

**VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION**

VILLAGE OF DOWNERS GROVE CIVIC CENTER  
850 CURTISS AVENUE

April 7, 2025  
7:00 p.m.

**AGENDA**

**1. Call to Order**

- a. Pledge of Allegiance

**2. Roll Call**

**3. Approval of Minutes**

- a. March 3, 2025

**4. Public Hearings**

- a. 24-PCZ-0008: A petition seeking approval for a vertical zoning exception to allow for a second-story addition to be 27 feet from the west property line where a 35-foot setback is required per Section 28.2.030 of the Zoning Ordinance. The property is located northeast of the intersection of Grant Street and Stonewall Avenue, commonly known as 4439 Stonewall Avenue. (PIN: 09-06-304-010). Joel Anderson, Petitioner, Daniel J. and Rosamond Maschoff, Owners.

**5. Other Items**

- a. Guiding DG Comprehensive Plan – Draft Core Plan Components

**6. Public Comment**

**7. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

VILLAGE OF DOWNERS GROVE  
PLANNING AND ZONING COMMISSION MEETING

March 3, 2025, 7:00 P.M.

Chairman Rickard called the February 3, 2025 meeting of the Downers Grove Planning and Zoning Commission to order at 7:00 p.m. and led the Planning and Zoning Commissioners and public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairman Rickard, Commissioners Frankovic, K. Patel, Toth, Lincoln, Eberhardt

**ABSENT:** Boyle, V. Patel, Rutledge

**STAFF:** Planning Manager Jason Zawila, Flora Leon

**OTHERS**

**PRESENT:** Brian Casey, Andrew Harmon, Pat McCann-Tobias, Paul Tobias, Huy Diep, Angela Wagner, Steve Doyle, Julie Doyle, Sheila Robbins Campbell, Sean Kindlon, Robert Foulk, Dirk Gutzke, Peggy Gutzke, Rebecca Zettlemyer, Logan Zettlemyer, Timothy Drexler, Matt McDonald, Sarah Oberholz, Nancy Brown, Donna Andrzejewski, Cindy Grzych, John Antman, Mae Behm, Michael Behm, Brian Johnson, Anthony Ivankovich, Jess Knigge, Miles Beane (ph), Suzanne Lestina, Cathleen Worley (ph), Tim Postmus (ph), Mark McDermott, Sarah Dipasquale, Sareen Musselman, Tom Beckmann

**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

**FILE 25-PCZ-0001: A PETITION SEEKING APPROVAL FOR AN ANNEXATIONS AND MAP AMENDMENT FROM R-1, RESIDENTIAL DETACHED HOUSE 1, TO O-R-M, OFFICE-RESEARCH-MANUFACTURING. THE PROPERTY IS LOCATED 1,225 FEET SOUTHWEST OF THE INTERSECTION OF FINLEY ROAD AND LACEY ROAD (PIN: 09-06-100-022). ANTHONY IVANKOVICH, PETITIONER, FINLEY RD. PBK, LLC, OWNER.**

Anthony Ivankovich, petitioner and development manager with Phelan Development Company, stated he was seeking a request for a zoning map amendment for the property located at 3900 Finley Road, Downers Grove and annexation into the Village of Downers Grove to be approved by Village Council. He explained the plan is to develop a 124,000 square foot building to serve future needs of

businesses in the area by providing office space, and they are requesting the O-R-M zoning designation. He expressed they believe this aligns with the goals of the comprehensive plan and future land use map, and they have received no issues from a public safety standpoint.

Chairman Rickard asked for questions for the petitioner.

There were no questions.

Chairman Rickard asked for public input.

There was no public comment on this petition.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained the petition is for 3900 Finley Road, which is a vacant parcel. She stated that the public hearing sign was posted at the site, notices were sent to all property owners within 250 feet, the public hearing was published in the newspaper, and they did not receive any additional questions from the public. She provided the plat of survey and the overview for the entitlement request. She noted that it is currently unincorporated and the request is for going from R-1 to O-R-M. She provided the overall goals of the comprehensive plan that relate to the subject site, and Staff found that the overall proposal falls in line with the comprehensive plan goals. She added that with a building permit submission, the development would include improvements with stormwater management. Staff found that all criteria for zoning map amendment had been met, and they recommend approval.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln asked since it is currently unincorporated, does the county have it in any kind of zone. Ms. Leon responded yes, it is zoned OR, Office Research.

Commission Eberhardt asked why it would default to R-1. Ms. Leon answered that is their standard with annexation reequipments, as it tends to be the most restrictive zoning districts and gives the ability for development to apply for a map amendment if they want to rezone it.

Chairman Rickard asked the petitioner to come back up and address any comments or questions.

Mr. Ivankovich had nothing further to add.

Chairman Rickard asked for discussion from the commissioners.

Commissioner Toth voiced that it seemed to be a pretty straightforward and logical request.

Commissioner Lincoln agreed and was in support.

Commissioner V. Patel commented that standards of approval had been met.

Commissioner Frankovich stated that she would like to see some of the landscaping replaced, but agreed it was a good use for the location.

**WITH RESPECT TO FILE 25-PCZ-0001 BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUNDED THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE ZONING MAP AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER V. PATEL MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 25-PCZ-0001, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.**

**SECOND BY COMMISSIONER LINCOLN**

**ROLL CALL:**

**AYE: V. PATEL, LINCOLN, FRANKOVICH, TOTH, EBERHARDT, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 6-0**

**FILE 23-PCE-0034: A PETITION SEEKING APPROVAL OF TEXT AMENDMENTS TO CHAPTER 28 (ZONING ORDINANCE) OF THE MUNICIPAL CODE OF THE VILLAGE OF DOWNERS GROVE AND A PETITIONER SEEKING MAP AMENDMENTS FOR 4 PARCELS FROM LIMITED RETAIL BUSINESS (B1) TO FAIRVIEW CORE (FC); 13 PARCELS FROM GENERAL BUSINESS RETAIL BUSINESS (B2) TO FAIRVIEW CORE (FC); 1 PARCEL FROM GENERAL SERVICES AND HIGHWAY BUSINESS (B3) TO FAIRVIEW CORE (FC); 1 PARCEL FROM DOWNTOWN TRANSITION (DT) TO FAIRVIEW BUSINESS (FB); 10 PARCELS FROM MANUFACTURING (M1) TO FAIRVIEW BUSINESS (FB); 6 PARCELS FROM MANUFACTURING (M1) TO FAIRVIEW CORE (FC); 26 PARCELS FROM RESIDENTIAL ATTACHED HOUSE 5 (R5) TO FAIRVIEW TRANSITION (FT); 1 PARCEL FROM RESIDENTIAL ATTACHED HOUSE 5 (R5) TO FAIRVIEW CORE (FC); 49 PARCELS FROM RESIDENTIAL APARTMENT/CONDO 6 (R6) TO FAIRVIEW TRANSITION (FT); 6 PARCELS FROM RESIDENTIAL APARTMENT/CONDO 6 (R6) FOR FAIRVIEW BUSINESS (FB); AND 9 PARCELS FROM RESIDENTIAL APARTMENT/CONDO 6 (R6) TO FAIRVIEW CORE (FC). THE SUBJECT PROPERTIES ARE LOCATED IN VARIOUS LOCATIONS THROUGHOUT THE FAIRVIEW FOCUS AREA. VILLAGE OF DOWNERS GROVE, PETITIONER; VARIOUS OWNERS.**

Jason Zawila, Planning Manager, presented on the Fairview Focus Area Zoning Ordinance Text Amendment and Map Amendments. He explained there will be two motions on this case, including one to offer a recommendation for the approval of the text amendments for Fairview Focus Area, and then there will be a motion for the request for zoning changes to properties within this corridor. He noted that Staff has been working on this since October 2023. He said that in March of last year and confirmed again in October, the Village Council established the framework and worked on outreach with property owners, residents, and business in the corridor to get to the zoning ordinance they are discussing tonight. He assured that they followed the proper procedures when it came to

the public hearing, including a newspaper notice for both amendments, mailings that went to all property owners located in the Fairview Focus Area and 250 feet outside of the boundaries, and held two neighborhood meetings. Mr. Zawila explained that they are proposing a rezoning of the Fairview Focus Area, with three specific zoning districts, Fairview Core, Fairview Business District, and Fairview Transition. He noted that the Village is not acquiring any properties or specifically moving businesses out of the Fairview Focus Area, and they do not have any development proposals that they are considering.

Mr. Zawila then provided an overview of the zoning ordinance text amendments. He noted that the Fairview Core will offer the highest density and allow the largest scale of potential development and will be similar to downtown, although at lower heights. It will also include a density bonus for inclusive housing. He said in regard to text amendments, it is recommended there will be reduced parking regulations for certain uses. He then provided an overview of the Fairview Business, which is characterized with slightly less density and height than Fairview Core. He noted that the Guiding DG project is proposing recommendations on how to connect downtown to Fairview. He added there will be the requirement for buildings to be constructed in the build to zone where the Village wants to see buildings close to the sidewalk to give the sense of enclosure and street wall that is expected in Transit Oriented Development. He also highlighted that there will be a height bonus that will be given to development along the train tracks. He noted this area can take advantage of reduced parking regulations for certain uses and they encourage any construction service parking lots to be at the back of the building. Regarding the Fairview Transition, it is intended to be lower scale and serve as a transition into the single family neighborhoods to the north, west, and south of this corridor. The regulations will required a 35 foot maximum height and can also include townhomes and lower scale apartment buildings, along with single family. He shared they will see reduced parking regulation for multifamily, but there is an expectation of provision of on street parking. Mr. Zawila summarized that multifamily will be allowed in all three districts, the build to zone will be required in the FB and FC districts, and the districts will have specific building height maximums. He went into more depth on explaining the build to zone and building heights with diagrams on the screen. He discussed additional code changes including expanding extended family accessory housing regulations, home occupations and provided changes to the use table, and how the design guidelines would be used with the FC district. He stated that they 34 properties or parcels that are proposed for rezoning to FC, 17 parcels recommended for rezoning to FB, and 75 parcels recommended for rezoning to FT. Staff felt the criteria for the text and map amendments have been met.

Chairman Rickard asked for questions for the petitioner.

There were none.

Chairman Rickard asked for public input.

Suzanne Lestina had concerns and recommendations regarding the rezoning request. She said Fairview Avenue is great and she is excited about revitalizing the Fairview area and bringing in pedestrian opportunities. She expressed concerns regarding stormwater runoff, as her property floods every single spring from the runoff of all the homes that goes to the bottom of Burlington and Cumnor. She stated that maintaining stormwater is essential to managing water runoff issues in Downers Grove and she is concerned that building on this property will exacerbate their existing stormwater drainage system issues, which will increase maintenance problems and cost to the

Village and impact neighboring homes, and disrupt the biodiversity of the wetland in this area. She requested a comprehensive analysis of the impacted development of this property be conducted to determine their potential long term consequences in relation to wetland stormwater degradation in this neighborhood before considering any rezoning requests or property development proposals of that area.

Donna Andrzejewski stated that shortly after she moved in, her property was rezoned R-5, and she never thought something big would go in beside her property, but a developer bought the property and put in a four-story building. She explained that a French drain goes between their properties but it ends at the back of the property and the rest of the land in the easement are higher and titled towards her property, so she gets water from it. She noted that is why she has a concerns with buildings of that size going in next to residential properties. She talked about another issue, where a balcony on that building faces her house and furniture from the balcony has landed into her backyard when it is windy, and she can also hear every sound that comes from the balcony. She voiced that she loves Downers Grove and appreciates everything the Commission does, and agrees there should be zoning changes, but wants consideration for the impact of building of maximum size on adjoining properties.

Nancy Brown voiced that her issue is water, as St. Joseph Creek runs behind her property and always floods, especially at the end of Austin. She expressed that the Village is usually very careful about water, but they have more flooding now than they used to, so she hopes one issue will be how to handle the protection so the flooding does not get worse and that people that come in have to do something to help with the flooding.

Steve and Julie Doyle stated they are a single family home zoned R-6, and now the Village wants to switch it over to business zoning. Mr. Doyle felt that may not affect their property value, but would affect their chances of selling their house if they ever wanted to. Mrs. Doyle added that Grand Avenue is a beautiful neighborhood and there are three houses that are being put in the business zone and she is not sure why that is happening. Mr. Doyle added that they chose the area because it was quiet. He said he was fine with anything along Burlington or Fairview, but this is purely a residential area.

Cathleen Worley asked if she could get some information on what was discussed in the meeting on the 29th, as she was not aware of it. She also noted that she thought she saw online where it went over to Blodgett, but she is not seeing it now. Mr. Zawila responded that there is a summary of the neighborhood meetings in the packet.

Tim Postmus stated that he and his wife own the 7-Eleven Building at 5105 Fairview. He expressed there is a height minimum map and he was told that is unusual, as most of the buildings that were built next to him are one-story, but he is reading that anything that has be rebuilt in that corridor has to be 24 feet in height or two stories, which means that once this zoning passes, all of those people will be underinsured. He shared that one of the things he hears talked about is making Fairview a possible second downtown, and that is a concern. He agreed that development is great and progress needs to happen, but the vision that Downers Grove has for the Fairview are multi-story buildings and he is not sure that is what they should be after. He added that there are ways Fairview Corridor can be improved, but Downers Grove needs to work with individual properties, as all the properties in that corridor are very unique and it is important to keep that in mind. Mr. Postmus voiced that he understands they are making a recommendation to Village Council for full vote, but asked if they

will vote on that as it is being presented tonight or could there be changes before it goes to the Commission. Chairman Rickard explained there will be discussion and there may or may not be suggestions, but they will vote today after discussion.

Matt McDonald commented that this area does not directly affect him, but he has noticed that in everything south of the tracks, there is not a transition between the Core and Business Districts to the residential properties. He believes there should be a transition.

Mark McDermott stated that a theme he has heard being discussed is the fact that there is vacant property that is currently functioning as a wetland and cannot be helped at any time they try to improve the area around it. He encouraged them to take more of that into consideration. He said for the most part, he is encouraged to see there is plan moving forward for Fairview.

Sarah DiPasquale had a question around the Core District and how much would be allocated to high density population units and when in the process will they look at population simulation, as she is trying to understand how many people that will bring and if the space around it is set up to handle the additional population.

Sareen Musselman shared that they have a very narrow lot and a single family home situated between two family units, and the Fairview Transition area comes right to the edge of their lot. She wanted to know if that zoning moves forward what that would look like for them in terms of resale and who would be interested in their property, as there is not a lot of room to expand or build a larger building. She added that it seems if the zoning moves forward, it would be more desirable to be part of the Fairview Transition area, and would like to be included.

Tom Beckmann asked if they were to do a development and not demolish the building, like making the outdoor patio more permanent, would they be subject to the new regulations under the new zoning.

Sheila Robbins Campbell voiced concerns about Rogers Street, as there is a lot of traffic and cars weaving in and out to get down Rogers. She said they have a lot of woodsman people that park on the street while trying to juxtaposition in the mornings, Goldfinger occasionally has people park all the way down the street, and there are parents jostling children into the child's center. She stated that people come up Fairview and fly down Rogers, and there are days when she cannot even get out of her own driveway. She asked to think about that as they consider putting more buildings and people and influx on that particular road or consider a parking garage.

Chairman Rickard asked the petitioner to come back up and address any comments or questions.

Mr. Zawila first addressed comments on stormwater. He stated that is something that is looked at with every development that comes in, as they have a rigorous stormwater ordinance, a stormwater administrator, and have amended the code several times in the last couple of years. In regards to a property on Grand that is currently zoned R-5 that is being recommended for FB, he noted that if the zoning was changed to FB, that single family will not be permitted moving forward. He shared that was the framework that was established, but that does not mean there cannot be a recommendation that differs from what was proposed. In terms of the three properties, he said they could recommend that those three properties are rezoned to FT, so they can still be allowed a single

family house, which would be subject to setback requirements and the district will still allow townhomes and multifamily but at a lower density than the other two districts.

Mr. Zawila answered the question of what non-conforming uses and structures look like, explaining that if a building is burned down or destroyed, the code states if they are a non-conforming structure, that building can be rebuilt as a non-conforming structure, but it cannot be expanded. He added that if there is a use currently permitted under the current zoning for a property in that corridor, that use is allowed to remain there until it goes vacant for more than six months. He informed that they cannot add any new properties to the zoning districts at this time, but once regulations go in, that zoning district is available for anyone to come in and potentially rezone. He went over the wetland concerns and how that is reviewed. Regarding the businessowner at 513 Rogers question about requirements for the patio, he explained that was for new buildings, but they would have to look at things like parking if they want to add to it.

Chairman Rickard asked for clarification on if a legal non-conforming use has a loss of more than 50% in any one of those districts with the six month grace period, if they can rebuild just the use, the size of the building, or both, and when the six month grace period starts. Mr. Zawila explained that if there is a fire, they have up to a year to submit a permit to rebuild the non-conforming structure/use that fits in the code. He said if it is a remodel or renovation, a non-conforming structure with the current code, they are allowed to take down 50% of the walls and not have to being the whole building back into conformance, but if it starts to go over that 50%, the whole structure has to come down. The six month grace period starts when the business or use has vacated the premises or they will lose the non-conforming status.

Chairman Rickard asked in the instance of a fire, does the six months start the day the fire happens, and what happens if insurance has ties them up for longer than that. Mr. Zawila responded that is why they have a longer period of 12 months for a fire.

Chairman Rickard asked the commissioners if there were any other questions.

Commissioner Lincoln said he noticed a mention of accessory dwelling units in this district. He asked if that was new and only for Fairview. Mr. Zawila answered that Village-wide they allow extended family units, but there are very specific regulations. However, for Fairview Transition only, they are proposing to expand those regulations.

Commissioner Lincoln asked if it would still be special use or were they permitted use by right. Mr. Zawila responded they are permitted by right in this district, as it was under Council direction to be more flexible with this.

Commissioner Lincoln felt this should be something they should be discussing Village-wide instead of special rules for just Fairview. He expressed that it is also seems needlessly complicated to have three different zoning types there and feels like it could maybe be consolidated to two. Mr. Zawila stated that is what was established through the framework, as it was important to establish different densities through Council direction. He added that is also consistent with downtown, as they also have three zoning districts.

Commissioner Lincoln said he thought it was odd that the boundary line zigzagged and excluded the house on the northside of the track, but he did not know if they could mention reconsideration of

that to Council. He asked why they are not including buildings that already function as a transition. Mr. Zawila responded that boundaries and framework was established by Council.

Commissioner Lincoln inquired if the Village did any population traffic simulation for the full buildout of this. Mr. Zawila answered they have not, but they look at traffic, stormwater, density, and impact that it could have on the adjacent neighborhoods, and will look at the recommendations of the comp plan, and they have contributions that go to schools and parks.

Commissioner Lincoln voiced that one traffic study for one building will not let them know if they need a parking garage, but looking at a neighborhood as a whole and the big pictures of everything may tell them if they need a parking garage or even more turn lanes or traffic lights. Mr. Zawila stated they get a traffic study for each project that will look at actual traffic for the newer projects that have occurred and make recommendations off of that.

Commissioner Eberhardt expressed that parking, traffic and stormwater are the concerns that keep coming up, and they have to keep looking out for that, as there are some key areas in Downers Grove that they do not know about where these are already a problem and they need to try not to make it worse. Mr. Zawila assured that is always important for himself, his team, and staff members of the Village that participate in the development review process.

Chairman Rickard asked if the Traffic and Parking Commission was part of this or had any input. Mr. Zawila answered they were not part of it, as this is strictly changes to the zoning ordinance and the requested map amendments, but staff is reviewing traffic calming improvements, as proposed in the Active Transportation Plan that will look at the entire community and various ways to move people around with bikes, pedestrians, and other means of transportation. He noted Fairview was included in that.

Commissioner Eberhardt asked if the proposed zoning alternate was on the table. Mr. Zawila responded yes.

Chairman Rickard asked for commission discussion.

Commissioner Frankovic stated she would support the alternate plan, including the three properties in the transition versus business, as it is an unfair advantage for them to have the option to rebuild.

Commissioner Eberhardt said she did a lot of research on those three houses and the difference between FB and FT and it did not feel right, as it does not seem like it is ready for that change yet. She said FT makes perfect sense.

Commissioner Toth expressed it was a very robust conversation and the response that staff provided explained all the different issues behind it.

Commissioner Lincoln voiced that he is conflicted. He said normally in neighborhoods like this is he pro reducing the bureaucracy multiple types of zoning and making it more simple or mixed use, as it is more robust and as times change, they can change out building uses and move with the economy. He agreed that the alternate seems better, because he has an issue going from this core down to not being rezoned, and that is odd to him. He shared that he still has concerns with some of the big changes and boundary lines, and not knowing what the full buildout will look like, or if they

need to have more parking, but those are mostly outweighed by the positive for Fairview, as it makes sense for the train station being there to utilize it more fully and allowing more density of the commuter area.

Chairman Rickard voiced that after this gets underway and they start seeing what is starting to develop, that will help form additional parking needs at that point. He viewed having three zoning districts as a positive, because it gives more opportunity to blend into the neighborhood and the transitions between zoning classes are not as drastic.

Commissioner Eberhardt shared that she appreciates the process of making a prediction and laying out the roadmap of what they think it is going to be.

Chairman Rickard added that after they went through a similar process for downtown, there was a lot being proposed, but after it was enacted, there was a follow-up application where they went back in and fine-tuned an area, so that always could happen again. He said he liked this plan and what is being proposed, and also likes the alternate plan of the small transitional strip between the businesses and the single family neighborhood.

Commissioner K. Patel expressed that he was excited about this, and it seems logical and put forth well, but also supports the alternate plan as well.

Commissioner Toth agreed with the alternate plan for the map amendments..

Commissioner Lincoln stated in regard to the text amendments, it is a lot of regulations and rules of one person on one lot versus another.

**WITH RESPECT TO FILE 23-PCE-0034 BASED ON THE STAFF REPORT AND THE TESTIMONY PRESENTED, IT IS FOUND THAT THE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS MET THE STANDARDS OF 28.12.020.F OF THE ZONING ORDINANCE, AND THEREFORE, COMMISSIONER TOTH MADE A MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS OR FILE 23-PCE-0034, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.**

**SECOND BY COMMISSIONER K. PATEL**

**ROLL CALL:**

**AYE: TOTH, K. PATEL, FRANKOVIC, LINCOLN, EBERHARDT, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 6-0**

**WITH RESPECT TO FILE 23-PCE-0034 BASED ON THE STAFF REPORT AND THE TESTIMONY PRESENTED, WITH THE AMENDMENT THAT 5108 GRAND, 5109**

**GRAND, AND 5113 GRAND, IS RECOMMENDED FOR A MAP AMENDMENT TO THE FAIRVIEW TRANSITION DISTRICT. IT IS FOUND THAT THE PROPOSED MAP AMENDMENTS MEET THE STANDARDS OF SECTION 28.12.030.I OF THE ZONING ORDINANCE AND THEREFORE, COMMISSIONER EBERHARDT MADE THE MOTION THAT THE PLANNING AND ZONING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE PROPOSED ZONING MAP AMENDMENTS FOR FILE 23-PCE-0034, SUBJECT TO THE CONDITIONS AS IDENTIFIED IN THE STAFF REPORT.**

**SECOND BY COMMISSIONER FRANKOVICH**

**ROLL CALL:**

**AYE: TOTH, K. PATEL, FRANKOVIC, LINCOLN, EBERHARDT, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 6-0**

Chairman Rickard asked staff announcements.

Mr. Zawila stated that the first reading is scheduled for the March 18th Village Council Meeting. He added that the Commission will not be holding a second meeting this month, and will be back in April.

**THE MEETING WAS ADJOURNED. UPON MOTION BY COMMISSIONER K. PATEL, SECOND BY COMMISSIONER LINCOLN. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.**

/s/ Celeste K. Weilandt  
Recording Secretary

(As transcribed by Ditto Transcripts)



**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE PLANNING AND ZONING COMMISSION**  
**APRIL 7, 2025 AGENDA**

<b>SUBJECT:</b> 25-PZC-0008 4439 Stonewall Avenue	<b>TYPE:</b> Zoning Exception	<b>SUBMITTED BY:</b> Carter Moran Planner
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**REQUEST**

The petitioner is seeking a vertical zoning exception to allow for a second-story addition to be 27 feet from the west property line where a 35-foot setback is required per Section 28.2.030 of the Zoning Ordinance.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER:** Daniel J. and Rosamond Maschoff  
4439 Stonewall Avenue  
Downers Grove, IL 60515

**PETITIONER:** Joel Anderson, Anderson Homes  
1306 Turvey Road  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-2, Residential Detached House 2  
**EXISTING LAND USE:** Single Family Detached House  
**PROPERTY SIZE:** 18,400 square feet (0.42 acres)  
**PINS:** 09-06-304-010

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2, Residential Detached House 2	Single-Family Detached
<b>SOUTH:</b>	R-1, Residential Detached House 1	Single-Family Detached
<b>EAST:</b>	R-3, Residential Detached House 3	Single-Family Detached
<b>WEST:</b>	R-2, Residential Detached House 2	Single-Family Detached

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Location Map
2. Site Plan
3. Floor Plans
4. Elevations

5. Project Summary/Narrative
6. Standards/Review and Approval Criteria

### **PROJECT DESCRIPTION**

The petitioner is requesting a zoning exception to vertically extend walls located in the required street setback. The property is located northeast of the intersection of Grant Street and Stonewall Avenue and is zoned R-2, Residential Detached House 2. The existing single family home is considered a legal non-conforming structure as it was constructed lawfully, but has become non-conforming due to Zoning Ordinance revisions.

The front walls of the house are set back 27 feet from the west property line. Street setbacks in the R-2 zoning district are 35 feet, per Section 28.2.030 of the Municipal Code. As such, the petitioner is requesting an exception to vertically extend walls of the encroaching part of the house to accommodate a second floor addition.

The proposed addition includes complementary updates to the masonry of the existing exterior walls to accentuate the addition. The exterior material updates include new stucco, stone coping, and brick veneer. The addition features several new windows. It should be noted that there are no windows in the proposed vertical extension facing the interior side lot line. Aside from the current legal non-conforming street setback, the proposed addition will meet all requirements of the Zoning Ordinance.

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff received no public comments on the petition.

### **ANALYSIS**

#### **Exception from the Zoning Ordinance, vertical extension of existing walls in one required setback**

As noted above, the petitioner is requesting an exception from the required street setback to extend the addition vertically where it is prohibited per Section 28.2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning Exception in Section 28.12.080.G, and the nonconforming structure alterations criteria in Section 28.11.040.C.2 of the Zoning Ordinance, must be met.

### **FINDINGS OF FACT**

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested exception to the Zoning Board of Appeals at the public hearing.

#### ***Section 28.12.080.G Standards and Review Criteria***

Zoning Exceptions require evaluation per Section 28.12.080 of the Zoning Ordinance, *Standards and Review Criteria*: “Zoning exceptions may be approved by the zoning board of appeals only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:”

#### ***(1) The exception is consistent with all relevant purpose and intent statements of this zoning ordinance and general purpose and intent of the comprehensive plan.***

The purpose of the Zoning Ordinance is to protect and promote the public health, safety and general welfare and implement the policies and goals of the Comprehensive Plan. The proposed vertical extension will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. Additionally, the proposed addition advances the goals of the Comprehensive Plan which includes re-investment in the current housing stock and encourages a variety of housing types, sizes and prices. This standard is met.

**(2) *The exception will not have substantial or undue adverse effect on adjacent properties, character of the area, or public health, safety and general welfare.***

The proposed extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed vertical extension meets all other bulk requirements of the Zoning Ordinance.

**(3) *The exception will be constructed so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties in accordance with district regulations.***

The addition continues the existing structure vertically. All proposed windows facing neighboring property do not encroach into the required street setback. The scale of the proposed addition is consistent with the surrounding homes in the vicinity, and, with the exception of the requested relief item, meets the bulk requirements of the Zoning Ordinance. This standard is met.

**(4) *The exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.***

The proposed addition will be constructed of typical residential construction materials. The overall renovation and exterior improvements will lead to a cohesive high-quality design. The structure is compatible with other nearby single family residential properties. This standard is met.

**(5) *Adverse impacts resulting from the exception will be mitigated to the maximum extent feasible.***

The proposed addition will not encroach into the street setback farther than the existing masonry wall, limiting the extent to which the structure's nonconformity is increased. The proposed addition meets all other bulk requirements of the R-2 zoning district and mitigates any impacts to the maximum extent. This standard is met.

***Section 28.11.040.C.2 Alterations and Expansions***

Additionally, extending existing building walls located within a required setback requires conformity with Section 28.11.040.C.2 of the Zoning Ordinance, which states that "a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area, except that the Planning & Zoning Commission may approve either a horizontal or vertical extension of the nonconforming exterior walls of a detached house in accordance with the zoning exception procedures of Section 28.12.080. In order to approve such horizontal or vertical extension, the Planning & Zoning Commission must find that all of the following criteria have been met":

**a) *The extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback).***

The proposed addition will comply with all other applicable lot and building regulations as identified in Section 28.2.030 of the Zoning Ordinance. This standard is met.

**b) *The extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than 15% of its existing length.***

The proposed setback for the expansion will remain 27 feet from the west property line. This standard is met.

**c) *The horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house.***

The proposed vertical extension does not include windows that face into the side (interior) yard. The only window located in the proposed setback is the west-facing window facing the street. This standard is met.

- d) ***The appearance of the expansion will be compatible with the adjacent property and neighborhood.***  
The proposed appearance will be compatible with the surrounding homes in the immediate vicinity and neighborhood. This standard is met.
- e) ***The expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.***  
The proposed expansion will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed extension will meet all other bulk requirements of the Zoning Ordinance. The proposed vertical extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

## **RECOMMENDATION**

---

Based on the analysis above, staff believes the standards and criteria for granting the vertical exception has been met. Staff recommends ***approval*** of the requested exception subject to the following conditions:

1. The vertical wall exceptions shall substantially conform to the staff report and architectural drawings prepared by Widler Architecture dated March 5, 202, except that such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:





---

Stanley J. Popovich, AICP  
Director of Community Development



0 50 100  
 Feet

### 4439 Stonewall Avenue Location Map

 Subject Property  
 Site Location



# Zoning Exception

**Address of Project Site:** 4439 Stonewall Ave, DG

A zoning exception grants relief to specific zoning regulations for non-conformities that would not otherwise meet the standards and review criteria for a variation.

From the Downers Grove Municipal Code Chapter 28 – Zoning Ordinance, Article 12.080, Zoning Exceptions:

## Section 28.12.080.B Authorized Exceptions

The zoning board of appeals is authorized to grant the following zoning exceptions:

1. Expansion of non-conforming uses, in accordance with Sec. 11.030.C.2;
2. Re-establishment of an abandoned non-conforming use, in accordance with Sec. 11.030.F.1.d; and
3. Extension of an existing building wall located within a required setback, in accordance with Sec. 11.040.C.2.

The following standards must be addressed in order for the Zoning Board of Appeals to grant a zoning exception.

## Section 28.12.080.G Standards and Review Criteria

Zoning exceptions may be approved by the zoning board of appeals only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:

1. The requested zoning exception is consistent with all relevant purpose and intent statements of this zoning ordinance and with the general purpose and intent of the comprehensive plan;

The proposed addition for the zoning exception to 4439 Stonewall Ave will not increase any nonconformities, nor does it increase the building coverage

2. The requested zoning exception will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare;

This proposed addition for the zoning exception will not have any adverse effect upon adjacent properties or affect the character of the area. We have sat down with the neighbors with pending design changes and they were very receptive to the new design and enjoyed the new esthetics.

3. The proposed zoning exception will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

The proposed addition for the zoning exception will not dominate the vicinity and takes into account neighboring property along with making sure to ensure privacy for all parties.

4. The proposed zoning exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity; and

The proposed addition for the zoning exception provides a high-quality design, along with materials and construction to modernize the entire home with respect to those in the neighborhood.

5. Any adverse impacts resulting from the zoning exception will be mitigated to the maximum extent feasible.

The proposed addition for the zoning exception will not have any adverse effect upon adjacent property.



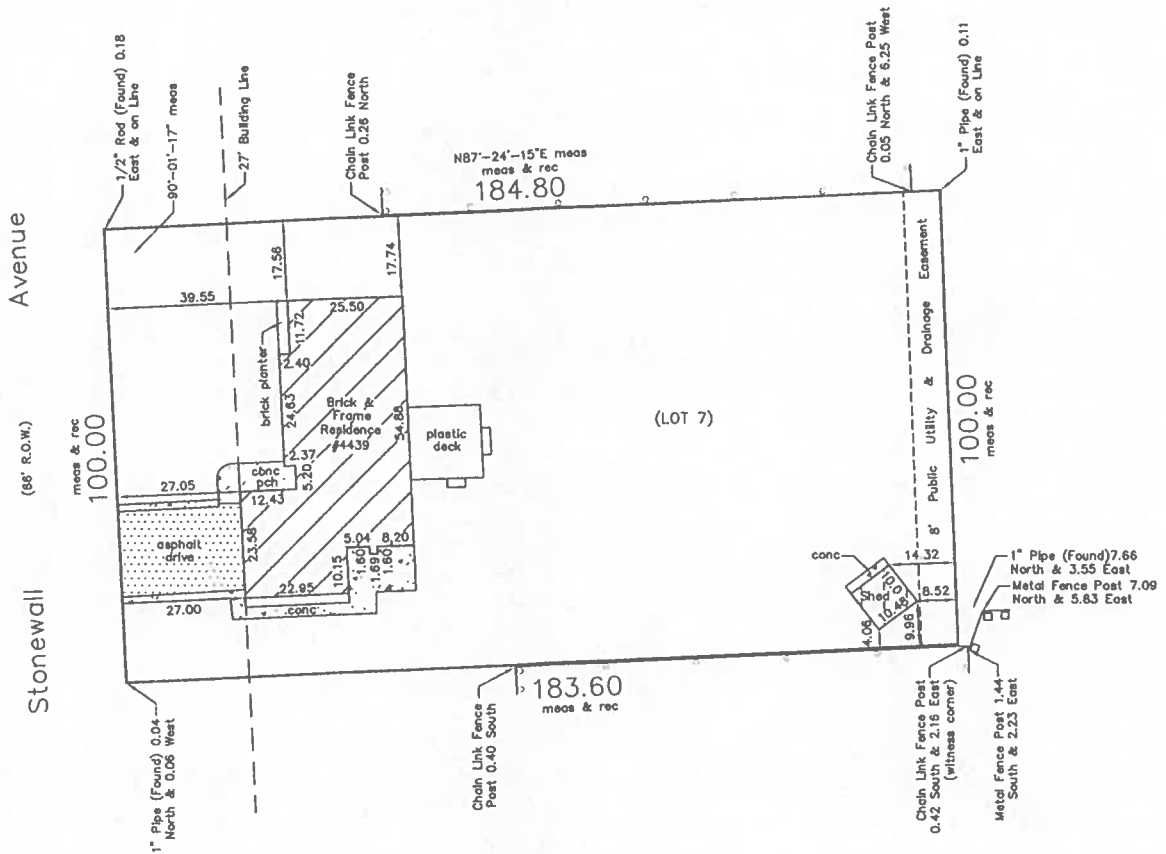
KABAL SURVEYING COMPANY  
Land Surveying Services

# Plat of Survey

10407 West Cermak Road  
Westchester, Illinois 60154  
(708) 662-2662  
Fax (708) 562-7314  
email: kabal-surveying@comcast.net  
website: KabalSurveyingCompany.com  
Registration No. 184-003061

Lot 7 in Stonewall, a Subdivision of that part of the Southwest quarter of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded February 25, 1950 as Document 587044, in DuPage County, Illinois.

Address: 4439 Stonewall Avenue, Downers Grove



**LEGEND**

R.O.W. = right-of-way, E = East  
rec = record, N = North, W = West  
meas = measured, S = South  
pch = porch, conc = concrete

Area of property is approximately 18,419 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 9, 2024

Scale: 1 inch = 30 ft.  
Order No. 240602  
Ordered By: Antonopoulos & Virtel, PC



Measured bearing shown hereon is based on the Illinois State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurement

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, MITCHELL P. BALEK, on Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

*Mitchell P. Balek*

Illinois Professional Land Surveyor No. 035-003250  
My license expires on November 30, 2024

ORIGINAL SEAL IN RED

# Maschoff Residence

4439 Stonewall Ave  
Downers Grove, IL

### APPLICABLE CODES

CURRENT D.G. ZONING ORDINANCES

CURRENT D.G. STORMWATER & FLOOD PLAIN ORDINANCE

2021 INTERNATIONAL RESIDENTIAL CODE w/ D.G. AMENDMENTS

2020 NATIONAL ELECTRICAL CODE w/ D.G. AMENDMENTS

2021 INTERNATIONAL MECHANICAL CODE w/ D.G. AMENDMENTS

2014 ILLINOIS PLUMBING CODE w/ D.G. AMENDMENTS

2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ D.G. AMENDMENTS & STATE OF ILLINOIS AMENDMENTS

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ D.G. AMENDMENTS

### MATERIAL DESIGNATIONS

ELEVATION	PLAN/SECTION
CONCRETE	EARTH FILL
CERAMIC TILE	GRANULAR FILL
BRICK	CONCRETE
RUNNING BOND MASONRY	BRICK
STONE	CONCRETE BLOCK
WOOD BLOCKING	BOARD/RIGID INSULATION
FINISHED WOOD	LOOSE FILL/BATI INSULATION
PLYWOOD	GYP. BD./PLASTER BD.
METAL	

### SYMBOLS

SECTION TARGET: SECTION LETTER SHEET NUMBER	DUPLEX RECEPTACLE	WALL WASHER
DETAIL TARGET: SECTION LETTER SHEET NUMBER	DUPLEX RECEPTACLE A.A.F. TO CENTER	WALL SCONCE
INTERIOR DOOR TYPE	GROUND FAULT INTERCEPT	WALL SCONCE A.F.F. TO CENTER
NOTE	TELEPHONE OUTLET	PENDANT LIGHT FIXTURE
EXTERIOR DOOR / WINDOW TYPE	THERMOSTAT	CEILING LIGHT SOCKET
CENTER LINE	ELEVATION NUMBER SHEET NUMBER	SMOKE DETECTOR
SLOPE INDICATION	INTERIOR ELEVATION TARGET ELEVATION LETTER SHEET NUMBER	CABLE TELEVISION OUTLET
PARTITION TYPE	ROOM NUMBER	CARBON DIOXIDE DETECTOR
NEW CONSTRUCTION	ELEVATION TAG	TELEPHONE / CAT-6 DATA OUTLET
NEW CONSTRUCTION PARTIAL HEIGHT	REVISION CHANGES MADE BEFORE CONTRACT IS SIGNED.	
EXISTING WALL	NORTH DESIGNATION	
WALL TO BE DEMOLISHED	TRACK LIGHTING	
QUADRAPLEX FLOOR OUTLET	SINGLE POLE SWITCH	
DUPLEX FLOOR OUTLET	THREE WAY SWITCH	
TELEPHONE FLOOR OUTLET	SWITCH ABOVE FINISHED FLOOR	
QUADRAPLEX RECEPTACLE	DIMMER SWITCH	
	DOWN LIGHT	

### ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	HC	HOLLOW CORE	SST	STAINLESS STEEL
ALT	ALTERNATE	HOR	HORIZONTAL	ST	STAIN
AL	ALUMINUM	ID	INSIDE DIAMETER	STD	STANDARD
ARCH	ARCHITECT	INS	INSULATE/D/ION	STL	STEEL
BLKG	BLOCKING	INT	INTERIOR	THK	THICK
BD	BOARD	KIT	KITCHEN	T&G	TONGUE AND GROOVE
BRK	BRICK	LAM	LAMINATE	VAR	VARNISH
BLDG	BUILDING	LH	LEFT HAND	VCT	VINYL COMPOSITION TILE
CP1	CARPET	LN	LINEUM	VIF	VERIFY IN FIELD
CLG	CEILING	L	LENGTH	VT	VINYL TILE
CT	CERAMIC TILE	LW	LIGHTWEIGHT	VB	VINYL BASE
CONC	CONCRETE	LTL	LINTEL	WD	WOOD
CMU	CONCRETE MASONRY UNIT	MFT	MANUFACTURER	WIN	WINDOW
CONST	CONSTRUCTION	MRB	MARBLE	WP	WATERPROOFING
CONT	CONTINUOUS OR CONTINUE	MAS	MASONRY		
CP1	CARPET	MTL	MATERIALS		
DTL	DETAIL	MAX	MAXIMUM		
DIAG	DIAGONAL	MECH	MECHANICAL		
DIAM	DIAMETER	MED	MEDIUM		
DIM	DIMENSION	MIN	MINIMUM		
DR	DOOR	MISC	MISCELLANEOUS		
DWG	DRAWING	NOM	NOMINAL		
E	EAST	NIC	NOT IN CONTRACT		
ELEC	ELECTRIC/ELECTRICAL	NTS	NOT TO SCALE		
EP	ELECTRICAL PANEL	OC	ON CENTER		
EL	ELEVATION	OPG	OPENING		
ETR	EXISTING TO REMAIN	OD	OUTSIDE DIMENSION		
EX	EXPOSED	OA	OVERALL		
FIN	FINISH/FINISHED	OH	OVERHEAD		
FLR	FLOOR/FLOORING	PLAM	PLASTIC LAMINATE		
FUR	FURRED/FURRING	R	RADIUS		
GC	GENERAL CONTRACTOR	REF	REFERENCE		
GL	GLASS/GLAZING	REV	REVISION/REVISED		
GYP BD	GYP SUM BOARD	RFG	ROOFING		
HDW	HARDWARE	RM	ROOM		
HWD	HARDWOOD	SCH	SCHEDULE		
HVAC	HEATING/VENT/AIR CONDIT.	SCW	SOLID CORE WOOD		
HT	HEIGHT	SPEC	SPECIFICATIONS		

### INDEX OF DRAWINGS

<b>GENERAL</b>	<b>STRUCTURAL</b>
G0.0 COVER SHEET	S1.01 GENERAL NOTES
G0.1 GENERAL SPECIFICATIONS	S1.02 FOUNDATION PLAN
<b>ARCHITECTURAL</b>	S1.03 1ST FLOOR FRAMING PLAN
AD.1 BASEMENT DEMOLITION PLANS	S1.04 1ST FLOOR CEILING FRAMING PLAN
AD.2 1ST LEVEL DEMOLITION PLANS	S1.05 2ND FLOOR & CEILING FRAMING PLAN
A1.0 BASEMENT / FOUNDATION FLOOR PLAN / WALL TYPES	S1.06 ROOF FRAMING PLAN
A1.1 1ST & 2ND LEVEL FLOOR PLAN	S1.07 CONCRETE DETAILS
A1.2 ROOF PLAN	S1.08 FRAMING DETAILS
A2.1 EXTERIOR ELEVATIONS	S1.09 STRUCTURAL STEEL DETAILS
A2.2 EXTERIOR ELEVATIONS	S1.10 1ST FLOOR LATERAL BRACING PLAN
A3.1 BUILDING SECTION	S1.11 BRACED WALL PANEL DETAILS
<b>MEP</b>	<b>CIVIL</b>
E1.1 ELECTRICAL PLANS	1 BOUNDARY, TOPOGRAPHIC SURVEY, & DEMOLITION PLAN
P1.1 PLUMBING RISER DIAGRAMS	2 GRADING PLAN
	3 ENGINEERING DETAILS

### ZONING DATA

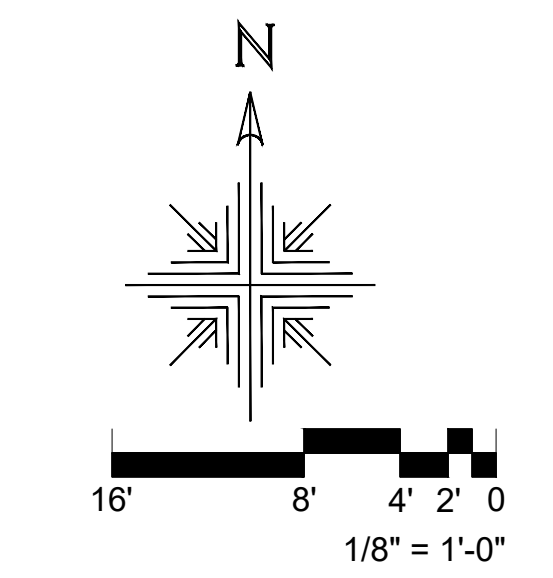
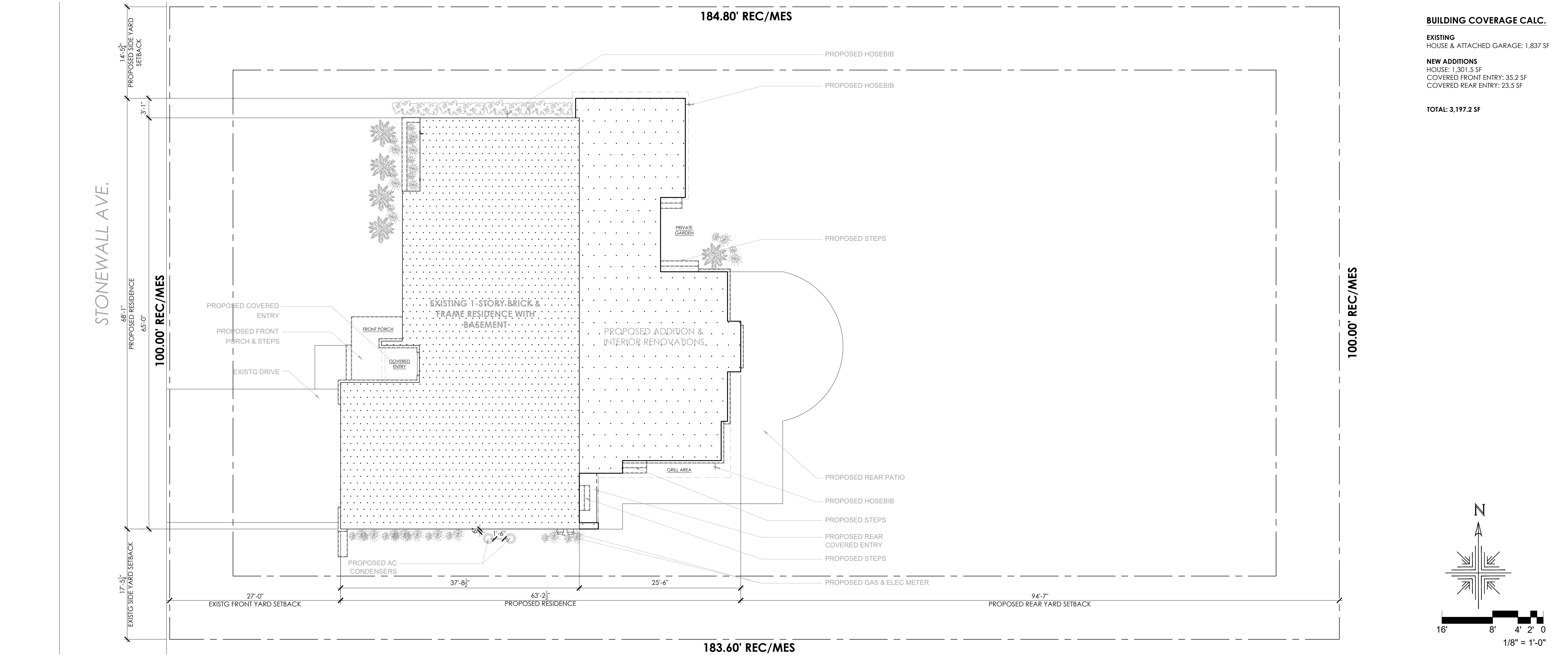
DISTRICT:	CODE	PROPOSED
R-2	R-2	-
LOT AREA:	18,419 SF	-
MAX. BLDG COVERAGE:	32% (5,894 SF)	3,197.2 SF
FRONT YARD SET BACK:	35'	27'-0" (ETR)
REAR YARD SET BACK:	20'	94'-7"
SIDE YARD SET BACK:	7' OR 10%	17'-5 1/2" (ETR) SOUTH / 14'-5 1/2" NORTH
BUILDING HEIGHT:	35'	28'-0"
MAX EAVE HEIGHT:	25'	19'-0"

### PROJECT DESCRIPTION

THE MASCHOFF RESIDENCE PROJECT IS AN ADDITION & RENOVATION TO AN EXISTING 1 STORY BRICK & FRAME HOME, LOCATED IN DOWNERS GROVE ILLINOIS AND CONSISTING OF THE FOLLOWING:

- \* NEW 2ND STORY ADDITION
- \* NEW REAR ADDITION
- \* PARTIAL RENOVATION OF THE EXISTING 1ST LEVEL.
- \* EXISTING DRIVEWAY AND CURB CUT TO REMAIN
- \* UPGRADED UTILITIES AS REQUIRED

### SITE PLAN



**BUILDING COVERAGE CALC.**

**EXISTING**  
HOUSE & ATTACHED GARAGE: 1,837 SF

**NEW ADDITIONS**  
HOUSE: 1,301.5 SF  
COVERED FRONT ENTRY: 35.2 SF  
COVERED REAR ENTRY: 23.5 SF

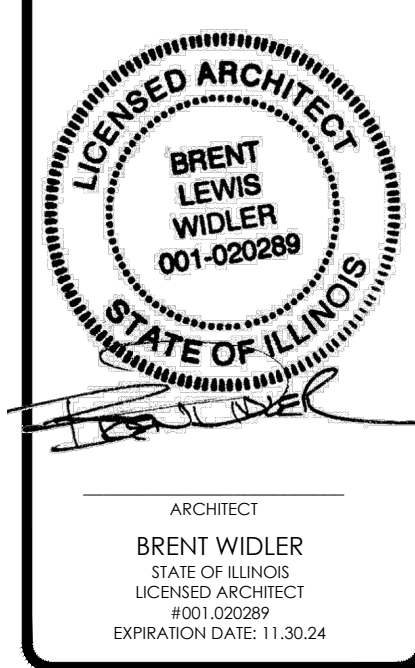
**TOTAL: 3,197.2 SF**



DATE	ISSUE	WINDOW SIZING	ELECTRICAL REVIEW	CLIENT REVIEW	ENERGY DIAGNOSTICS	PRICING & PERMIT	PERMIT CORRECTIONS
10.7.2024							
10.16.2024							
10.23.2024							
11.11.2024							
12.12.2024							
1.24.2025							

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES HAVING JURISDICTION.

9.18.2024  
DATE



PROJECT NAME

## Maschoff Residence

Dan & Kim Maschoff  
4439 Stonewall  
Downers Grove, IL

DRAWN BY  
BW, CC

CHECKED BY  
BW

DATE  
9.18.2024

JOB NUMBER  
24013


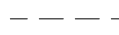

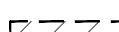
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COVER SHEET

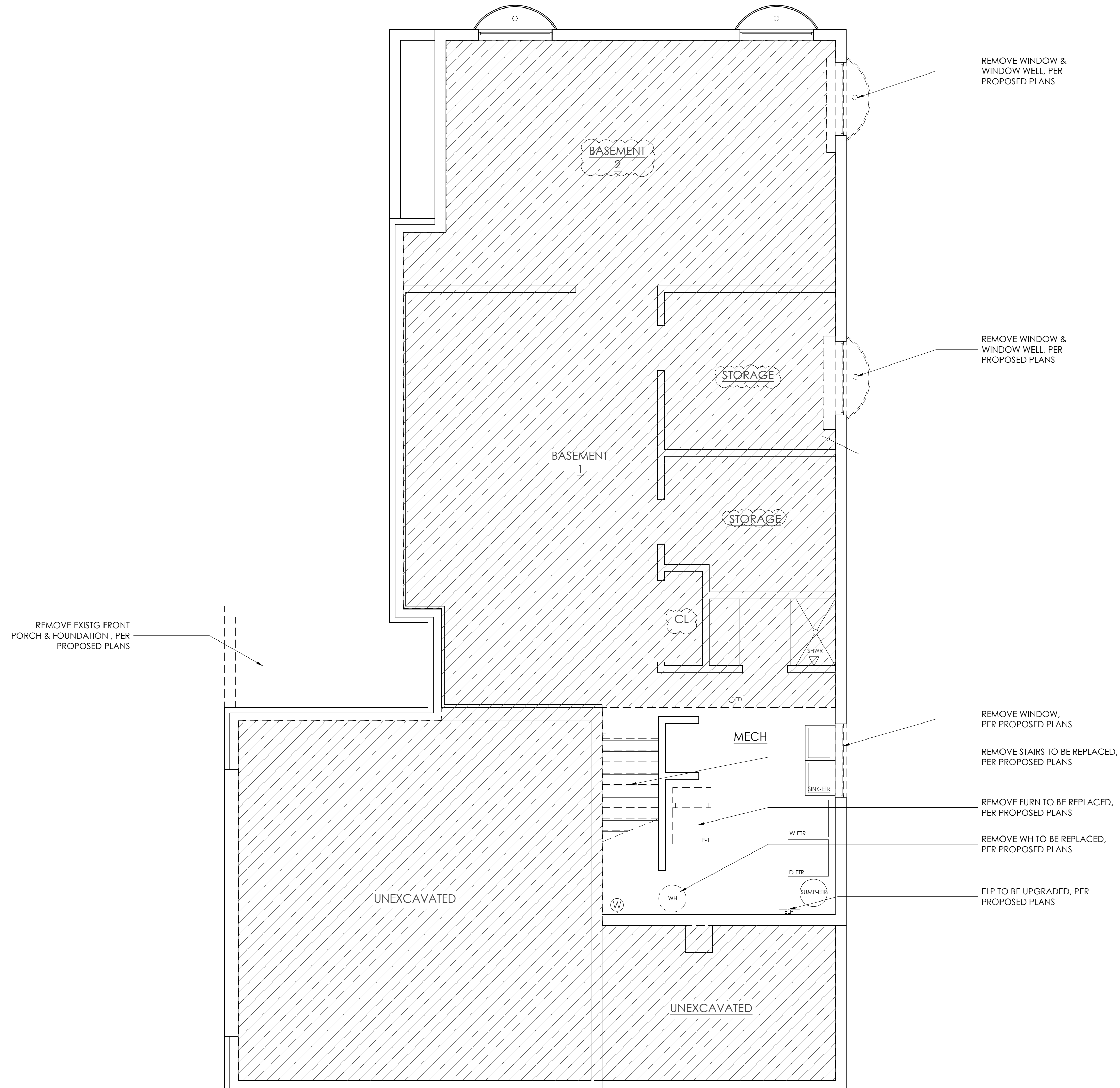
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G0.0

**DEMOLITION NOTES:**

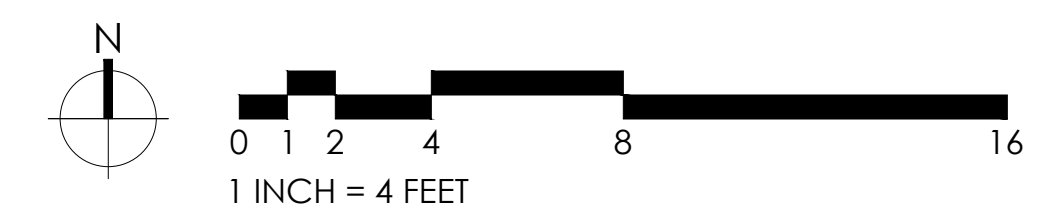
1. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE OF WORK & DESIGN INTENT TO ACHIEVE THE NEW WORK DESCRIBED WITHIN THE SPECIFICATIONS & THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ANY EXISTING FIELD CONDITIONS, INSPECT EXISTING EQUIPMENT, AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE SUBMISSION OF THEIR BID & CONSTRUCTION.
2. THE DEMOLITION NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS IN FIELD AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION WORK IS COMPLETE AS REQUIRED FOR PROPOSED PLANS
3. REMOVE EXISTING CONSTRUCTION AND PERFORM DEMOLITION WORK AS NECESSARY TO PREPARE THE SITE FOR THE NEW WORK AS FURTHER DESCRIBED IN THE PROJECT SPECIFICATIONS AND DRAWINGS.
4. REMOVE ALL DEMOLISHED MATERIALS FROM SITE IMMEDIATELY.
4. MAINTAIN EXIT AND ACCESS WAYS IN A CLEAN, UNOBSTRUCTED, AND PROPERLY ILLUMINATED MANNER AT ALL TIMES. ALL WORK ACTIVITIES TO BE CONDUCTED ACCORDING TO OSHA STANDARDS.
5. PROTECT SPACES & WORK TO REMAIN FREE FROM DUST, NOISE, AND DAMAGE. PROVIDE TEMPORARY ENCLOSURE TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE INTERIOR AREA OR STRUCTURE. MAINTAIN SITE IN A CLOSED AND SECURED MANNER TO PREVENT THEFT, VANDALISM, AND UNAUTHORIZED ENTRY.
6. DEMOLITION WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - 6.1. ABANDONED WIRING, PIPING, CONDUITS, FIXTURES, PANELS, AND DEVICES.
  - 6.2. PARTITIONS AND FINISHES AS NOTED ON PLANS.
  - 6.3. CLIPS, BRACKETS, SUPPORTS, HANGERS, ETC. WHICH ARE NOT A PART OF AN ASSEMBLY TO REMAIN.
  - 6.4. ALL FINISHED FLOORING & DAMAGED SUBFLOORING.
7. ITEMS TO SALVAGE OR PROTECT SHALL INCLUDE (COORDINATE/VERIFY WITH OWNER):
  - 7.1. COORDINATE/VERIFY WITH OWNER PRIOR TO ANY DEMOLITION.
  - 7.2. AS NOTED ON DRAWINGS.
8. GC AND/OR DEMOLITION CONTRACTOR TO REVIEW DEMOLITION WITH ARCHITECT & OWNER ON SITE, PRIOR TO PERFORMING ANY DEMOLITION WORK. CONTRACTOR SHALL VERIFY ALL BEARING CONDITIONS & PROVIDE SHORING AND BRACING AS REQ'D PRIOR TO REMOVAL OF ALL ITEMS.
9. ALL PLUMBING AND ELECTRICAL ITEMS TO BE REMOVED SHALL BE CAPPED OR REROUTED IN EXISTING OR NEW WALLS OR BENEATH THE FLOOR, TO MEET OR EXCEED LOCAL CODE.
10. GENERAL CONTRACTOR RESPONSIBLE TO STORE & PROTECT ALL ITEMS TO BE SALVAGED & REUSED PER THE SPECIFICATIONS & DRAWINGS AS WELL AS ITEMS NOTED DURING WALK-THROUGH PRIOR TO BID & CONSTRUCTION.
11. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH AS REQ'D TO ITS ORIGINAL APPEARANCE.
12. PROTECT ANY TREES, SHRUBS, PLANTS, ETC THAT ARE TO REMAIN AND ARE NOT SCHEDULE TO BE PART OF DEMOLITION.

**DEMOLITION LEGEND:**

-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS & FINISHES TO BE REMOVED
-  LOAD BEARING WALL
-  NO WORK THIS AREA

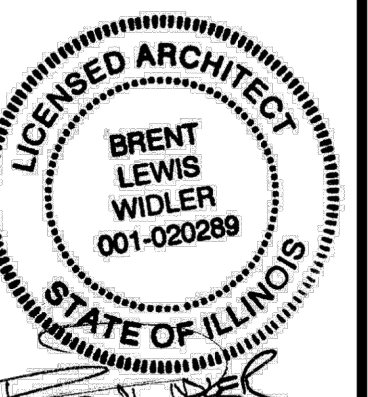


**1 BASEMENT - DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"



DATE	ISSUE
10.16.2024	ELECTRICAL REVIEW
10.23.2024	CLIENT REVIEW
11.11.2024	ENERGY DIAGNOSTICS
11.14.2024	PRICING & PERMIT
12.12.2024	PERMIT CORRECTIONS
1.24.2025	PERMIT CORRECTIONS
2.12.2025	PERMIT CORRECTIONS

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES HAVING JURISDICTION.  
DATE: 2.12.2024



ARCHITECT  
BRENT WIDLER  
STATE OF ILLINOIS  
LICENSED ARCHITECT  
#001-020289  
EXPIRATION DATE: 11.30.26

PROJECT NAME  
**Maschoff Residence**  
Dan & Kim Maschoff  
4439 Stonewall  
Downers Grove, IL

DRAWN BY  
BW, CC

CHECKED BY  
BW

DATE  
2.12.2024

JOB NUMBER  
24013

SHEET NAME  
DEMOLITION PLANS

SHEET NUMBER  
AD.1

**DEMOLITION NOTES:**

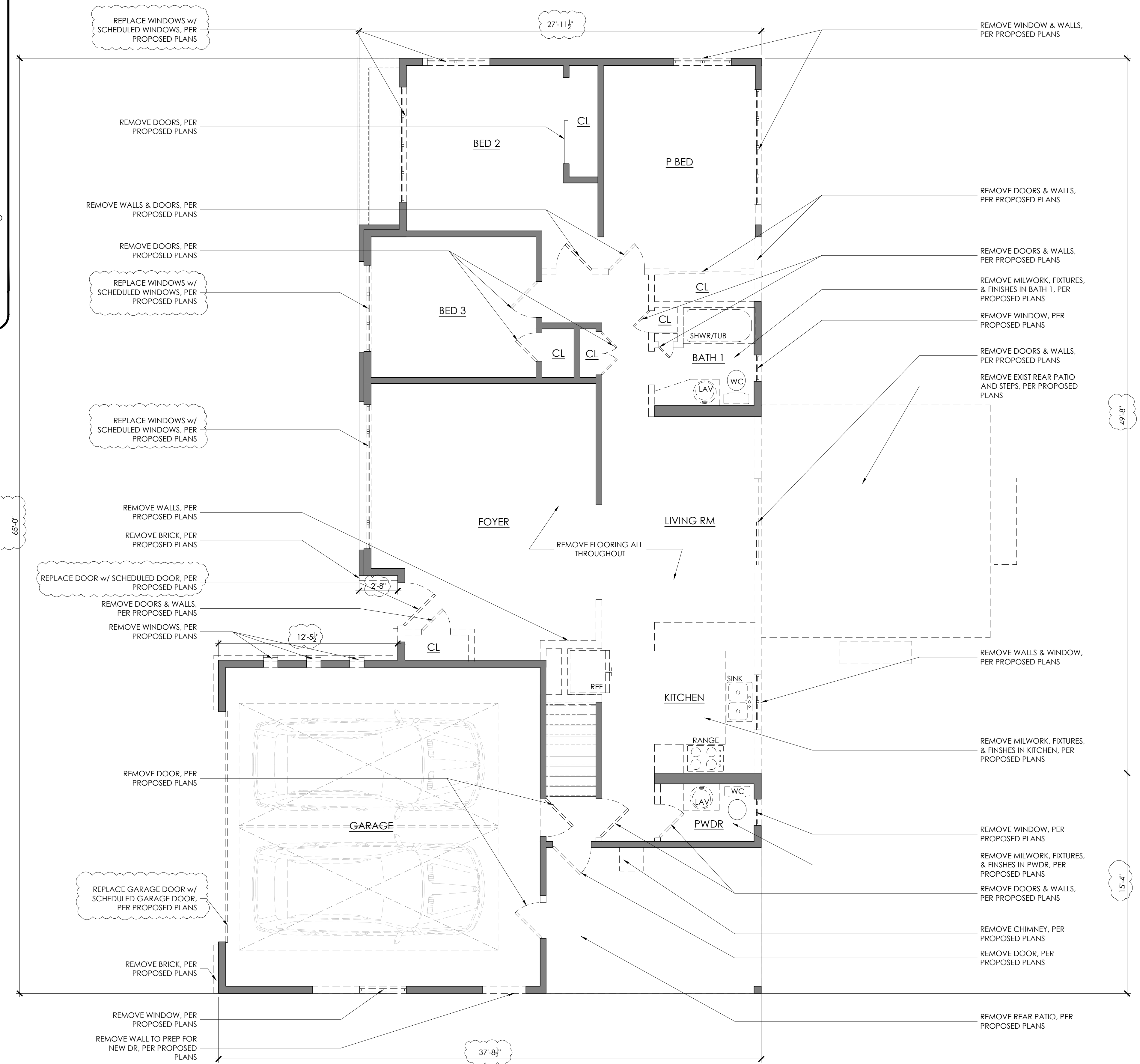
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8. GC AND/OR DEMOLITION CONTRACTOR TO REVIEW DEMOLITION WITH ARCHITECT & OWNER ON SITE, PRIOR TO PERFORMING ANY DEMOLITION WORK. CONTRACTOR SHALL VERIFY ALL BEARING CONDITIONS & PROVIDE SHORING AND BRACING AS REQ'D PRIOR TO REMOVAL OF ALL ITEMS.
9. ALL PLUMBING AND ELECTRICAL ITEMS TO BE REMOVED SHALL BE CAPPED OR REROUTED IN EXISTING OR NEW WALLS OR BENEATH THE FLOOR, TO MEET OR EXCEED LOCAL CODE.
10. GENERAL CONTRACTOR RESPONSIBLE TO STORE & PROTECT ALL ITEMS TO BE SALVAGED & REUSED PER THE SPECIFICATIONS & DRAWINGS AS WELL AS ITEMS NOTED DURING WALK-THROUGH PRIOR TO BID & CONSTRUCTION.
11. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH AS REQ'D TO ITS ORIGINAL APPEARANCE.
12. PROTECT ANY TREES, SHRUBS, PLANTS, ETC. THAT ARE TO REMAIN AND ARE NOT SCHEDULED TO BE PART OF DEMOLITION.

**DEMOLITION LEGEND:**

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS & FINISHES TO BE REMOVED
- ▬ LOAD BEARING WALL
- ▨ NO WORK THIS AREA

**DEMOLITION PERCENTAGES:**

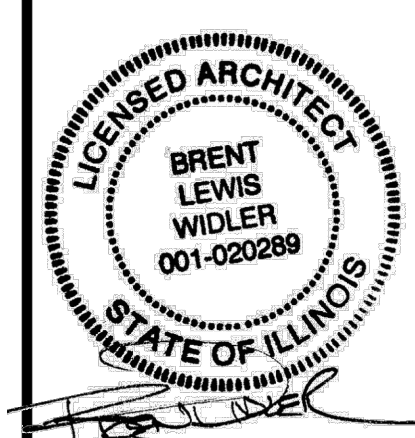
EXISTING TO REMAIN:  $65'-0" + 2'-8" + 12'-5\frac{1}{2}" + 37'-8\frac{1}{2}" + 15'-4" + 27'-11\frac{1}{2}" = 161'-1\frac{1}{2}"$   
 $161'-1\frac{1}{2}" \text{ FT} \dots\dots\dots 76.5\%$   
 REMOVED:  $49'-8" \dots\dots\dots 23.5\%$   
 \* ABOVE 50% OF EXISTG RESIDENCE TO REMAIN



**1 LEVEL 1 - DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0"  
 REMOVE ROOF, PER PROPOSED PLANS

DATE	ISSUE
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10.23.2024	CLIENT REVIEW
11.11.2024	ENERGY DIAGNOSTICS
11.14.2024	PRICING & PERMIT
12.12.2024	PRICING & PERMIT
1.24.2025	PERMIT CORRECTIONS
2.12.2025	PERMIT CORRECTIONS

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 2.12.2024  
 DATE



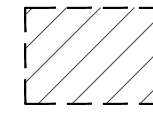

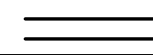
ARCHITECT  
 BRENT WIDLER  
 STATE OF ILLINOIS  
 LICENSED ARCHITECT  
 #001.020289  
 EXPIRATION DATE: 11.30.26

PROJECT NAME  
**Maschoff Residence**  
 Dan & Kim Maschoff  
 4439 Stonewall  
 Downers Grove, IL

DRAWN BY  
 BW, CC  
 CHECKED BY  
 BW  
 DATE  
 2.12.2024  
 JOB NUMBER  
 24013

SHEET NAME  
 DEMOLITION PLANS  
 SHEET NUMBER  
**AD.2**

**FLOOR PLAN LEGEND:**

-  - NO WORK THIS AREA, **EXISTING TO REMAIN**
-  - EXISTING WALL TO REMAIN
-  - NEW WALL PER WALL TYPES OR AS NOTED

**FOUNDATION PLAN GENERAL NOTES:**

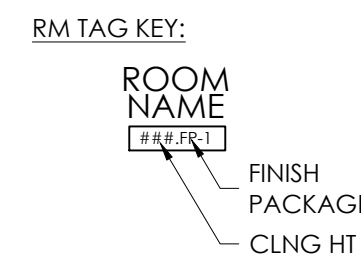
1. SILL ANCHOR BOLTS TO BE 3/4" DIA., 10" MIN. IN LENGTH AND A MIN. OF 7" EMBEDDED IN CONCRETE. PROVIDE WASHER UNDER NUTS ON BOLT. SPACING TO BE NO MORE THAN 6" O.C. AND W/IN 12" OF ENDS. MIN. OF 2 BOLTS IN EACH SIDE.
2. NEW CONCRETE FOUNDATION WALL TO HAVE SPRAY ON DAMPROOFING APPLIED.
3. ALL RECEPTACLES, OUTLETS, LIGHTING OUTLETS AND SMOKE DETECTORS INSTALLED IN BEDROOMS TO BE AFCI PROTECTED.
4. ASSUMED ALLOWABLE SOIL BEARING CAPACITY 3,000PSF TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

**FLOOR PLAN GENERAL NOTES:**

1. ALL RECEPTACLES, OUTLETS, LIGHTING OUTLETS AND SMOKE DETECTORS INSTALLED IN BEDROOMS TO BE AFCI PROTECTED.
2. ALL NEW EXTERIOR DOORWAYS TO HAVE FOLDED END DAMN FLASHING.
3. AT ALL OPENINGS, CUT HOUSE WRAP AT PERIMETER OF WINDOW/OPENING. IT IS NOT TO WRAP JAMBS, SILL OR HEADER. AT SILL, INSTALL A 9" WIDE STRIP OF DUPONT FLEXWRAP THAT IS 12" LONGER THAN SILL LENGTH. USE SELF-TAPPING WRAP CAP SCREWS TO HOLD DOWN THE EDGE OF THE CORNERS. INSTALL 9" STRIPS OF DUPONT STRAIGHTFLASH INTO THE JAMBS AND HEADER. THE JAMB FLASHING SHOULD OVERLAP SILL FLASHING BY A MIN. OF 2". THE HEAD FLASHING SHOULD OVERLAY THE TOP OF THE JAMB FLASHING BY 6".
4. ALL CLOSETS TO RECEIVE 1" WD SHELF AND ROD UNLESS NOTED DIFFERENTLY.
5. ALL STAIRS + RAILINGS: 10" W/ TREAD, DEPTH MEASURED FROM NOSING TO NOSING, NOSING NO LESS THAN 3/4" & NOT TO EXCEED 1 1/2". GUARDRAIL HT. +42", HANDRAIL HT. 34" (ON WALL SIDE). BALUSTER/INTERMEDIATE RAIL SPACING ON ALL GUARDRAILS MUST BE SPACED 4" O.C. MAX VERTICALLY.
6. ALL EXTERIOR RECEPTACLE OUTLETS REQUIRE WEATHERPROOF COVERS.
7. RECEPTACLE OUTLET SPACING TO COMPLY WITH NEC ARTICLES 210.52(A) AND 210.52 (C).
8. **ALL BATT INSULATION TO BE RESNET GRADE 1 INSTALLATION QUALITY.**
9. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN THE CEILINGS, WALLS, FOUNDATION AND DUCTS OUTSIDE OF CONDITIONED SPACE; U-FACTORS FOR WINDOWS AND SKYLIGHTS; AND THE RESULTS FROM ANY REQUIRED DUCT AND BUILDING ENVELOPE TESTING. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
10. THE INSULATION INSTALLER SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURE AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.
11. ALL DOORS TO MATCH EXIST 1-3/8" THICK SOLID CORE WOOD DOOR W/ WOOD FRAME, STAIN GRADE, U.N.O., PROVIDE 1-3/4" THICK DOOR AT ALL BEDROOMS. REFER TO PLANS FOR DOOR HAND & QUANTITIES. PROVIDE FULLY LOUVERED DOORS TO MECHANICAL CLOSET AND LAUNDRY CLOSET.

**INTERIOR FINISH SCHEDULE**

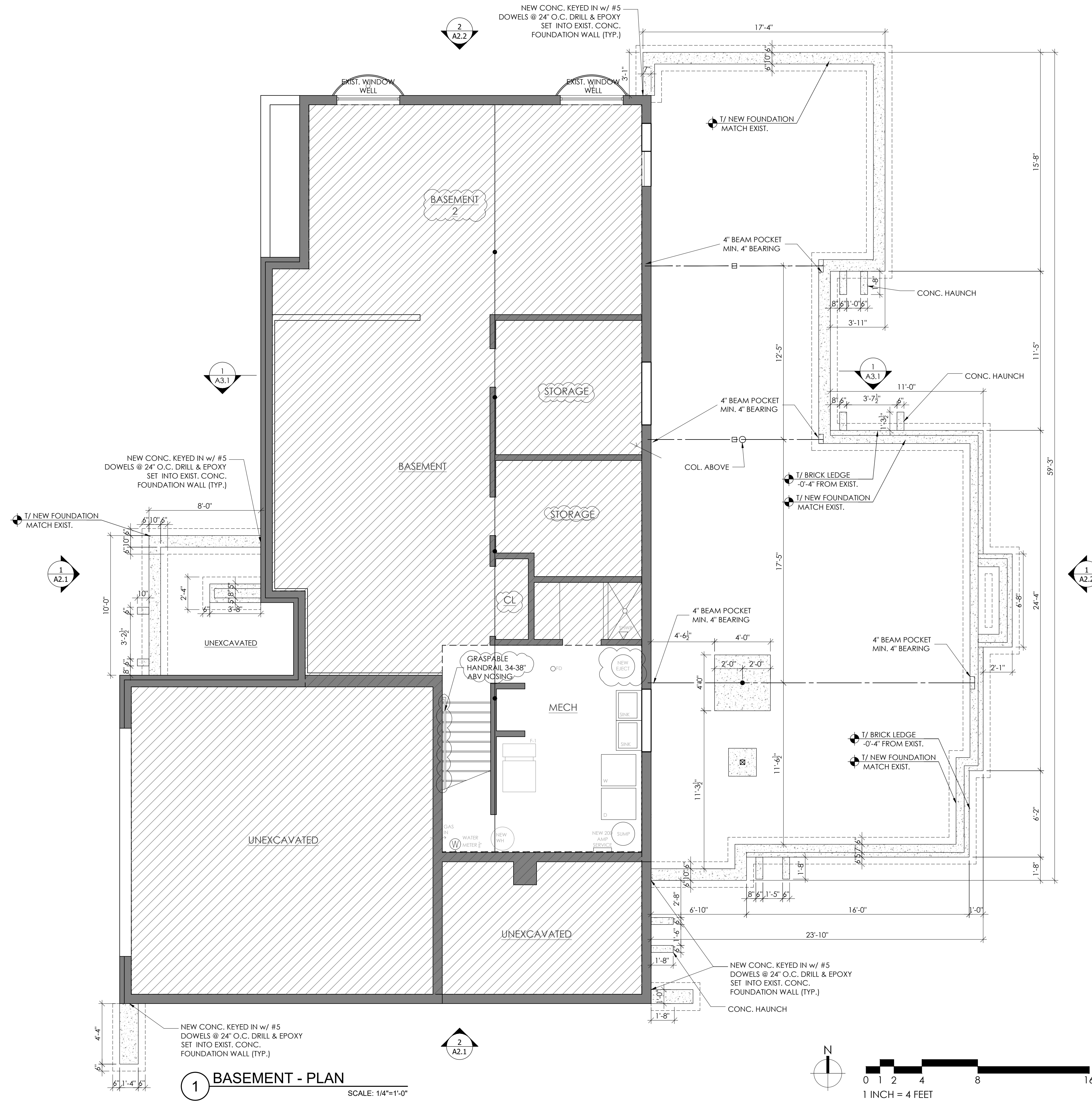
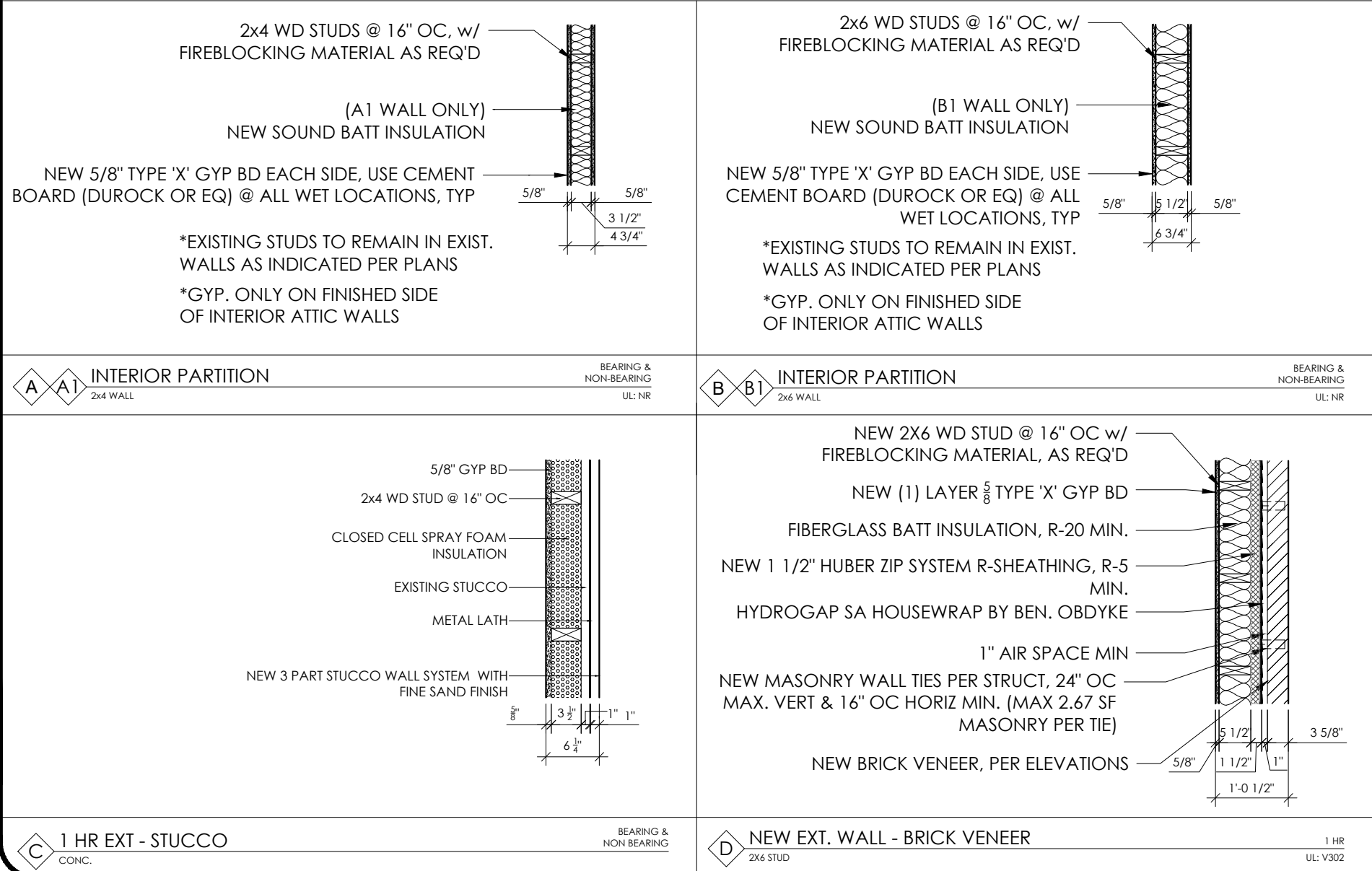
FINISH PACKAGES		
TAG	DESCRIPTION	OWNER'S SELECTION
FP-1		
F1	3" HW WHT OAK	OWNER'S SELECTION
B1	WD WALL BASE, FINISH BY OWNER	OWNER'S SELECTION
T1	WINDOW/DOOR TRIM	OWNER'S SELECTION
C1	CROWN MOLDING	MATCH EXIST'G, TYP
FP-2		
F2	CERAMIC OR PORCELAIN TILE	OWNER'S SELECTION
B1	WD WALL BASE, FINISH BY OWNER	OWNER'S SELECTION
T1	WINDOW/DOOR TRIM	OWNER'S SELECTION
C1	CROWN MOLDING	MATCH EXIST'G, TYP
FP-3		
F3	CARPET	OWNER'S SELECTION
B1	WD WALL BASE, FINISH BY OWNER	OWNER'S SELECTION
T1	WINDOW/DOOR TRIM	OWNER'S SELECTION
C1	CROWN MOLDING	MATCH EXIST'G, TYP



**INTERIOR FINISH NOTES:**

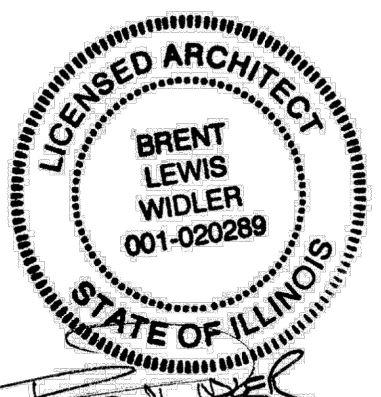
- TRIM:**
1. 1x6 WALL BASE / 1x4 TRIM, PAINT GRADE, TO BE IN ALL ROOMS WITH NEW OR EXISTING HARDWOOD FLOORING. FINAL SELECTION TO BE APPROVED BY OWNER PRIOR TO BID & CONSTRUCTION.
  2. TILE BASE IN ALL ROOMS WITH TILE FLOORING.
- WALLS:**
1. ALL NEW & EXIST'G WALLS TO BE PAINTED. COLOR BY OWNER.
  2. ALL WALLS TO RECEIVE TILE SHALL BE FULL HEIGHT, UP TO CLG. FINAL TILE SELECTIONS & PATTERN BY OWNER.

**WALL TYPES**



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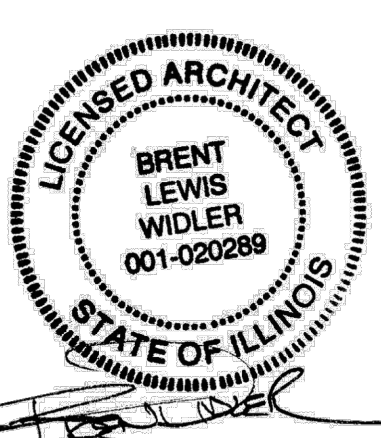
JOB NUMBER  
24013

SHEET NAME  
PLANS

SHEET NUMBER  
A1.0

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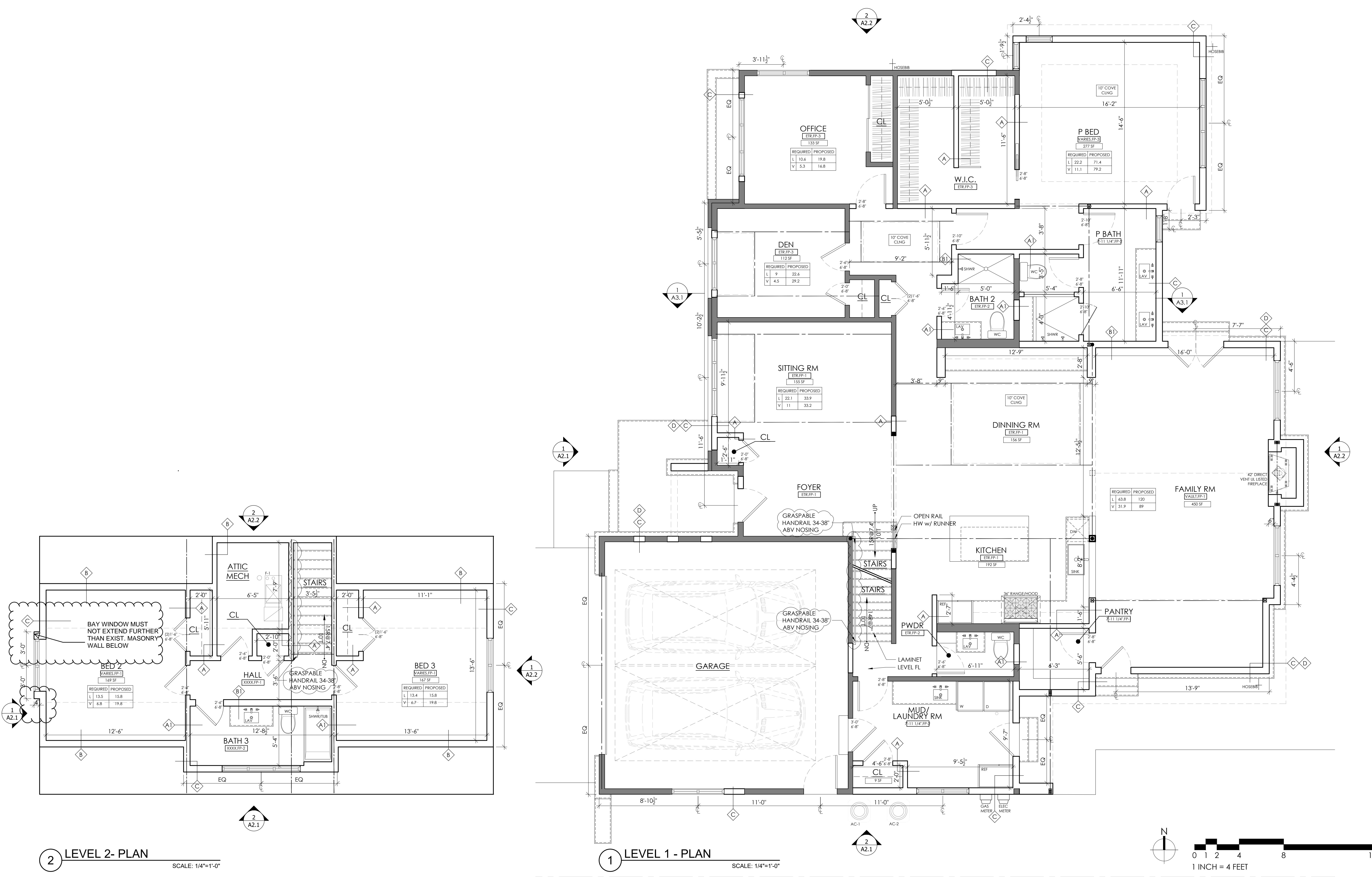


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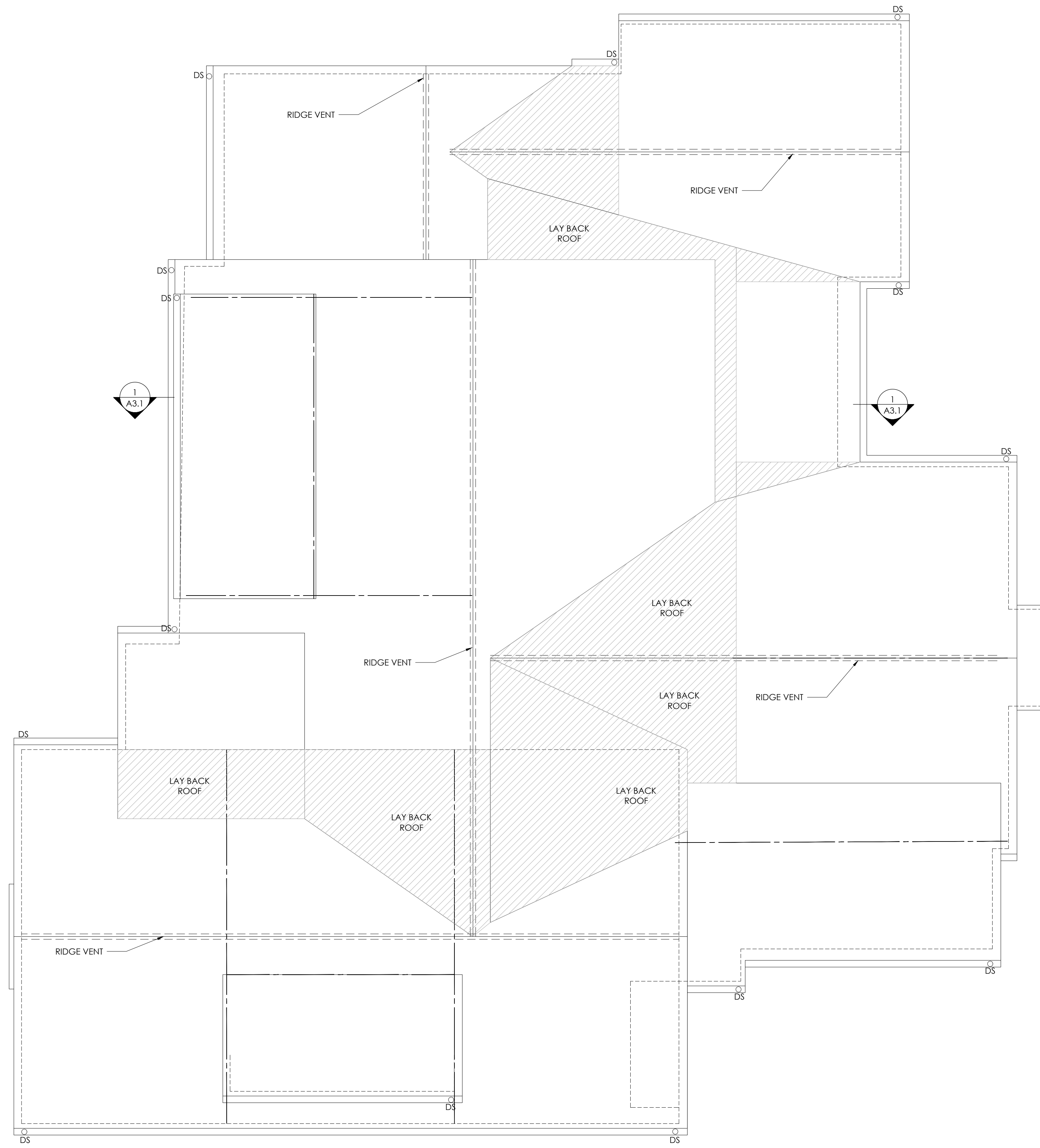
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 PLANS  
 SHEET NUMBER  
**A1.1**



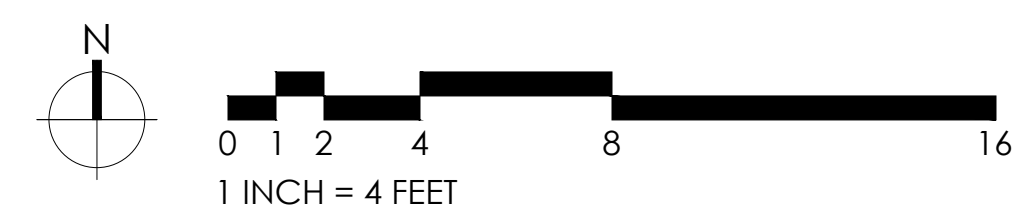
**2 LEVEL 2- PLAN**  
 SCALE: 1/4"=1'-0"

**1 LEVEL 1 - PLAN**  
 SCALE: 1/4"=1'-0"



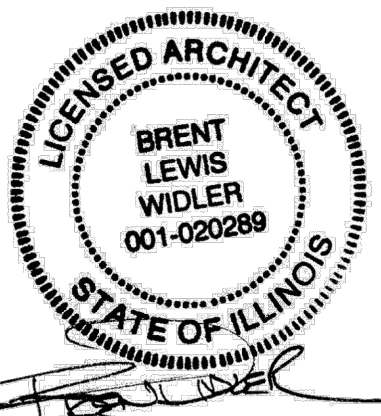


1 ROOF - PLAN  
SCALE: 1/4"=1'-0"



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SHEET NAME  
ROOF PLAN

SHEET NUMBER  
A1.2

# WINDOW/EXTERIOR DOOR SCHEDULE

DOOR/ WINDOW #	DOOR/WINDOW							REMARKS		
	SIZE			MATERIAL	FINISH	MODEL #	GLAZ. AREA (SF)		VENT AREA (SF)	MANUFACTURE
	WIDTH	HEIGHT	THICK.							
A	7'-0"	3'-11"	.	BY OWNER	BY OWNER	(3) ELCA2947 CFC	19.8	16.8	MARVIN OR SIM	
B	4'-8"	1'-11"	.	BY OWNER	BY OWNER	(2) ELAWN2923	5.6	8	MARVIN OR SIM	
C	4'-8"	4'-11"	.	BY OWNER	BY OWNER	(2) ELCA2959	17	21.2	MARVIN OR SIM	
D	7'-0"	1'-11"	.	BY OWNER	BY OWNER	(3) ELAWN2923	8.4	12	MARVIN OR SIM	
E	7'-0"	4'-11"	.	BY OWNER	BY OWNER	(3) ELCA2959 CFC	25.5	21.2	MARVIN OR SIM	
F	3'-0"	6'-8"	.	BY OWNER	BY OWNER	FRONT DR				
G	16'-0"	8'-0"	.	BY OWNER	BY OWNER	GARAGE DR				
H	4'-8"	4'-7"	.	BY OWNER	BY OWNER	(2) ELCA2955	15.8	19.8	MARVIN OR SIM	
I	3'-0"	6'-8"	.	BY OWNER	BY OWNER	EXT DR				
J	3'-0"	6'-8"	.	BY OWNER	BY OWNER	ELJFD3065			MARVIN OR SIM	
K	5'-4"	1'-11"	.	BY OWNER	BY OWNER	(2) ELAWN3323	6.6	9.2	MARVIN OR SIM	
L	5'-4"	5'-3"	.	BY OWNER	BY OWNER	(2) ELCA3363	21.4	26.2	MARVIN OR SIM	
M	5'-0"	6'-8"	.	BY OWNER	BY OWNER	ELJFD5065			MARVIN OR SIM	
N	2'-4"	5'-3"	.	BY OWNER	BY OWNER	ELCA2963	9.1	11.4	MARVIN OR SIM	
O	2'-6"	6'-8"	.	BY OWNER	BY OWNER	ELJFD2665			MARVIN OR SIM	
P	8'-0"	1'-11"	.	BY OWNER	BY OWNER	(3) ELAWN3323	9.9	13.8	MARVIN OR SIM	
Q	8'-0"	5'-3"	.	BY OWNER	BY OWNER	(3) ELCA3363 CFC	32.1	26.2	MARVIN OR SIM	
R	4'-8"	3'-11"	.	BY OWNER	BY OWNER	(2) ELCA2947	13.2	11.2	MARVIN OR SIM	
S	7'-0"	3'-3"	.	BY OWNER	BY OWNER	(3) ELCA2939 CFC	15.9	13.8	MARVIN OR SIM	

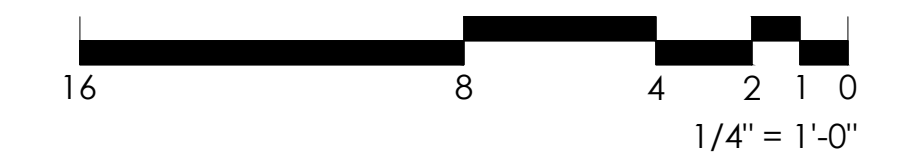
NOTES:  
 1. ALL EGRESS WINDOWS SHALL BE MIN. 5.7 SF (FOR OPENINGS AT GRADE) W/ A MIN. CLEAR WIDTH OF 20" AND MIN. CLEAR HEIGHT OF 24".  
 2. ALL WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30.



**2 SOUTH - ELEVATION**  
 SCALE: 1/4"=1'-0"



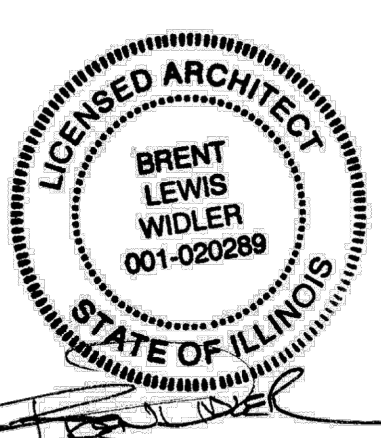
**1 WEST - ELEVATION**  
 SCALE: 1/4"=1'-0"



**WIDLER ARCHITECTURE**  
 1009 Maple Ave #1, Downers Grove, IL  
 P: (630) 413-9503  
 www.widlerarch.com

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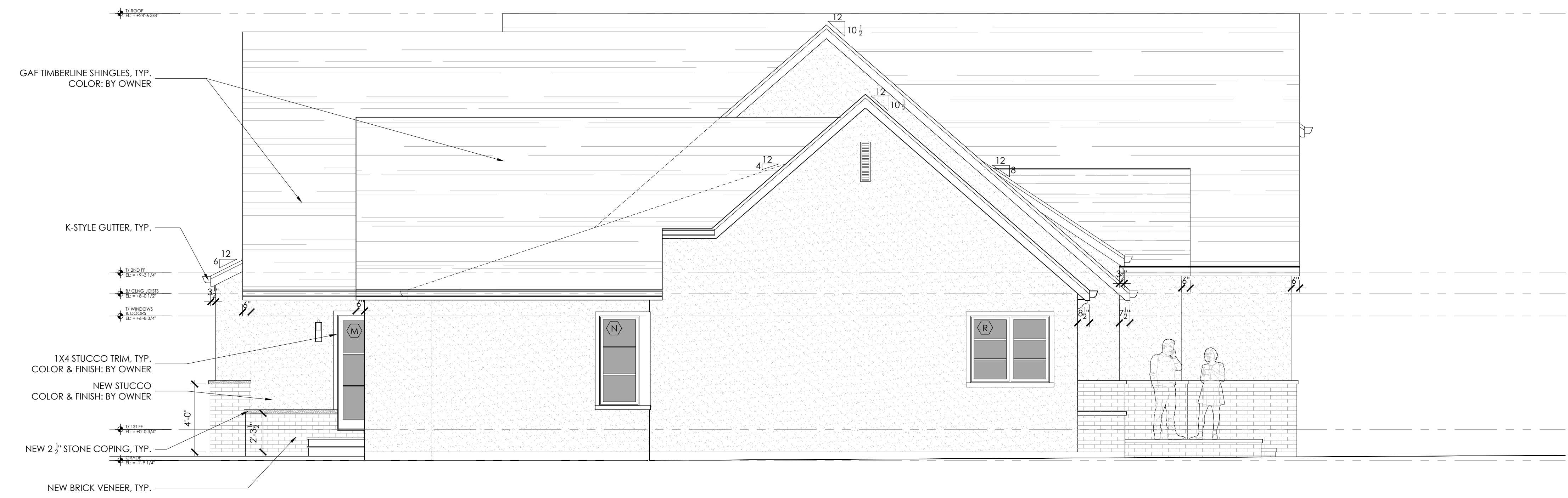


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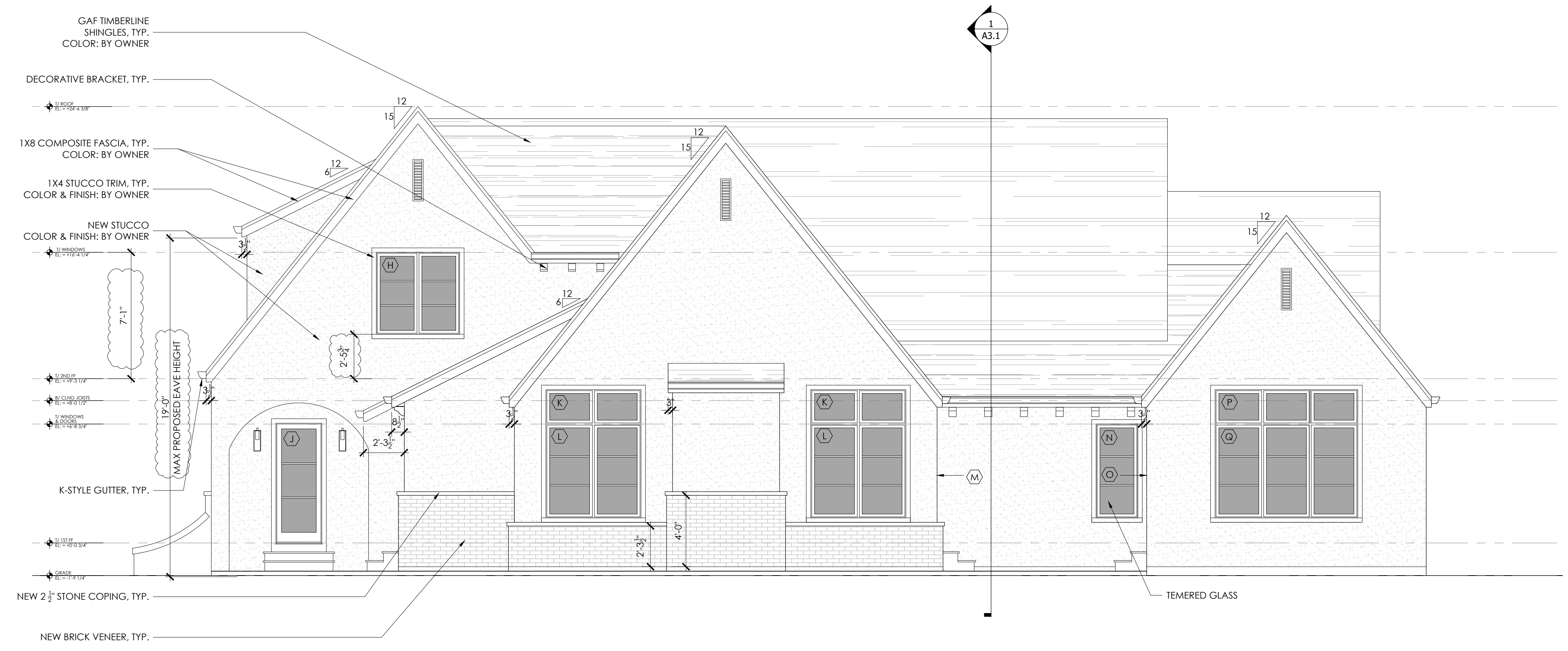
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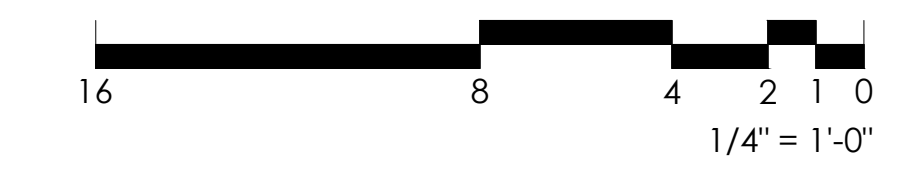
SHEET NAME  
 EXTERIOR ELEVATIONS  
 SHEET NUMBER  
**A2.1**



**2 NORTH - ELEVATION**  
 SCALE: 1/4"=1'-0"

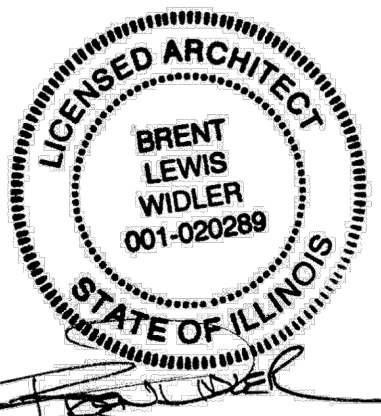


**1 EAST - ELEVATION**  
 SCALE: 1/4"=1'-0"



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SHEET NAME  
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**A2.2**

DATE	ISSUE
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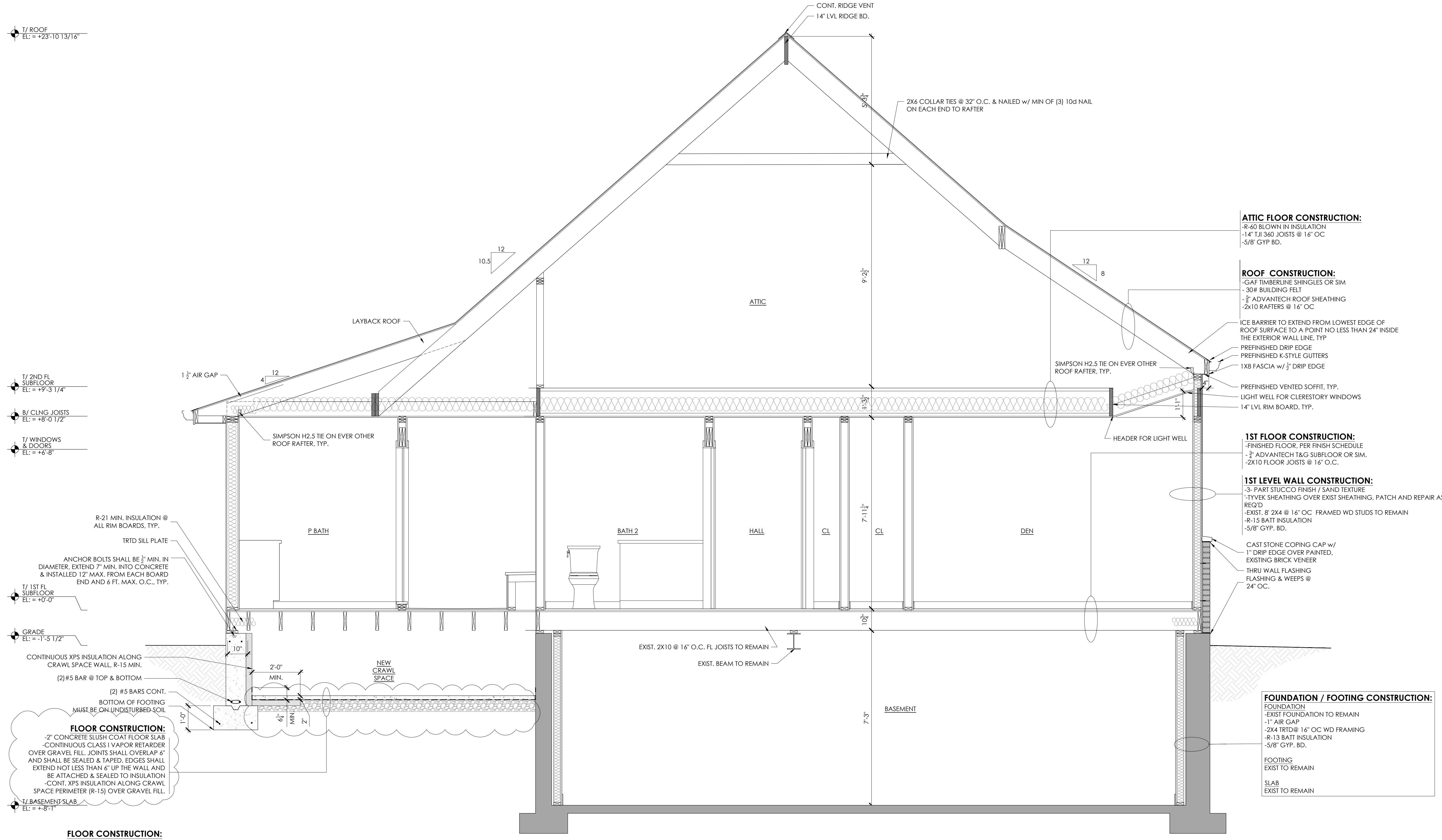


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SHEET NAME  
**BUILDING SECTION & DETAILS**  
 SHEET NUMBER  
**A3.1**



**ATTIC FLOOR CONSTRUCTION:**  
 -R-60 BLOWN IN INSULATION  
 -14" TJI 360 JOISTS @ 16" OC  
 -5/8" GYP BD.

**ROOF CONSTRUCTION:**  
 -GAF TIMBERLINE SHINGLES OR SIM.  
 -30# BUILDING FELT  
 -3/8" ADVANTECH ROOF SHEATHING  
 -2X10 RAFTERS @ 16" OC

**1ST FLOOR CONSTRUCTION:**  
 -FINISHED FLOOR, PER FINISH SCHEDULE  
 -3/8" ADVANTECH 1&G SUBFLOOR OR SIM.  
 -2X10 FLOOR JOISTS @ 16" O.C.

**1ST LEVEL WALL CONSTRUCTION:**  
 -3-PART STUCCO FINISH / SAND TEXTURE  
 -TYVEK SHEATHING OVER EXIST SHEATHING, PATCH AND REPAIR AS REQ'D  
 -EXIST. 8" 2X4 @ 16" OC FRAMED WD STUDS TO REMAIN  
 -R-15 BATT INSULATION  
 -5/8" GYP. BD.

**FOUNDATION / FOOTING CONSTRUCTION:**  
 FOUNDATION  
 -EXIST FOUNDATION TO REMAIN  
 -1" AIR GAP  
 -2X4 TRTD @ 16" OC WD FRAMING  
 -R-13 BATT INSULATION  
 -5/8" GYP. BD.  
 FOOTING  
 EXIST TO REMAIN  
 SLAB  
 EXIST TO REMAIN

T/ 2ND FL SUBFLOOR  
 EL: = +9'-3 1/4"

B/ CLNG JOISTS  
 EL: = +8'-0 1/2"

T/ WINDOWS & DOORS  
 EL: = +6'-8"

T/ 1ST FL SUBFLOOR  
 EL: = +0'-0"

GRADE  
 EL: = -1'-5 1/2"

T/ BASEMENT SLAB  
 EL: = +8'-1"

**FLOOR CONSTRUCTION:**  
 -2" CONCRETE SLUSH COAT FLOOR SLAB  
 -CONTINUOUS CLASS I VAPOR RETARDER OVER GRAVEL FILL. JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED & TAPED. EDGES SHALL EXTEND NOT LESS THAN 6" UP THE WALL AND BE ATTACHED & SEALED TO INSULATION  
 -CONT. XPS INSULATION ALONG CRAWL SPACE PERIMETER (R-15) OVER GRAVEL FILL.

**FLOOR CONSTRUCTION:**  
 -2" CONCRETE SLUSH COAT FLOOR SLAB  
 -CONTINUOUS CLASS I VAPOR RETARDER OVER GRAVEL FILL. JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED & TAPED. EDGES SHALL EXTEND NOT LESS THAN 6" UP THE WALL AND BE ATTACHED & SEALED TO INSULATION

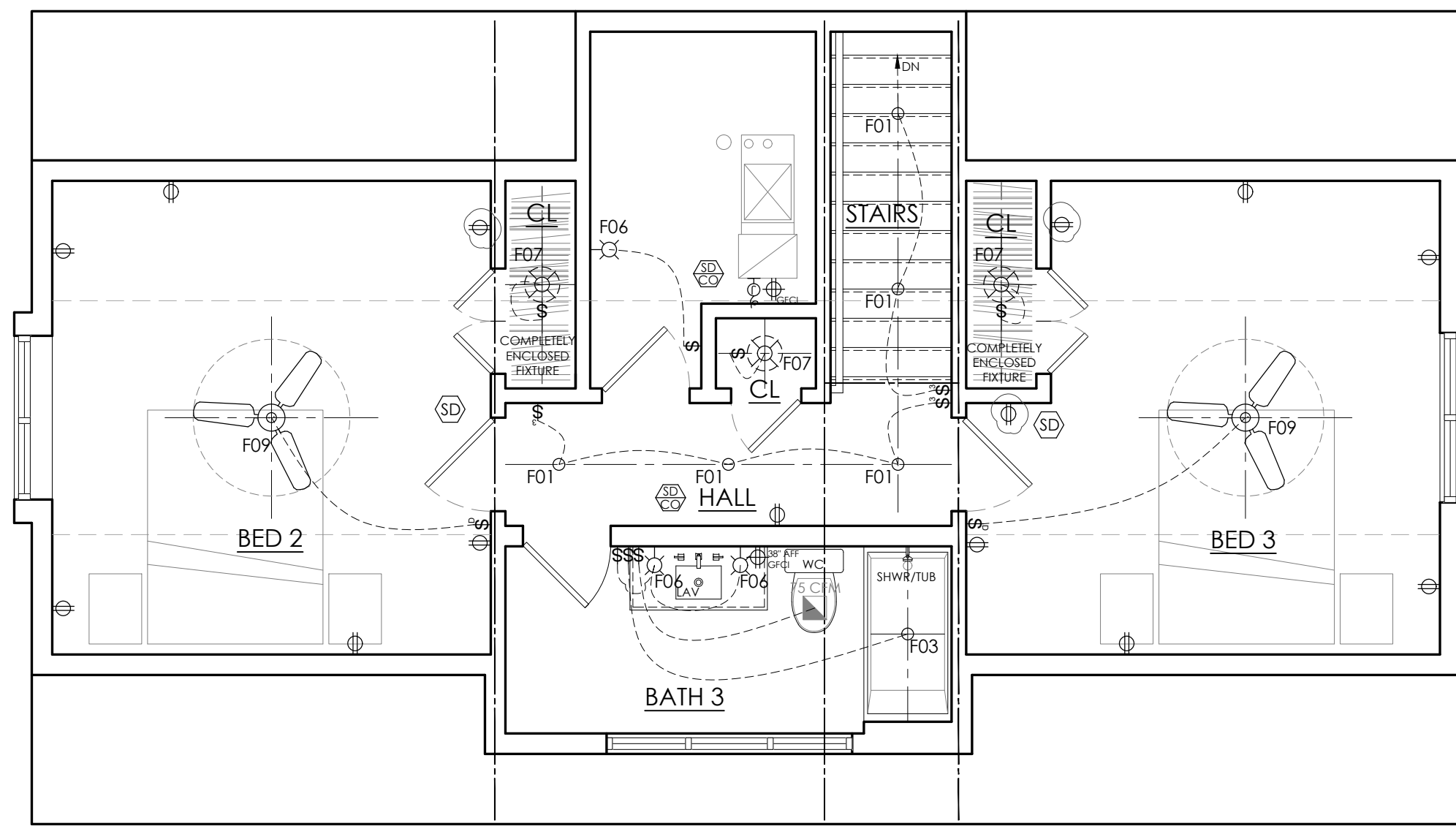
**1 BUILDING SECTION**  
 Scale: 1/2" = 1'-0"

# ELECTRICAL FIXTURE SCHEDULE

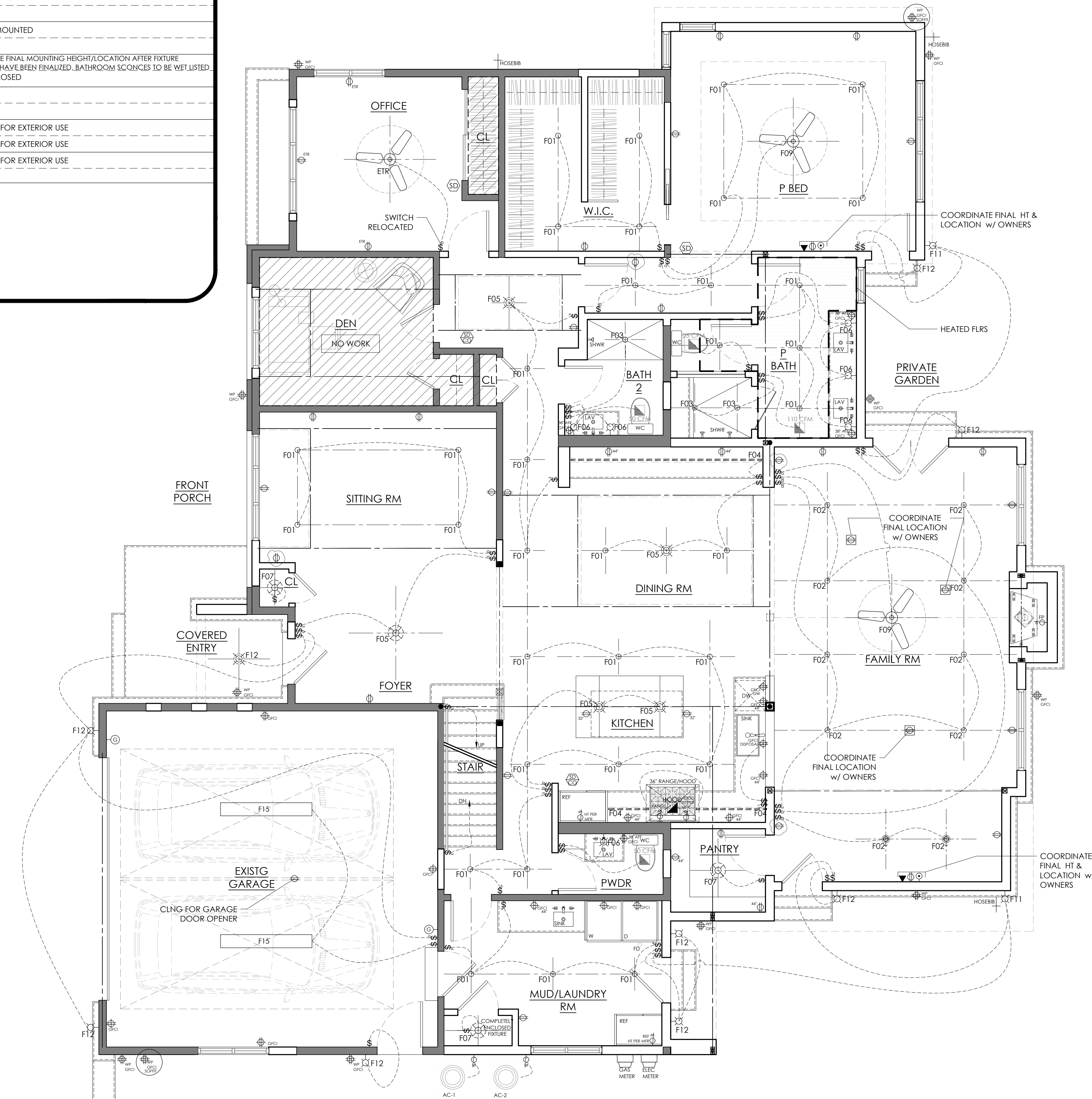
	MANUFACTURER/ DESCRIPTION	MODEL #	LAMP DESCRIPTION	MOUNTING	REMARKS
F01	JUNO - 4" LED DOWNLIGHT OR APPROVED SIM	HOUSING: IC1RLED 900LM Remodel housing TRIM: 17 WWH	2700K LED/ 90 CRI	RECESSED	SEE MFR FOR APPROVED DIMMERS SEE NOTE 2
F02	JUNO - 4" LED DOWNLIGHT OR APPROVED SIM	HOUSING: IC1RLED 900LM Remodel housing TRIM: 39 WWH	2700K LED/ 90 CRI	SLOPED CEILING RECESSED	4" RECESSED WALL WASH SEE NOTE 2
F03	JUNO - 4" LED DOWNLIGHT OR APPROVED SIM	HOUSING: IC1RLED 900LM Remodel housing TRIM: 12 WWH	2700K LED/ 90 CRI	RECESSED	WET LISTED FIXTURE SEE NOTE 2
F04	BY OWNER - UNDER CABINET	UPLD (LENGTH TBD) SWW4 30K 90CRI WH	LED - 2700K	UNDER CABINET/STRIP	SURFACE MOUNTED
F05	BY OWNER - DECORATIVE CLNG MOUNT	BY OWNER - SEE NOTE 5			
F06	BY OWNER - WALL SCONCE	BY OWNER - SEE NOTE 5	LED - 2700K-3000K		COORDINATE FINAL MOUNTING HEIGHT/LOCATION AFTER FIXTURE SELECTIONS HAVE BEEN FINALIZED. BATHROOM SCONCES TO BE WET LISTED, FULLY ENCLOSED
F07	BY OWNER - SURFACE: SMALL SPACE	BY OWNER - SEE NOTE 5	LED - 2700K-3000K		
F08	BY OWNER - SURFACE	BY OWNER - SEE NOTE 5	LED - 2700K-3000K		
F09	BY OWNER - CLG FAN	BY OWNER - SEE NOTE 5		CLG FAN	
F10	BY OWNER - EXTERIOR SCONCE	BY OWNER - SEE NOTE 5			WET LISTED FOR EXTERIOR USE
F11	BY OWNER - EXTERIOR SPOT LIGHT	BY OWNER - SEE NOTE 5			WET LISTED FOR EXTERIOR USE
F12	BY OWNER - EXTERIOR PENDANT	BY OWNER - SEE NOTE 5			WET LISTED FOR EXTERIOR USE
F15	LITHONIA - UTILITY LIGHT - 48"	BLWP4-40L-ADP-G210-LP830 WHITE OR APPROVED SIM	30 WATT/ 3000K/ 80CRI	SURFACE	

**ELECTRICAL NOTES:**

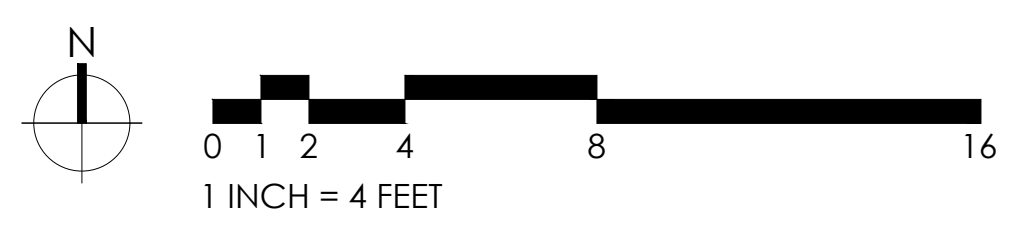
1. ALL CLOSET LIGHT FIXTURES TO BE TOTALLY ENCLOSED TYPE.
2. ALL LIGHTS THAT ARE IN INSULATED CEILINGS MUST BE RATED FOR INSULATED HOUSING.
3. ALL DECORATIVE LIGHTS AND CEILING FANS TO BE SELECTED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE ALLOWANCES w/ OWNER & ARCHITECT PRIOR TO BID & CONSTRUCTION.
4. SUBSTITUTION OF SCHEDULED LIGHT FIXTURES TO BE APPROVED BY ARCHITECT & OWNER PRIOR TO BID & CONSTRUCTION.
5. COORDINATE FINAL LOCATION/HEIGHTS w/ OWNER FOR ALL OWNER SELECTED FIXTURES PRIOR TO INSTALLATION
6. CONTRACTOR TO INCLUDE DRIVERS, FEEDS, CONNECTORS, ETC AS REQUIRED BY EOR FOR ALL LED FIXTURES THAT ARE REQUIRED TO INSTALL SPECIFIED LIGHTING & HOUSING-TYP.
7. ALL KITCHEN, LAUNDRY, BEDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, RECREATION ROOM, CLOSET, HALLWAY, OR SIMILAR AREA RECEPTACLE AND LIGHTING CIRCUITS SHALL BE ARC-FAULT PROTECTED.



2 LEVEL 2 - ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

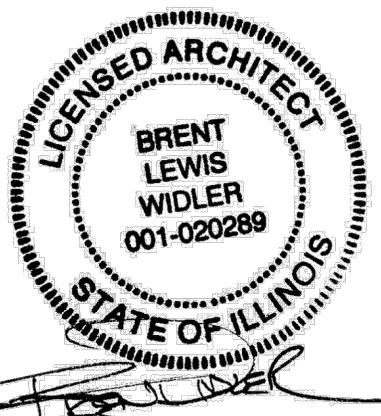


1 LEVEL 1 - ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



DATE	ISSUE
10.7.2024	WINDOW SIZING
10.16.2024	ELECTRICAL REVIEW
10.23.2024	CLIENT REVIEW
11.11.2024	ENERGY DIAGNOSTICS
11.14.2024	PRICING & PERMIT
12.12.2024	PRICING & PERMIT
1.24.2025	PERMIT CORRECTIONS

THESE DRAWINGS HAVE BEEN PREPARED BY AND/OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT AND CODES HAVING JURISDICTION.  
9.18.2024  
DATE



ARCHITECT  
BRENT WIDLER  
STATE OF ILLINOIS  
LICENSED ARCHITECT  
#001-020289  
EXPIRATION DATE: 11.30.24

PROJECT NAME  
**Maschoff Residence**  
Dan & Kim Maschoff  
4439 Stonewall  
Downers Grove, IL

DRAWN BY  
BW, CC  
CHECKED BY  
BW  
DATE  
9.18.2024  
JOB NUMBER  
24013

SHEET NAME  
ELECTRICAL PLANS  
SHEET NUMBER  
E1.1



# VILLAGE OF DOWNERS GROVE MEMO

**To:** Planning and Zoning Commission  
**From:** Stan Popovich, AICP – Community Development Director  
 Jason Zawila, AICP – Planning Manager  
**Re:** Guiding DG Comprehensive Plan - Comprehensive Plan Draft Core Chapters  
**Date:** April 7th, 2025

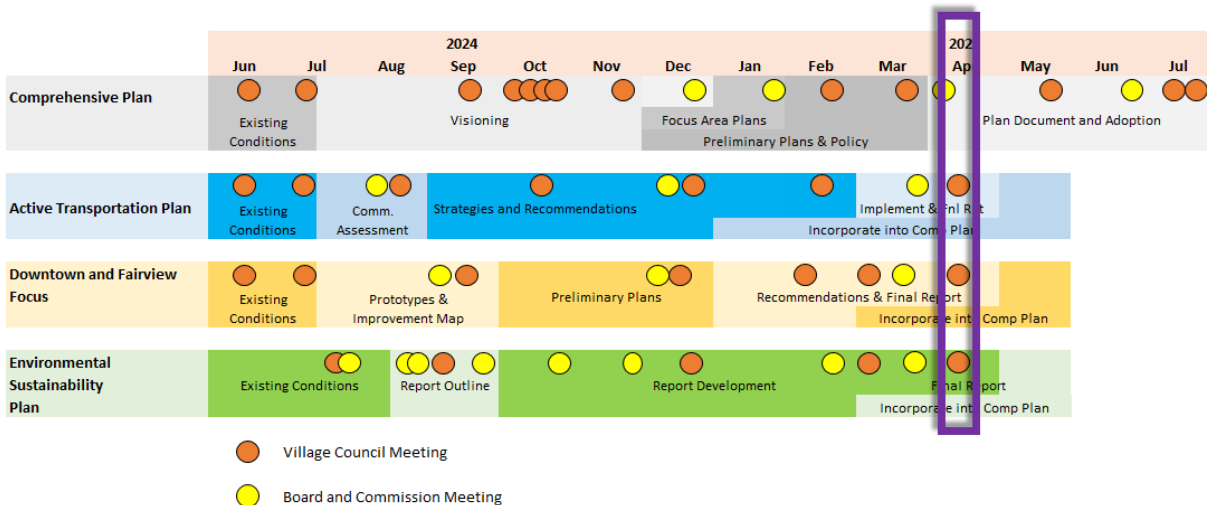
On April 7<sup>th</sup>, 2025, the Village’s Guiding DG Consultant, Houseal Lavigne (HL) will present an update to the Comprehensive Plan's draft Core Chapters, which is part of the Guiding DG Comprehensive Plan.

The purpose of this presentation and Planning and Zoning Commission discussion is to provide input on the draft Core Chapters that will provide guidance to the Village Council and HL and allow them to move forward with the development of the final draft of the Comprehensive Plan. The Planning and Zoning Commission will note that chapters for the Introduction (Chapter 1), Community Profile (Chapter 2), Vision and Goals (Chapter 3), Land Use and Development (Chapter 4), and Focus Area Plans (Chapter 7) are included, which were previously reviewed by the Planning and Zoning Commission and vetted by the Village Council, as the steering committee for the project. This is provided for informational purposes only.

Staff is seeking PZC input on the following draft Comprehensive Plan Core Chapters:

- Housing and Neighborhoods (Chapter 5)
- Economic Development (Chapter 6)
- Community Facilities and Infrastructure (Chapter 9)
- Sustainability, Parks, Recreation and Open Space (Chapter 10)

## Schedule



## ATTACHMENTS

Comprehensive Plan Draft Core Chapters



# GUIDING DG

PLANNING THE FUTURE OF  
DOWNERS GROVE



Village of Downers Grove

# COMPREHENSIVE PLAN



DRAFT | April 2, 2025

## **GUIDING DG**

Guiding DG encompasses a collection of four plans, including a:

## **COMPREHENSIVE PLAN**



## **ACTIVE TRANSPORTATION PLAN**



**STREETSCAPES  
PLAN**



**ENVIRONMENTAL  
SUSTAINABILITY PLAN**





# ACKNOWLEDGMENTS

## VILLAGE COUNCIL

- Robert T. Barnett, Mayor
- Leslie Sadowski-Fugitt, Commissioner
- Martin T. Tully, Commissioner
- Michael Davenport, Commissioner
- New Person, Commissioner
- New Person, Commissioner
- Chris Gilmartin, Commissioner / Former Commissioner
- Greg Hose, Former Commissioner
- Danny Glover, Former Commissioner

## VILLAGE STAFF

- Stan Popovich, AICP, Community Development Director
- Jason Zawila, AICP, Planning Manager
- Flora León, AICP, Senior Planner
- David Fieldman, Village Manager
- Mike Baker, Deputy Village Manager
- Enza Petrarca, Village Attorney

## PLANNING AND ZONING COMMISSION

- Don Rickard, Chair
- Micheal Boyle
- Matt Dmytryszyn, Former Commissioner
- Jeanne Eberhardt
- Katherine Frankovic
- William Lincoln
- Mike Maurer, Former Commissioner
- Kal Patel
- Virel Patel
- Molly Roche, Former Commissioner
- Tandra Rutledge
- Steven Toth



With assistance from:



DRAFT

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# VISION AND GOALS

03



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# VISION STATEMENT

The Vision Statement paints a picture of what the Village can achieve following the adoption of the *Guiding DG* Comprehensive Plan. The Vision Statement is the foundation for the Plan's goals, recommendations, and actions.



*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.*

# GOALS

The goals outlined in each chapter reflect key priorities for future development and serve as a framework for guiding decisions. The goals are designed to ensure that every aspect of the Plan works cohesively to support the community's long-term vision.



## LAND USE, GROWTH, AND DEVELOPMENT

Under the guidance of the Future Land Use Map, approach land use decisions in a way that fosters strategic and context-sensitive growth and promotes attractive development.



## HOUSING AND NEIGHBORHOODS

Encourage and facilitate high-quality housing and neighborhoods for residents in all stages of life and all incomes, maintaining and expanding the Downers Grove reputation as an attractive place to live.



## ECONOMIC DEVELOPMENT

In partnership with the Downers Grove Economic Development Corporation (EDC), support local businesses, commercial centers, major employers, and industries to strengthen the Village's diverse tax base.

4



5



6



## **TRANSPORTATION AND MOBILITY**

Provide a seamless, efficient transportation system that offers good connectivity, improves safety and mobility for people using all modes (micromobility, biking, transit, and driving), reduces traffic and emissions, and enhances the character of the community.

## **COMMUNITY SERVICES, FACILITIES, AND INFRASTRUCTURE**

Continue to provide high quality Village services, maintain and invest in Village facilities and critical infrastructure, and support the delivery of community services to ensure a resilient, sustainable, and high quality of life for the whole community.

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

Promote sustainability to ensure community resilience and to protect natural spaces. Meet the recreational and environmental needs of the community by fostering partnerships to maintain a complete system of parks and open spaces within walking and biking distances of existing neighborhoods.

---

# LAND USE AND DEVELOPMENT

04

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*The Land Use and Development chapter is the core component of the Comprehensive Plan, representing the primary building blocks upon which other plan components are structured. The chapter identifies future land uses for all areas of Downers Grove.*

*This chapter provides a basis for planning decisions that build upon the desired characteristics of Downers Grove's residential neighborhoods, commercial districts, and employment areas. It is also mindful of growth pressures and lays the groundwork for responsible development that accommodates demand, while retaining the community's well-established character.*

*Building on the community's existing land use and development pattern, the future land use plan helps ensure the Village can accommodate growth responsibly and sustainably. This approach to land use retains and bolsters established neighborhoods, identifies opportunities for growth through infill development, targets certain areas for development intensification and plans for responsible expansion.*

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

## *Goal and Key Recommendations*

### **UNDER THE GUIDANCE OF THE FUTURE LAND USE MAP, APPROACH LAND USE DECISIONS IN A WAY THAT FOSTERS STRATEGIC AND CONTEXT-SENSITIVE GROWTH AND PROMOTES ATTRACTIVE DEVELOPMENT.**

- Promote safe and efficient connections between neighborhoods and destinations
- Encourage multiple transportation options including vehicles, walking, bicycling, and public transit (trains, buses, on-demand, and similar).
- Facilitate redevelopment opportunities to meet housing and economic development needs.
- Protect the environment through the development of open space, the inclusion of green infrastructure, and native plantings.
- Facilitate the creation and enhancement of mixed-use areas that include housing, offices, commercial and retail space, and other community amenities.
- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Facilitate the preservation of historic buildings and neighborhoods and the adaptive reuse of existing structures.

## LAND USE INFLUENCES AND CONSTRAINTS

Land use and development are influenced and constrained by factors including existing land use patterns, limited available land for new development, and Downers Grove’s significant regional access via commuter rail stations. This section examines these factors to provide context for future growth and development.

### EXISTING LAND USE

In the existing conditions phase of the process, all parcels within Downers Grove and its planning area were categorized into 13 existing land uses, identifying development patterns and analyzing the existing land use composition. Established land use patterns include built-out residential neighborhoods, commercial districts, and industrial areas, which can limit the flexibility to introduce new types of development or higher densities. As such, the current distribution of land is the primary influence on future development.

### LIMITED AVAILABLE LAND FOR NEW DEVELOPMENT

Downers Grove is a landlocked community, meaning there is very little opportunity to expand the Village via annexation, with little greenfield land available, placing greater emphasis on ensuring that redevelopment is carefully planned and aligns with the long-term vision. Given the landlocked status and built out existing land use patterns, Downers Grove must focus on strategic redevelopment, infill development, and adaptive reuse to maximize limited land. Prioritizing mixed-use projects, revitalizing underutilized properties, and encouraging sustainable, walkable development will align growth with the community’s long-term vision.

## REGIONAL RAIL – METRA BNSF RAILWAY STATIONS





Downers Grove is serviced by three Metra rail stations: Fairview Avenue, Downers Grove Main Street, and Belmont. The BNSF Railway service runs from Chicago Union Station to Downtown Aurora, connecting Downers Grove to Naperville, Lisle, Westmont, and other communities along Ogden Avenue. This accessibility not only supports the daily commute of residents but also positions Downtown as an attractive destination within the region, underscoring the need for targeted growth to attract more people to Downtown businesses and enhance economic vitality. The map depicts 5- and 10-minute walksheds around each Metra station based on existing streets. These areas are reachable on foot for the average person and are logical for the promotion of compact, walkable, pedestrian-oriented, and transit-oriented development. However, preserving the character of established residential neighborhoods is key, such as the single-family homes near Downtown, which are highly valued by the community. Any new development or infill in these areas must carefully balance growth with respect for the existing neighborhood character.

While Downtown continues to thrive as a regional hub, there is an opportunity to enhance the areas around the Fairview and Belmont area, transforming them into attractive hubs for future development. Strategic redevelopment near these stations can leverage transit infrastructure, reduce reliance on cars, and contribute to a more sustainable urban environment.







## Land Use Influences

-  Metra Stations
-  BNSF Railroad
-  Downtown Downers Grove
-  Available Land for New Development

### Transit Walkshed

-  5 minute walk from Metra Station
-  10 minute walk from Metra Station

*Note: The available land for new development data is based on the Vision, Goals, Key Recommendations Memorandum approved in November 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.



## NEIGHBORHOOD COMMERCIAL

Neighborhood commercial areas function to provide residents with convenient, day-to-day goods and services within a short walk or drive from their homes. These areas may be anchored by a grocery store accompanied by a variety of other smaller retailers such as gas stations, dry cleaners, convenience stores, banks, and restaurants. Providing these daily goods and services close to home is an amenity to nearby residents and serves to reduce automobile trips.

## CORRIDOR COMMERCIAL

Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, auto dealerships, smaller regional commercial retail, service uses, and multi-family uses.

Corridor Commercial with a regional draw are typically located in areas 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 of a neighborhood scale are typically oriented towards nearby residential areas.

## REGIONAL COMMERCIAL

Regional commercial comprises commercial uses that provide goods and services that draw patrons from within, and beyond, Downers Grove. Commercial uses with a regional draw are appropriate in areas of a corridor where they will benefit from access and visibility without significantly contributing to traffic along the corridor or impact on nearby residential areas. In other areas of the corridor, commercial uses are of a neighborhood scale and are oriented towards nearby residential areas. Appropriate regional commercial uses include large shopping centers, “big box” retail, auto dealerships, restaurants, hotels, and entertainment uses.



## OFFICE

Office uses include large-scale office buildings and complexes, office parks, and small individual offices. Office uses can be compatible with adjacent residential uses given appropriate buffering and screening. Multi-family development may also occur in and around these areas to promote workforce housing, live-work housing and/or hotel and lodging buildings. Additional small-scale commercial uses are also allowed to support the predominant office uses.

## LIGHT INDUSTRIAL AND BUSINESS PARK

Light industrial and business park uses include those dedicated to the design, assembly, processing, packaging, storage and transportation of products, and light industrial which may or may not have an accessory retail component. These uses are located in areas where they can capitalize on proximity to regional transportation networks while minimizing negative impacts on residential neighborhoods. This includes areas near interstates, existing industrial parks, and along the BNSF railroad.

## PARKS AND OPEN SPACE

Downers Grove is well served by the parks and open space located throughout the community and beyond. These parks and open spaces range in terms of size and use to include small, neighborhood “pocket” parks to large tracts of forest preserve and other natural areas, most owned and managed by the Downers Grove Park District or the Forest Preserve District of DuPage County. The largest open spaces in Downers Grove include Lyman Woods, the Maple Grove Forest Preserve, Belmont Prairie, Hidden Lake Forest Preserve, and neighboring Morton Arboretum.



## 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

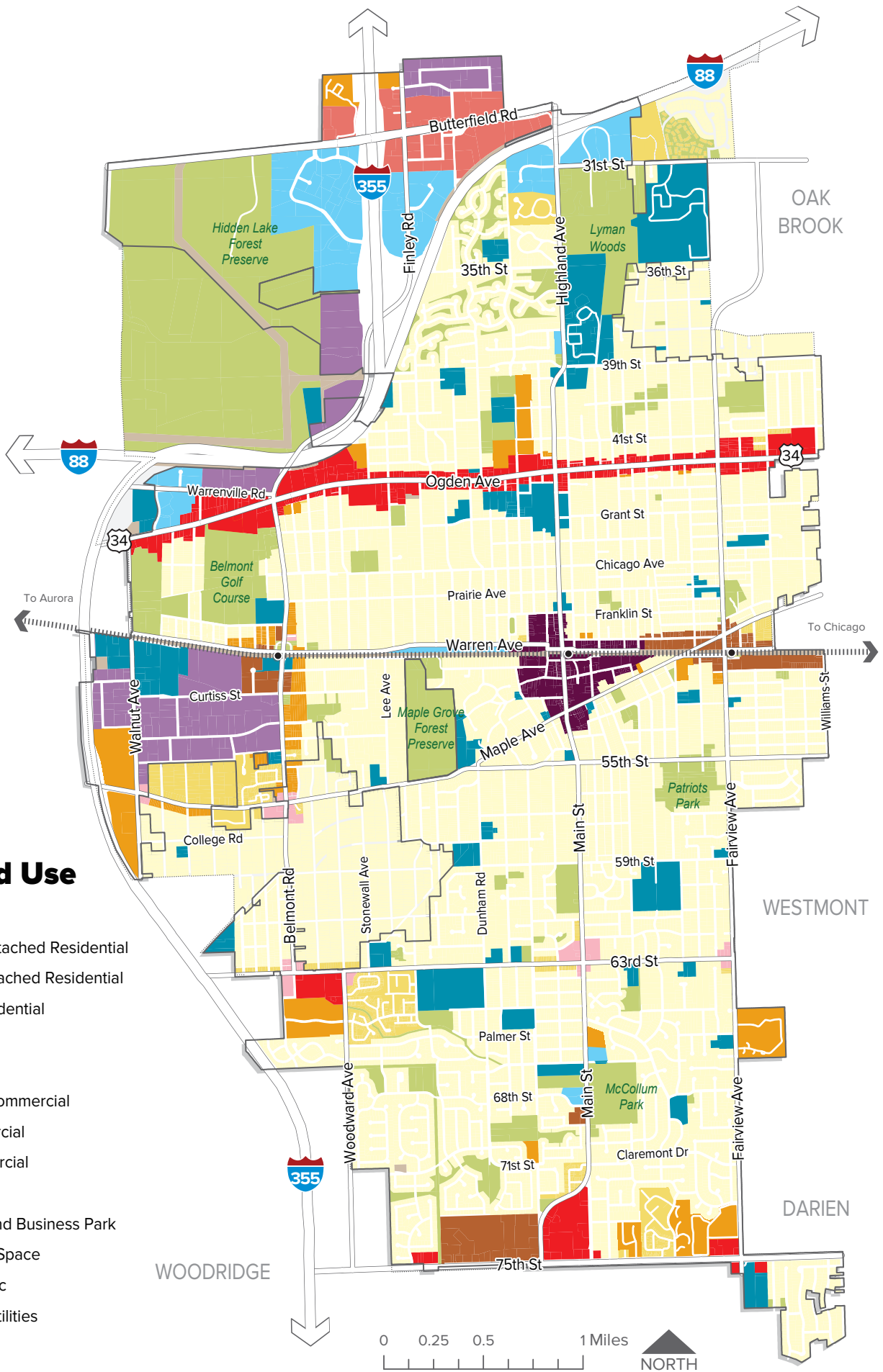
Utilities and transportation uses support local infrastructure and provide rights-of-way or easements for the transmission of gas, electric, water, and sewer.



## 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

## VILLAGE-WIDE DESIGN TOOLKIT

The Village-Wide Design Toolkit provides a set of key improvements and recommendations that can be applied throughout Downers Grove including all Focus Areas. Aligning with community input, the toolkit aims to improve the commercial vitality, preserve character, and enhance the appeal of the Downers Grove. For more detailed on how this toolkit is applied in the Focus Areas, please refer to Chapter 07.

### GATEWAY SIGNAGE

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

### BUFFERING AND SCREENING

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

### STREETSCAPE IMPROVEMENTS

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

### PARKING REDUCTION

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

### SIDEWALK IMPROVEMENTS

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

### LANDSCAPING IMPROVEMENTS

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

## ROADWAY CONNECTIONS

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

## ACTIVE TRANSPORTATION IMPROVEMENTS

The major corridors within Downers Grove are largely designed for car travel, with few on- and off-street bicycle facilities and trails. Active transportation improvements would expand the enjoyment of the Focus Areas to those beyond solely auto users. The Village should continue to develop an active transportation system that incorporates interconnected paths, sidewalks, and on-street bikeways, as guided by the *Guiding DG Active Transportation Plan*.

## PEDESTRIAN CROSSING IMPROVEMENTS

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

## INTERSECTION IMPROVEMENTS

Intersection improvements enhance the safety and efficiency of intersections for all users, including pedestrians, cyclists, and drivers. These enhancements may include upgrading traffic signals, improving signage, creating dedicated turn lanes, and increasing visibility. The Village should work with DuDOT, IDOT, and other relevant entities to prioritize the safety and functionality of existing intersections and implement necessary improvements.

## PUBLIC TRANSPORTATION IMPROVEMENTS

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

## MANAGE NATURAL AREAS

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

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# HOUSING AND NEIGHBORHOODS

05

*As Downers Grove's population grows, its neighborhoods will evolve to meet the rising demand for diverse housing options, accommodating smaller households, young professionals, families, and aging residents who wish to stay in their communities, all while maintaining a high standard of living.*

*The Housing and Neighborhoods chapter addresses these trends and offers strategies to ensure a range of residential options for future residents. It guides key decisions impacting local housing, promoting increased density and affordable, unique housing choices. The chapter outlines incremental steps to support well-planned, attractive neighborhoods that support residents in all stages of life and all incomes and adapt to the changing needs of the community.*

### *Goal and Key Recommendations*

## **ENCOURAGE AND FACILITATE HIGH-QUALITY HOUSING AND NEIGHBORHOODS FOR RESIDENTS IN ALL STAGES OF LIFE AND ALL INCOMES, MAINTAINING AND EXPANDING THE DOWNERS GROVE REPUTATION AS AN ATTRACTIVE PLACE TO LIVE.**

- Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Future Land Use Plan. \*
- Encourage residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods.
- Maintain the integrity of sound existing housing through continued regular, active code enforcement and preventative maintenance programs, supporting the preservation of historical features and the distinct character of the community's neighborhoods. \*
- Consider establishing or expanding regulations, policies and programs that directly address housing attainability for all incomes, ages, and abilities.
- Continue to promote green building practices, including the use of sustainable materials, energy-efficient appliances, and renewable energy sources in residential construction.
- Consider regulatory requirements or incentives for housing developments that incorporate green and sustainable materials or design.
- Explore opportunities to increase tree preservation efforts and maintain the urban tree canopy. \*
- Encourage developments to implement environmental friendly best practices, such as the International Dark Sky Initiative and bird-friendly glass.

*NOTE: relevant recommendations from the 2017 Update of the Comprehensive Plan are marked with an asterisk (\*)*

## QUALITY NEIGHBORHOODS

Downers Grove is known for its high-quality residential neighborhoods and diverse housing stock. Preserving and strengthening Downers Grove's existing neighborhoods is key to maintaining the unique identity of the community. Emphasizing the importance of high-quality design, preservation, and maintenance ensures that neighborhoods will remain attractive, functional, and livable for future generations.

## INFILL DEVELOPMENT

Downers Grove's quality neighborhoods and older homes contribute to its charm but also make it susceptible to redevelopment. Residents have expressed concerns about teardowns and the construction of large, expensive homes that alter the character of established neighborhoods and reduce the attainability of homeownership. With limited space for development, it is important to protect existing residential areas from out-of-scale projects. On the other hand, some have indicated an appreciation for an eclectic diversity in the housing stock. As infill occurs over time, residential development or redevelopment should align with the scale, setbacks, height, bulk, and orientation of surrounding homes to ensure compatibility.

To help educate builders and homeowners to foster development that can preserve and enhance neighborhoods, the Village should continue to administer, regularly review, and update its Zoning, Subdivision, and Historic Preservation ordinances, as well as Fire and Building Codes and Downtown Design Guidelines.

## MAINTENANCE

Proper maintenance of residential properties is essential to preserving property values and maintaining the character and appeal of neighborhoods. To uphold community standards, the Village enforces minimum upkeep and appearance standards through its adoption of the 2021 International Property Maintenance Code (Village Code Section 7.1401).



## HOUSING ATTAINABILITY AND VARIABILITY

Downers Grove faces challenges in aligning its housing supply with the needs of its residents. A significant mismatch exists between available housing types and household demographics, a gap that is expected to widen as the median family size continues to decline. While only 35% of the population consists of families, nearly two-thirds (63%) of dwelling units have three or more bedrooms, limiting options for the growing number of one- and two-person households. Additionally, housing affordability is a growing concern. Over the past decade, the median home sale price has risen by roughly 29%, making homeownership increasingly difficult. As a result, many residents turn to renting, yet 24% of renters are cost-burdened, meaning they spend a disproportionate share of their income on housing. To address these issues, Downers Grove must expand its range of housing options. A variety of housing types—such as single-family homes, townhomes, apartments, and in certain locations, accessory dwelling units—can help ensure that residents of all ages, incomes, and household sizes can find suitable places to live.

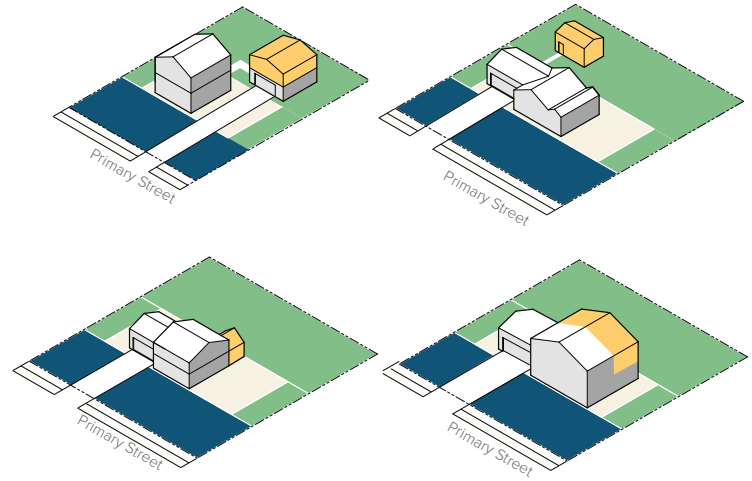
## MISSING MIDDLE HOUSING

One strategy to achieve a more balanced housing mix is to embrace the concept of “missing middle” housing. This approach focuses on bridging the gap between large single-family homes and larger apartment complexes by introducing a wider variety of housing options. Missing middle housing includes smaller and moderately sized single-family homes, duplexes, triplexes, townhomes, and small-scale apartment buildings. While the share of studio (1.6%) and one-bedroom units (2.6%) has grown since 2010, the proportion of two-bedroom units remained relatively unchanged (-0.3%), and the share of three-bedroom units declined (-3.9%). However, the continued development of four- (2.4%) and five-bedroom (3.1%) homes has further misaligned the housing stock with household needs. In 2022, the most common household type in Downers Grove was couples without children (35.9%), followed by individuals living alone (29.0%), with nearly 15% of these individuals being seniors aged 65 and older. By promoting the development of smaller housing types with two or fewer bedrooms, the Village can better meet the diverse needs of its residents, promote inclusivity, and create a more resilient housing market.



## 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.



## 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*



## HOUSING SUSTAINABILITY

As the most common type of development in Downers Grove, housing presents a significant opportunity to advance the Village's sustainability efforts. By integrating practices such as adaptive reuse, sustainable land use planning, and energy-efficient design, the Village can promote long-term resilience while meeting the evolving needs of residents.

### SUPPORT ADAPTIVE REUSE

Adaptive reuse offers a practical and sustainable way to meet housing needs while preserving community character and reducing environmental impact. This approach not only conserves resources and reduces construction waste but also helps revitalize older properties and maintain the architectural charm of established neighborhoods. Within Downers Grove there may be some potential to convert office buildings with vacancies into multi-family structures, a trend which is occurring nationally. According to Key Performance Indicator (KPI) reports prepared by the Downers Grove Economic Development Corporation (DGEDC), office vacancy rates reached 17.87% in the first quarter of 2024, highlighting the potential for such conversions.

### HISTORIC PRESERVATION

Preserving historic homes helps maintain Downers Grove's unique identity and honor its heritage. The Village made progress in 2015 by updating its Historic Preservation Ordinance to encourage voluntary preservation. To build on this, the Village should continue to offer incentives, education, and resources to support property owners in protecting and restoring historic properties. Preservation not only celebrates the community's history but also promotes sustainability by conserving resources, minimizing demolition waste, and fostering a sense of place.

## Preserving Historic Homes

The Village actively promotes and preserves its historic homes through several key initiatives:

- Historic Landmark Designation – Homeowners can apply to have their properties recognized as historic landmarks, acknowledging their architectural, historical, or cultural significance. This designation not only honors the property's heritage but also offers potential tax benefits through the State of Illinois.
- Historic Preservation and Design Review Board (HPDRB) – This board administers the historic preservation provisions of the Downers Grove Municipal Code.
- Historic Resources Map – Residents can utilize this interactive tool to discover if their homes have been identified in various historic surveys, aiding in the recognition and preservation of properties with historical significance.

Source: Village of Downers Grove; [downers.us](http://downers.us)



The H.M Patton House, Source: [dghistory.org](http://dghistory.org)

## PROMOTE TOD AND WALKABILITY

Downers Grove is served by three Metra stations along Warren Avenue and Burlington Avenue, creating a demand for walkable, mixed-use development nearby. By strategically focusing multi-family and mixed-use development near Metra stations, the Village can maximize its well-established transportation network. While development has largely centered around the Main Street Station due to its downtown location, Belmont and Fairview stations present opportunities for higher-density, transit-oriented development. Enhancing these areas with pedestrian-friendly streetscapes, a mix of housing options, and community amenities will promote transit use and support a more walkable environment.

## ENCOURAGE ENERGY EFFICIENCY

Encouraging energy-efficient retrofits and upgrades is a step toward building a more sustainable and resilient community. Providing resources and incentives for homeowners to retrofit older homes with energy-saving features, such as upgraded insulation, energy-efficient windows, and modern heating and cooling systems, can significantly reduce energy consumption and lower utility costs. In addition, the Village can support the adoption of building codes and other policies that influence energy efficiency and align with the community goals.

## URBAN TREE CANOPY AND NEIGHBORHOOD GREENING

The urban tree canopy encompasses trees in parks, greenways, wetlands, parks and public lands, and those on private property. Street trees, located in the public right-of-way, are a vital component of the Village's green infrastructure, offering environmental, social, and economic benefits. The tree canopy can significantly improve air quality, reduce stormwater runoff, cool neighborhoods in the summer, reduce noise pollution, and elevate aesthetic appeal.

In residential areas, trees contribute to pedestrian safety by creating a protective buffer between sidewalks and vehicle lanes. The Environmental Protection Agency has studied trees positive mitigation of the urban heat island effect, a phenomenon where urban areas experience higher temperatures due to the abundance of impervious surfaces, by providing shade and reducing surface and air temperatures. Additionally, trees play a role in managing stormwater runoff by intercepting rainfall, slowing its descent to the ground, and absorbing water through their roots, ultimately reducing the burden on stormwater infrastructure.



## RECOMMENDATIONS

The following recommendations are provided for each of the chapter sections.

### QUALITY NEIGHBORHOODS

- Consider providing incentives, such as density bonuses, for homeowners and developers pursuing attainable housing.
- Continue to promote home renovation and enforcement of property maintenance regulations to preserve neighborhood character, support housing quality, and maintain the appeal of established neighborhoods.
- Support the DuPage County Senior Citizen Council Home Maintenance Program to provide older adults with affordable home repair services.
- Continue to require properties to be maintained in a manner that is compliant with the Village's adopted property maintenance standards.
- Continue to provide residents, particularly seniors, with referrals to programs that offer affordable property maintenance programs for lawn care, snow removal, and minor exterior repairs.

### HOUSING ATTAINABILITY AND VARIETY

- Promote the development of compact, higher-density housing, providing convenient access to shopping, services, and amenities, in alignment with the Future Land Use Plan and Focus Areas.
- Support incremental increases in “missing middle” housing such as duplexes and small-scale multi-family development to address the need for diverse housing options.
- Maintain housing diversity by supporting the construction of housing options for various income levels, ranging from entry-level apartments to large single-family residences.
- Encourage developers to build a variety of housing types close to transportation and employment centers.
- Consider providing information about organizations that provide programs and incentives to assist first-time homebuyers with down payment assistance, low-interest loans and other financial assistance.
- Encourage infill development that aligns with the desired character of the area to maintain a cohesive built environment.
- Consider permitting ADUs by right in single-family zoning districts to allow for flexibility.



## HOUSING SUSTAINABILITY

- Promote adaptive reuse of historic structures to encourage revitalization and preserve architectural significance.
- Continue to maintain and update the inventory of historic sites and structures.
- Consider partnering with local organizations to offer incentives for homeowners to restore and maintain historic homes, including grants like the Illinois Historic Preservation Tax Credit Program (IL-HTC) or low-interest loans for preservation-focused renovations.
- Promote/Support walkable transit-oriented developments with a mix of higher density housing, mixed use, and neighborhood commercial around Metra stations.
- Promote existing resources and consider supplemental assistance programs for homeowners to retrofit older homes with energy-efficient features like improved insulation, energy-efficient windows, and modern heating systems.
- Consider amending the existing outdoor lighting ordinance to a dark sky outdoor lighting ordinance.
- Encourage the use of bird-friendly glass and architectural features in multi-family buildings to reduce bird collisions.
- Consider incentives for developers who incorporate sustainable design elements such as electrification, renewables, battery storage, EV readiness, and impervious driveways.
- Encourage developers and builders to seek a green building rating through one of the many rating systems.
- Prioritize planting native and climate-resilient species in residential areas, along streets, and in public spaces.
- Continue regular tree maintenance programs, including pruning, pest control, and soil health monitoring.
- Consider offering incentives to property owners to plant and maintain native vegetation.
- Partner with schools and community groups to incorporate tree-related environmental education into local programs.
- Continue to complete regular assessments of the tree canopy to track growth, health, and species diversity.
- Stay current with building code cycles which provides an avenue to support new sustainability systems within the community.
- Implement a tree canopy initiative and promote strategic planting efforts, maintenance programs, and community engagement to preserve and enhance this resource.



## **RESIDENTIAL FRAMEWORK**

Building on the residential land use categories established in the Future Land Use Plan, the Residential Framework highlights key areas where the Village can intensify and expand residential development. Most of Downers Grove's neighborhoods are thriving, well-maintained, and expected to remain largely unchanged, with only minor infill and density development anticipated over the planning horizon. This framework identifies where more notable changes may occur, ensuring a balanced approach to growth while preserving the community's character.

## **COMMERCIAL CORRIDOR MULTI-FAMILY AND MIXED-USE**

Multi-family and mixed-use developments should be encouraged along Ogden Avenue and 75th Street commercial corridors to support economic vitality and create a pedestrian-friendly environment. These developments will enhance activity levels for both existing and future businesses by introducing a built-in customer base. The Future Land Use Plan identifies specific areas along these corridors where multi-family and mixed-use development is most appropriate, aligning with community growth and placemaking goals.

## **MIXED-USE**

Mixed-use residential areas provide convenient, walkable environments where residents can live, work, and play. Strategically located near train stations and along bus routes, these areas will feature a blend of higher-density housing, retail, and office spaces. These developments may integrate residential and commercial uses within a single building or within a defined area, promoting a dynamic urban experience.

## **MIXED RESIDENTIAL**

Mixed residential areas are intended to accommodate a diverse range of housing types to allow for flexibility. These areas should also be located along arterial streets to serve as a transition between single-family neighborhoods and commercial areas. Over time, mixed residential areas should allow for more flexibility to build denser residential development within the context of Downers Grove's established neighborhood patterns. A diverse range of housing options, including the development of missing middle housing types, will help meet the evolving needs of the community while enhancing housing choice and attainability. The Village should ensure that higher-density developments are thoughtfully integrated with the surrounding area, maintaining neighborhood character and compatibility.



## Residential Framework

- Metra Stations
- Mixed Residential
- Mixed-Use
- Commercial Corridor Multifamily and Mixed-Use

### Residential Areas

- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Mixed-Use
- Downtown

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# ECONOMIC DEVELOPMENT

06

DRAFT

*Downers Grove has a thriving economy paired with exceptional quality of life that lures investment, innovation, and a skilled workforce. A historically healthy real estate market, connection to major transportation infrastructure and proximity to Chicago have laid the foundation for the strong local economy and prosperity to continue.*

*Downers Grove's potential for growth and prosperity is not just a vision, but a tangible reality that can be achieved. The Village's commitment to maintaining a welcoming and supportive business climate, while adapting to take advantage of changes in the corporate office real estate market, will continue to enhance its appeal as a place to start or grow businesses, innovate and make a career. By ensuring a workforce that can meet the labor demands of the regional, national and global corporations that are attracted to Downers Grove, sustainable economic development will continue in the years ahead.*

*The Economic Development chapter builds on the proven record of Downers Grove's entrepreneurial ecosystem and recommends strategies to align future growth and policies best with repositioning the existing business districts and fostering a business-friendly environment.*

### *Goal and Key Recommendations*

## **IN PARTNERSHIP WITH THE DOWNERS GROVE ECONOMIC DEVELOPMENT CORPORATION (DGEDC), SUPPORT LOCAL BUSINESSES, COMMERCIAL CENTERS, MAJOR EMPLOYERS, AND INDUSTRIES TO STRENGTHEN THE VILLAGE'S DIVERSE TAX BASE.**

- Continue to promote available commercial and industrial development, programs and incentives, events, and tourism.
- Continue to promote available residential, mixed-use, or redevelopment sites in addition to commercial, industrial, and area-specific sites.
- Continue to support businesses by directing business owners to state or federal resources and establish connections to the larger business community (mentor programs, networking sessions, partnership opportunities).
- Encourage the diversity of the economy by attracting and retaining minority owned businesses.
- Promote and encourage the improvement and rehabilitation of older buildings and areas which are, or are becoming, functionally obsolete or undesirable.
- Continue to build upon the community's reputation for special events and tourism by expanding cultural, arts, recreation, and regional draw activities.

## CONTINUE THE BUSINESS-FRIENDLY ENVIRONMENT

Supporting local business growth and development is key for enhancing Downers Grove’s economic vitality. Additionally, repurposing vacant spaces along key corridors into active businesses, restaurants, and other commercial uses can invigorate the community, attract investment, and create new opportunities for residents. By promoting a dynamic and supportive business climate, the Village can strengthen its local economy and improve overall quality of life.

## SUPPORT FOR SMALL BUSINESSES

Locally owned businesses are important to advancing economic growth and opportunity in Downers Grove. In addition to providing essential services to the surrounding communities, small businesses are key to a robust local economy, job creation, and stronger social community ties. As Downers Grove progresses, partnering with the Chamber630 to support small and local businesses across the Village is essential. In addition to encouraging residents to buy and shop locally, the Village should engage the local business community and remediate barriers to ensure they have the space to grow and thrive in the future.

### Economic Development Partners

#### Downers Grove Economic Development Corporation – Business Attraction and Retention

The Downers Grove Economic Development Corporation is the official agency for economic development and tourism for the Village of Downers Grove. The DGEDC is a public/private partnership that promotes Downers Grove as a location for commercial, industrial and office projects.

The mission of the DGEDC is to enhance the economic vitality of Downers Grove through the retention, expansion and attraction of business that is conducive to improving the quality of life.

Source: [dgedc.com](http://dgedc.com)

#### Downers Grove Management Corporation – Supporting Downtown

Downers Grove Downtown Management Corporation is an independent not-for-profit organization formed in 1997 for the purpose of promoting the development and expansion of business and to increase valuation of property within this Special Service Area (SSA). The organization is financially supported by the SSA property owners.

The redevelopment and infrastructure improvements in Downtown Downers Grove, began in 1998 and were strategically thought-out projects to support a strong future for our central business district. Infrastructure redevelopment included the addition of new streetscaping, landscaping and a 791-space parking deck and mixed-use development.

The Downtown Management Corporation works on creating a diverse retail, service and residential environment. The focuses include tenant recruitment and the production and marketing of events.

Source: [downtowndg.org](http://downtowndg.org)

#### Chamber630 – Supporting Local Businesses

Chamber630 is one of the largest business organizations in DuPage County, serving businesses across the region with a focus on the Woodridge and Downers Grove area. The Chamber offers resources to help businesses grow, advocates for economic opportunities, and provides networking events to connect local businesses. Chamber630 also supports workforce development and promotes its members to help strengthen the local economy.

Source: [chamber630.com](http://chamber630.com)

## INCUBATOR AND ACCELERATOR PROGRAMS

To help spur innovation and create opportunities for residents, the Village can support business start-up incubators and accelerators. Incubators and accelerators can offer physical space, collaborative work environments, and networking, mentorship and educational opportunities for residents with business ideas seeking to grow into viable ventures or existing businesses working to gain traction. Within the region, Innovation DuPage serves as the premiere business incubator and accelerator, generating resources, creating opportunities, and manifesting a vibrant entrepreneurial ecosystem. By partnering and mirroring Innovation DuPage, the Village can spur economic development by connecting startups and small businesses with the knowledge, experts, and resources that are vital for success.

Business incubator and accelerator programs can attract venture capital investment from partners and help cultivate an innovative ecosystem that can benefit established targeted industries and start-ups by attracting skilled workers and providing training and education to workers to meet employers' needs. Incubators and accelerators can help diversify the Village's economy and make it more dynamic.

## Coworking Spaces and Live Work

Coworking is a term used to describe an arrangement where workers from different companies share an office space, saving on costs and increasing convenience through the use of common infrastructure and equipment. This work model is typically utilized by entrepreneurs, small teams, remote workers, and other independent professionals. The shift to remote work because of the COVID-19 pandemic has had a lasting impact on traditional office areas, as these spaces are grounded in large office buildings that rely on employees working on campus each day. The shift to remote work has altered how and where employees work, causing a decrease in the demand for companies and their need for office space. While more workers are returning to the office given the decreased spread of COVID-19, there may never be return to pre-pandemic levels of those in office.

Live-work developments combine residential and non-residential uses and can include anything from a small home office to a large commercial space that is also used as a residence. Encouraging live-work spaces in key commercial areas, particularly the Belmont Metra station, can support entrepreneurial endeavors, reduce vehicle miles traveled, and encourage small-business investment.



*Live-work Example: Elgin Artspace Lofts, Elgin, IL*

## CONTINUE WORKFORCE DEVELOPMENT EFFORTS

Workforce development is a key driver of resilient and sustainable economic growth in Downers Grove. By continuing to collaborate and support education, training, and career pathways, the Village and its partners can cultivate a diverse and dynamic economy that continues to attract businesses, strengthens the local talent pool, and fosters long-term prosperity.

The Village is uniquely positioned to leverage its local assets, such as Northwestern University, to build strong partnerships between businesses and educational institutions. These connections help create a pipeline of skilled talent that supports both new and existing businesses. Encouraging an entrepreneurial ecosystem requires collaboration among decision-makers, economic development partners, and stakeholders from businesses large and small.

By championing workforce development, the Village can continue to grow as an innovative, inclusive, and economically diverse community, ensuring a bright future for residents and businesses alike.

## Adaptive Reuse

Targeted reinvestment in existing commercial areas can enhance their appeal, accessibility, and economic vitality. Adaptive reuse plays a key role in this transformation by repurposing vacant or underutilized buildings and spaces into dynamic commercial, residential, or mixed-use spaces. This approach preserves the architectural character of the community, reduces demolition waste, and offers cost-effective redevelopment opportunities. Encouraging adaptive reuse through flexible zoning policies, financial incentives, and streamlined approval processes can further support economic growth while enhancing Downers Grove's commercial districts.



## REVITALIZE COMMERCIAL CENTERS

Downers Grove commercial centers cater to various lifestyles, experiences, and functional uses, with each having a unique character and identity. The Village should continue to support the growth of major commercial areas and local jobs, working to provide high-quality experiences and employment opportunities that foster environments where employees can easily access essential amenities and services.

There are corridors within Downers Grove, including sections of 75th Street and Ogden Avenue, that are characterized by unused surface parking lots fronting buildings, extensive curb cuts, lack of greenery, and poor pedestrian access. The Village should collaborate with property owners and IDOT to improve the aesthetic and economic function of these underdeveloped areas. Encouraging a mix of shops, restaurants, and entertainment uses, repurposing surface parking lots, and considering other mixed-use developments will support the goal of creating vibrant, exciting places for residents. To further support these corridors, the Village will need to communicate the vision of the Comprehensive Plan to developers, strategically allocate TIF funding, allow for adaptive reuse and redevelopment that accommodates market trends, and explore the potential for Business Improvement Districts (BIDs), where appropriate. The Village may also consider regularly evaluating community needs and desires to prioritize potential projects that fill in gaps for demand.

## Third Places

Experience-based retail, or experiential retail, refers to consumer expectations for retailers to devote more floor space to the immersive experience only a brick-and-mortar store can provide. Memorable customer service and interactions are emphasized over simply selling products, differentiating stores from online shopping.



*Fair Game, Downers Grove*



## 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, public-private partnerships, and streamlined review processes 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 developer 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. Multifamily 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, partially 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 EDC to entice tenants into inhabiting current office and commercial spaces.

## REDEVELOPMENT OF INDUSTRIAL AREAS

Older, unused industrial areas may be redeveloped as the Village develops into more efficient, community-oriented land uses. There are some potential older manufacturing sites have become brownfields and need remediation before they can be repurposed, such as the Ellsworth Industrial Park. Addressing the cleanup and adaptive reuse of these brownfield 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.

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.

## RECOMMENDATIONS

The following recommendations are provided for each of the chapter sections.

### CONTINUE THE BUSINESS-FRIENDLY ENVIRONMENT

- Actively promote local dining and entertainment options along corridors and in the downtown area to address community needs and fill market gaps.
- Collaborate with DGEDC to provide resources and workshops for small business owners, including assistance with digital marketing and storefront improvements.
- Partner with the Downers Grove Economic Development Corporation and Illinois Department of Commerce and Economic Opportunity to connect local businesses with grants, incentives, and resources to facilitate economic growth.
- Consider policies that encourage and support the creation of start-up businesses, co-working spaces, business incubators and accelerators.
- Encourage and promote the use of community facilities to support training and certification programs.
- Foster partnerships between schools, colleges, and universities such as Northwestern University, College of DuPage, and employers to increase access to and awareness of internships, vocational training, and education in skilled trades in alignment with economic opportunities.
- Consider providing economic development incentives and resources to small businesses, like what Illinois Department of Commerce offers with its Small Business Capital & Infrastructure Grant.
- Support and promote DGEDC's SPARK small business initiatives to retain and grow existing Downers Grove small businesses.

### REVITALIZE COMMERCIAL CENTERS

- Encourage a balanced mix of uses to adequately provide services, conserve natural resources, and disperse amenities.
- Continue to work with local developers to revitalize outdated structures when community preferences change.
- Continue to work with local businesses to improve the physical appearance and market viability of existing commercial corridors.
- Continue to identify and work with property owners of underutilized properties to reinvest and revitalize their properties.
- Promote innovative retail concepts that will add vibrancy to the commercial landscape and attract consumers and entrepreneurs.
- Continue to examine development regulations to ensure commercial nodes and corridors are adaptable for future market conditions, ensuring their long-term relevance and viability within Downers Grove.
- As redevelopment opportunities arise, collaborate with developers to consolidate and share parking areas where it is feasible to discourage excessive surface parking lots.
- Encourage public art, streetscape improvements, and placemaking elements within economic nodes and corridors to increase visual interest and create distinctive, attractive environments.
- Continue to partner with private developers to promote and reposition existing commercial centers, even in areas with challenging site conditions, to adapt to evolving retail habits and consumer preferences and enhance economic vitality.
- Continue to invest in established neighborhoods and employment areas, carefully planning new corridors and nodes that provide attractive public amenities and protect the natural environment.
- Support current and future transit offerings that align with major employment areas.
- Continue to implement the Butterfield Road Corridor Plan.

## **ENHANCE INDUSTRIAL AND OFFICE USES**

- Continue to enforce regulations that provide buffers between industrial and residential areas to minimize noise, visual, and traffic impacts.
- Support the creation of incubator spaces and flexible-use buildings to attract startups and small businesses, encouraging innovation and local job growth.
- Encourage sustainable practices among industrial users, including waste reduction, energy efficiency, and responsible landscaping to reduce environmental impact.
- Work with the Downers Grove Economic Development Corporation to identify businesses interested in relocating to Downers Grove, particularly those that produce or incorporate energy-efficient, sustainable materials and designs.
- Continue to work with private developers to ensure future redevelopment or renovations reflect high-quality design.
- As prominent features along major regional roadways, office developments should be of a high quality and reflect the character of the Village.
- The Village should continue to support office development along the I-88, I-355, and Butterfield Road corridors.

## ECONOMIC DEVELOPMENT FRAMEWORK

The Economic Development Framework builds on the Future Land Use Plan and guides areas of Downers Grove that should be planned and conserved for long-range retail, commercial, and employment growth. These are the Village's tax generating land uses that generate employment, attract visitors, and provide goods and services to the community and the surrounding area.

### TOD POTENTIAL

Downers Grove is serviced by three Metra rail stations along Warren Avenue and Burlington Avenue. While the Main Street Station has received attention due to its location within the downtown, both the Belmont and Fairview Station should incorporate higher-density, mixed-use transit-oriented development including pedestrian friendly streetscapes and a variety of amenities to build community interaction.

### DOWNTOWN

The character of a downtown often forms the overall image of a community. Commercial areas function as focal points of activity and are often what visitors see first and most often. It is important that the Village continues to build upon its current success and offer increased retail, dining, and entertainment options. New developments should incorporate a mix of uses to allow for commercial, office, and residential development.

### LOCAL COMMERCIAL NODES

Local commercial nodes consist of small, neighborhood-scale businesses that include dining, retail, and other essential service needs. They are located primarily within residential areas, typically at the corners of intersections, and can foster pedestrian-friendly environments or accommodate more car-centric uses. The Village should continue to encourage reinvestment into existing nodes that integrate into the surrounding neighborhood, allowing residents to easily access businesses via a short walk or bike ride.

### COMMERCIAL REINVESTMENT

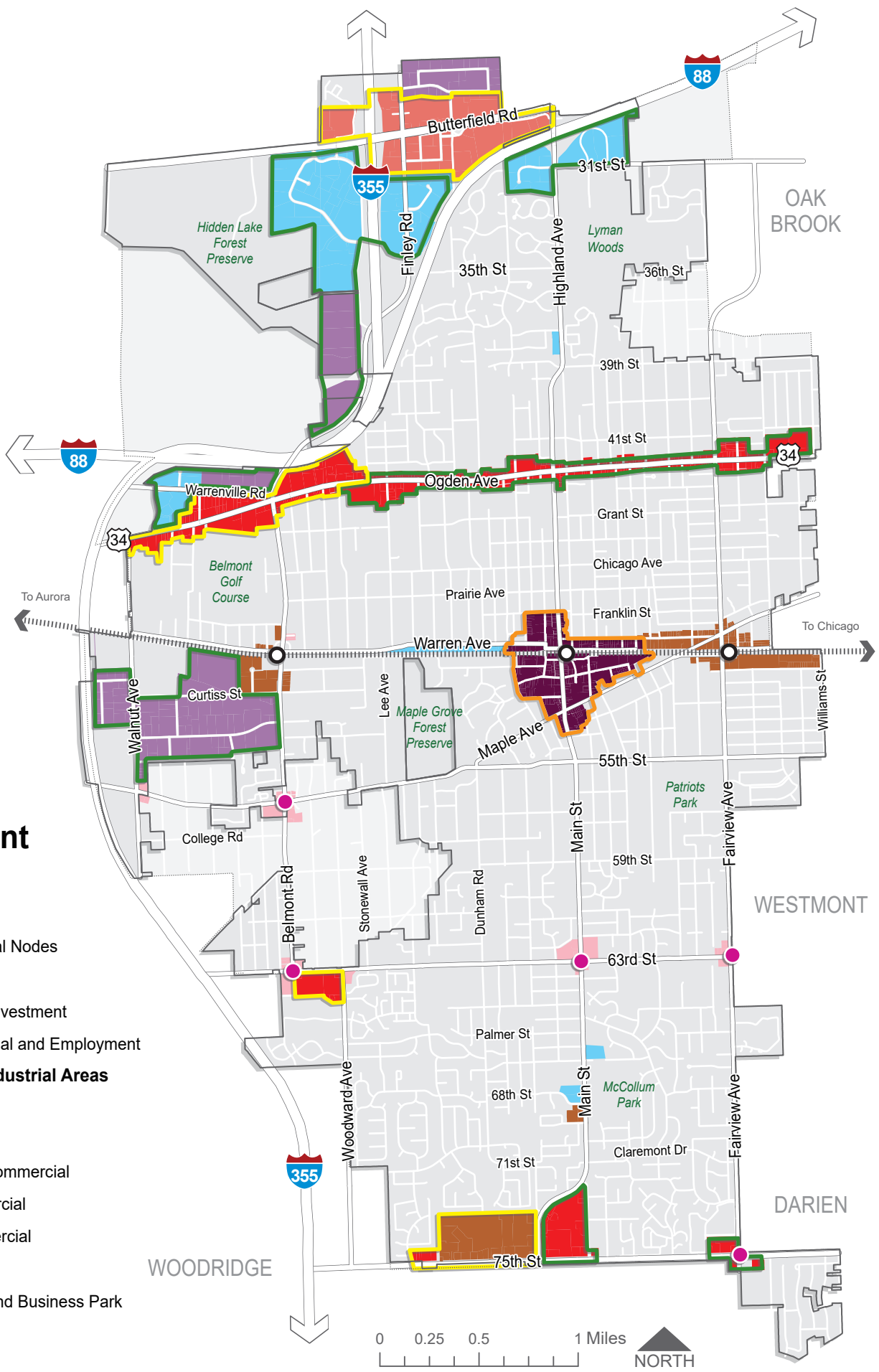
Many of the Village's current corridors, including sections of 75th Street, 63rd Street, and Butterfield Road, are characterized by underutilized surface parking lots fronting buildings, extensive curb cuts, lack of greenery, and poor pedestrian access. The Village should collaborate with property owners and transportation jurisdictions to improve the aesthetic and economic function of these underdeveloped areas. Encouraging a mixture of shops, restaurants, and entertainment uses, repurposing surface parking lots, and considering mixed-use developments will support the goal of creating vibrant, exciting places for residents.

### STABLE COMMERCIAL AND EMPLOYMENT

There are areas, such as the commercial along the eastern section Ogden Avenue, the office and industrial along Lacey Road and Warrenville Road, and the industrial between Belmont Road and Walnut Avenue that are stable and will not change much in the coming years. While these areas may not experience immense change, they should still be enhanced and reinforced through incremental improvements. For the commercial areas, development should feature high quality facades and building material, while emphasizing connectivity to help maintain an attractive corridor. For the industrial areas, ample screening, appropriate building materials, buffering, and setbacks from adjacent residential areas should mitigate adverse impacts in neighborhoods.

# Economic Development Framework

- Metra Stations
  - Local Commercial Nodes
  - ▭ Downtown
  - ▭ Commercial Reinvestment
  - ▭ Stable Commercial and Employment
- Commercial and Industrial Areas**
- ▭ Mixed-Use
  - ▭ Downtown
  - ▭ Neighborhood Commercial
  - ▭ Corridor Commercial
  - ▭ Regional Commercial
  - ▭ Office
  - ▭ Light Industrial and Business Park



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# FOCUS AREA PLANS

**CADENCE**  
KITCHEN & CO

07

DRAFT

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*The Guiding DG Comprehensive Plan provides specific recommendations for West Ogden Avenue, Belmont Road, 75th Street, Downtown, and Fairview, five areas of the community facing unique challenges and considerable opportunities.*

*The Focus Areas include site-specific improvements related to future land use, potential development, connectivity, and overall design and character. These address the issues and opportunities specific to each Focus Area while also demonstrating how broader vision and themes of the Comprehensive Plan can be applied.*



# 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, multifamily 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 multifamily 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.

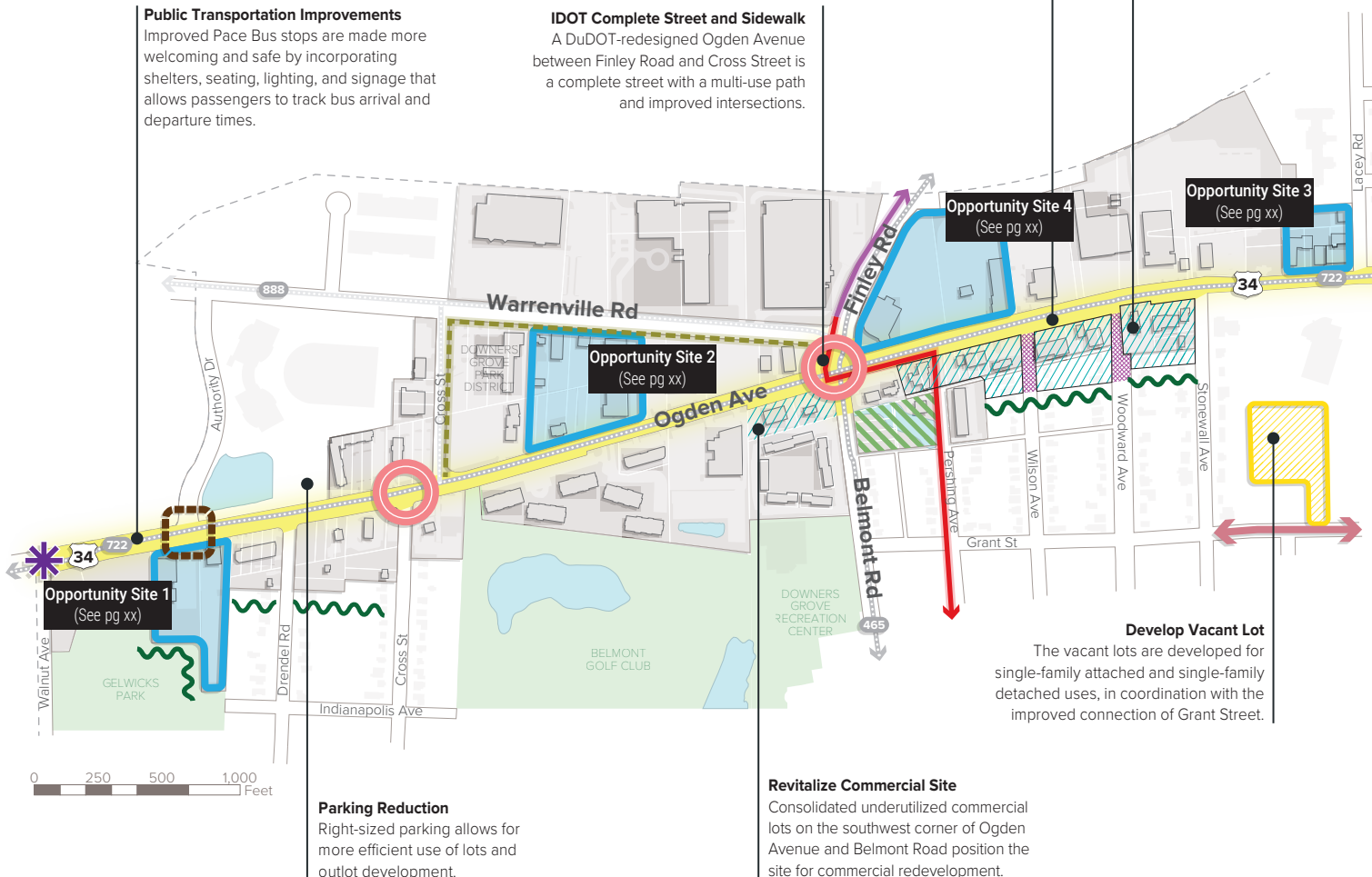
## IMPROVEMENT FRAMEWORK

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



## Commercial Lot Expansion

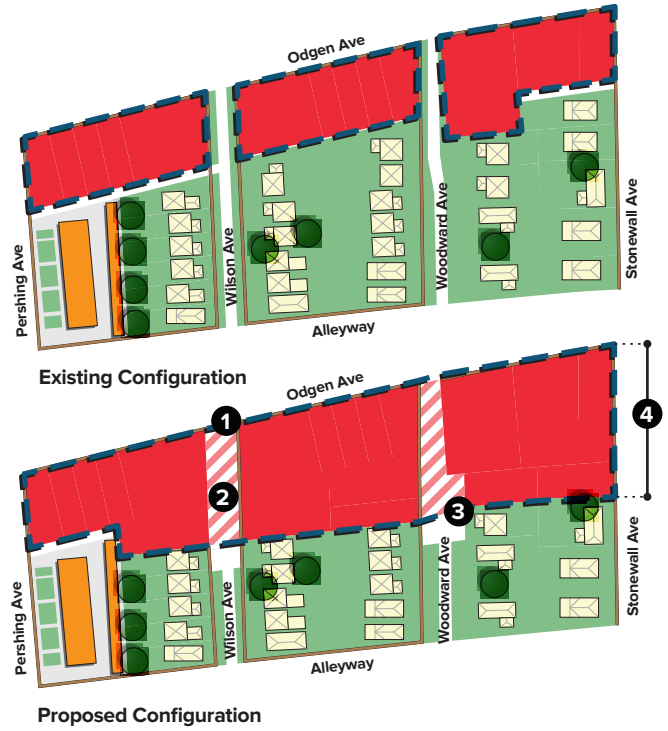
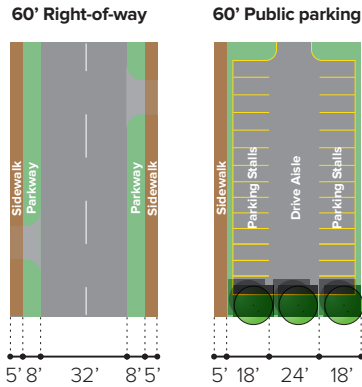
### LEGEND

-  Potential area available for commercial development
-  Vacated right-of-ways
-  Commercial areas
-  Sidewalks

### CALLOUTS

- 1** Limit vehicular access but maintain pedestrian connectivity
- 2** Develop additional public parking
- 3** Hammerhead cul-de-sac
- 4** 300 feet lot depth

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



## IMPROVEMENTS

### Commercial Lot Expansion

West Ogden Avenue’s commercial corridor faces challenges due to shallow lot dimensions, particularly east of Belmont Road. These lot sizes make it difficult to develop sites that meet contemporary needs for building footprints, tenant spaces, and parking.

- Evaluate the potential to vacate right-of-ways on a case-by-case basis to support desirable developments.
- Incorporate hammerheads at select side streets to use Village-owned right-of-way for commercial development and parking while maintaining pedestrian connections to neighborhoods.
- Encourage the consolidation of lots to create parcels at least 300 feet deep, expanding opportunities for commercial development.
- Consider rezoning non-residential lots within 300 feet of Ogden Avenue to commercial districts as they become available, facilitating incremental redevelopment aligned with the corridor’s long-term vision.

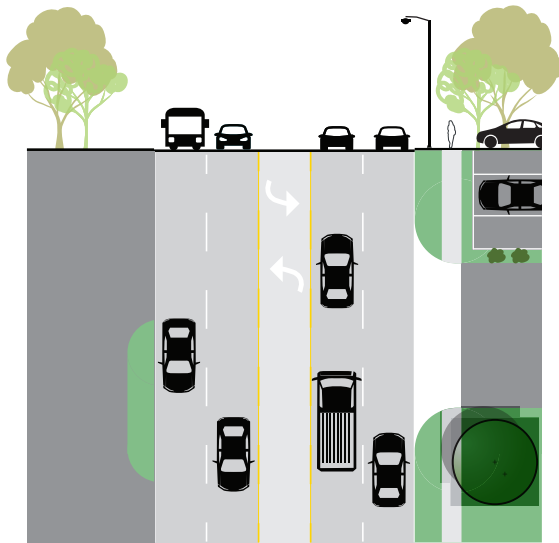
- Promote shared parking arrangements through cross-access between consolidated lots, reducing curb cuts and enhancing pedestrian safety by minimizing vehicular conflicts.
- Permit residential properties to be combined with adjacent commercial lots on a case-by-case basis.
- Ensure that greenspace is added throughout the potential expansion, where appropriate.

### Belmont Road to Stonewall Avenue

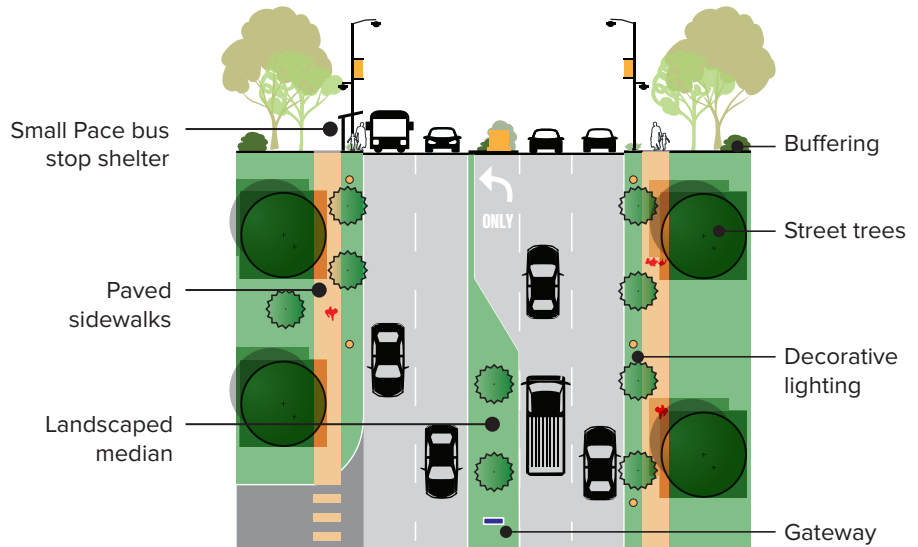
The commercial area south on Ogden Avenue between Belmont Road and Stonewall Avenue could benefit from lot expansion improvements. Placing a hammerhead at Wilson Avenue and Woodward Avenue, where they meet the rear of the commercial lots, would enable commercial lot expansion. Buffering and screening residential areas would ensure neighbors are minimally impacted by noise, traffic, and the appearance of parking lots and storage areas introduced by the new commercial development.

- Implement hammerhead at Wilson Avenue and Woodward Avenue, where they meet the rear of the commercial lots.
- Introduce buffering and screening for residential areas to minimize the impact of noise, traffic, and visual intrusion from parking lots and storage areas resulting from new commercial developments.

## Ogden Avenue Streetscape Improvements



Existing Streetscape



Proposed Streetscape

### Streetscape Improvements

Integrating streetscape improvements along Ogden Avenue can position the Focus Area to serve as an attractive gateway to the community.

- Work with IDOT to widen sidewalks to a standard width while maintaining street yards to separate pedestrians from Ogden Avenue.

### Work with Downers Grove Economic Development Corporation

Continue collaboration with the DGEDC to ensure economic growth and success.

- Conduct a gap analysis of Ogden Avenue to assist in attracting new businesses that may be underrepresented along the corridor.

### Other Improvements

- Work with property owners to incorporate landscaping improvements to enhance the area’s visual appeal.
- Work with IDOT to prioritize pedestrian improvements along Ogden Avenue to improve users’ safety.
- Work with IDOT, and other relevant entities to monitor the need for additional signalized intersections to cross West Ogden Avenue.
- Promote shared parking arrangements between neighboring commercial developments to maximize space and efficiency.
- Explore a potential roadway connection along Grant Street, just east of Stonewall Avenue.
- Collaborate with the Illinois Tollway to maintain and improve road connections and active transportation links over the I-88/I-355 corridor.
- Work with Pace to upgrade bus stops along Routes 722 and 465 for improved passenger experience.
- Improve sidewalk links, particularly along Woodward Avenue and Pershing Avenue, to ensure continuous pedestrian access and integration with the commercial corridor.
- Preserve the wetland adjacent to commercial developments near Lee Avenue, Pershing Avenue, and Walnut Avenue.

## REDEVELOPMENT OPPORTUNITIES

Opportunity sites are areas within the Focus Area that have high redevelopment potential. Redevelopment of the identified sites would have a dramatic effect on the look and feel of the Focus Area. Redevelopment of the West Ogden Avenue Focus Area can attract additional desirable auto dealer and hotel uses, create activated spaces, and create a more cohesive corridor.

## OGDEN AVENUE AND AUTHORITY DRIVE

### OPPORTUNITY SITE #1

The site at Ogden Avenue and Authority Drive offers development potential, benefiting from its strategic location near a newly constructed hotel and the planned Walnut Park Athletic Center to the south. The large property lends itself to a mixed-use development approach, featuring commercial uses along Ogden Avenue and multifamily residential to the south, adjacent to the park. Site layout should minimize visual impacts on nearby residential areas, incorporate landscaping and fencing to maintain privacy and aesthetics, and mitigate impacts on neighboring Belmont Prairie. A physical connection from residential areas to the park would enhance community integration, while access to the neighborhood would be facilitated by extending Indianapolis Avenue. Cross-access with neighboring commercial properties should be explored to reduce curb cuts along Ogden Avenue, improving traffic flow and safety. This multi-faceted development approach can maximize the site's potential while harmonizing with its surroundings.



## **OGDEN AVENUE AND WARRENVILLE ROAD**

### **OPPORTUNITY SITE #2**

The site at Ogden Avenue and Warrenville Road offers a prime opportunity for redevelopment. Its substantial size and strategic location make it well-suited for a new car dealership or medical office building of high-quality design. Consolidating the multiple properties creates an optimal redevelopment site. The building should be positioned toward Ogden Avenue, with parking strategically placed to the side or rear to enhance visual appeal. Primary access should be provided from Ogden Avenue, with secondary access on Warrenville Road, and the number of curb cuts minimized to ensure traffic efficiency. Thoughtful landscaping, including perimeter and interior lot treatments, will soften the visual impact of the building and parking areas.

Alternatively, the southern portion of the site along Ogden Avenue can accommodate commercial uses similar to those at Ogden Avenue and Main Street, while the northern portion along Warrenville Road would be developed as office space or an additional hotel, offering flexibility to meet market demands.

## **OGDEN AVENUE AND LACEY ROAD**

### **OPPORTUNITY SITE #3**

The corner site at Ogden Avenue and Lacey Road is a prime candidate for redevelopment into multifamily residential uses, aligning with the scale and style of the adjacent assisted living facility to the north. Additionally, it has the potential to be attainable housing or young professional and student housing. Its size and proximity to both multifamily and single-family neighborhoods present an opportunity to introduce additional residential options along Ogden Avenue. To optimize the site, the building should front Ogden Avenue, with parking positioned to the north and accessible via Lacey Road. Preserving the existing vegetation on the western edge of the property is essential to maintain a natural buffer between the residential development and nearby commercial uses. The multifamily design should prioritize community amenities, incorporating features such as plazas, patios, and pet-friendly spaces to enhance livability and foster a sense of community.



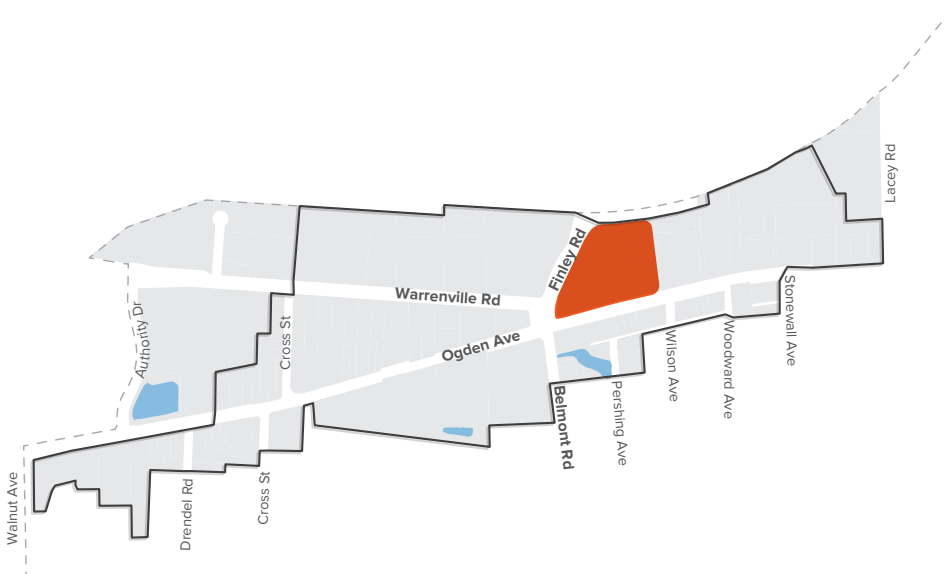
## OGDEN AVENUE AND FINLEY ROAD

### OPPORTUNITY SITE #4

The Ogden Avenue and Finley Road site represents a significant opportunity to transform an underutilized, poorly connected corner into a vibrant, multi-use destination. The site suffers from poor cross-access and limited pedestrian accessibility, particularly from eastbound Ogden Avenue. Redevelopment of this prominent site would address these challenges while creating a dynamic mix of uses.

Potential redevelopment can establish a pedestrian-friendly urban environment along Ogden Avenue, with retail spaces, a signature restaurant, and a food plaza catering to nearby workers and residents. The northwest block is designed as a corporate square, combining retail, office spaces, salons, and flexible-use areas. Parking is positioned toward the rear of the site to improve visual impacts while internal access roads minimize disruptions along Ogden Avenue and Finley Road.

The proposed improvements align with best practices by fostering a pedestrian-oriented urban street experience that supports the Village’s goal of creating activated commercial hubs. The redevelopment enhances accessibility, connectivity, and aesthetics of the site while creating a vibrant, mixed-use destination on Ogden Avenue that meets the needs of community residents, visitors, and businesses. Improvements to both the Finley Road and Ogden Avenue rights-of-way should be considered with the development.



# WEST OGDEN OPPORTUNITY SITE



**BUILDING USE**

- Commercial (Multi Tenant)
- Office



## BELMONT ROAD

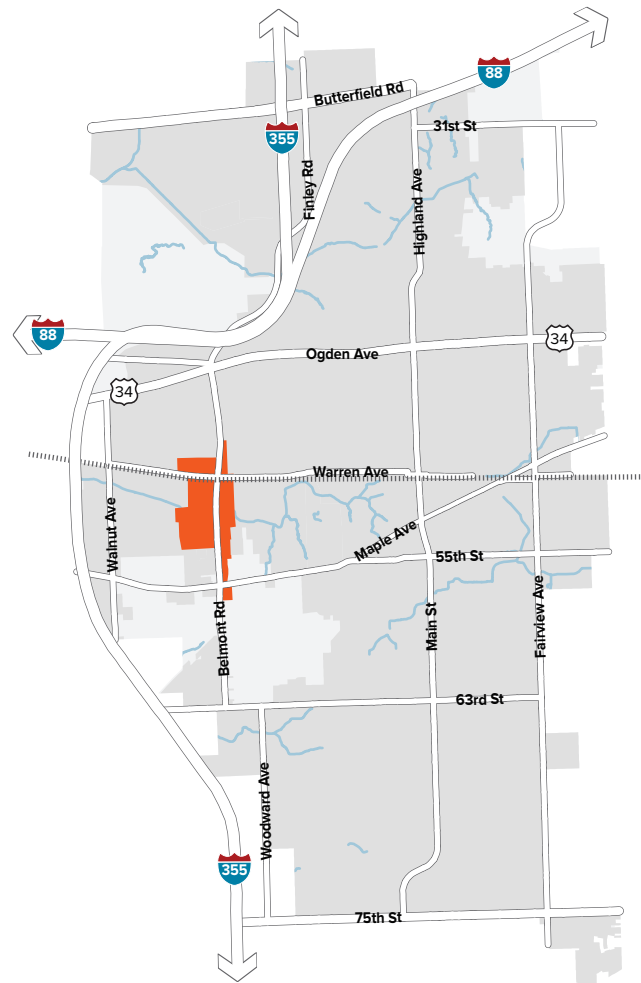
The Belmont Road corridor stretches from Prairie Avenue to Maple Avenue, encompassing the Belmont Metra station and the edge of Ellsworth Business Park, a 351-acre business park. The corridor features a mix of multifamily and single-family residential. There is little commercial development in the area, except for a neighborhood retail center at the southwest corner of Belmont Road and Maple Avenue. Thirty percent of *Guiding DG* community survey respondents indicated the Belmont Road corridor could use improvements.

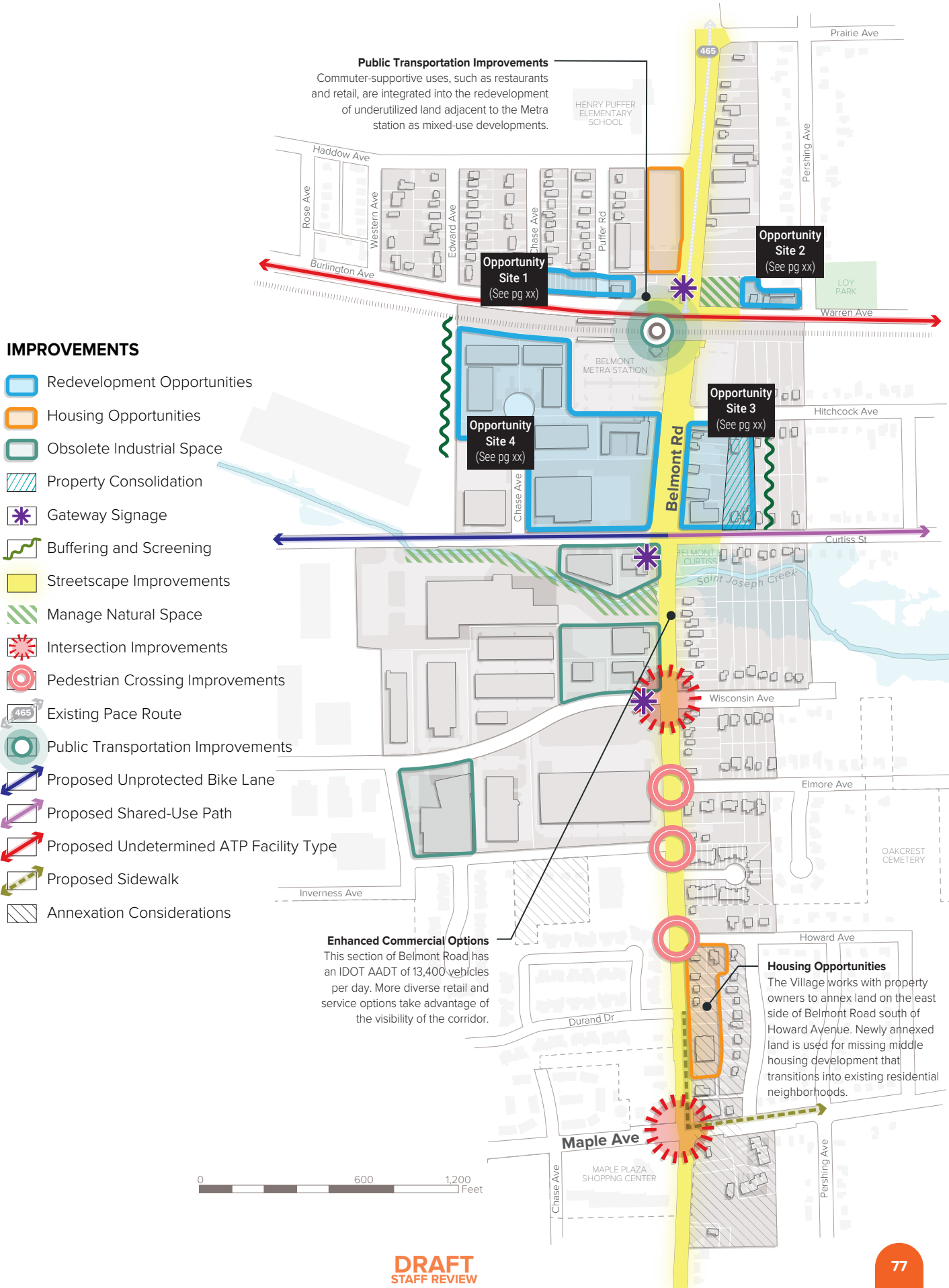
The Belmont Road Focus Area and associated Ellsworth Business Park have limited modern industrial spaces. Dining options are scarce, leaving employees and nearby residents underserved. The parking lots at the Belmont Metra station are not optimized and fail to align with commuters' needs, compounded by a lack of retail tailored to this demographic. Limited parking within the industrial park further restricts opportunities for entertainment uses. Additionally, unannexed land pockets between Wisconsin Avenue and Maple Avenue create jurisdictional challenges.

The Belmont Road Focus Area repositions the area's industrial uses while fostering mixed-use transit-oriented development (TOD) around the Belmont Metra station. It creates various sizes and types of industrial spaces and consolidates lots along the Metra tracks for TOD that incorporates transit-supportive retail, townhome, multifamily, entertainment, incubator space, and artisan and light manufacturing uses. The Belmont Road Focus Area improves the appearance of the corridor and reintroduces nature into the area by "greening" the creek. In conjunction with redevelopment projects, the Village should consider working with property owners to improve the cohesiveness of the area.

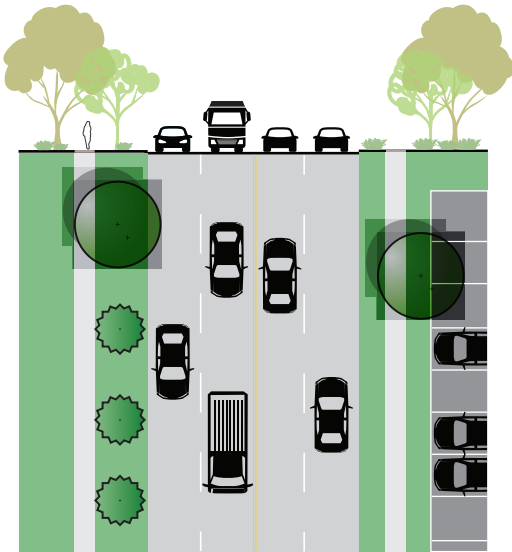
## IMPROVEMENT FRAMEWORK

The Belmont Road Focus Area should focus on transit-oriented development, creating opportunities for a mix of residential and commuter-supporting commercial uses directly south of the Belmont Metra station. Small and mid-size industrial and office development should be integrated into the business park to enable affordable artisan manufacturing, incubator spaces, and ghost kitchen spaces. The business park includes limited entertainment uses. Greening the existing paved creek would reintroduce nature into the area and enhance Belmont Road's connection to Downers Grove's ecological assets.

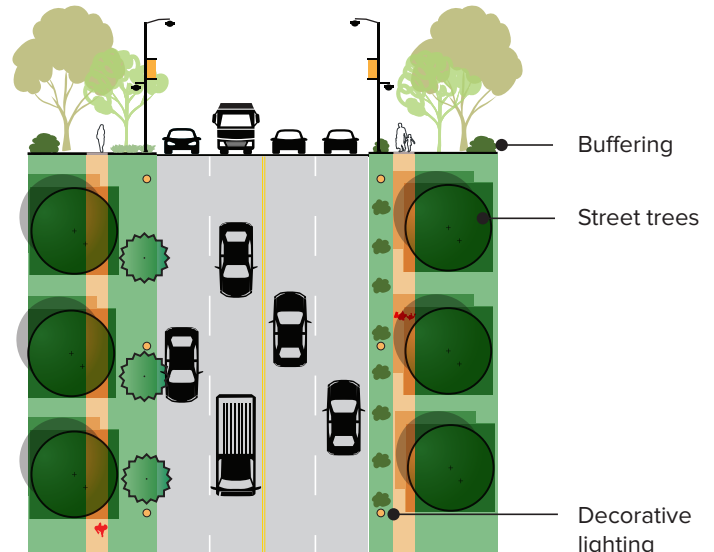




## Belmont Road Streetscape Improvements



Existing Streetscape



Proposed Streetscape

## IMPROVEMENTS

### Streetscape Improvements

Belmont Road is an arterial road that sees over 24,000 vehicles per day. The existing right-of-way is approximately 80 feet wide. The typical cross-section includes sidewalks on both sides of the street, street yards on at least one side, and two travel lanes in each direction.

- Work with DuDOT to integrate streetscaping along the road to enhance the appearance of the corridor with street trees, decorative lighting, and upgraded sidewalks.

### Retrofit Industrial Structures

Many of the Focus Area's industrial structures have become obsolete due to changes in contemporary economic trends. Retrofitting obsolete industrial structures can encourage small-scale production enterprises, such as small batch bakeries or furniture makers, to meet current light industrial and manufacturing demands.

- Collaborate with the Downers Grove Economic Development Corporation (DGEDC) to retrofit obsolete single-tenant industrial spaces as multi-tenant buildings to accommodate smaller users.

## Industrial Structure Redevelopment



### LEGEND

- Industrial (represented by a purple square)
- Retail (represented by a red square)

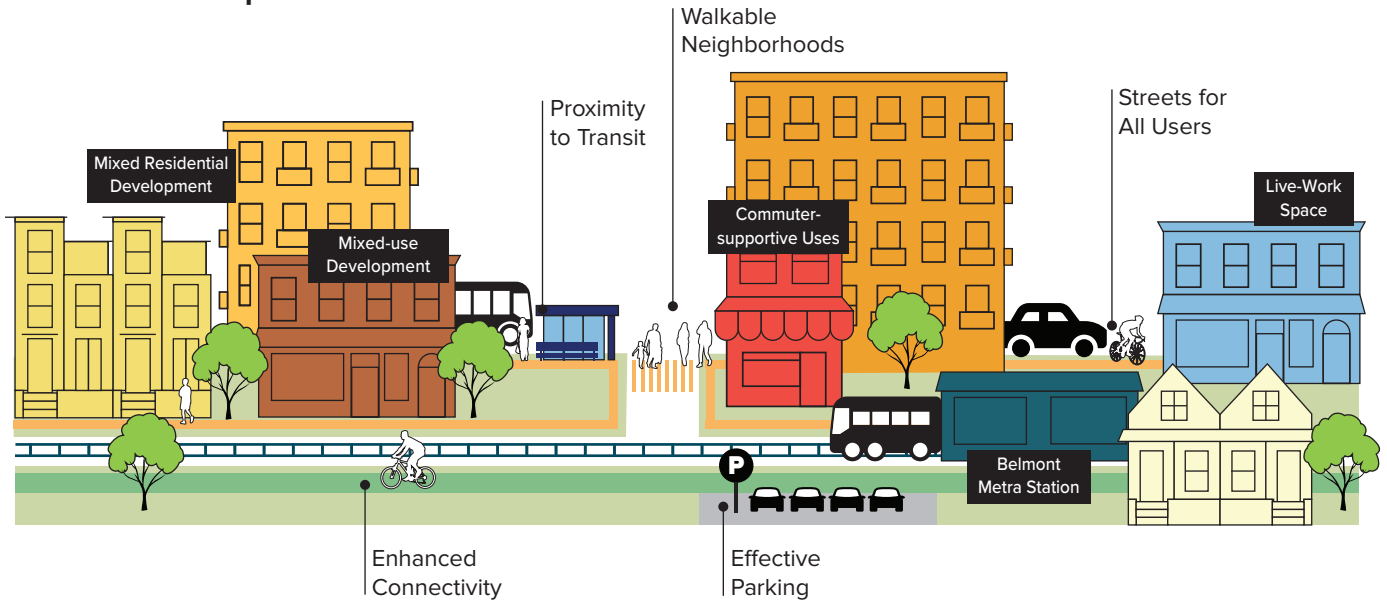


Existing Industrial Space



Development Scenario

## Elements of Transit Oriented Development



### Public Transportation Improvements

The Belmont Metra station lacks surrounding amenities.

- Redevelop underutilized land adjacent to the Belmont Metra station to incorporate higher-density, mixed-use transit-oriented development including pedestrian friendly streetscapes and a variety of amenities including restaurants and retail.

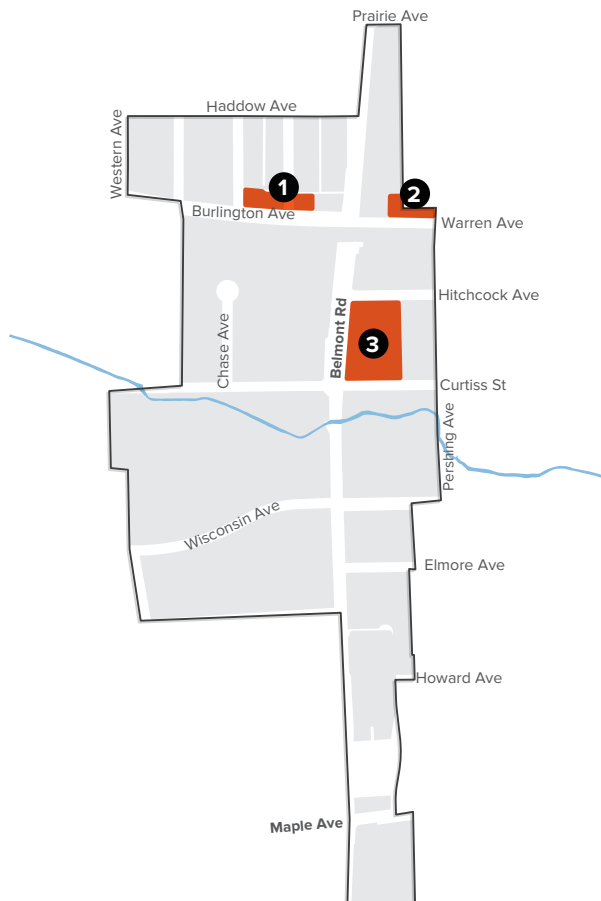
### Other Improvements

- Incorporate gateway features to create a cohesive identity with consistent design and landscaping.
- Buffer and screen industrial and commercial uses from Belmont Road and Curtiss Street with landscaping and fencing.
- Incorporate landscaping solutions to improve the appearance of industrial park areas.
- Work with property owners to naturalize concrete-lined areas adjacent to Saint Joseph Creek to improve connectivity and enhance stormwater management.

- Work with DuDOT to incorporate a traffic signal at the intersection of Belmont Road and Wisconsin Avenue.
- Improve the intersection of Belmont Road and Maple Avenue with greenery and enhanced pedestrian crossings as annexation occurs.
- Work with DuDOT to examine the possibility of a signalized crossing at Belmont Road and Wisconsin Avenue to provide an intermediate crossing opportunity between the two streets.
- Install a shared use path along Curtiss Street east of Belmont Road and bike lanes along Curtiss Street on the west side of Belmont Road as recommended in the *Guiding DG Active Transportation Plan*.
- Reinforce Warren Avenue as a critical bike throughfare by installing the bicycle facilities as recommended in the *Guiding DG Active Transportation Plan*.
- Incorporate pedestrian amenities for those working and living in the area as the Belmont Road Focus Area redevelops.
- Prioritize sidewalk improvements along Belmont Road and Curtiss Street to close existing gaps.

## REDEVELOPMENT OPPORTUNITIES

Redevelopment of identified opportunity sites would transform the look and feel of the Focus Area. A reimagined Belmont Road Focus Area incorporates transit-oriented development with commuter-supportive retail, modern industrial and artisan manufacturing uses, and office spaces while maintaining the affordable nature of the area.



## BURLINGTON AVENUE AND PUFFER ROAD

### OPPORTUNITY SITE #1

The opportunity site at Burlington Avenue and Puffer Road presents a promising location for development — vacant but well-positioned for transformation into high-density residential or commuter-oriented commercial uses. Given its proximity to transit, the site is particularly suited for duplexes, townhomes, apartments, or condominiums that capitalize on the demand for transit-accessible housing. The portion between Chase Avenue and Puffer Road could accommodate either single-family attached or multifamily units, while the smaller section between Puffer Road and the southbound ramp onto Belmont Road may be more appropriate for a limited number of single-family attached units. Consolidating the site by vacating Puffer Road could further enhance its development potential as a unified property. To ensure compatibility with the surrounding neighborhood, buildings should front Burlington Avenue with parking located at the rear, and fencing and landscaping should provide a buffer to existing residential areas to the north. This approach would maximize the site’s potential while maintaining harmony with the community.

## **WARREN AVENUE AND PERSHING AVENUE**

### **OPPORTUNITY SITE #2**

The opportunity site at Warren Avenue and Pershing Avenue is ideal for high-density, mixed-income residential uses given its strategic proximity to transit. To optimize its potential, buildings should front Warren Avenue, with parking strategically placed at the side or rear to enhance the streetscape. Access to parking could be facilitated through the Village-owned property to the north, minimizing disruptions and enhancing traffic flow. To avoid conflicts with the adjacent northbound ramp onto Belmont Road, direct site access in this area should be limited. Thoughtful design considerations, including fencing and landscaping, will be essential to create a buffer between any new development and the existing residential properties to the north, ensuring a smooth integration into the surrounding neighborhood.

## **BELMONT ROAD AND HITCHCOCK AVENUE**

### **OPPORTUNITY SITE #3**

The site at Belmont Road and Hitchcock Avenue offers a valuable opportunity for transit-oriented development, with a focus on mixed-use and commercial projects catering to commuters and residents. Consolidating the lots would create a cohesive development footprint for two- or three-story buildings, with active ground-floor uses and multifamily residences on the upper floors. The northern corner of the site is ideal for commercial uses such as a coffee shop, café, or corner store to serve the surrounding community, while the southern corner could feature multifamily amenities like a gym, indoor pet area, or leasing office. Small-scale office spaces could also be integrated into the ground floor. Building frontage should align with Belmont Road to enhance street presence, with site access provided via Hitchcock Avenue and Curtiss Street. Maintaining existing vegetation along the eastern edge is crucial to preserve natural buffers, while additional fencing and landscaping would ensure privacy for adjacent residential properties. This approach would create a vibrant, transit-oriented community hub.



## BELMONT ROAD AND CURTISS STREET

### OPPORTUNITY SITE #4

The Belmont Road and Curtiss Street site offers a unique opportunity to transform underutilized land into a dynamic development that enhances the surrounding area while supporting commuters, residents, and artisans. Located south of the Belmont Metra Station, this site has the potential to redevelop into live/work spaces and vibrant mixed-use areas, creating a stronger connection between residential, commercial, and industrial uses.

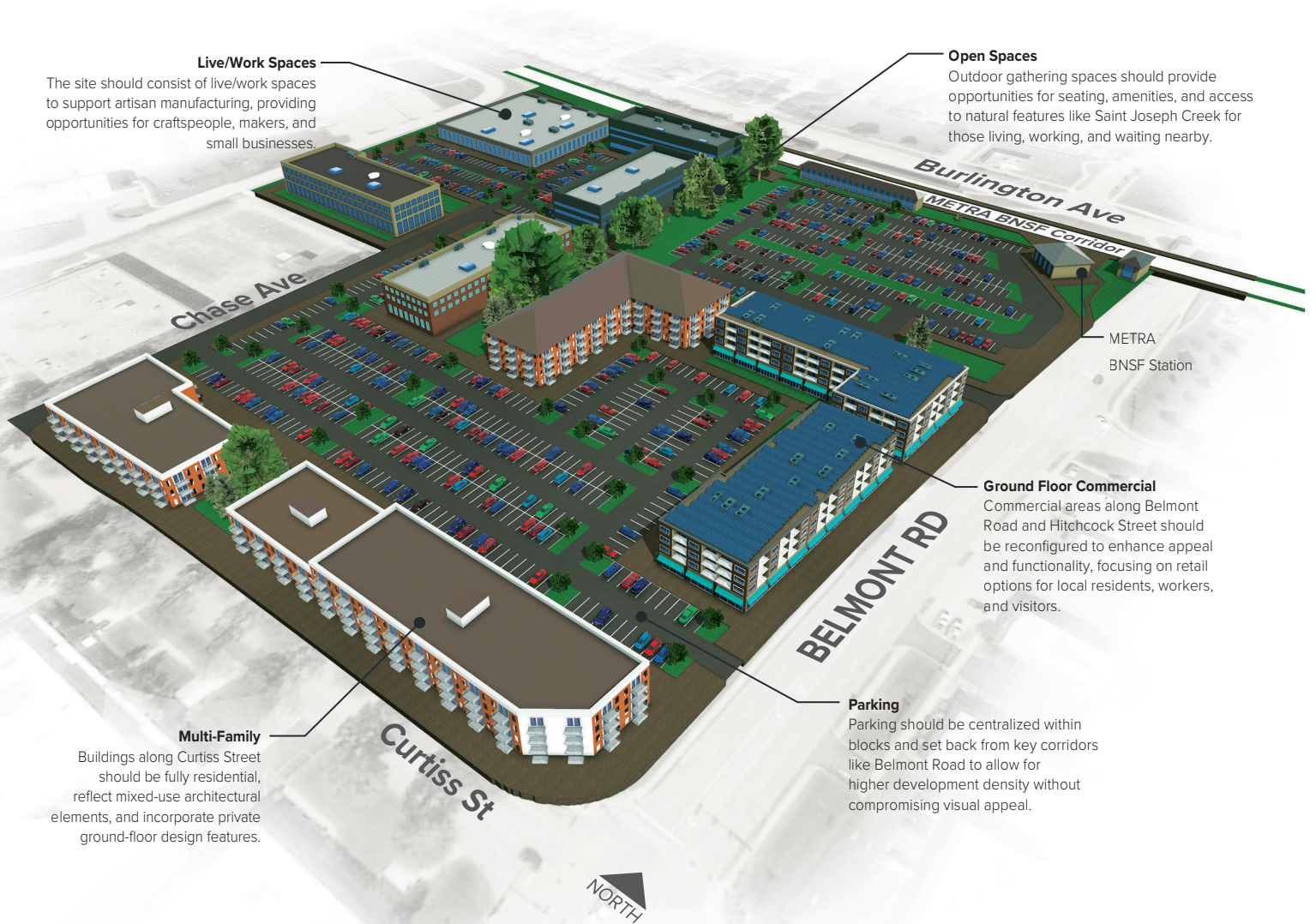
The plan envisions mixed-use buildings with ground-floor commercial spaces and upper-level multifamily units south of the Metra parking lot. Retail spaces along the parking lot and Belmont Road cater to commuters with amenities like coffee shops and convenience stores. Outdoor gathering spaces provide opportunities for seating, amenities, and access to nearby natural features like Saint Joseph Creek and the park at Belmont Road and Curtiss Street.

West of the station, live/work spaces support artisan manufacturing, providing opportunities for craftspeople, makers, and small businesses. This innovative approach reimagines underutilized industrial land while creating a buffer to existing industrial uses. Parking is located at the rear and interior of the block to preserve the pedestrian-oriented design.

Inspired by successful regional examples like The Shops of Uptown in Park Ridge, Illinois, this redevelopment prioritizes connectivity, functionality, and aesthetics, attracting visitors and enhancing the area's appeal as a destination for both locals and commuters.



# BELMONT ROAD OPPORTUNITY SITE



**Live/Work Spaces**

The site should consist of live/work spaces to support artisan manufacturing, providing opportunities for craftspeople, makers, and small businesses.

**Open Spaces**

Outdoor gathering spaces should provide opportunities for seating, amenities, and access to natural features like Saint Joseph Creek for those living, working, and waiting nearby.

**Ground Floor Commercial**

Commercial areas along Belmont Road and Hitchcock Street should be reconfigured to enhance appeal and functionality, focusing on retail options for local residents, workers, and visitors.

**Parking**

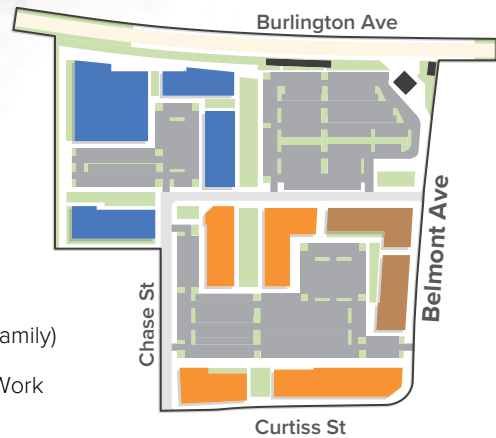
Parking should be centralized within blocks and set back from key corridors like Belmont Road to allow for higher development density without compromising visual appeal.

**Multi-Family**

Buildings along Curtiss Street should be fully residential, reflect mixed-use architectural elements, and incorporate private ground-floor design features.

**BUILDING USE**

- Multi-Family
- Mixed-Use (Commercial and Multi-Family)
- Office, Artisan Manufacturing, Live/Work



# 75TH STREET

75th Street serves as a southern gateway to Downers Grove, and is a primary shopping destination serving the Downers Grove and neighboring Darien and Woodridge communities. The area features two large retail centers: The Grove Shopping Center and Downers Park Plaza. The Grove Shopping Center is the largest retail center in Downers Grove. It was built in 1986 as a semi-enclosed outdoor mall but was converted into an open strip mall in 2002. Across the street to the east, Downers Park Plaza is a 265,000 square-foot strip mall anchored by big box stores with a large shared parking lot and several outlots. In the *Guiding DG* community survey, about 49% of respondents described the character of 75th Street as negative.

The 75th Street Focus Area transforms the area through redevelopment while recognizing the economic reality and restrictions of redeveloping the shopping center. The Focus Area sees a future in which complete redevelopment of The Grove Shopping Center is possible. It transforms the area with multifamily, mixed-use, entertainment, and hotel development to create a regional destination as a monumental gateway to the community.

# IMPROVEMENT FRAMEWORK

The 75th Street Focus Area enhances the area as a gateway to the community and repositions it into an entertainment and residential destination. Existing commercial development embraces restaurant and entertainment uses while repurposing excess parking and pavement into green, activated gathering spaces. The framework incorporates medium- and high-density residential development into underutilized commercial areas. Existing surrounding residential areas see improved pedestrian and bicycle connections into the commercial areas.



**IMPROVEMENTS**

-  Redevelopment Opportunities
-  Potential Outlot Sites
-  Façade Improvement
-  Gateway Signage
-  Buffering and Screening
-  Streetscape Improvements
-  Manage Natural Space
-  Intersection Improvements
-  Pedestrian Crossing Improvements
-  Curb Cut Reduction
-  Existing Pace Route
-  Public Transportation Improvements
-  Existing Multi-Use Path
-  Proposed Trail and Grid Connector Path
-  Proposed Shared-Use Path
-  Proposed Unprotected Bike Lane

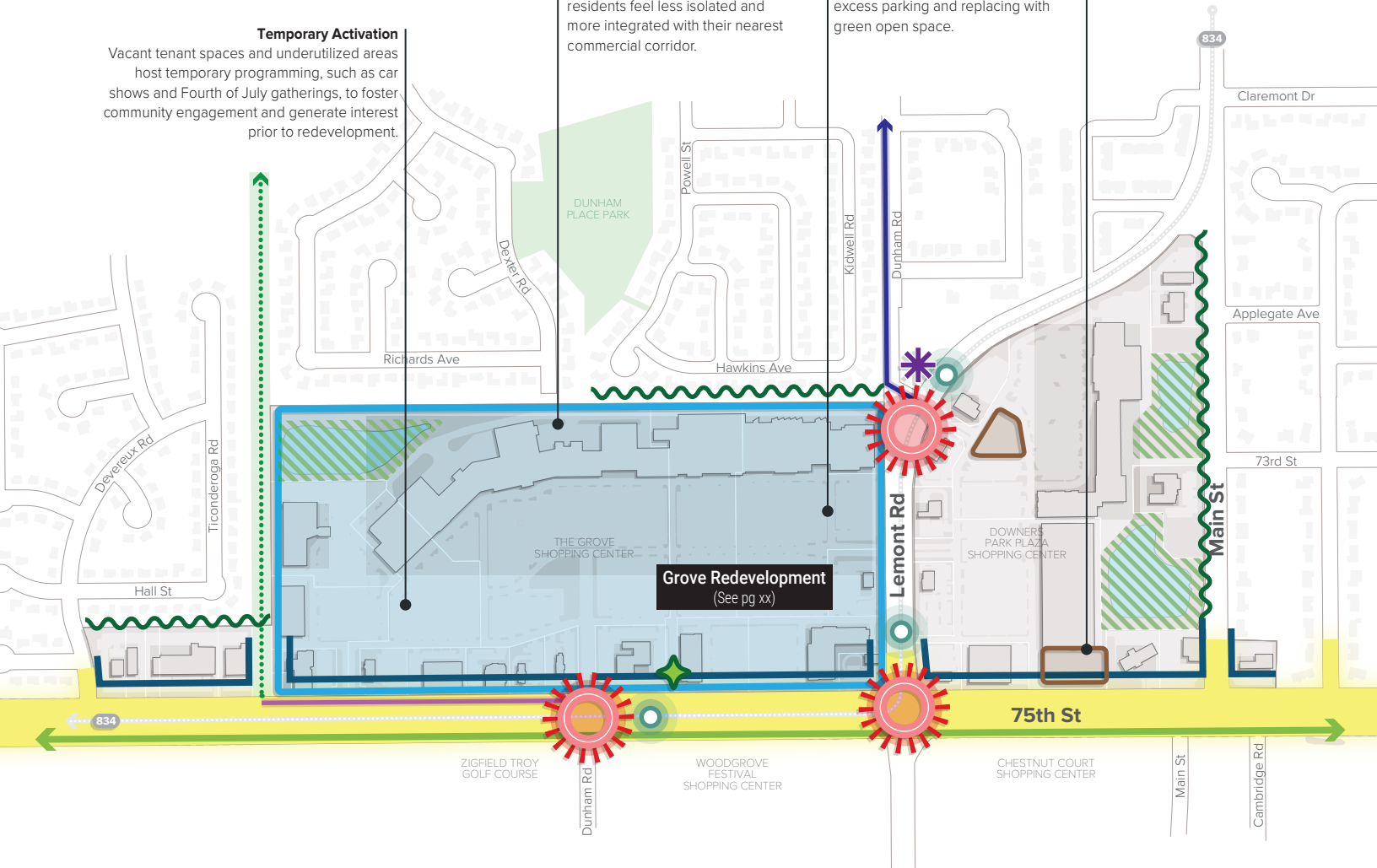
**Outlot Development**

Outlots at The Grove and Downers Park Plaza shopping centers capitalize on the high visibility of their locations on 75th Street and Lemont Road.

**Temporary Activation**  
Vacant tenant spaces and underutilized areas host temporary programming, such as car shows and Fourth of July gatherings, to foster community engagement and generate interest prior to redevelopment.

**Sidewalk Improvements**  
Enhanced ADA-compliant sidewalk connections to storefronts help residents feel less isolated and more integrated with their nearest commercial corridor.

**Parking Reduction**  
Prior to a redevelopment of this shopping center, consider removing excess parking and replacing with green open space.

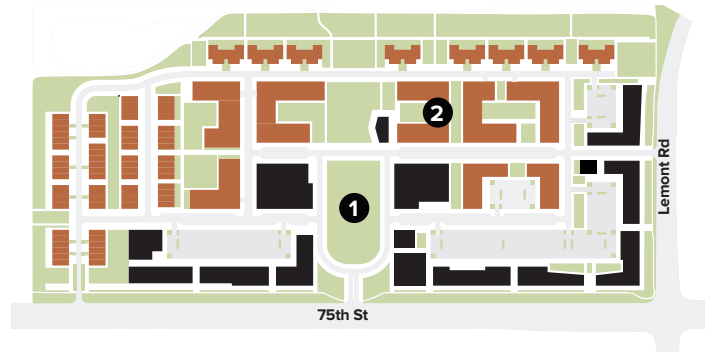


## Parking Reduction Improvements in the Grove

A reduction of parking could result in additional housing development or expanded public space.



Existing Configuration



Reduced Parking Configuration

See page 31 for a model showcasing redevelopment potential for the Grove.

### LEGEND

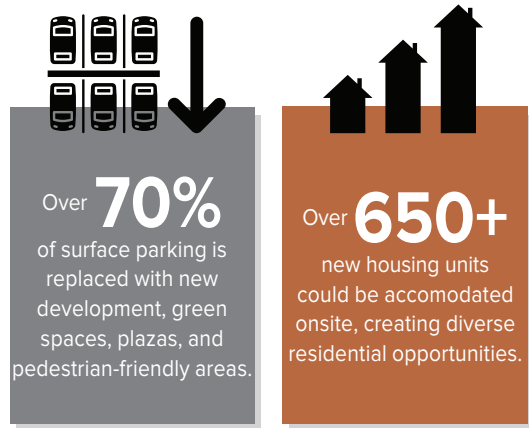
- 1 Expand green space for public plaza and open space
- 2 Housing developments

## IMPROVEMENTS

### Parking Reduction

Excessive surface parking in poor condition disrupts connectivity in the Focus Area.

- Enhance pedestrian experience in large surface parking lots with well-defined walkways.
- Repave and stripe existing parking lots to improve their appearance and functionality.
- Repurpose parts of parking lots for outlot development to better leverage land for sales tax-generating uses.



## Façade Improvements

The Focus Area features commercial buildings that require façade improvements. These improvements involve upgrading and renovating a building’s exterior to enhance its visual appeal.

- Promote and incentivize façade enhancements along 75th Street.

## Reduce Curb Cuts

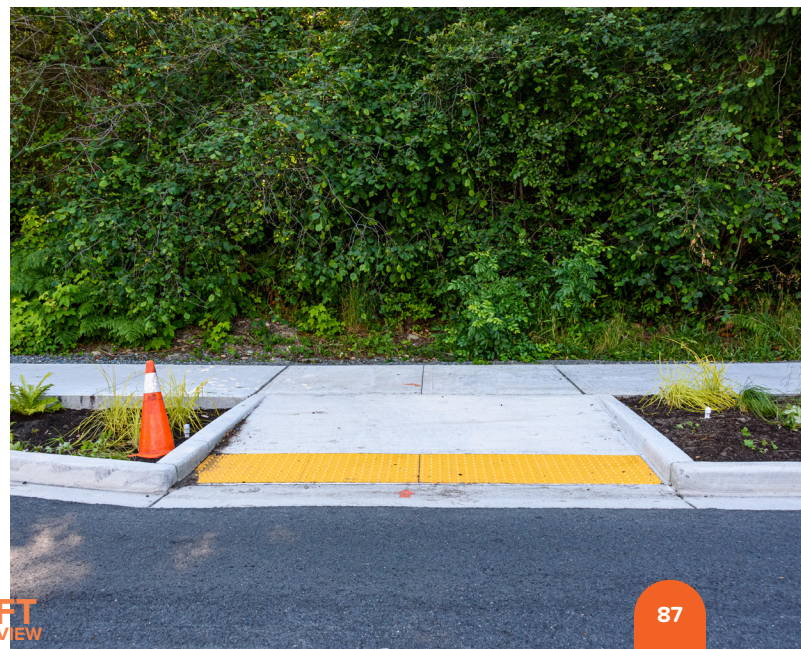
- Curb cuts provide a transition between sidewalks and streets, typically for vehicle access to driveways or parking lots. Excessive curb cuts can lead to increased traffic congestion and reduced pedestrian safety.
- Ensure redundant and unnecessary cuts are eliminated to improve safety and efficiency.

## Other Improvements

- Prioritize integrating and enhancing gateway signage on Lemont Road.
- Collaborate with property owners to implement buffering features between residential and commercial areas.
- Screen all surface parking lots from primary roadways.
- Ensure rooftop utilities, loading docks, dumpsters, and utility boxes are screened from public view.
- Work with DuDOT to integrate landscaping and streetscape elements along 75th Street.
- Collaborate with property owners and DuDOT to

implement landscaping improvements for commercial properties and right-of-way areas.

- Prioritize protecting the existing wetland near the shopping centers.
- Incorporate pollinator gardens and native planting into new development sites.
- Collaborate with DuDOT to upgrade signalized intersections at 75th Street and Lemont Road, 75th Street and Dunham Road, and Lemont Road and Dunham Road.
- Collaborate with Pace to enhance bus stops along Pace Bus Route 834, which travels south on Lemont Road and west along 75th Street.
- Implement a shared-use trail around The Grove, connecting 75th Street, Lemont Road, and Dunham Road.
- Provide adequate bicycle parking near the main entrances to buildings.
- Continue to prioritize the installation of pedestrian connections from the public sidewalk to storefronts.
- Ensure all sidewalks comply with ADA standards to improve accessibility.
- Collaborate with DuDOT to identify additional locations for proposed pedestrian crossings within the Focus Area to improve safety and accessibility.





## THE GROVE OPPORTUNITY SITE

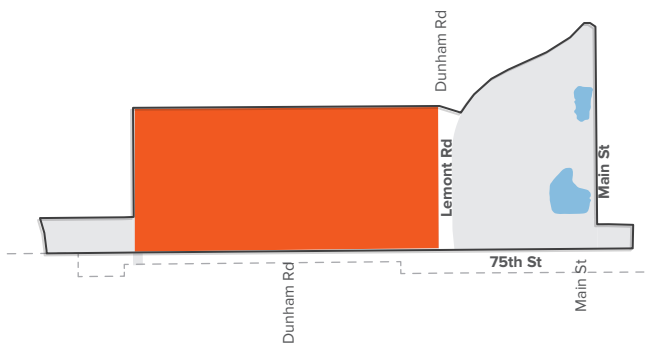
Despite its location in the community, The Grove has not kept pace with modern developments and regional needs. Its multiple ownership structure, underutilized parking lot, and lack of connectivity make the area difficult for redevelopment. The success of outlot development in the area indicates a need to update The Grove to meet the needs of the contemporary consumer. Surface-level improvements can revitalize the shopping center as much as possible while maintaining existing ownership restrictions. Envisioning a future where The Grove is completely redeveloped includes a mixed-use center that catalyzes change in the 75th Street Focus Area with innovative economic tools and incentives.

## GROVE REDEVELOPMENT

The opportunity site transforms the shopping center by introducing multifamily and mixed-use development while enhancing connectivity and creating a vibrant community hub. Currently, the area lacks sufficient multifamily housing and entertainment options, particularly within The Grove shopping center. Redevelopment balances residential uses, commercial development, institutional uses, public spaces, and natural areas such as native gardens and pollinator gardens to serve residents, visitors, and surrounding neighborhoods.

A boulevard-style main entry with decorative pavers sets the tone for an attractive, accessible site. The development features larger-scale entertainment uses and a central public plaza designed for year-round events, creating a dynamic gathering space. Commercial spaces, including single- and multi-tenant buildings, front 75th Street and Lemont Road, buffering multifamily residential buildings located interior to the site. These multifamily sites could provide a portion to attainable housing or young professional and student housing. Ground-floor commercial spaces in mixed-use buildings near the plaza activate the street and invite pedestrians.

Rear-loaded single-family attached homes and open spaces buffer the site from surrounding single-family neighborhoods, ensuring a smooth transition and preserving the area's character. Parking is right-sized and strategically placed, with much of the residential parking integrated into buildings. Improved circulation and controlled access points enhance traffic flow, while a shared-use trail connects pedestrians and cyclists to the site and nearby neighborhoods. Private amenity spaces within multifamily buildings further improve residents' quality of life. These improvements prioritize connectivity, functionality, and community-focused design while creating a highly walkable, bikeable, and attractive destination.



# 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.

**BUILDING USE**

- Single-Family Attached
- Multi-Family
- Commercial (Multi-Tenant)
- Commercial (Single Tenant)
- Mixed-Use (Commercial and Multi-Family)



## ECONOMIC DEVELOPMENT CONSIDERATIONS FOR GROVE REDEVELOPMENT

Redeveloping The Grove presents an opportunity to transform an aging mall with excessive parking into a lively, mixed-use area that better serves the community. Previously, The Grove has struggled to redevelop given its divided ownership, restrictive agreements, underutilized parking, and lack of connectivity to surrounding neighborhoods. To reimagine The Grove, the Village, through DGEDC, will need to collaborate with landowners, investors, and public entities to support the project and help developers secure financing.

Achieving Comprehensive Plan objectives, such as increasing affordable housing, improving resiliency through green infrastructure, and incorporating community spaces, will depend on identifying the desired development pattern at a policy level through the Comprehensive Plan. Subsequently, the Village will need to examine the suitability and feasibility of the development, and identify funding measures and incentives to address financing gaps. The following considerations and approaches will factor in to the success of The Grove transformation.

### Engagement with Stakeholders

Through the *Guiding DG* planning process, many stakeholders in the community identified The Grove as one of the most important places to improve in Downers Grove. As redevelopment occurs, continuing to collaborate with community members, developers, and local organizations will help ensure that redevelopment plans align with the needs and desires of the community. Open dialogue and ongoing engagement will help garner public support for the project.

### Suitability Analysis

The Village and DGEDC should work with current landowners to conduct a suitability analysis assessing the site's market potential and identifying barriers to development in alignment with the desired development pattern, such as retail vacancy, current level of maintenance, restrictions on redevelopment, and site conditions.

### Zoning Incentives

Offering zoning incentives, such as density bonuses or reduced parking requirements, can attract developers to invest in the site. For instance, developments that include affordable housing or sustainable design elements could receive favorable zoning considerations, making projects more appealing and feasible.

### Leverage Excess Parking for New Uses

The surplus parking areas at The Grove can be repurposed for new developments, such as mixed-use and multifamily, and include more green space. Utilizing these areas can address housing needs and improve environmental sustainability onsite.

### Zoning Updates to Encourage Mixed-Use Development

Encouraging a blend of residential, commercial, and public spaces can revitalize the area and reduce the need for extensive parking. Mixed-use developments often benefit from shared parking arrangements and increased foot traffic, enhancing economic activity and community engagement. The shopping center is currently a Planned Unit Development. Any redevelopment of this shopping center should take advantage of the flexibility provided by a Planned Unit Development.

### Gap Analysis

The Village should continue to engage with the DGEDC to do a gap analysis of the 75th Street corridor to assist in attracting new businesses that may be underrepresented.

## Local Incentives

To redevelop The Grove, the Village should combine public and private financing strategies. Key actions the Village and DGEDC may consider include:

- Property Purchase and Assembly.** The Village can purchase available outlots or portions of the property to sell to a developer for a reduced fee based on a development agreement.
- Tenant Relocation.** The Village can facilitate tenant relocation to spaces within the new development or other suitable sites.
- Sales Tax Rebates.** The Village can enter into revenue-sharing agreements with businesses and developers to rebate a portion of sales tax they collect within The Grove.
- Tax Increment Financing (TIF) Districts.** A TIF would fund development projects within The Grove. Property tax rates applied to increases in property value that occur after the district is established are used to fund projects, reserving a portion of tax revenues for economic development rather than general governance.
- Business District Tax Rebates.** The Village can designate The Grove a business district and administer an additional tax on goods and services sold within the district. The additional tax can be used to pay for development costs or can be rebated to a business or a developer for improvements within the district.

## Other Incentives and Related Practices

- Streamlined Development Review and Permitting Practices
- Discounted Land Sales
- Façade Improvement Grants (applicable to those buildings that would remain onsite)
- Revolving Loan Programs
- Business Improvement District
- Special Service Area

## State and Federal Programs

- Enterprise Zones
- High Impact Business Program
- The Economic Development for a Growing Economy (EDGE) Tax Credit Program
- Community Development Block Grant
- Green incentive programs
- Programs to facilitate attainable and affordable housing

## 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 DC 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.



## RECOMMENDATIONS

- Continue efforts to attract local businesses to Downtown, including incentive programs, to expand and diversify retail and dining options.
- Implement the *Guiding DG Streetscapes Plan* to further enhance the downtown experience, boost visitor engagement and drive spending at nearby restaurants and businesses.
- Encourage the redevelopment of underutilized buildings and lots into mixed-use developments, which can expand the user base and foster a strong sense of place in Downtown.
- Future multi-family development should be located near significant activity centers and along major roadways as well as a component of mixed-use development within Downtown.
- Downtown's urban environment contains a lot of concrete and asphalt, which contributes to stormwater runoff. Implement the *Guiding DG Streetscapes and Sustainability Plans* to improve stormwater management. The Village should seek and create additional opportunities to provide open space areas.
- Infill development and redevelopment should be pedestrian-oriented in order to complement the historic building pattern of the Downtown.
- Promote business initiated/focused special events, such as sidewalk sales, to increase energy and activity in Downtown.
- Promote historic preservation as a means to preserve the existing building stock and historic architectural character of the core areas of the downtown.
- With bus and train service, the Downtown is, and should remain, a multi-modal environment that fosters a sense of energy and vitality. As a complement to public transportation, active transportation should be supported and encouraged as recommended in the *Guiding DG Active Transportation Plan*.
- It is recommended that ground floor uses are primarily retail, entertainment, and personal service, restaurants with office and residential uses located on the upper floors. In the Downtown Core District these mixed-use buildings provide excellent access to goods, services and jobs for residents due to their density and proximity to commercial areas.
- Encourage residential density in the Downtown Business District to help facilitate a vibrant and energetic downtown. By allowing taller buildings and increased density in the Downtown Business District this will also increase the importance of the Downtown Transition area to buffer the neighboring residential areas.
- The success of downtown can be attributed to the coordination and combination of these key features: architectural detailing, a mix of land uses, pedestrian-oriented design, appropriate building heights, streetwalls and storefronts, a compact street grid, and public spaces and gathering areas. Future development or redevelopment should take into consideration these elements.
- Continue to apply and implement the Downtown Design Guidelines.
- Parking lot screening and interior landscaped islands should be provided in all surface parking lots in the Downtown.
- Adjacent parking lots should be connected wherever possible.
- Real-time parking count displays and improved signage could help motorists better find and utilize public parking.

### Downtown Core Recommendations

- Residential uses should not be encouraged in the Downtown Core, however, residential uses should be restricted to upper stories of mixed-use buildings.
- Retail uses should be promoted within all areas of the Downtown Core.
- Entertainment uses, including restaurants, bars, and theatres and any other should be promoted within all areas of the Downtown Core Opportunities for outdoor dining, including sidewalk seating, should be promoted throughout.
- Office uses should be largely restricted to the greatest extent feasible to upper stories of mixed-use buildings unless such office uses generate foot traffic and streetscape vitality.
- Commercial service uses that generate frequent customers and contribute to the energy and activity in Downtown and on the sidewalk should be integrated into the mix of ground floor uses in the Downtown Core.
- Public uses that generate visitors and activity should be considered appropriate within the Downtown Core. Public uses consisting of primarily office functions should be treated like office land uses.

### Downtown Business Recommendations

- Residential development, generally of greater density than elsewhere in the Village, should be the predominant desired land use within the Downtown Business District. Within a particular development, a variety of mixed uses should be allowed if appropriate to facilitate the economic viability of such developments. Otherwise, uses that promote pedestrian traffic with desired Core businesses should be encouraged to locate in the Core.
- Retail uses should first be directed to the Downtown Core before developing within the Downtown Business District. Retail uses in the Downtown Business District should be focused near the Downtown Core. While retail, entertainment and restaurant uses should be most strongly encouraged in the Core, within particular Downtown Business District developments, a variety of mixed uses should be allowed if appropriate to facilitate the economic viability of such developments.

- Commercial service uses that generate frequent customers and contribute to the energy and activity in Downtown and on the sidewalk should be directed to the Downtown Core before developing within the Downtown Business District. Other types of commercial service uses should be considered appropriate in the Downtown Business District.
- Office uses should be encouraged as a component of mixed-use buildings within the Downtown Business District; however like residential, office uses on the ground floor should be permitted.
- Public uses should be considered appropriate within the Downtown Business District.

### Downtown Transition Recommendations

- All types of residential uses are appropriate in the Downtown Transition Area.
- Retail uses should not be encouraged in the Downtown Transition area. Retail uses should be directed to the Downtown Core and Downtown Business Districts.
- Commercial service uses that generate frequent customers should not be encouraged in the Downtown Transition area. Other types of commercial service uses with primarily an office function may be appropriate, but should be considered on a case-by-case basis.
- Low intensity and professional office uses, including lawyers, accountants, doctors, should be considered appropriate in the Downtown Transition area.
- Public uses should be considered appropriate within the Downtown Transition 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.
- 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. These parcels would be most appropriate for low-intensity office uses but could also develop with mixed-use, single-family attached housing or multi-family housing. 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. It is further recommended to communicate with existing industrial users regarding future needs and potential desire to relocate.

- 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.



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# COMMUNITY FACILITIES AND INFRASTRUCTURE



09

DRAFT

*As the Village continues to grow with new residents and businesses, the demand for high-quality community services and facilities will increase. Essential municipal services ensure a stable environment for both residents and businesses, while public infrastructure, such as art, community gateways, gathering spaces, and street design, shapes how residents experience their community. As needs and expectations evolve, the Village must plan for rising service demands and the provision of new amenities.*

*The Community Facilities and Infrastructure chapter highlights the importance of these services and amenities. It outlines recommendations for actions the Village can take to ensure all areas of Downers Grove have access to quality facilities that support a high standard of living and future growth. As the community changes, it is essential that services and facilities adapt to meet the needs of all residents.*

### *Goal and Key Recommendations*

## **CONTINUE TO PROVIDE HIGH QUALITY VILLAGE SERVICES, MAINTAIN AND INVEST IN VILLAGE FACILITIES AND CRITICAL INFRASTRUCTURE, AND SUPPORT THE DELIVERY OF COMMUNITY SERVICES TO ENSURE A RESILIENT, SUSTAINABLE, AND HIGH QUALITY OF LIFE FOR THE WHOLE COMMUNITY.**

- Continue to provide exceptional public safety services.
- Develop and maintain functional yet innovative streetscapes and public spaces that provide public access and encourage community interaction.
- Partner with other governmental agencies to continue to identify areas for community gathering spaces like plazas and seating areas.
- Facilitate collaborations with governmental agencies and not-for-profits to provide services for senior citizens, youth, and disadvantaged populations.
- Encourage and facilitate expanded year-round cultural and community events and activities, including pop-ups and seasonal installations, temporary art installations or shops in vacant storefronts, and heritage celebrations.
- Explore opportunities to incorporate public art.
- Continue to coordinate with community partners on facility needs and siting to ensure provision of community services and infrastructure.



## PUBLIC SERVICES

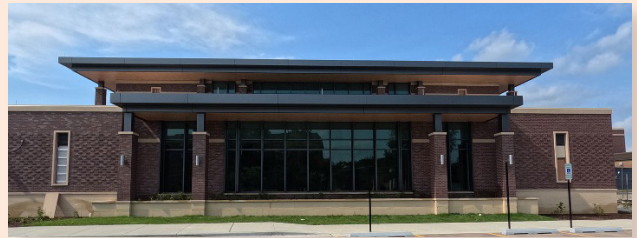
Public services contribute to a high-quality of life, supporting both residents and businesses in the community. These include Village-managed services like water, stormwater, police and fire. Many services are provided by outside agencies, including education, healthcare and sanitary sewer. Maintaining 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 of Downers Grove 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.

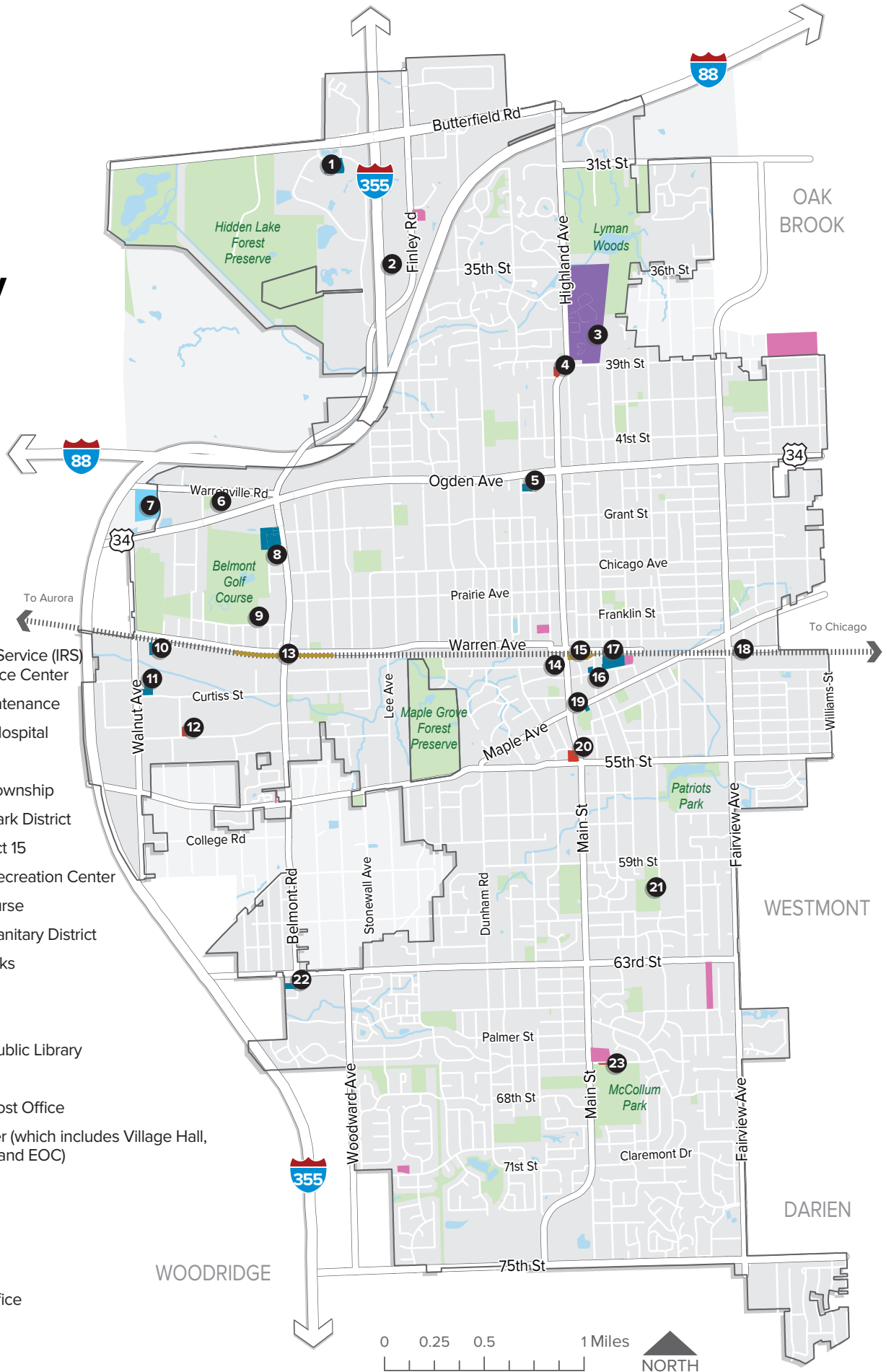


Source: Village of Downers Grove

# 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 Gold 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



## HEALTH AND MEDICAL FACILITIES

Healthcare services enhance Downers Grove’s well-being and are highly valued by the community. Downers Grove is home to Advocate Good Samaritan Hospital, a Level 1 trauma center, and Midwestern University, which offers specialized healthcare education and clinical services. Additional providers, including Edward-Elmhurst Healthcare Center, Duly Health and Care, and Endeavor Health, further enhance local access to medical care. To support evolving healthcare needs, the Village should collaborate with providers, assess community priorities, and explore partnerships with Midwestern University to expand services. Increasing awareness of available programs through coordinated outreach will also help ensure equitable access for all residents.

## EDUCATION

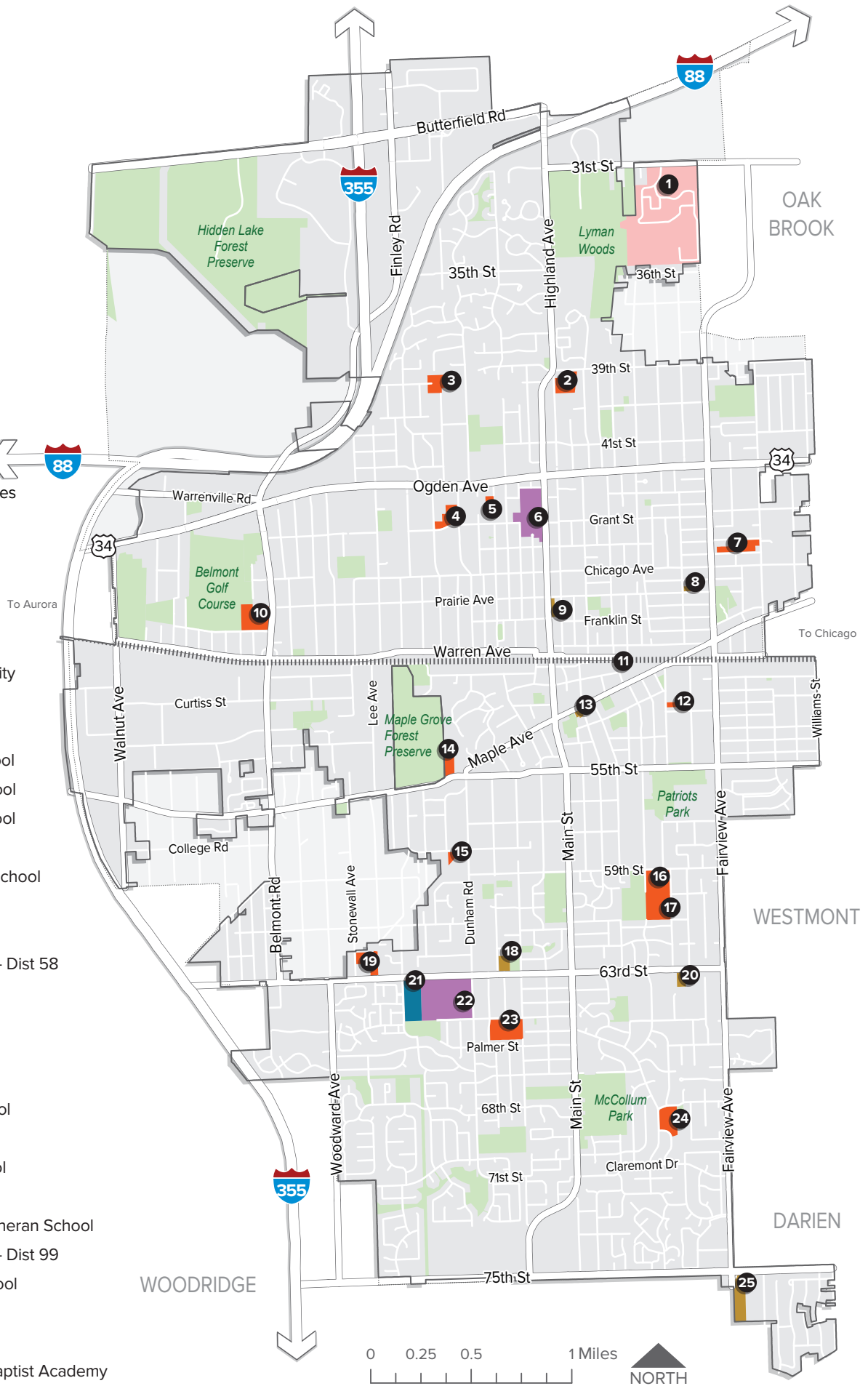
Downers Grove offers a strong educational system with top-rated public schools, private institutions, and Midwestern University. The community is primarily served by District 58 and District 99, with additional support from District 44, District 61, District 66, District 68, and District 89, as well as various private schools and early childhood centers. While these schools are highly regarded, ongoing facility maintenance is encouraged to ensure continued excellence in education.



# Educational Facilities

- Elementary School
- High School
- Private School
- College/University
- Administrative Offices

- 1 Midwestern University
- 2 Highland School
- 3 Belle Aire School
- 4 Herrick Middle School
- 5 Pierce Downer School
- 6 DG North High School
- 7 Lester School
- 8 St. Mary of Gostyn School
- 9 St. Joseph School
- 10 Puffer School
- 11 Board of Education - Dist 58
- 12 Whittier School
- 13 First Baptist School
- 14 Avery Coonley
- 15 Hillcrest School
- 16 O'Neill Middle School
- 17 Fairmount School
- 18 Grace Baptist School
- 19 Indian Trail School
- 20 Good Shepherd Lutheran School
- 21 Board of Education - Dist 99
- 22 DG South High School
- 23 Kingsley School
- 24 El Sierra School
- 25 Marquette Manor Baptist Academy

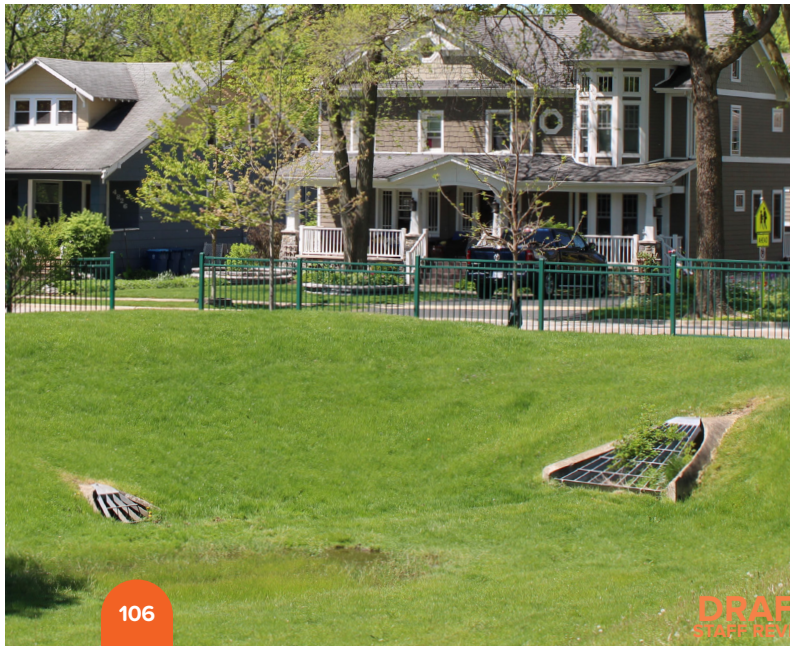


## UTILITIES AND INFRASTRUCTURE

The Village oversees the maintenance of essential infrastructure, ensuring the efficient operation of utilities and transportation systems. Responsibilities include managing and maintaining water and stormwater systems, parkway trees, traffic signals, streetlights, roads, and parking facilities. As Downers Grove continues to evolve, it is important that the Village continues to prioritize infrastructure upgrades and expansions to meet the needs of the community and support long-term sustainability.

## STORMWATER

The Village's stormwater management system includes drainage structures, detention facilities, ditches, storm sewers, streams, and culverts. The Village actively enhances stormwater management through green infrastructure, such as rain gardens and bioswales, and enforces regulations under the Stormwater and Flood Plain Ordinance. To strengthen resilience and sustainability, the Village should continue modernizing its stormwater system while integrating green infrastructure solutions into future projects. By prioritizing best practices, the Village can further its progress toward a more resilient and sustainable community.

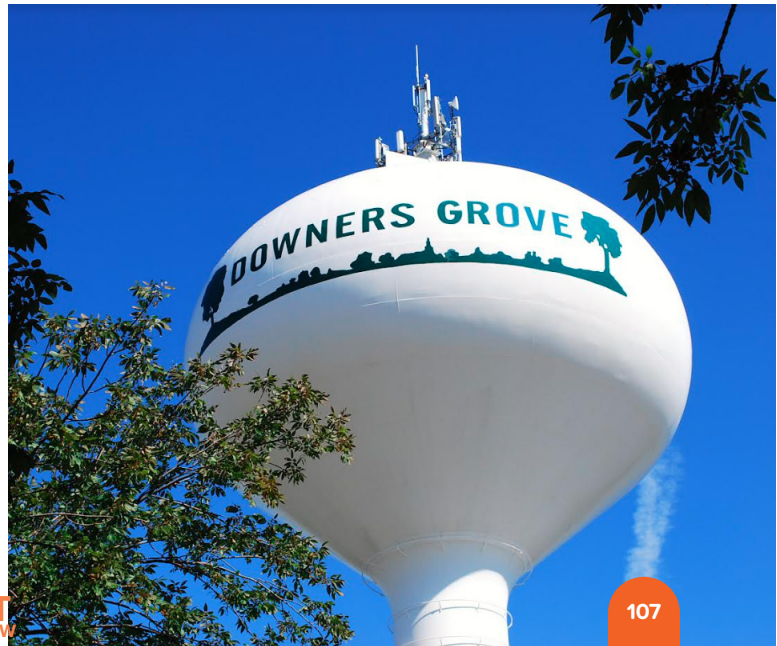


## WATER SERVICE

The Village of Downers Grove provides a clean and reliable water supply through the DuPage Water Commission (DWC), which sources Lake Michigan water from the City of Chicago. To maintain high-quality standards, the Village conducts annual water quality reports, ensuring compliance with state and federal regulations while monitoring for potential contaminants. In alignment with the Illinois Lead Service Line Replacement and Notification Act (LSLRNA), the Village is committed to replacing all lead service lines, with the replacement program set to begin after November 15, 2027. In the meantime, efforts are underway to secure funding to assist residents with private-side replacements. Looking ahead, the Village should continue investing in system upgrades, leak detection, and water conservation to enhance efficiency, reduce waste, and support long-term sustainability. Strengthening regional partnerships and adopting innovative technologies will further ensure a resilient and high-quality water supply for future generations.

## WASTEWATER

The Downers Grove Sanitary District provides wastewater treatment for Downers Grove and neighboring communities, serving over 60,000 residents daily. With 250 miles of sewer mains and a treatment facility capable of processing 11 million gallons per day, the system is essential to public health. To ensure infrastructure keeps pace with development, the Village should actively collaborate with the District’s Board of Local Improvements and encourage its participation in capital planning discussions. Proactive investments in wastewater management will support long-term community needs while maintaining environmental and public health standards.



## COMMUNITY FACILITIES

Community engagement in Downers Grove can be strengthened by investing in spaces that bring people together. Well-maintained community facilities and thoughtfully designed gathering spaces serve as hubs for social interaction, cultural activities, and civic engagement. Supporting the development of new spaces while maintaining and enhancing existing facilities will create more opportunities for residents of all ages to connect, collaborate, and participate in local events.

### INCREASE THIRD SPACES

Downers Grove has a limited number of public gathering spaces, including the Public Library, the Lincoln Center, the Recreation Center, and the newly constructed Civic Center, all of which provide opportunities for education, recreation, and civic engagement. To expand social gathering opportunities, the Village should actively support the development of third spaces—informal, community-oriented places where residents can connect, interact, and engage outside of home and work.

## COMMUNITY AND CULTURE

Downers Grove is a community that thrives on its strong sense of connection and culture. Village residents celebrate the community’s unique heritage through seasonal events, local artwork, and distinctive landmarks that showcase its history. By focusing on preserving and enhancing community culture, deep relationships between residents and businesses are fostered, creating a place where people feel connected and engaged. As the Village continues to enhance its identity, Downers Grove will remain a welcoming community known for its character, charm, and appeal.

### SUPPORT LOCAL EVENTS

Downers Grove hosts a variety of events throughout the year, including Rotary GroveFest, the Fine Arts Festival, and the Ice Sculpture Festival. These festivals celebrate the arts, culture, and heritage of the community, while strengthening local pride and identity. While the Village does not host these events, the Village does service to these events upon request.



## ENCOURAGE PUBLIC ART

Art has the power to transform public spaces, creating dynamic environments that foster a strong sense of community and cultural exchange. In Downers Grove, public art not only beautifies the area but also drives economic growth by attracting visitors, supporting local businesses, and providing a platform for artists to display their work. The Downers Grove Fine Arts Festival showcases diverse artworks in the downtown area, uniting residents and visitors in celebration of creativity. Additionally, MAKEart Studios offers art classes that encourage community involvement, while the Downers Grove Artists' Guild regularly organizes exhibitions to highlight the work of artists. To remain a lively community, the Village should continue to support the contributions of local artists through organized installations and events.

## PRESERVE LOCAL LANDMARKS

Preserving historic landmarks is essential to maintaining Downers Grove's unique identity and heritage. The Village has made significant efforts to protect and celebrate its historic resources. Additionally, local organizations like Friends of the Edwards House and the Downers Grove Historical Society help raise awareness about the importance of preservation. To maintain the historic character of the community, the Village should continue to preserve local landmarks and support ongoing educational initiatives.



## RECOMMENDATIONS

The following recommendations are provided for each of the chapter sections.

### PUBLIC SERVICES

- Conduct regular assessments of public service levels to ensure they meet the Village’s growing needs.
- Implement sustainability measures within public facilities to enhance efficiency and reduce environmental impact.
- Invest in modern equipment and technology to improve emergency response times and service effectiveness.
- Expand community engagement programs to build trust between public safety personnel and residents.
- Conduct regular training and professional development for law enforcement and fire personnel to ensure best practices.
- Evaluate station locations and service distribution to ensure equitable emergency response across all neighborhoods.

### HEALTH AND MEDICAL FACILITIES

- Continue partnerships with local healthcare providers to assess the community’s healthcare needs and identify gaps in services.
- Work with Midwestern University to explore opportunities for expanding specialized healthcare services and providing additional clinical training opportunities for students.
- Continue to provide social service referrals to the community.

### EDUCATION

- Continue to engage with District 58, District 99, and other local educational institutions.
- Encourage partnerships between schools, local businesses, and community organizations to support educational programs.

## UTILITIES AND INFRASTRUCTURE

- Continue to conduct regular assessments of existing Village utility infrastructure to ensure operation and prioritize maintenance, urgent upgrades, and replacements of aging infrastructure.
- Continue to ensure compliance with the Stormwater and Flood Plain Ordinance in all new development projects.
- Continue to review and update the Stormwater and Flood Plain Ordinance to ensure it reflects changing environmental conditions and best practices.
- Incentivize developers to integrate sustainable stormwater management practices in new developments.
- Continue to evaluate existing storm sewers, ditches, and drainage infrastructure to identify areas in need of improvement.
- Continue to conduct annual water quality reports to ensure compliance with state and federal regulations.
- Continue to educate and inform residents about the Lead Service Line Replacement plan, ensuring the timeline, requirements, and available assistance is communicated before the program begins in 2027.

## COMMUNITY FACILITIES

- Implement the *Guiding DG* Active Transportation Plan to increase accessibility to public gathering spaces.
- Implement the *Guiding DG* Streetscapes Plan to provide flexible-use areas in the Downtown and activate underutilized public space at Fairview

## COMMUNITY AND CULTURE

- Continue to provide a structured review process to assess event success, identify challenges, and improve future planning.
- Consider partnering with local artists and organizations to create rotating exhibits and interactive art displays.
- Implement the *Guiding DG* Streetscapes Plan to incorporate art into the downtown.
- Continue updating and enforcing the Historic Preservation Ordinance to protect local landmarks.
- Consider incentives, such as grants or increased density to encourage restoration and adaptive reuse of historic buildings.
- Support on-going efforts, such as the “Downers Grove History Walk,” to highlight the significance of local historical sites.
- Consider developing a public art policy.

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# SUSTAINABILITY, PARKS, RECREATION, AND OPEN SPACE

10



*As the Village continues to evolve, prioritizing sustainability is essential to building a resilient and thriving community. Advancements in technology and sustainable solutions provide opportunities for the Village to enhance environmental stewardship. Equally important is continuing to ensure that all residents have access to high-quality parks and open spaces by maintaining a well-connected system within walking and biking distance of neighborhoods.*

*The Sustainability, Parks, Recreation, and Open Space chapter highlights the importance of green infrastructure, sustainable practices, and accessible recreational amenities. It outlines recommendations to strengthen the Village's commitment to environmental resilience while ensuring that parks and open spaces remain an integral part of the community's identity. As Downers Grove continues to change, these efforts will help sustain a high quality of life for all residents.*

### *Goal and Key Recommendations*

## **PROMOTE SUSTAINABILITY TO ENSURE COMMUNITY RESILIENCE AND TO PROTECT NATURAL SPACES. MEET THE RECREATIONAL AND ENVIRONMENTAL NEEDS OF THE COMMUNITY BY FOSTERING PARTNERSHIPS TO MAINTAIN A COMPLETE SYSTEM OF PARKS AND OPEN SPACES WITHIN WALKING AND BIKING DISTANCES OF EXISTING NEIGHBORHOODS.**

- Evaluate and promote incentive programs for private landowners to participate in sustainability efforts, including the preservation and adaptive reuse of existing structures.
- Work with the Park District to implement their Comprehensive Master Plan.
- Expand public electric vehicle (EV) charging stations and encourage or require new developments/redevelopments to incorporate EV infrastructure.
- Partner with private property owners, Park District, School Districts and businesses to preserve and expand the Village's urban canopy.
- Steward existing natural areas and new green spaces to increase biodiversity.
- Promote climate resilience strategies to prioritize environmental protection.
- Consider expanding recycling and composting options for residents and businesses.
- Continue to participate and maintain a high rating in the Federal Emergency Management Agency's Community Rating System.

*NOTE: relevant recommendations from the 2017 Update of the Comprehensive Plan are marked with an asterisk (\*)*

## 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.

## 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 benefiting 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.



## 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.

## 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.

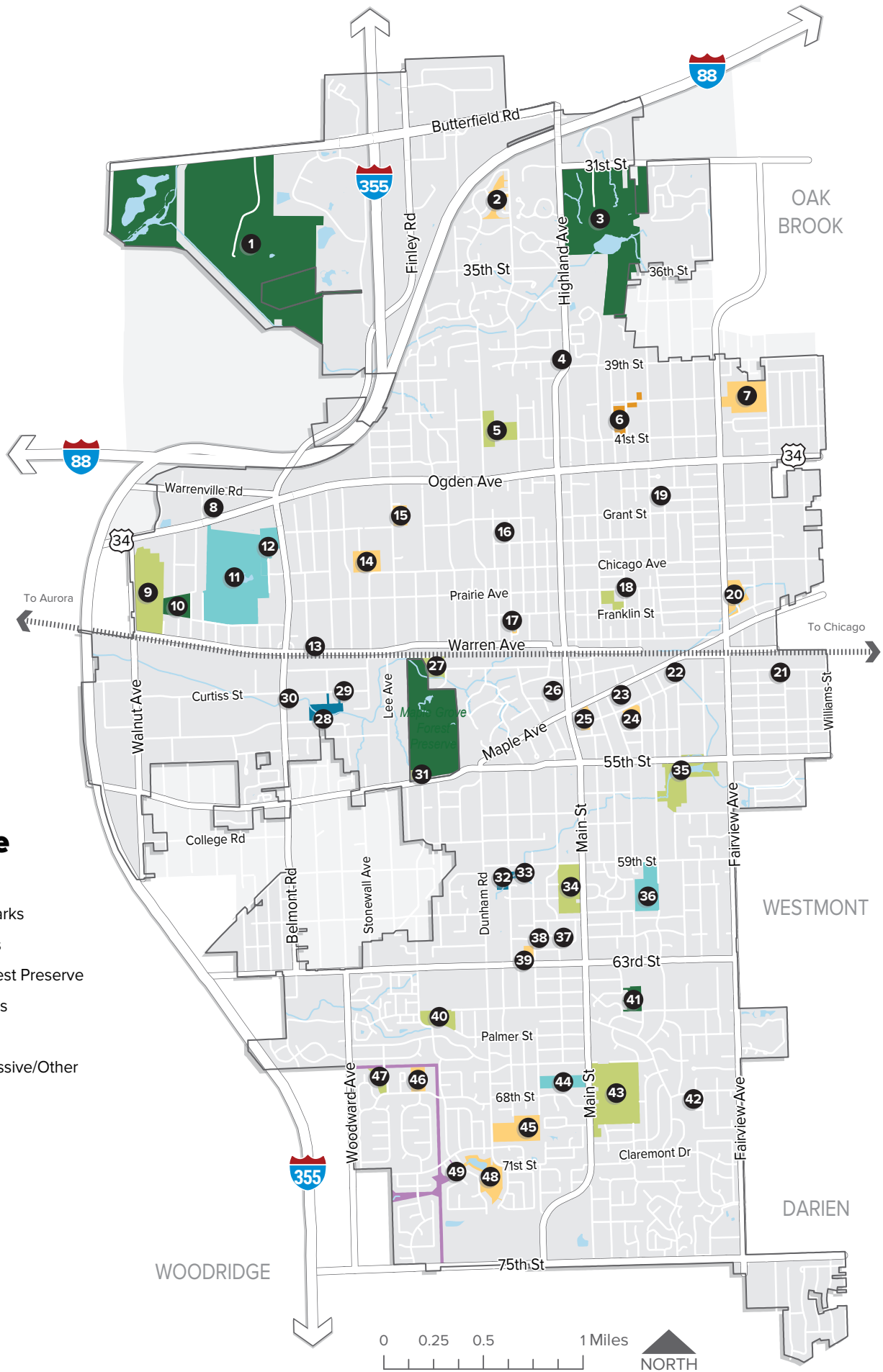


## PARKS AND RECREATION

Parks and recreational amenities enhance Downers Grove’s community identity and overall quality of life. These spaces provide residents and visitors opportunities for leisure, social gatherings, and outdoor activities, fostering a sense of connection and well-being. With more than 1,000 acres of public open space, Downers Grove offers a range of possibilities for outdoor recreation, from peaceful nature walks to active sports and family-friendly events. Access to parks, trails, and natural areas not only contributes to physical and mental health but also strengthens community ties. By ensuring that all residents, regardless of location or background, have equitable access to these recreational opportunities, Downers Grove can continue to exceed local and national benchmarks.

- |                               |                                   |
|-------------------------------|-----------------------------------|
| 1 Hidden Lake Forest Preserve | 26 Fishel Park                    |
| 2 Northside Park              | 27 Gilbert Park                   |
| 3 Lyman Woods                 | 28 Bending Oaks                   |
| 4 Highland and 39th           | 29 Sterling North Park            |
| 5 Doerhoefer Park             | 30 Belmont and Curtiss            |
| 6 Wallingford Park            | 31 Memorial Park                  |
| 7 Whitlock Park               | 32 Walter B. Carrol               |
| 8 Administrative Office       | 33 Frankowiak Park                |
| 9 Gelwicks Park               | 34 Ebersold Park                  |
| 10 Belmont Prairie            | 35 Patriot Park (Barth Pond)      |
| 11 Belmont Golf Course        | 36 YMCA                           |
| 12 Recreation Center          | 37 62nd and Carpenter             |
| 13 Loy Park                   | 38 62nd and Brookbank             |
| 14 Hoopers Hollow Park        | 39 Ned Bell Park                  |
| 15 Lee and Grant Park         | 40 Ruth K. Powers Park            |
| 16 Downer Burial Place        | 41 Spring Park                    |
| 17 Prince Park (Prince Pond)  | 42 68th and Blackburn             |
| 18 Washington Park            | 43 McCollum Park                  |
| 19 Sterling and Davis Park    | 44 Mar-Duke Farm                  |
| 20 Hummer Park                | 45 O'Brien Park                   |
| 21 2nd and Cumnor             | 46 Concord Square                 |
| 22 Blodgett and Elmwood       | 47 Stonewall and Concord          |
| 23 Wandschneider Musuem       | 48 Dunham Place                   |
| 24 Randall Park               | 49 Northern Illinois Gas Easement |
| 25 Lincoln Community Center   |                                   |





## Parks and Open Space

- Mini Parks
- Neighborhood Parks
- Community Parks
- Natural Area/Forest Preserve
- Trails/Linear Parks
- Special Use
- Undeveloped/Passive/Other

## INCREASE PARK ACCESS

Accessible parks provide essential social, health, and environmental benefits to residents. To ensure all Downers Grove residents have convenient access to green spaces, the Village should implement the *Guiding DG* Active Transportation Plan which identifies strategies to improve overall accessibility. Expanding and improving equitable access to parks will not only increase recreational opportunities for all residents but also contribute to a healthier, more connected community.

## EXPAND TRAIL CONNECTIONS

Expanding Downers Grove’s trail network will enhance connectivity, promote outdoor recreation, and strengthen links between neighborhoods, parks, and natural areas. Existing trails, such as Belmont Prairie Path, Ebersold Park Trail, McCollum Park Trail, and Lyman Woods Trail, provide valuable connections but remain limited in reach. To improve accessibility, the Village should implement the *Guiding DG* Active Transportation Plan which identifies neighborhood connections to parks and natural areas. A well-connected trail system not only benefits residents but can also serve as a tourism asset, attracting visitors and supporting local businesses.

## PRESERVE NATURAL RESOURCES

The Village prioritizes both growth and conservation by preserving its natural resources, including watersheds, wooded areas, and floodplains. The Village, Downers Grove Park District, and the DuPage Forest Preserve District manage over 200 acres of natural areas, featuring critical ecosystems such as Lacey Creek, St. Joseph Creek, and Prentiss Creek, along with 15 miles of streams essential for stormwater management. To safeguard these assets, the Village should maintain and strengthen regulations that prevent development from negatively impacting these environmentally sensitive areas, ensuring the long-term health and resilience of its natural landscapes.

## RECOMMENDATIONS

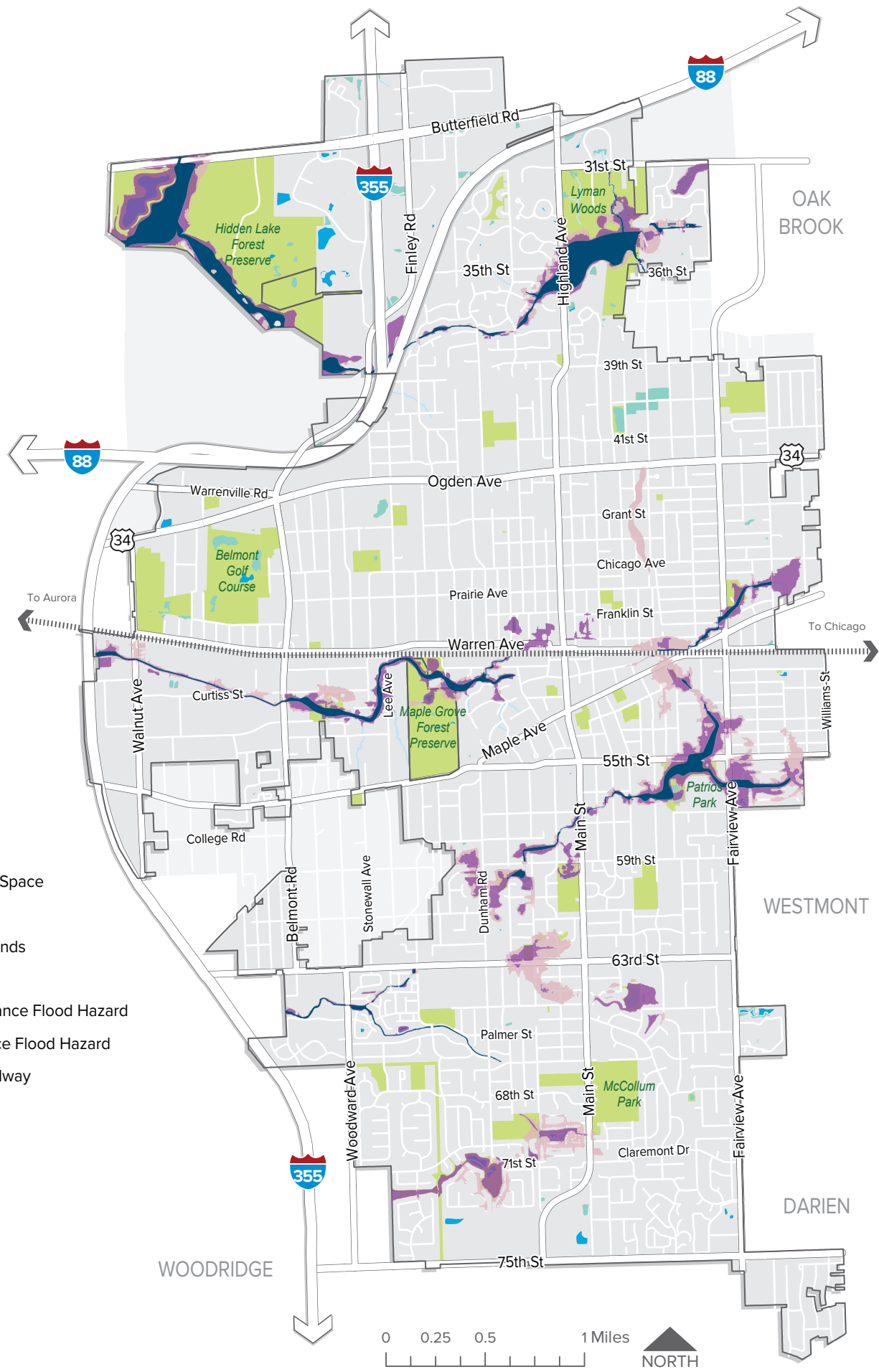
The following recommendations are provided for each of the chapter sections.

### SUSTAINABLE INFRASTRUCTURE AND PRACTICES

- Continue to encourage the development of renewable energy projects on residential and commercial properties.
- Continue to expand and implement environmentally friendly and sustainable practices and solutions like rain gardens, bioswales, and green roofs in redevelopment and new projects.
- Promote existing incentive programs offered by ComEd and the State of Illinois.
- Develop policies and incentives to support EV infrastructure and identify strategic locations for new EV stations.
- Engage with community members through an education campaign to spread awareness and education regarding proper disposal and recycling of electronics, household hazardous waste, and cooking oil.

### PARKS AND OPEN SPACE

- Collaborate with the Downers Grove Park District to identify and address underserved areas lacking park access.
- Implement the *Guiding DG* Active Transportation Plan to expand the pedestrian and bicycle networks.
- Continue to work with the Park District and DuPage County Forest Preserve to maintain, manage and preserve trees, natural landscapes and critical habitats.
- Continue to restrict development in environmentally sensitive areas to protect natural habitats and stormwater management systems.
- Work with the Downers Grove Park District to implement key recommendations from their 2024-2033 Comprehensive Master Plan.
- Increase community awareness through educational programs on the importance of conservation and sustainable land use practices.



## Natural Resources

- Parks and Open Space
- Waterbody
- Marsh and Wetlands

### Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway