

Downers Grove Coalition for Managed Redevelopment

www.DGCMR.org

September 28, 2005

To: Downers Grove Mayor and Village Council

From: Ken Lerner, Chairman, Downers Grove Coalition for Managed Redevelopment

Re: Proposed Zoning Ordinance changes and related items

The Downers Grove Coalition for Managed Redevelopment was initiated by the Pierce Downer Heritage Alliance and the Downers Grove Watch to address redevelopment issues and provide information to Village residents and our government. On June 18th, we held a public forum at which the Mayor spoke about the development of the Village staff proposals. This forum also featured speakers from Hinsdale and Oak Park, two communities that have acted to control negative impacts of redevelopment.

As you know, the Plan Commission is currently considering Zoning Ordinance changes proposed by Village staff to address concerns regarding new residential infill development. The Coalition would like to be of assistance in any way we can at this time. To that end, we commissioned Corporate Services, Inc., in the person of Pete Pointner, to develop a brief summary report of alternatives for neighborhood protection. (Please see the attached memorandum report dated September 14, 2005.)

Mr. Pointner was Project Manager for the Village's 1991 Zoning Study by Planning Resources that is excerpted at the back of the planning staff's recent recommendations to the Plan Commission. That 1991 report was remarkably prescient, and anticipated many of the problems we face today with respect to teardowns and impact on neighborhood character.

We hope you will find Mr. Pointner's current report useful in considering proposed actions that will come before the Council. We stand ready to do what we can to make additional information and expertise available to the Council, Plan Commission and Village planning staff. We also plan to continue to provide information for the Downers Grove general public by organizing occasional public forums and by means of our website, www.DGCMR.org.

The Coalition wishes at this time to express its support for recent planning staff recommendations and for continued study of numerous alternatives that have been raised before the Plan Commission. Specifically,

1. We strongly support the staff recommendations presented at the September 26th Plan Commission meeting regarding setbacks, building height, and lot coverage. We believe they are reasonable, can help to preserve neighborhood character as well as simplify the zoning code, and are a good start toward addressing the public's concerns as expressed at our forum and at the community dialogue meetings. We recommend that the Plan Commission and Village staff perfect these proposals for consideration by the Village Council as soon as possible.

2. We enthusiastically support the staff's recommendations for further research and development