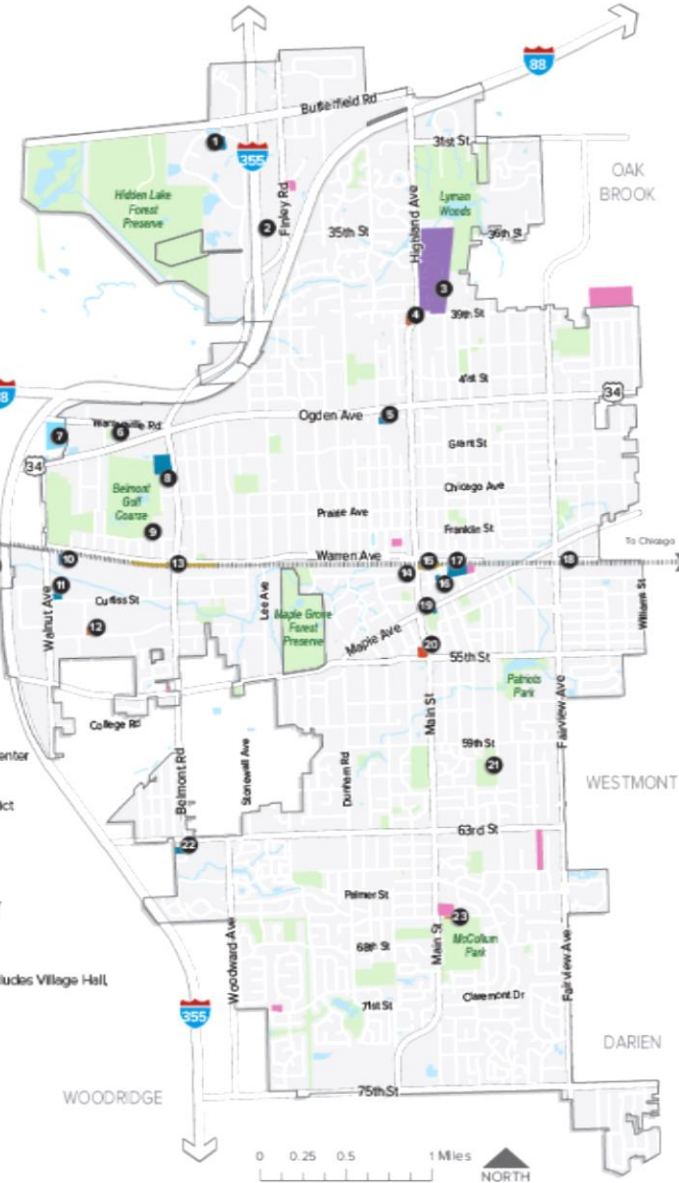


Source: Village of Downers Grove

Community Facilities

- Government
- Fire Station
- Police Station
- Healthcare
- Utilities
- Transportation

- 1 Internal Revenue Service (IRS) Taxpayer Assistance Center
- 2 State Tollway Maintenance
- 3 Good Samaritan Hospital
- 4 Fire Station #103
- 5 Downers Grove Township
- 6 Downers Grove Park District
- 7 State Police District 15
- 8 Downers Grove Recreation Center
- 9 Belmont Golf Course
- 10 Downers Grove Sanitary District
- 11 Village Public Works
- 12 Fire Station #101
- 13 Belmont Station
- 14 Downers Grove Public Library
- 15 Main St. Station
- 16 Downers Grove Post Office
- 17 Village Civic Center (which includes Village Hall, Police, District 58 and EOC)
- 18 Fairview Station
- 19 Lincoln Center
- 20 Fire Station #102
- 21 YMCA
- 22 Social Security Office
- 23 Fire Station #105



Sustainability, Parks, Recreation, & Open Space

- Sustainable Infrastructure & Practices
- Parks & Recreation
- Recommendations

**SUSTAINABILITY,
PARKS,
RECREATION, AND
OPEN SPACE**

10

SUSTAINABLE INFRASTRUCTURE AND PRACTICES

As Downers Grove continues to grow, the Village is committed to building a sustainable future through clean energy, green infrastructure, electric vehicle (EV) support, and enhanced recycling initiatives. Strong energy partnerships, expanding green infrastructure, the development of EV infrastructure, and continued recycling programs will support sustainable living and transportation and ensure that Downers Grove continues to be a sustainable place for future generations.

400%

Surge in Downers Grove's EV registrations over the past five years

CLEAN ENERGY AND RESILIENT GRID

ComEd, the primary electricity provider for Downers Grove, serves approximately 70% of Illinois' population. While some residents have already adopted clean energy solutions like solar panels, broader efforts are needed to strengthen sustainability and grid resilience. The Village can support these initiatives by reviewing and updating permitting processes to facilitate the integration of systems such as geothermal, small-scale wind, and passive solar. Additionally, collaborating with energy suppliers to reduce fossil fuel dependence and promoting local energy storage solutions, such as battery systems, will help create a more sustainable and resilient energy future for the community.

GREEN INFRASTRUCTURE

The Village has made significant investments in both hard and green infrastructure to manage stormwater, increasing biodiversity and benefitting from natural stormwater management capabilities. This approach includes a combination of direct and contracted services, along with stormwater regulations that guide development patterns. To further align with sustainability goals, the Village should continue to encourage green infrastructure solutions, such as naturalized detention facilities, bioswales, rain gardens, and tree preservation, to enhance stormwater management and promote a more resilient community.



130

DRAFT
STAFF REVIEW

ELECTRIC VEHICLES INFRASTRUCTURE

Investing in electric vehicle infrastructure supports sustainable transportation and reduces carbon emissions. Electric vehicles are becoming increasingly common, with the number of electric vehicles registered in Downers Grove increasing more than 400% in the past five years. The Village needs to plan for the expansion of its electric vehicle infrastructure as new vehicle technology presents an opportunity for sustainable mobility and transportation in Downers Grove. Currently, Downers Grove has over 30 electric vehicle charging stations dispersed throughout the area. Community outreach indicates that 20% of participants advocate for further expansion of EV facilities, highlighting a growing demand. To meet this need, the Village should continue enhancing its electric vehicle infrastructure by exploring new strategic locations for installing charging stations.

30+

Electric Vehicle charging stations in Downers Grove

RECYCLING

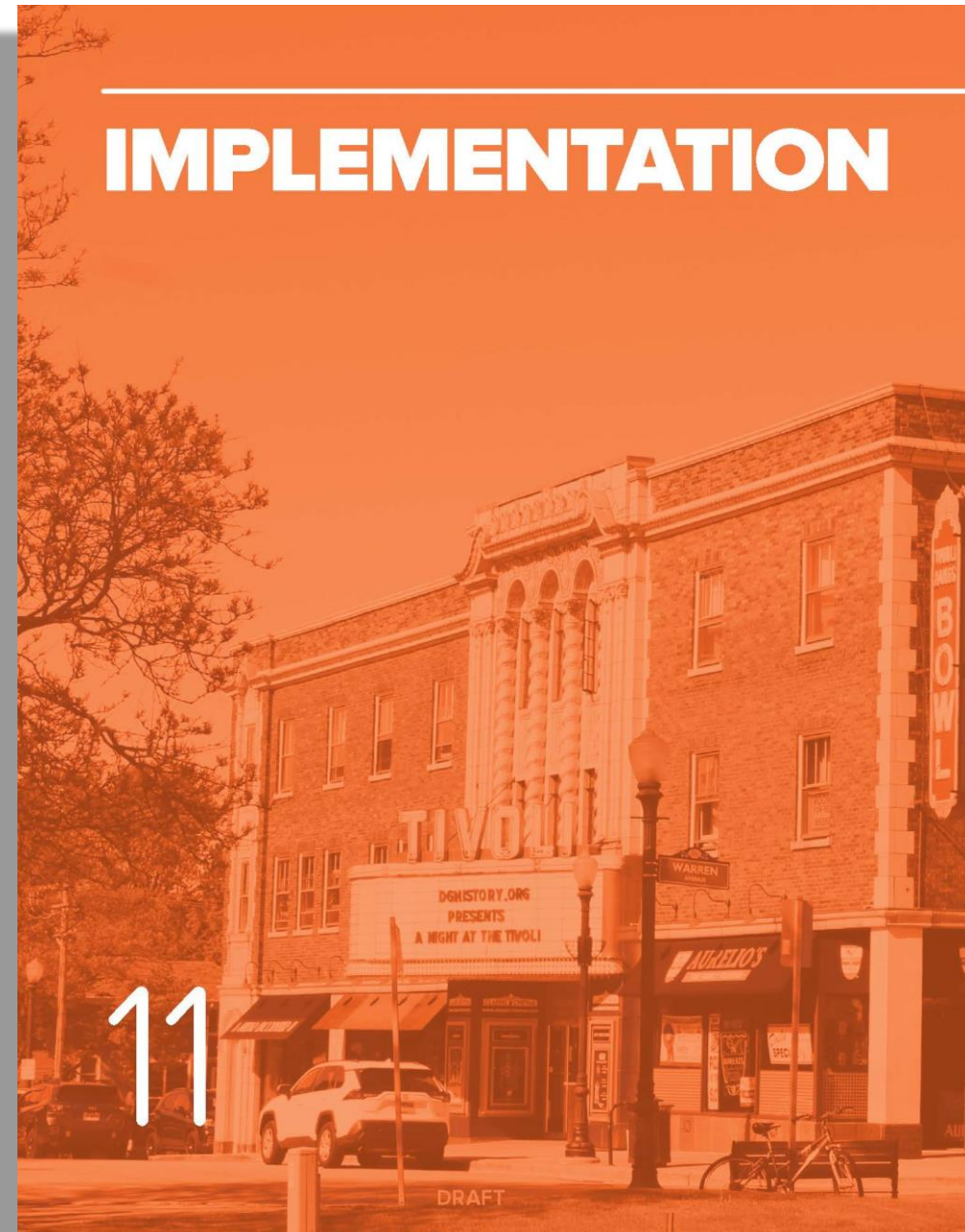
Recycling initiatives help reduce waste in landfills, conserve energy usage, and minimize environmental pollution, contributing to a more sustainable use of materials. The Village contracts with Republic Services for solid waste management, including collection and recycling, relying on infrastructure outside of Downers Grove for services. To strengthen local sustainability efforts, the Village should promote strategies that improve recycling and composting within the community. This could include enhancing recycling in public areas such as downtown and in parks, as well as encouraging yard composting or the development of a community composting facility.



131

Implementation

- Use of the Plan
- Reviewing and Updating the Plan
- Reviewing Zoning and Development Controls
- Partners
- Potential Funding Sources
- Action Matrix - Forthcoming



USE OF THE PLAN

Effective implementation of the Plan will require cooperation of various stakeholders and organizations, including Village staff, elected and appointed officials, public agencies, the local business community, property owners, developers, and residents. Together, these groups will play a key role in realizing the Village's vision for future.

To promote regular use of the Plan, the Village should:

- ☐ Post the Comprehensive Plan document on the Village website and make it available as a hardcopy at the Civic Center and the Public Library.
- ☐ Educate the community on how the Plan connects to development projects and other proposals occurring in the Village.
- ☐ Guide the Village Council, Village staff, the Planning and Zoning Commission, and other Village committees in the administration, interpretation, and continuous application of the Plan.
- ☐ Meet with key department heads and officials to explain the purpose, importance, and benefits of the Plan.
- ☐ Maintain a list of possible amendments, issues, or needs that may be the subject of change, addition, or deletion from the Plan.
- ☐ Coordinate with and assist the Village Boards and Commission in the Plan amendment process, as necessary.

REVIEWING AND UPDATING THE PLAN

The Comprehensive Plan is not a static document and is intended to evolve with shifts in trends, issues, and opportunities. Regularly reviewing and updating the Plan is important. For instance, if the community's goal changes or new issues arise that are not covered by the current Plan, it should be updated to reflect these changes. While amendments to the Plan can be proposed at any time through a petition, the Village should conduct a systematic review of the Plan annually and consider updating it every five to seven years.

To align planning efforts with financial strategies, the annual review of the Plan's actions should be coordinated with the Village's budget and Community Investment Program (CIP) preparation. This integration allows for capital improvements and other programmatic changes to be incorporated into the fiscal commitments for the upcoming year. Regular reviews ensure the Plan stays relevant and responsive to the community's needs and goals.

REVIEW ZONING AND DEVELOPMENT CONTROLS

While the Comprehensive Plan provides a vision for the community, the Village's development regulations are one of the primary tools that can be used to implement the Plan recommendations. Following adoption of the Comprehensive Plan, the Village should consider updating the current zoning ordinance and related ordinances to ensure that regulations reflect Village policy and the community's desires. Amendments to development regulations and design standards should consider complementary programs and incentives that can be used to achieve the community's vision for economic development, neighborhood character, connectivity, and other aspects of the Plan.

DEVELOPMENT DECISION-MAKING

Village officials should encourage carefully planned growth by utilizing the future land use plan and associated policies as part of the community's land use decision-making process. This should include requests to Village Council and the Village's boards and commissions. As part of the Comprehensive Plan implementation, Village staff will regularly monitor the use of the Plan and identify opportunities to implement the Plan in regular decision-making processes for the Village.

PARTNERS

Given Downers Grove's position within the region, it is essential that the Village develop and maintain partnerships with various groups and organizations. Facilitating regular communication and cooperation with partners will support the implementation of the recommendations and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective on how issues are addressed in the area.

Partner list:

- ☐ Village Boards and Commission
- ☐ Chamber630
- ☐ Downers Grove Economic Development Corporation (DGEDC)
- ☐ School District 58
- ☐ Community High School District 99
- ☐ Downers Grove Park District
- ☐ Downers Grove Sanitary District
- ☐ Downers Grove Public Library
- ☐ Illinois Small Business Development Center (SBDC)
- ☐ Federal Highways Administration (FHWA)
- ☐ Developers
- ☐ Property Owners
- ☐ DuPage County
- ☐ DuPage Water Commission
- ☐ Chicago Metropolitan Agency of Planning
- ☐ Metra
- ☐ Illinois Office of Tourism
- ☐ Illinois Department of Transportation (IDOT)
- ☐ Illinois Department of Commerce and Economic Opportunity



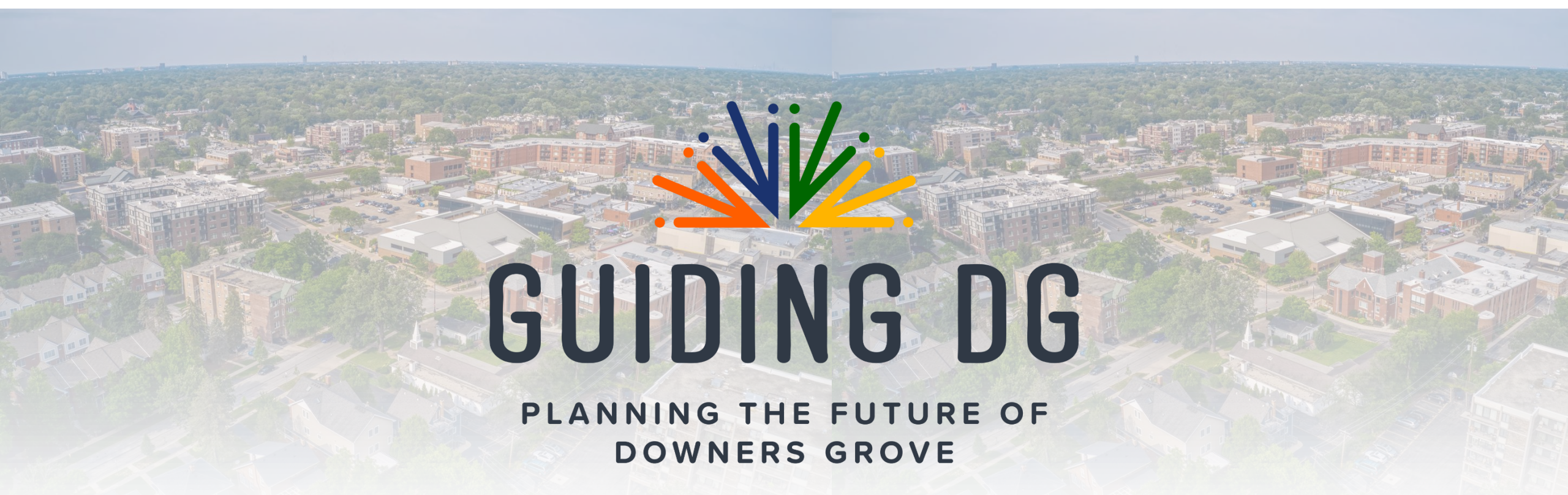
Next Steps



Next Steps

- **Open Houses, Pop-Ups**
 - June 3 – Concert in the Park
 - June 5 – Open House 2-4 pm at Civic Center and 6-8 pm at Downers Grove Recreation Center
 - June 14 – Coffee with the Council (am) and McCollum Park (pm)
- **Adoption Process**
 - Public hearing before PZC on June 23
 - Village Council consideration in July





GUIDING DG

PLANNING THE FUTURE OF
DOWNERS GROVE

Draft Comprehensive Plan

Village Council | Tuesday, May 20, 2025