



rRemarks Data for July 14, 2026 Village Council Meeting

Agenda Section & Item: Active - ORD 2026-11261 B. Ordinance: Rezoning Certain Property Located at 1020 31st Street (Forest Trail Luxury Apartments)

Commenter: Michael O'Brien

Comment: As elected officials, the Council has a responsibility not only to evaluate individual development proposals, but also to articulate and defend a clear vision for the future of Downers Grove.

Many residents are not simply reacting to one apartment proposal. They are asking a broader question: What is the long-term plan for the 31st Street corridor, and how does this proposal fit within that vision?

The Village recently adopted the Comprehensive Plan, which emphasizes maintaining the qualities that make Downers Grove unique while planning for future growth. The plan speaks to housing diversity and redevelopment, but it also emphasizes thoughtful planning, neighborhood compatibility, economic vitality, and preserving the character that residents value.

Many residents have expressed concerns about traffic, school impacts, parking, public services, infrastructure capacity, and the continued conversion of employment-oriented properties into residential uses. Whether one supports or opposes this project, those concerns deserve to be addressed within the context of a larger strategy rather than on a project-by-project basis.

One of the themes repeatedly raised throughout the Comprehensive Plan process was preserving the character of Downers Grove neighborhoods. While opinions may differ on any individual project, it is clear that many residents view large-scale apartment developments outside of the downtown area as fundamentally different from the traditional character of the surrounding neighborhoods.

This concern extends beyond the proposed 31st Street development. Residents are increasingly asking how large multifamily developments fit into the long-term vision for

areas outside of downtown Downers Grove. If the Village intends to encourage higher-density residential development beyond the downtown core, residents deserve to understand where that growth is anticipated, what limits exist, and how those decisions will preserve the unique character of the neighborhoods that surround those projects.

Before approving major rezonings along the 31st Street corridor, the community deserves a clear explanation of:

- The long-term vision for the corridor.
- Which properties are intended to remain employment and office uses.
- Where future residential growth is anticipated.
- How infrastructure, schools, traffic, police, fire, and parks will support that growth.
- How these decisions align with preserving neighborhood character, which has consistently been identified as a core community value.
- Whether there is a broader strategy governing the scale and location of future multifamily developments outside of the downtown area.

Additionally, while the Comprehensive Plan has been adopted, many residents are only now beginning to see how its policies may be interpreted through specific development proposals. As projects come forward, it is becoming clear that there may be differing views between residents and Village leadership regarding the appropriate scale, density, and location of future development.

Many residents are not questioning whether the Village has a plan; they are questioning whether the implementation of that plan reflects the future they envisioned for Downers Grove.

The adoption of a Comprehensive Plan should not end the conversation with residents. It should begin an ongoing dialogue about how that vision will be implemented and whether individual projects truly reflect community expectations regarding growth, redevelopment, economic development, and the preservation of neighborhood character.

Residents should not have to evaluate each large development proposal in isolation. They should be able to see how each proposal fits into a larger framework that balances

growth, economic development, infrastructure capacity, housing needs, and the character of the community.

The issue before us is larger than a single building. It is about ensuring that future development occurs according to a transparent and comprehensive plan that residents can understand, evaluate, and support.

Growth is inevitable. What residents are asking for is not the absence of growth, but confidence that growth is occurring according to a clearly communicated vision for Downers Grove and for the 31st Street corridor specifically.

If preserving neighborhood character remains a guiding principle of the Village, then residents should not have to wonder whether each new proposal brings us closer to that vision or further away from it. They should be able to see how each decision fits into a thoughtful, transparent, and community-supported plan for the future of Downers Grove.

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Commenter: Pat Vlk

Comment: I am concerned about this building requiring so many zoning changes (height, mini-units, residential) a building that was previously used as office space, puts new demands on the infrastructure of a building (24 hour occupancy, traffic flow, noise intrusion, demand to our water and sewer system, new influx to our school system that is already serving our children so well). How do these zoning changes benefit our present residents and taxpayers in a positive way?

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Commenter: Jeanne Livorsi-Moore

Comment: Dear Village Council,

I am writing to express my opposition to the development of the 31st Street property into "Luxury Apartments."

I was surprised to learn that the 31st Street project will be on the agenda tomorrow, despite it being stated at the last meeting that it was to be postponed for now.

Due to a scheduling conflict, I will be unable to attend the meeting. However, I would like to reiterate my concerns regarding the project.

Firstly, the zoning classification of the property does not align with the surrounding area. Secondly, there is no long-term plan for the office park.

Furthermore, there are many apartments in the area, many of which are vacant. Additionally, there is a significant number of new apartment buildings being constructed in downtown Downers Grove.

If these proposed “luxury apartments” do not fill tenants, they will likely be vacant, they will not be able to keep them up and thus risk becoming run down.

Lastly, the area is heavily reliant on automobiles. There are no safe pedestrian pathways to nearby stores or establishments.

In conclusion, I strongly oppose the development of the 31st Street property into “Luxury Apartments.” I believe that the project will have a detrimental impact on the community and that the tenants will not be committed to Downers Grove.