

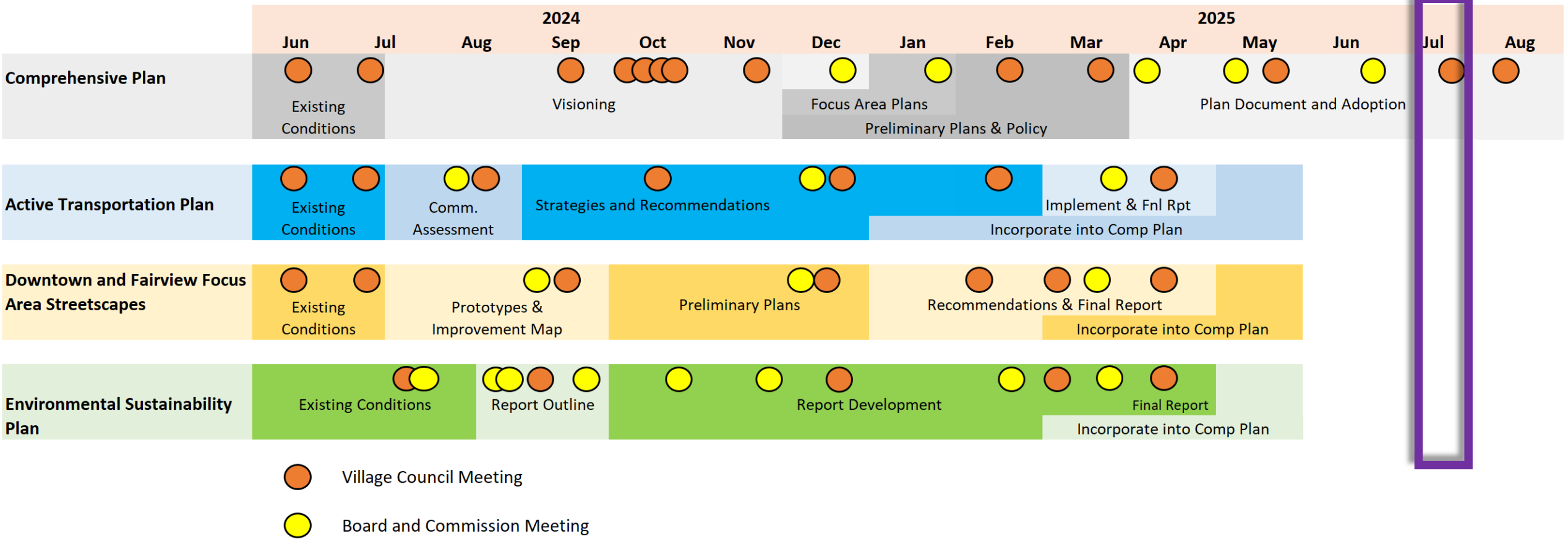
GUIDING DG

PLANNING THE FUTURE OF
DOWNERS GROVE

COMPREHENSIVE PLAN ADOPTION

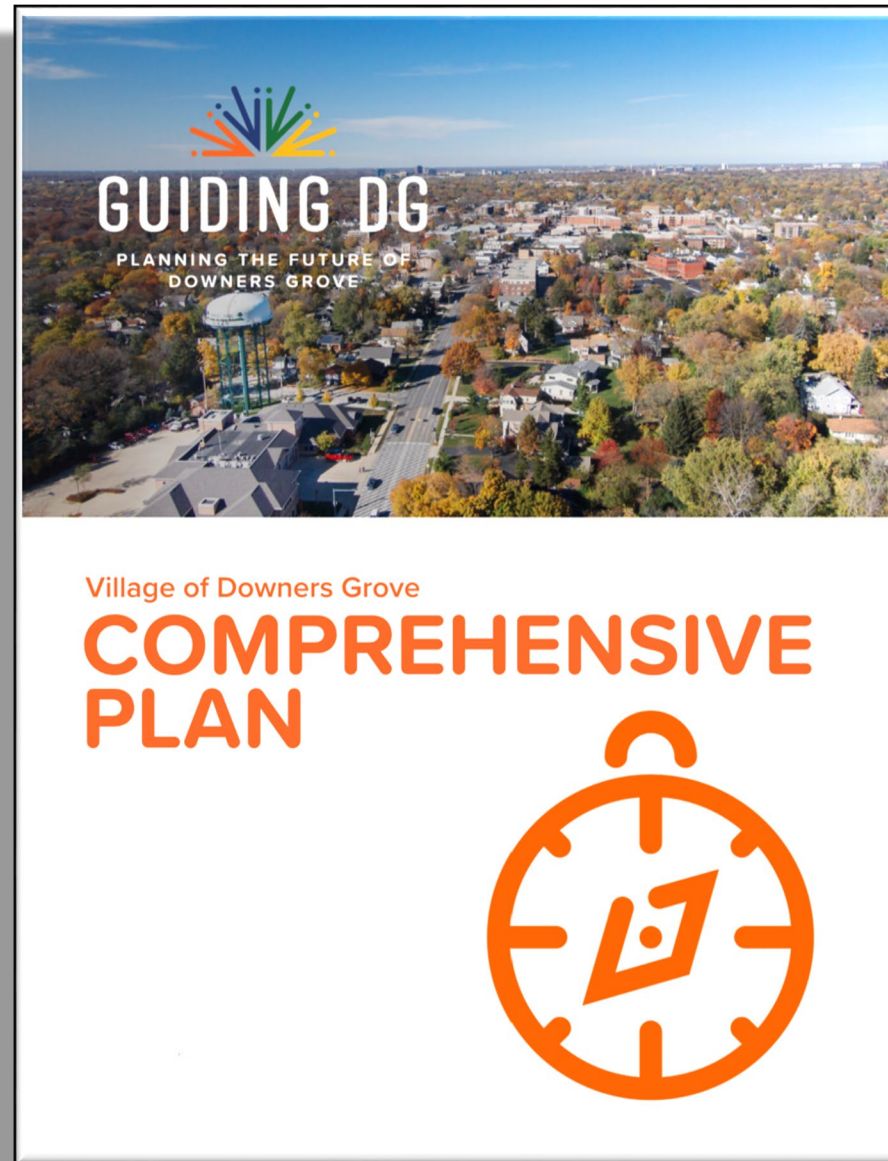
July 15, 2025

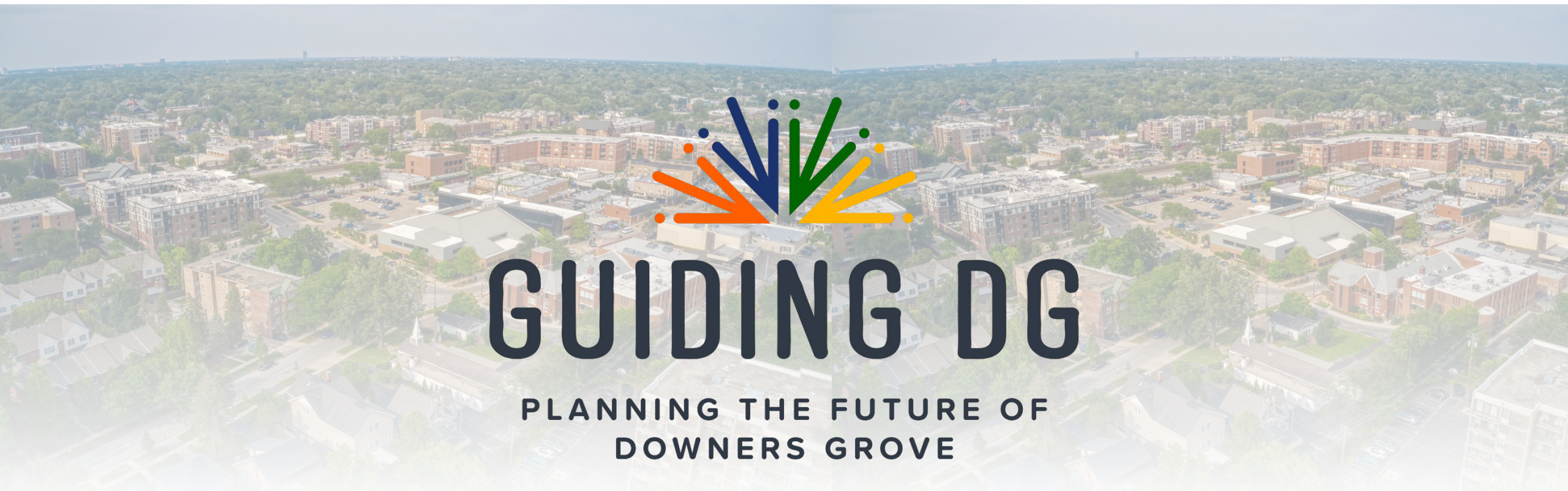
Schedule



Agenda

- **Adopt the Comprehensive Plan**
 - Review engagement
 - Review work since May 20 Council meeting
 - Implementation Matrix

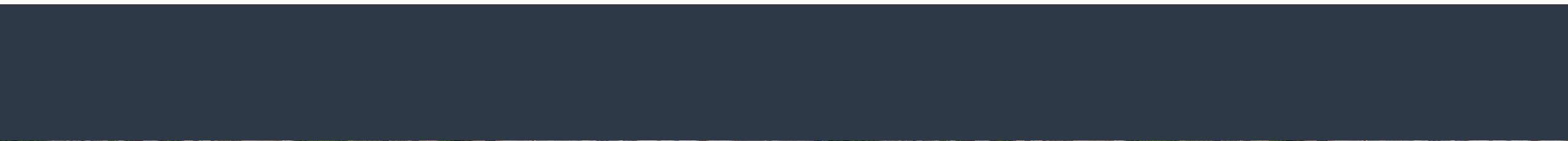




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PLANNING THE FUTURE OF
DOWNERS GROVE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN – DELIVERABLES & ENGAGEMENT



	Public Engagement	PZC	Village Council
Introduction		January 22, 2024	January 16, 2024
Initiation Workshop			February 6, 2024
Engagement Discussion			February 20, 2024
Initiation Workshop		February 28, 2024	
Community Open House	April 4, 2024		
Community Engagement Discussion			April 16, 2024
Community Survey	Apr – Aug, 2024		
Existing Conditions Memorandum			June 18, 2024
Community Meetings (4)	May 10, 17 and 28, 2024		
Community Pop-Ups (6)	June – Aug 2024		
Visioning Workshops (4)	July 22, 25 & Aug 8, 2024		
Community Engagement Update			Aug 20 and Sep 17, 2024

COMPREHENSIVE PLAN – DELIVERABLES & ENGAGEMENT



	Public Engagement	PZC	Village Council
Visions, Goals, Recommendations & Preliminary Land Use (6)			Sep 17, Oct 1, 8, 15, 22, and Nov 19, 2024
Vision and Preliminary Land Use		December 16, 2024	
Focus Area Plans		January 27, 2025	
Focus Area Plans			February 18, 2025
Core Chapters (5, 6, 7, 9 and 10)		April 7, 2025	
Core Chapters (1, 2, 8 and 11)		May 5, 2025	
Draft Comprehensive Plan			May 20, 2025
Community Open House (2)	June 5, 2025		
Community Pop-Ups (3)	June 3 – 14, 2025		
Final Comprehensive Plan		June 23, 2025	July 15 and Aug 5, 2025

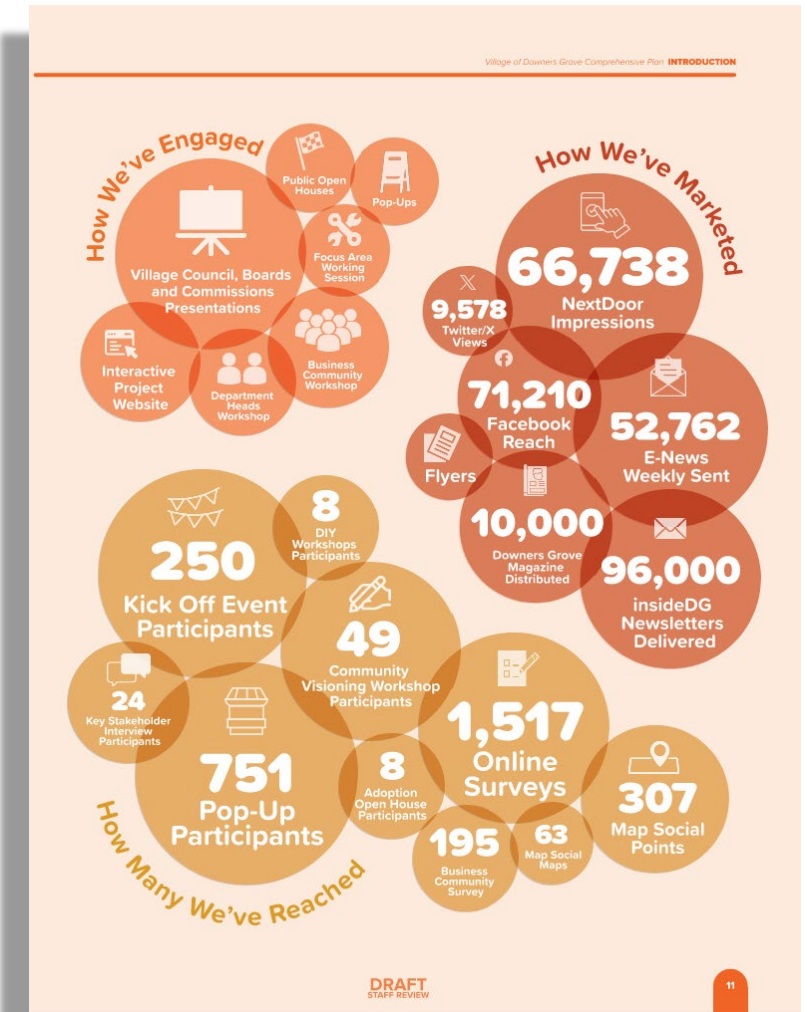


COMPREHENSIVE PLAN



COMPREHENSIVE PLAN WORK SINCE MAY 20 COUNCIL MEETING

- Held two (2) open houses and three (3) pop-ups
- Completed minor wording and grammatical updates
- Confirmed alignment with other Guiding DG Plans
- Updated Engagement Summary
- Updated Demographic Information
- Enhanced Focus Area Opportunity Site graphics
- Completed Implementation Matrix



COMMUNITY ENGAGEMENT SINCE MAY 20 COUNCIL MEETING

- **Two Open Houses**
 - Civic Center and Recreation Center
 - 8 individuals attended
- **Three Pop-Ups**
 - Main St. Station, Coffee with the Council and McCollum Park
 - 251 individuals attended



Outreach and Engagement

COMMUNITY ENGAGEMENT

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

OUTREACH CONDUCT

Engaging process engaged over 2,800 individuals through a combination of in-person and online community outreach and exercises including:

- 800+ points**
Direct engagement

2,800+ points of engagement

2,800+ P
of direct engagement
306,000 touchpoints through
various digital and print
means



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Demographics

- Clarified top industries and job sectors text and chart (p. 28)
- Corrected Inflow/Outflow graphic (p. 28)

TOP INDUSTRIES

According to the employment data available from the U.S. Census Bureau Center for Economic Studies, in 2021, Health Care and Social Assistance was the largest employment sector within the community, with 8,371 employees, followed by the Administration and Support, Waste Management and Remediation sector, which employed 6,143 people.

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.

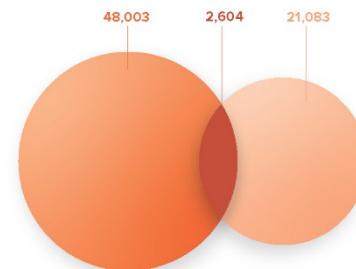
Between 2010 and 2021, Construction sector jobs in Downers Grove increased by 95.8%. Other sectors that experienced high growth in jobs within the community were the Finance and Insurance, and the Professional, Scientific, and Technical Services sectors. The majority of jobs lost were in the Administration and Support, Waste Management and Remediation sector.

Top 10 Job Sectors in Downers Grove (2021)

Employment Sector	Total Jobs in 2021	Share of Job Market in 2021	Change in Jobs since 2010
Health Care and Social Assistance	8,371	16.5%	55.8%
Administration and Support, Waste Management and Remediation	6,143	12.1%	-19.4%
Finance and Insurance	4,637	9.2%	59.8%
Retail Trade	4,461	8.8%	-0.6%
Professional, Scientific, and Technical Services	4,102	8.1%	30.5%
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	2,356	4.7%	95.8%

Source: 2021 US Census On the Map

Inflow/Outflow Job Counts Downers Grove (2021)

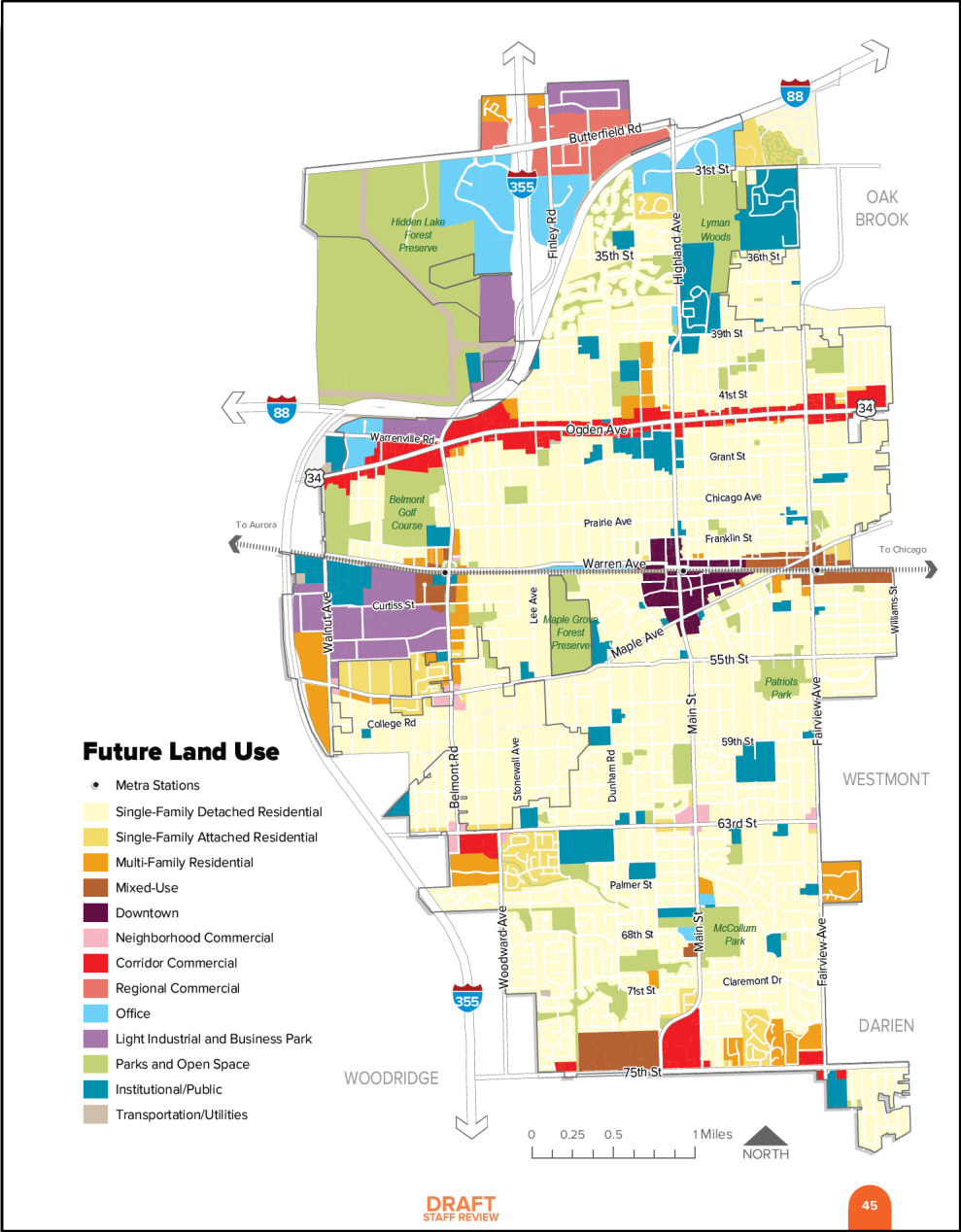
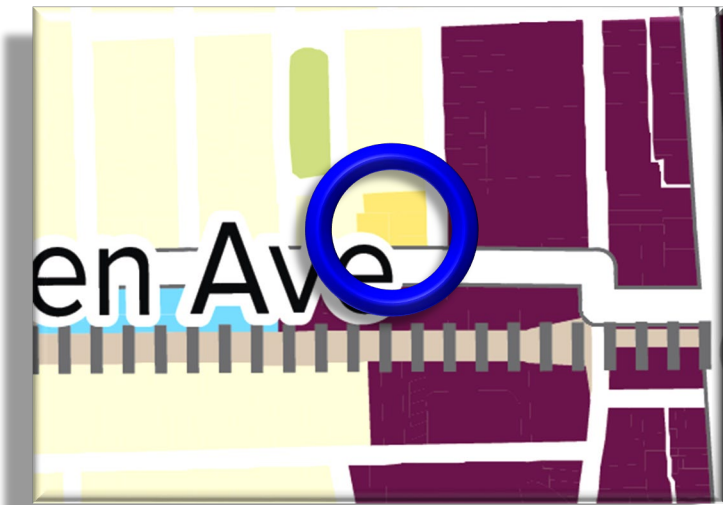


Source: 2021 US Census On the Map

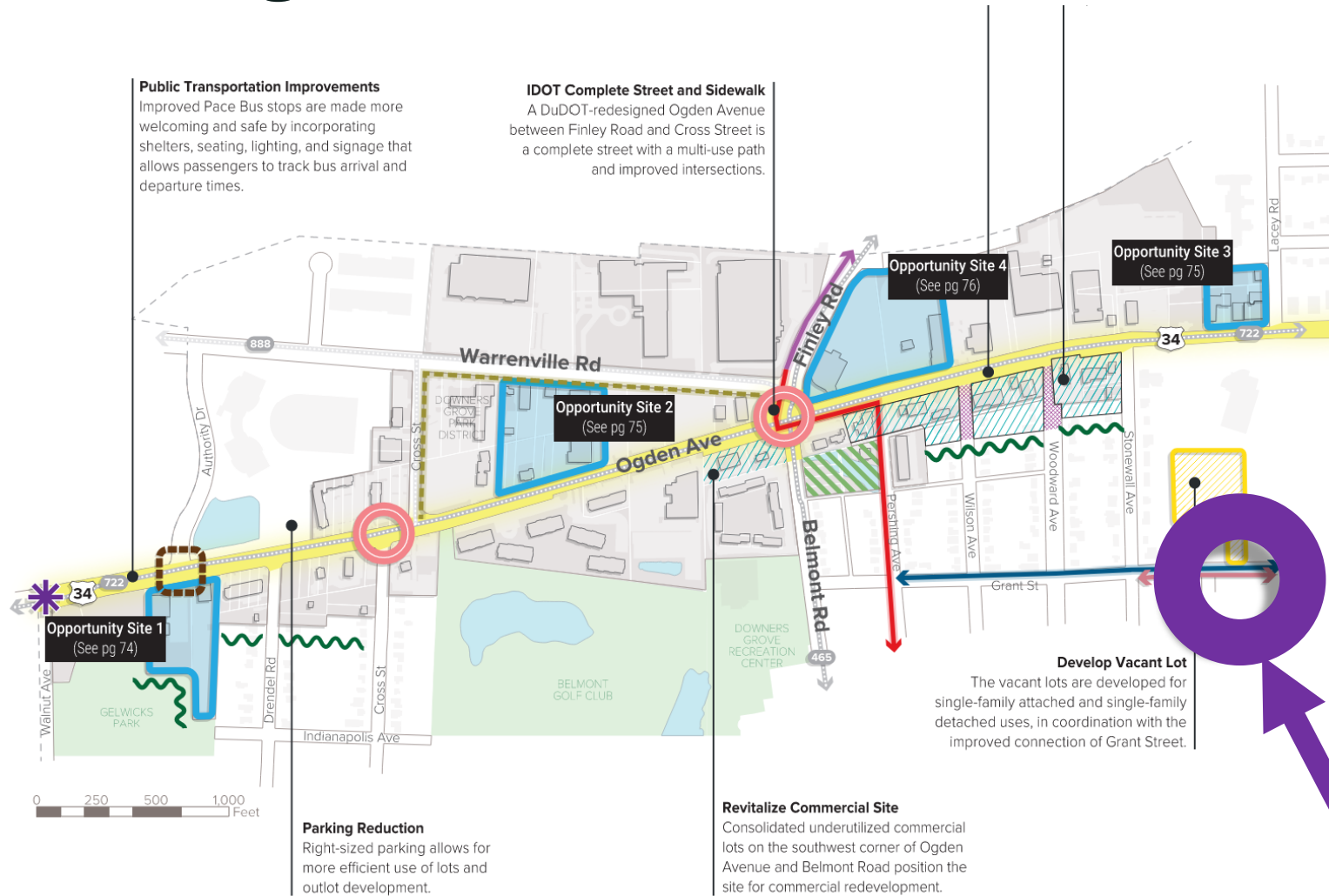
- People live outside of Downers Grove and are employed in Downers Grove
- People live in Downers Grove and are employed in Downers Grove
- People live in Downers Grove and are employed outside Downers Grove

Future Land Use Map Saratoga & Warren Avenue

Single Family Attached



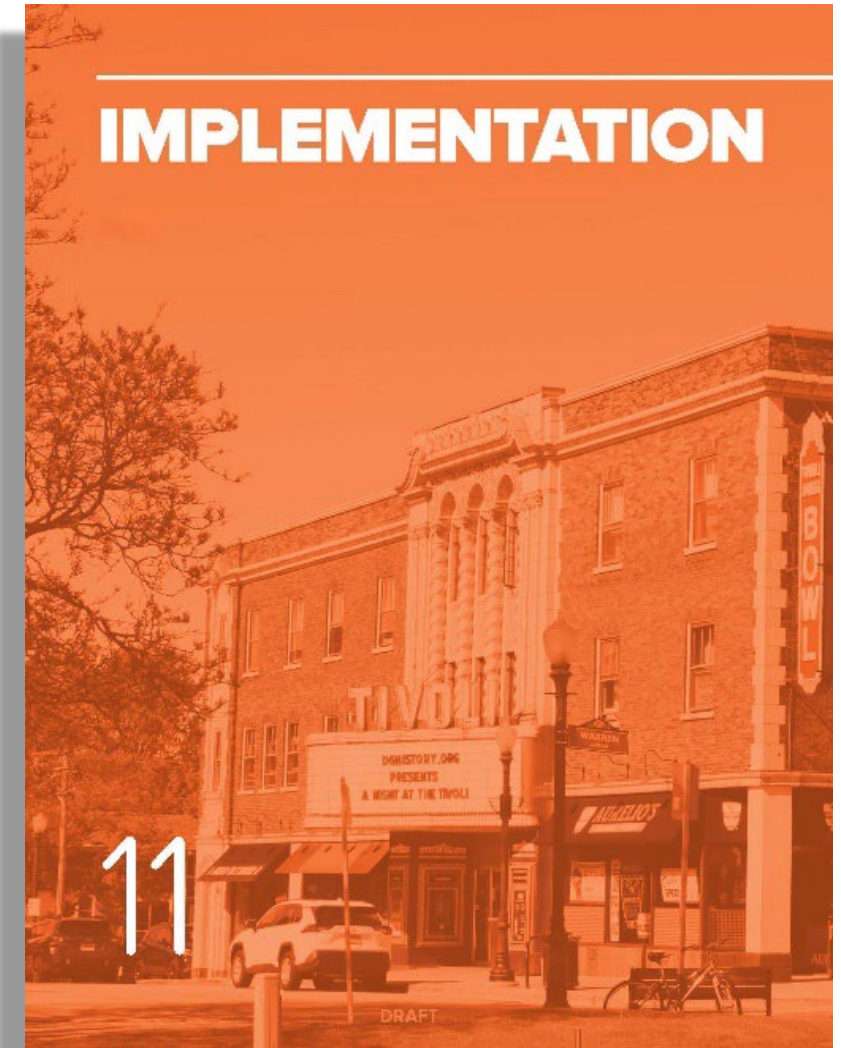
West Ogden Focus Area



Identifies Grant Street connection to be completed

IMPLEMENTATION

- **Over 200 Recommendations**
- **Placed into 4 Categories**
 - **Village Recommended Actions**
 - **Recommendations for Partner Organizations**
 - **Continuation of Existing Village Practices**
 - **Recommendations Used by Developers, Staff, Boards and Commissions and the Village Council**





IMPLEMENTATION MATRIX

- **Identifies 10 Items**
 - **Update Zoning, Building and Subdivision Ordinances**
 - **Implement Fairview Focus Area**
 - **Consider Developing a Public Art Program**
 - **Coordinate and Support Community Partners**
 - **Examine a Private Tree Protection Ordinance**
 - **Conduct Further Analysis and Studies**
 - **Community Investment Projects**
 - **Consider Programs to Assist Property Owners**
 - **Raise Awareness of Sustainable Practices Throughout Downers Grove**
 - **Update Stormwater and Building Code Ordinances on a Regular Basis**

Implementation Matrix

IMPLEMENTATION Village of Downers Grove Comprehensive Plan

Item 1: Update Zoning, Building and Subdivision Ordinances (Not Including Sign Ordinance)

#	Action	Chapter	Priority	Duration
01	Consider allowing ADUs in single-family detached districts as context-sensitive infill.	4, 5	1	12-15 months
02	Consider diversifying housing options by incrementally introduce duplexes, small-scale multi-family to existing single family districts.	5, 7	1	12-15 months
03	Consider offering density bonuses for attainable-housing projects.	5	1	12-15 months
04	Consider offering grants or density bonuses that encourage restoration and adaptive reuse of heritage structures.	9	1	12-15 months
05	Update ordinances to encourage a mix of retail, service, office, and multi-family uses in neighborhood commercial areas.	4, 7	1	12-15 months
06	Review the Zoning Ordinance to ensure shops, restaurants, entertainment, and high-density housing are allowed in mixed-use projects.	5, 6, 7	1	12-15 months
07	Ensure Zoning Ordinance prioritizes mixed-use development in Downtown, Fairview, 75th Street, Belmont Train Station, West Ogden Avenue and, where appropriate, the Esplanade and the Butterfield Road Corridor	4, 7	1	12-15 months
08	Consider amending the outdoor-lighting code to a dark-sky outdoor lighting code.	5	1	12-15 months
09	Consider updating ordinance to encourage the use of bird-friendly glass in multi-family buildings.	5	1	12-15 months
10	Examine sustainability infrastructure requirements (e.g. EV charging, native plantings).	7, 8, 9, 10	1	12-15 months
11	Re-examine shared parking agreement regulations.	6, 7	1	12-15 months
12	Examine parking requirements to encourage outlot redevelopment and green space.	6, 7	1	12-15 months

Item 2: Implement the Fairview Focus Area Plan

#	Action	Chapter	Priority	Duration
Project A	Explore incentives and financing tools to assemble parcels and fund property and infrastructure upgrades.	7	1	12-15 months
Project B	Preserve and enhance the Fairview Metra Station while evaluating redevelopment options for its parking lot.	7	1	3-5 years
Project C	Implement streetscapes improvements per Guiding DG Streetscapes Plan.	7	1	up to 20 years

Item 3: Consider Developing a Public Art Program

#	Action	Chapter	Priority	Duration
01	Add art, streetscape upgrades, and placemaking to create distinctive nodes.	6, 9	1	12-15 months
02	Partner with local artists for rotating exhibits and interactive displays.	6, 9	1	12-15 months

Village of Downers Grove Comprehensive Plan IMPLEMENTATION

Item 4: Collaborate and Support Community Partners

#	Action	Chapter	Priority	Duration
Project A	Work with the DGEDC to complete an Ogden Avenue gap analysis to assist in attracting new businesses.	7	1	6-9 months
Project B	Work with the DGEDC to complete a 75th Street gap analysis to assist in attracting new businesses and redeveloping the Grove.	7	1	6-9 months
Project C	Work with the DGEDC on the following:	5, 6, 7, 10		on-going
C-01	Retrofit obsolete commercial, office, and industrial spaces.	6, 7		on-going
C-02	Investigate incentivizing redevelopment throughout the Village.	5, 6, 10		on-going
C-03	Promote adaptive reuse of historic structures.	5, 7		on-going
C-04	Maintain and invest in stable commercial and employment centers.	6		on-going
C-05	Work with owners of underused sites to spur reinvestment.	6, 7		on-going
C-06	Reposition aging commercial centers through public-private partnerships.	6, 7		on-going
C-07	Encourage new in-line and outlot buildings throughout the commercial areas.	7		on-going
C-08	Continue supporting office growth on the I-88, I-355, and Butterfield corridors.	6		on-going
C-09	Preserve Class A office buildings to sustain long-term economic vitality.	6		on-going
C-10	Promote incentive programs offered by ComEd and the State of Illinois.	10		on-going
C-11	Support business-led public events, like sidewalk sales.	7		on-going
C-12	Launch joint municipal marketing for the Butterfield Road Corridor.	7		on-going
C-13	Collaborate to offer small-business workshops and storefront-improvement help.	6		on-going
C-14	Work with partners to connect local businesses to grants and incentives.	6		on-going
C-15	Support business development and adopt policies that foster start-ups, co-working, incubators, and accelerators.	6		on-going
C-16	Promote the use of community facilities for workforce training and certification.	6		on-going
C-17	Work with partners to expand internships and skilled-trade training.	6		on-going
C-18	Promote state-offered economic development incentives and resources to small businesses.	6		on-going
C-19	Support the SPARK program to retain and grow local small businesses.	6		on-going
Project D	Work with Downtown Management Corporation on the following:	7		on-going
D-01	Continue efforts to attract local businesses to Downtown to expand and diversify retail, entertainment, and dining options.	7		on-going
D-02	Promote entertainment uses, including restaurants, theatres, outdoor dining and any other similar uses within all areas of the Downtown core.	7		on-going
D-03	Support business-led public events, like sidewalk sales.	7		on-going
Project E	Support social service providers and programs that serve the community.	9		on-going
Project F	Work with DuDOT, IDOT and Illinois Tollway to implement safety, ATP and right-of-way improvements throughout the Village, including adding sustainability features to rights-of-way.	7, 8		on-going
Project G	Work with RTA to improve transit facilities.	7, 8		on-going
Project H	Support other governmental partners.	9		on-going

Implementation Matrix

IMPLEMENTATION Village of Downers Grove Comprehensive Plan

Item 5: Examine a Tree Protection Ordinance

#	Action	Chapter	Priority	Duration
01	Examine private tree protection and planting requirements.	5, 8, 10	2	12-15 months

Item 6: Conduct Further Analysis and Studies

#	Action	Chapter	Priority	Duration
Project A	Conduct an Attainable Housing Study.	5	2	18-24 months
Project B	Conduct parking surveys for Metra lots, downtown lots, the downtown parking garage, and on-street spaces to track and understand demand.	7, 8		on-going

Item 7: Community Investment Projects

#	Action	Chapter	Priority	Duration
Project A	Consider real-time parking count displays and improved signage could help motorists better find and utilize public parking.	8	2	12-15 months
Project B	Add EV and micromobility charging/parking in Metra lots, downtown, in commercial areas and along interstates.	8	3	12 months
Project C	Prioritize native plantings in the right-of-way.	5, 7		on-going
Project D	Preserve existing natural areas and convert hardscape areas to natural areas.	7, 10		on-going
Project E	Incorporate gateway features throughout the community.	7, 8		on-going up to 3 years
Project F	Incorporate wayfinding features throughout the community.	7, 8	3	up to 5 years

Village of Downers Grove Comprehensive Plan IMPLEMENTATION

Item 8: Consider Programs to Assist Property Owners

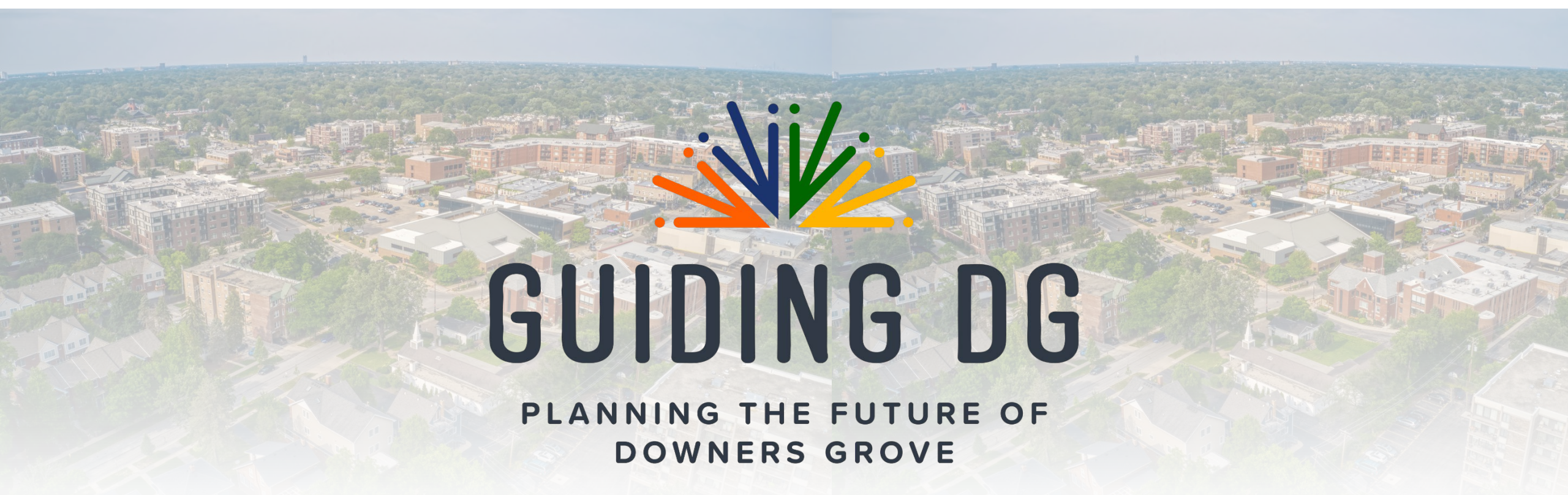
#	Action	Chapter	Priority	Duration
Project A	Develop a facade grant program for obsolete commercial nodes.	6, 7	3	12-15 months
Project B	Expand programs to retrofit older homes with energy-efficient upgrades.	5	3	up to 10 years
Project C	Partner to offer incentives like IL-HTC grants and low-interest loans for historic home restoration.	5	3	up to 10 years

Item 9: Raise Awareness of Sustainable Practices Throughout Downers Grove

#	Action	Chapter	Priority	Duration
Project A	Provide for an education program for the proper disposal and recycling of electronics, household hazardous waste, and cooking oil.	10		on-going
Project B	Raise awareness for conservation and sustainable land use practices.	10		on-going
Project C	Promote sustainable commercial and industrial practices, such as waste reduction, energy efficiency, on-site renewables and green landscaping.	6		on-going

Item 10: Update Stormwater and Building Code Ordinances on a Regular Basis

#	Action	Chapter	Priority	Duration
Project A	Update Stormwater and Building Code Ordinance on a regular basis to reflect evolving standards.	5, 9		on-going



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