

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**9/16/2025**

| <b>SUBJECT:</b>                 | <b>SUBMITTED BY:</b>                   |
|---------------------------------|--|
| Downtown Flexible Amenity Areas | Scott Vasko<br>Director of Engineering |

**SYNOPSIS**

Discussion of the proposed designs for the five Downtown Flexible Amenity Areas.

**STRATEGIC PLAN ALIGNMENT**

The Village Council has identified the Comprehensive Plan and related streetscapes projects as Priority Action Items for 2023-2025.

**FISCAL IMPACT**

The FY25 budget includes \$1.25M in the Capital Fund for this project. The proposed FY26 budget will include sufficient funds for this project. The estimated cost of the proposed flexible amenity areas are being developed. Preliminary cost estimates to construct all five locations are approximately \$1.27M. The additional cost for adding shade structures and string light options at all five locations is approximately \$560,000, bringing the preliminary cost estimate to \$1.83M.

**RECOMMENDATION**

N/A

**BACKGROUND**

The Guiding DG Streetscapes project identified five (5) flexible amenity areas in the Downtown. The five locations are Burlington Avenue near the library entrance, southeast corner of Burlington Avenue and Main Street, west side of Main Street north of Curtiss Avenue, northeast corner of Curtiss Avenue and Main Street, and northeast corner of Maple Avenue and Main Street. In April 2025, Village Council directed staff to hire Hitchcock Design Group (HDG) to design these areas. Village staff have been coordinating closely with HDG to develop the proposed designs.

**ATTACHMENTS**

Presentation September 16, 2025

# Downtown Flexible Amenity Areas

**September 16, 2025**



# Flexible Amenity Area Locations

- Burlington Avenue near Library Entrance
- SE Corner of Burlington Av & Main St
- West side of Main St north of Curtiss St
- NE Corner of Curtiss St & Main St
- NE Corner of Maple Av & Main St





# Burlington Av near Library Entrance





# Burlington Av near Library Entrance





# SE Corner of Burlington Av & Main St





# SE Corner of Burlington Av & Main St





# West side of Main St north of Curtiss St





West side of Main St north of  
Curtiss St





# NE Corner of Curtiss St & Main St





# NE Corner of Curtiss St & Main St





# NE Corner of Maple Av & Main St





# NE Corner of Maple Av & Main St



# Flexible Amenity Area Costs

|   |            |
|---|------------|
| Flexible Amenity Area Improvements          | \$1.27 mil |
| Shade Structures with lights & solar panels | \$ .56 mil |
| Total Cost                                  | \$1.83 mil |

Staff recommends construction of all areas with shade structures



# Flexible Amenity Area Improvements

Improvements include the following:

- Sidewalk Removal & Replacement
- Utility Improvements
- Masonry Seat Walls
- Sculpture Precast Bases (art shown in renderings not included)
- Gateway Sign
- Landscaping & Trees
- Irrigation
- Benches
- Trash & Recycling Receptacles
- Planters
- Bollards
- Electrical Improvements



# Downtown Flexible Amenity Areas

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