



Village of Downers Grove

Planning and Zoning Commission – Agenda

Table 1 - Detailed information on the Planning and Zoning Commission Meeting.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	April 27, 2026 at 7:00 PM

Call to Order.

Roll Call.

Approval of Minutes.

- April 6, 2026.

New Business.

Attainable Housing Study Introduction.

The Metropolitan Mayors Caucus has been engaged to complete this study as part of their Homes for a Changing Region Program. The Homes for a Changing Region (Homes) team is starting their engagement with a housing needs assessment to understand and quantify existing housing conditions for local households of various age groups and income levels. The Homes Team will lead a kick off meeting with the PZC to facilitate a conversation on local housing challenges and opportunities. The Homes Team will summarize key findings of the housing needs assessment. During this meeting there will also be an opportunity for the Homes Team to ask about other local issues

that the assessment did not identify.

Public Comments.

Adjournment.



Village of Downers Grove

Planning and Zoning Commission – Minutes (DRAFT)

Table 1 - Detailed information on this Planning and Zoning Commission meeting..

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	April 6, 2026 at 7:00 PM

Call to Order.

Roll Call.

Present: Chairman Rickard, Commissioners Frankovic, Patel, Reyes, Wolf, Barry

Absent: Commissioners Eberhardt, Lincoln, Toth

Others Present: Scott Richards, John LeDonne

Approval of Minutes.

A. March 2, 2026.

Motion to approve the minutes by Commissioner Frankovic, with a second by Wolf. Motion approved 6 to 0.

Old Business.

Community Development Director Stan Popovich introduced the staff in attendance, including Planning Manager, Jason Zawila and Environmental Sustainability Coordinator, Jason Michnick. Mr. Popovich noted that as the Village implements the Guiding Downers Grove (D.G.) plans, one of the implementation

items was to update the zoning, building and subdivision ordinances. He stated that tonight staff was going to talk about the proposed zoning ordinance text amendments based on the environmental and sustainability topics. He stated that he will provide an overview of each item and then come back for Planning and Zoning Commission input on each topic.

Mr. Popovich stated that on the topic of solar and geothermal energy systems there are not any proposed amendments as the current code sufficiently meets the recommendations of Guiding D.G. It was also noted that solar fields would be classified as a major utility and covered in our current ordinance. Regarding bird friendly glass, staff was recommending that this is not pursued as this is still relatively new.

Mr. Popovich then provided an overview of amendments related to solar car canopies and noted that the code will now define it and it will be classified as a permitted accessory structure. He further stated that they will have a twenty-three (23) foot maximum height with an eight (8) foot minimum clearance. Canopies in non-residential zoning districts, can be installed without a principal building and in non-residential zoning districts, can be installed on top of commercial or public parking garage. He noted that canopies will not be permitted in the Downtown Core (D.C.), Downtown Business (D.B.), Fairview Core (F.C.) or Fairview Business (F.B.) zoning districts. He noted there was a typo in the proposed text that prohibited this use in the Downtown Transition (D.T.) District, where it will be permitted. Mr. Popovich then provided an overview of a table and the required setbacks for the canopies. Lastly, Mr. Popovich showed two example site plans, illustrating the placement of the car canopies in commercial parking lots.

Mr. Popovich, next provided an overview of small wind energy systems, which will include regulations for building mounted, and free-standing wind turbines. With regards to building mounted wind energy systems, they will be allowed on principal or accessory structures. In Residential (R), Downtown Transition (D.T.) and Fairview Transition (F.T.), only Vertical Axis Wind Turbine (V.A.W.T) is permitted, up to three (3) on a single property, and maximum of twenty percent (20%) of the façade.

Building mounted turbines will not be permitted in the Downtown Core (D.C.), Downtown Business (D.B.), Fairview Core (F.C.) or Fairview Business (F.B.) zoning districts. All other districts both V.A.W.T. and Horizontal Axis Wind Turbine (H.A.W.T.) is permitted and a maximum of fifty percent (50%) of the façade. He further noted that building mounted wind turbines, can be installed up to thirty-five (35) feet in height maximum and a shadow flicker study may be required. He then showed two example elevations for building mounted wind turbines.

Mr. Popovich then provided an overview of freestanding wind energy systems. In Residential (R), Downtown Transition (D.T.) and Fairview Transition (F.T.), only one will be allowed on a single property, at a maximum of thirty -five (35) feet. He noted that they will not be permitted in the Downtown Core (D.C.), Downtown Business (D.B.), Fairview Core (F.C.) or Fairview Business (F.B.) All other districts a maximum of two (2) on a single property will be permitted, maximum height of seventy-five (75) feet. He then noted that setbacks are contingent on height, with extra height required when adjacent to residential, D.T. or F.T. zoned properties and just like building mounted wind turbines, a shadow flicker study may be required. He then showed two example elevations for freestanding wind energy systems.

Mr. Popovich then provided an overview of amendments to outdoor lighting. He noted that the purpose of the code section was updated to include provisions for reducing light pollution, minimizing uplighting and protecting nocturnal wildlife. He then stated the ordinance will be updated to provide for a maximum of one hundred thousand (100,000) lumen per acre and a maximum three thousand (3,000) Kelvin correlated color temperature. He stated that the Civic Center lighting, would meet proposed code.

Mr. Popovich then provided an overview of updates to the electric vehicle charging regulations. He said that the ordinance will look to require E.V. chargers, or E.V. ready parking spaces in parking lots with reconstruction, site redevelopment and new construction. The ordinance will also have provisions for accessible charging spaces, equipment safety requirements, the requirement of a disconnect switch at least seventy-five (75) feet away, screening of transformers and C.T. cabinets,

signage requirements and provisions that will require fueling stations to provide E.V. charging station upon replacement of majority of pumps, redevelopment of a site or new construction. Mr. Popovich then provided an overview of Level One (1), Level Two (2) and Level Three (3) charging stations and the difference between E.V. Ready and E.V. Installed. E.V. Ready means that spaces have the conduit, wiring and dedicated branch circuit installed and terminating within two (2) feet of that space, but the charger is not installed. E.V. installed means that the everything is installed and ready to go for car charging.

Mr. Popovich then provided an overview of three options for the Planning and Zoning Commission to consider. Option One (1) would require that spaces are E.V. Ready Only, with certain requirements based on twenty-five (25) or less spaces, or twenty-five (25) or more spaces. Option Two (2) would require E.V. Installed spaces, with certain requirements based on twenty-five (25) or less spaces, or twenty-five (25) or more spaces, up to six (6) total E.V. Installed spaces. Lastly, Option Three (3), would require E.V. Installed spaces, with certain requirements based on twenty-five (25) or less spaces, or twenty-five (25) or more spaces, but at a higher maximum amount, up to twelve (12) total E.V. installed spaces. Mr. Popovich then provided a summary table of all three options. Lastly, two tables were presented that showed example parking bonuses for installed E.V. ready and E.V. installed spaces.

Mr. Popovich then covered the amendments related to landscaping. He noted that the purpose of the ordinance was updated to state the importance of enhancing the ecological wellbeing of the Village in addition to promoting native species. The amended code will also encourage bioswales, prohibit planting of invasive species, require eighty percent (80%) of all commercial plantings to be native, encourage biodiversity and if irrigated, drip irrigation requirement for non-turf areas will now be required.

Mr. Popovich then went back to the beginning of the presentation to seek feedback on each of the topics presented.

Regarding the topic of bird friendly glass, Commissioner Frankovic believes there is a crisis for native birds and believes there is enough research out there for an ordinance update. She believes the Village can monitor locations where this is an issue and that it can be done affordably and designed appropriately to deter birds. Developments should be incentivized to install bird friendly glass. Lastly, Commissioner Frankovic offered staff research she conducted regarding bird friendly glass and would provide that to staff after the meeting.

Commissioner Rickard generally agreed with staff, that bird friendly glass should not be pursued at this time. The remaining Planning and Zoning Commission members also generally agreed that the bird friendly glass text amendments should not proceed at this time. The entire Planning and Zoning Commission agreed that the regulations for geo-thermal and solar panel were also sufficient.

Regarding solar car canopies, Commissioner Barry inquired if the twenty-three (23) foot height requirement was consistent with solar car canopies in other communities. Mr. Popovich stated that the height is the maximum allowable height for accessory structures in the Village. The Planning and Zoning Commission agreed with the proposed text amendments for solar car canopies.

Regarding small wind energy systems, Commissioner Frankovic clarified where these would be prohibited. Staff stated that small wind energy systems would be prohibited in the Downtown Core, Downtown Business, Fairview Core and Fairview Business District. Commissioner Reyes confirmed with staff that the wind energy systems would not be permitted in the front yard of residential properties. Staff clarified that is correct for residential properties but that they would be allowed in the front yard of commercial buildings, due to typical placement of buildings.

Commissioner Frankovic inquired if ComEd lines and the proximity of the wind turbines will be reviewed. Staff said that these are reviewed with the permit submissions. General discussion occurred on what and when a shadow flicker study would be required. The Planning and Zoning Commission generally agreed with the proposed text amendments for small wind energy systems.

Regarding the updated to the lighting code, Commissioner Frankovic clarified if window lighting was reviewed as part a photometric plan and the items that were being discussed. Commissioner Patel inquired if the light from LED signage is reviewed. Mr. Zawila stated that when staff reviews photometrics, light fixtures, such as parking lot lights and wall packs are reviewed, in addition to signage, depending on their location. Mr. Popovich stated if there is concern about the brightness of the interior lighting, or in cases where windows are outlined, which is prohibited, the Village has their code enforcement review complaints. Mr. Popovich also stated that the Planning and Zoning Commission would be reviewing the sign ordinance, as it relates to electronic signage later this year. The Planning and Zoning Commission agreed with the proposed text amendments for lighting.

Regarding E.V. charging stations, staff reiterated that they would like input on which option to pursue with the proposed text amendment options related to electric vehicle charging. Staff provided an overview of the options again. Staff clarified for the Commission that the proposed text amendments do not dictate the location of the E.V. parking spaces. Commissioner Patel inquired what the cost of the E.V. charging stations are, and if there was a cost difference between the options. He also inquired about the usage of the stations. Commissioner Reyes further inquired how the number of spaces required was determined by staff.

Environmental Sustainability Coordinator, Jason Michnick, commented that the Village is part of a consortium of similar communities that are reviewing updates to each municipality's codes regarding electric charging and where the proposed number was gathered from. In response to Commissioner Patel's comment regarding costs, he stated that the costs are lower to install the infrastructure for charging stations with a redevelopment then after the fact.

Commissioner Patel stated that he was leaning towards Option One (1), and felt that Options Two (2) and Three (3) were a barrier to commercial development.

Commissioner Rickard stated he was also in favor of Option One (1), as it placed smaller costs on the developer.

Commissioner Reyes stated he preferred Option One (1), but was looking for ways to encourage and incentivize the installation of the charging stations, while not placing burdens on development.

Commissioner Barry, preferred Option One (1) as this will provide infrastructure necessary to install the charging stations later and not be a mandate for for-profit businesses. He also saw this as a bigger issue for smaller parking lots. He also felt the ratio of E.V. Ready spaces to the total number of spaces was appropriate. Commissioner Reyes concurred.

Commissioner Patel thought that it might be worthwhile to look at mandating the charging stations for certain uses, such as hotels, where there will be longer term customers staying on a site, but overall, still prefers Option One (1).

Commissioner Frankovic prefers Option One (1), but believe the Village should look at ways to incentive the stations. Commissioner Reyes also agreed with this.

There was also general discussion on how these spaces are enforced to ensure that customers do not park in spaces dedicated for chargers. Staff stated that since these are private properties they can provided the necessary signage and if necessary, tow non-charging vehicles.

Chairman Rickard reiterated he was in support of Option One (1). The Planning and Zoning Commission agreed with the proposed text amendments to move forward with Option One (1), but to also have staff review certain uses, that would require the installation of charging stations.

Commissioner Frankovic asked, in regards to the proposed drip irrigation requirements will commercial developments be required to comply. Mr. Zawila stated that the Village could require to install drip irrigation in non-turf areas with parking lot reconstruction. Commissioner Frankovic stated it would be good to also incentivize property owners to install drip irrigations systems. The Planning and Zoning Commission agreed with the proposed text amendments for landscaping.

Mr. Popovich concluded with the calendar for the project and stated that our next check in will be in June. Staff is currently reviewing the Village's parking regulations and miscellaneous items that staff has identified since our last significant update. Discussion on housing, mixed-use developments and the Village's use table will be discussed later this summer into the fall.

Public Comments.

Scott Richards commented that he is in support E.V. chargers, but does not want to see a reduction in the number of required parking spaces and concern about the enforcement of policing those spaces.

Commissioner Reyes requested staff to provide the 2019 Parking Study that was conducted and referenced in previous meetings.

Adjournment.

The meeting was adjourned. Upon a motion by Commissioner Frankovic, second by Commissioner Wolf. A voice vote followed and the motion passed unanimously.



Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	April 27, 2026 at 07:00 PM
Subject	Attainable Housing Study
Type	Attainable Housing Study
Submitted by	Flora León, AICP Senior Planner

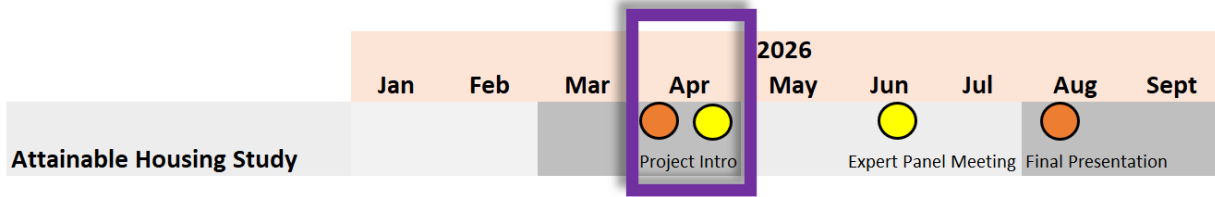
Background.

As part of the 2025-2027 Long Range Plan, conducting an Attainable Housing Study is listed as a Priority Action Item. The project consists of analyzing the Downers Grove housing market to better understand housing costs, cost burden and housing availability. The Metropolitan Mayors Caucus has been engaged to complete this study as part of their [Homes for a Changing Region Program](#). At the April 7, 2026 meeting, the Village Council identified the Planning and Zoning Commission as the Advisory Group for the Village’s Attainable Housing Study.

On April 27th, 2026 the Village’s Attainable Housing Study Consultant, Metropolitan Mayors Caucus – Homes for a Changing Region (Homes) Team will summarize key findings from the housing needs assessment. A discussion will follow to better understand local housing challenges and opportunities. There will also be an opportunity for the Homes Team to ask about other local issues that the

assessment did not identify. The Planning and Zoning Commission should provide their input at the meeting for Village Council Consideration.

Schedule.



- Village Council Meeting
- Planning and Zoning Commission Meeting