

VILLAGE OF DOWNERS GROVE
Report for the Village
2/4/2025

SUBJECT:	SUBMITTED BY:
Guiding DG: Comprehensive Plan and Related Projects - Streetscapes	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An updated preferred streetscape plan for the Downtown along with the preferred alternative for Fairview and the connection between the two will be presented.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

It is recommended the Council discuss the preferred alternative and provide direction on the preferred alternative to the Consultant so that they may be preparing the final streetscape document.

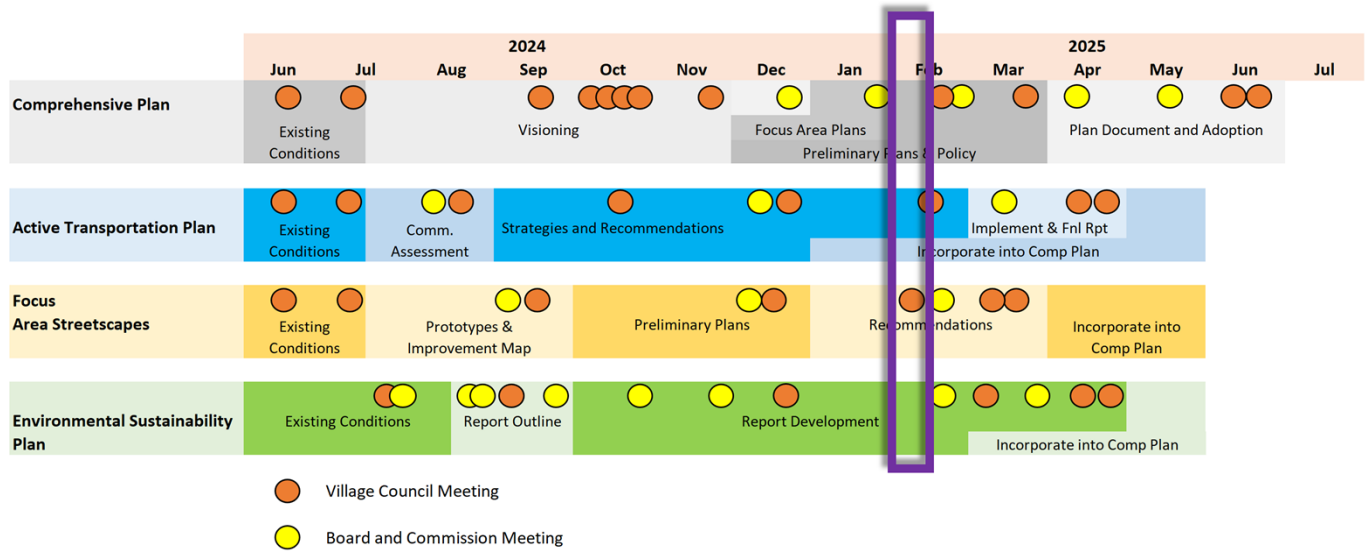
BACKGROUND

The Village and our Guiding DG Streetscape consultant, Hitchcock Design Group, will present the preferred streetscapes alternative and graphic illustrations for the Downtown, Fairview and the connection between the two. This follows the [existing conditions memorandum](#) that was finalized in August and [alternative streetscape workshops](#) that occurred in September with the HPDRB and Village Council. Following the September workshops, the Village and HDG hosted two community open houses October 21, 2024 to gather additional feedback. In [December](#), the Village Council discussed the downtown streetscapes and provided feedback which has been reflected in tonight's presentation.

The preferred streetscape alternative and graphic illustrations is an interim deliverable that will identify the preferred design of the streetscape in plan view to show potential improvements for the Downtown, Fairview and Connection areas. HDG will also provide comparable project images to illustrate the type of improvements that could be installed.

The purpose of this presentation and Council discussion is to reach an agreement on the preferred alternative which will allow HDG to prepare the final streetscape document.

[Schedule](#)



ATTACHMENTS

Presentation



GUIDING DG

PLANNING THE FUTURE OF
DOWNERS GROVE

STREETScape PREFERRED DESIGN

February 4, 2025

AGENDA

- **Project Description and Village Council Direction**
- **Project Status Update and Process**
- **Streetscape Preferred Design Discussion**
 - **Downtown**
 - **Connection**
 - **Fairview**
 - **Streetscape Elements**
- **2025 Capital Projects**
- **Next Steps**

Guiding DG – Streetscapes

- **Three Priority Action Items**
 - **Develop a Downtown Landscape and Hardscape Plan**
 - Enhance the Physical Appearance of the Public Areas in the downtown through landscape and hardscape materials
 - **Enhance the Downtown Outdoor Dining Program**
 - Create Aesthetically Pleasing Permanent Private and Public Areas for Outdoor Cafes
 - **Fairview Focus Area Streetscapes and Landscape Improvements**
 - Implement 2017 Comprehensive Plan Recommendations for Fairview – Streetscape and Landscape Improvements
- **Linda Kunze Plaza / Main Street Train Station CIP Project**
 - Maintenance and upgrades
 - Design 2024 and 2025 with Construction planned for 2026

Work Completed

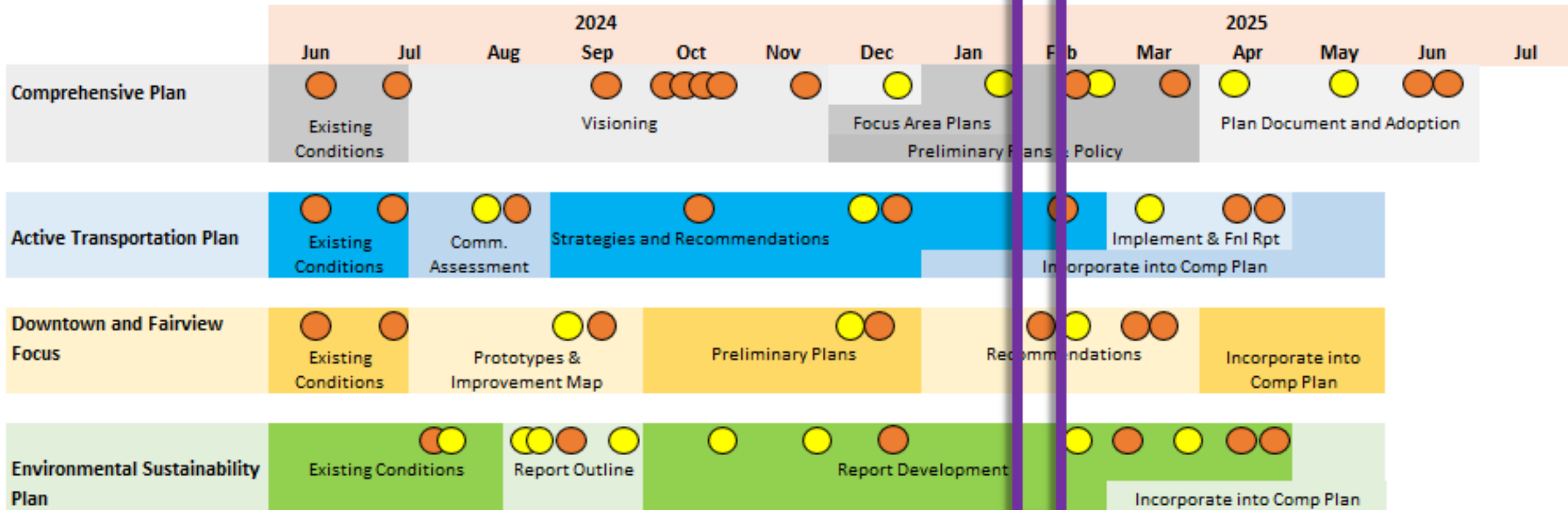
- Kick-Off Meeting – February 2024
- Existing Conditions Memorandum – July 2024
- Conceptual Design Workshop w/ HPDRB – September 2024
- Conceptual Design Workshop – September 2024
- Open House – October 2024
- Preferred Design Alternative w/ HPDRB – December 2024
- Preferred Design Alternative– December 2024

Work To Do

- Council Direction on:
 - Downtown Streetscape Plan
 - Fairview Streetscape Plan
 - Connection Area Streetscape Plan
 - Design Elements
 - 2025 Capital Projects

- Preparation and Consideration of Final Streetscape Plan

SCHEDULE



- Village Council Meeting
- Board and Commission Meeting

STREETSCAPE DESIGN PROCESS



- Project Areas Site Review and Data Collection
- Streetscape Stakeholder Interviews
- Streetscape Existing Conditions Memorandum
- Streetscape Improvement Program

- Alternative Streetscape Prototype Concepts
- Streetscape Improvement Location Maps
- Public Open House
- Retire Preferred Alternatives

- Graphic Illustrations
- Text Narratives
- Document Preparation
- Implementation Strategy
- Final Streetscape Plan

STREETScape GUIDING PRINCIPLES

- **Streetscape Function and Character**
 - Identify baseline improvements
 - Determine additional character improvements
 - Develop a traditional yet innovative style
- **Expanded Flexible Amenity Areas**
 - Capture underutilized vehicular space for pedestrian use
 - Maintain a balance of pedestrian and vehicular uses
 - Design to be flexible for outdoor dining, cultural amenities, landscape, or other pedestrian uses
- **Public Gathering Spaces and Programmed Events**
 - Identify underutilized public property for use as pedestrian spaces
 - Design for flexibility
 - Incorporate support services into streetscape design
- **Culture and Public Art**
 - Incorporate culture and public art into the streetscape
 - Develop tasteful gateways and wayfinding signage that reflect the culture of the community



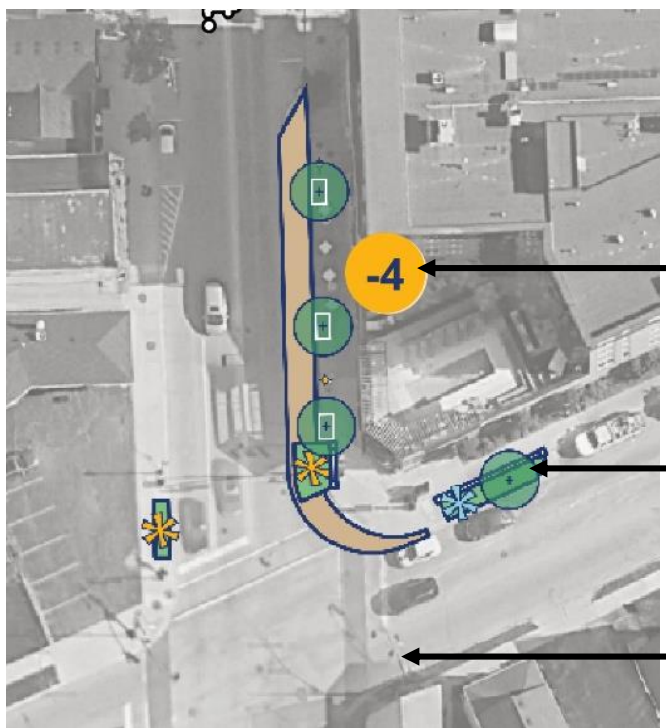
Streetscape Preferred Design



STREETSCAPE AREA



MAP SYMBOLOGY


























Change in on-street parking spaces from existing

Proposed improvements, refer to Legend (color)

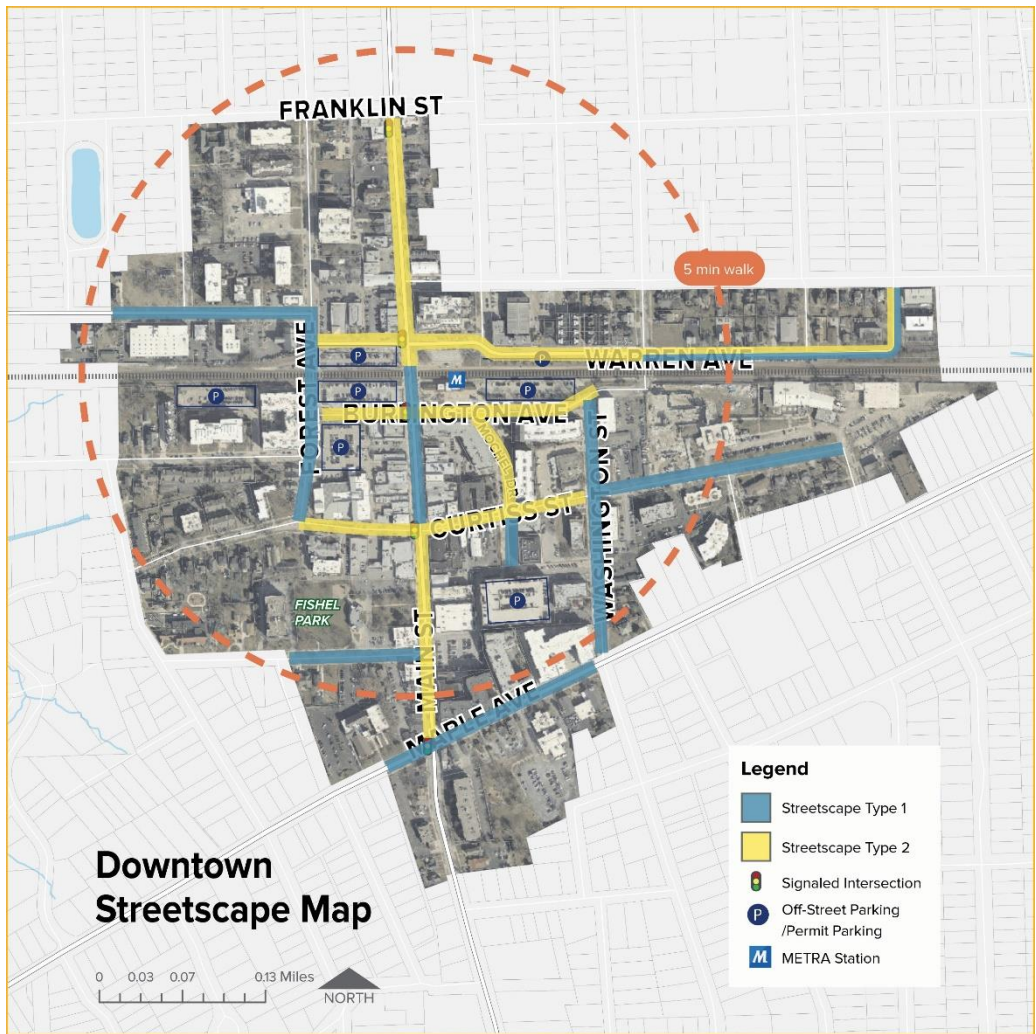
Existing conditions to remain (gray)

Legend

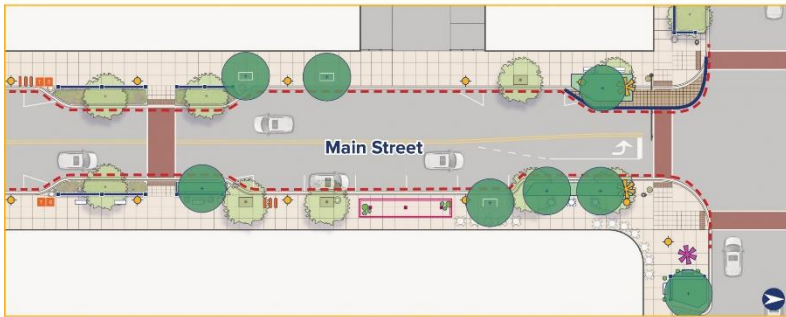
-  Specialty Concrete
-  Crosswalk
-  Turf
-  Planting Bed
-  Cycle-Track
-  Multi-Use Asphalt Path
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Ornamental Tree
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Bike Racks
-  Planters
-  Tables and Chairs
-  Benches
-  Masonry Wall
-  Barrier Fencing
-  Shade Structure
-  Wayfinding Feature
-  Public Art Feature
-  Gateway Feature
-  Gateway Feature Overhead

Note: Areas where proposed improvements are shown imply modifications to existing conditions.

DOWNTOWN STREETScape



Downtown Streetscape Type 1



- Legend**
- All on-street parking remains
 - Add curb bump-outs for flexible amenity areas
 - Evaluate travel lane and parking stall widths to possible widen sidewalks
 - Outdoor dining only on private property or sidewalks - not in flexible amenity areas

Downtown Streetscape Type 2

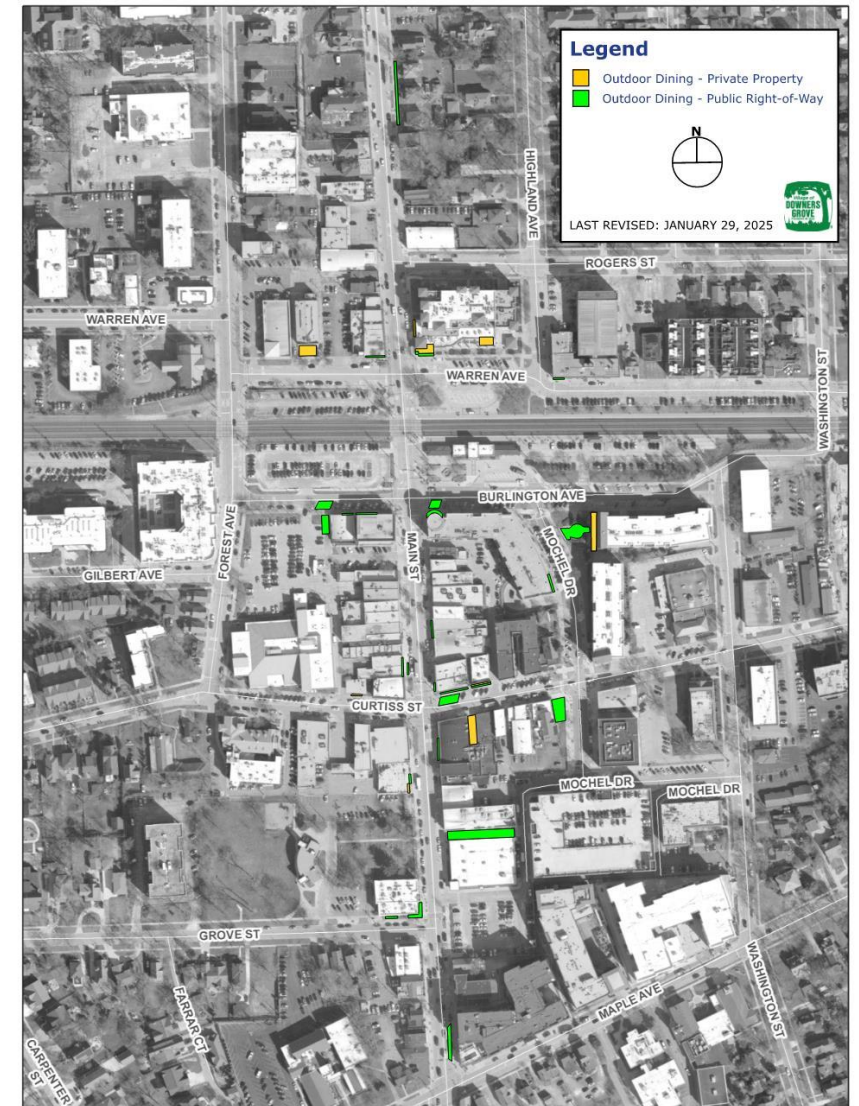


- Legend**
- Selective on-street parking removed
 - Add curb bump-outs for flexible amenity areas
 - Option for flexible outdoor dining in flexible amenity areas
 - Add shade structures and seating

Downtown Overview

- Several New Flexible Amenity Areas Created Primarily by Bumpouts at Intersections and at a Few Mid-Block Bumpouts
- Two New Mid-Block Pedestrian Crossings
- Several New Shade Structures
- New Decorative Pedestrian Crosswalks
- Many New Landscaping Areas
- New Seat Walls
- Gateway Features at the North, South and West Sides
- 24 Outdoor Dining Areas Split Between Public and Private Areas
- Loss of 17 On-Street Parking Spaces
(Compared to 18-23 Spaces Occupied by Seasonal Outdoor Dining)











DOWNTOWN OUTDOOR DINING



DOWNTOWN STREETScape - AREA 1


















Legend

-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Cycle-Track
-  Multi-Use Asphalt Path
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Benches
-  Masonry Wall
-  Public Art Feature
-  Gateway Feature

DOWNTOWN STREETScape - AREA 2



Legend

-  Specialty Concrete
-  Planting Bed
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Bike Racks
-  Tables and Chairs
-  Benches
-  Masonry Wall
-  Barrier Fencing
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

FLEXIBLE AMENITY AREA CONCEPT IMAGES



FLEXIBLE AMENITY AREA CONCEPT IMAGES



FLEXIBLE AMENITY AREA CONCEPT IMAGES














DOWNTOWN STREETScape - AREA 3



Total parking spots removed: -7



Legend

-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

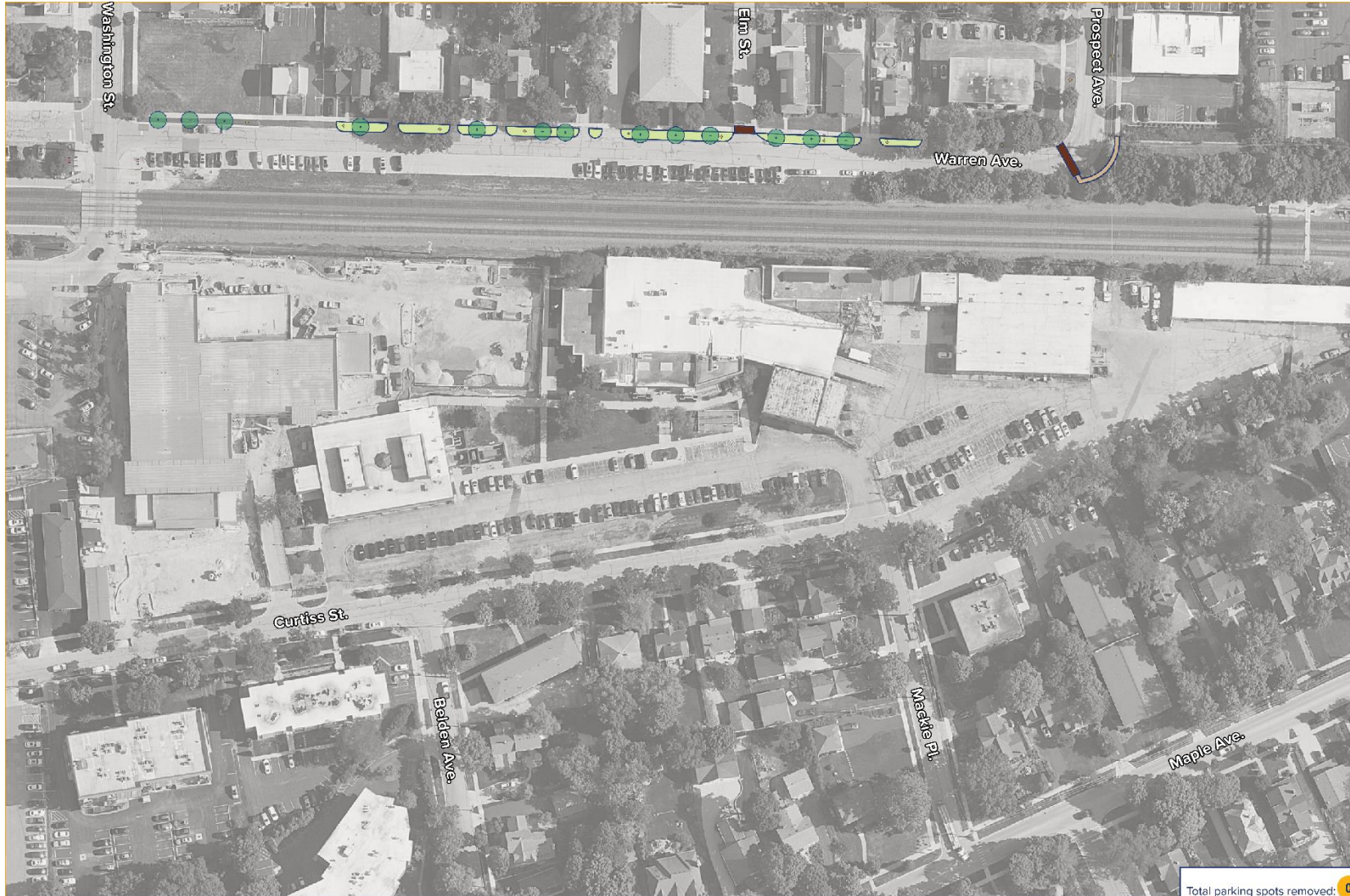
DOWNTOWN STREETScape - AREA 4



Legend

-  Specialty Concrete
-  Crosswalk

DOWNTOWN STREETScape - AREA 5



Legend

- Specialty Concrete
- Crosswalk
- Turf
- Street Tree
- Pedestrian Light

Total parking spots removed: 0

FLEXIBLE AMENITY AREA CONCEPTS

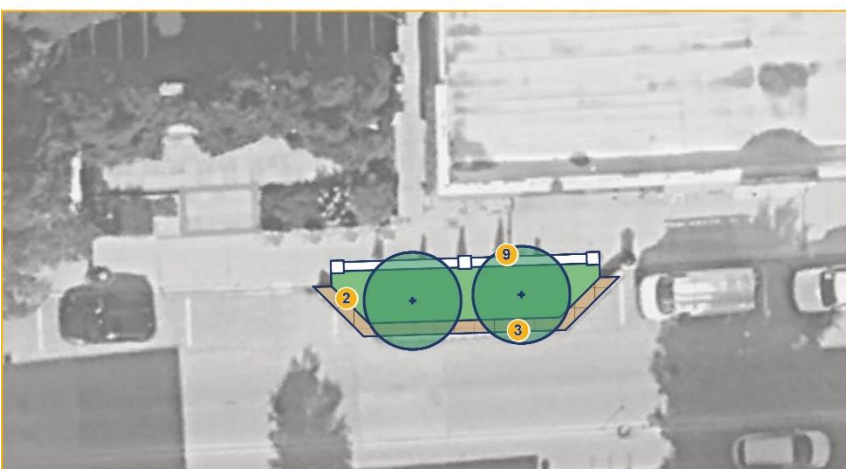
Option 1 - Outdoor Dining Concept



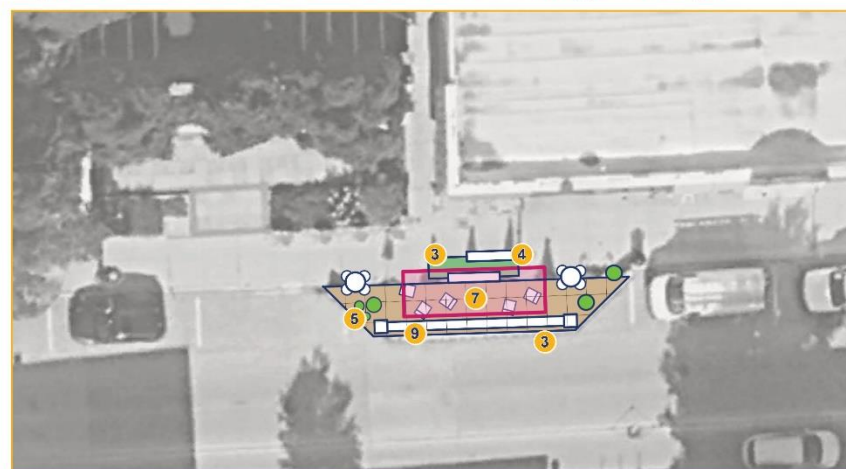
Option 2 - Cultural Amenities Concept



Option 3 - Additional Landscape Concept



Option 4 - Common Pedestrian Seating Concept



Legend

- 1 Street Tree In Tree Grate
- 2 Curbed Planter
- 3 Curb Bump Out
- 4 Bench
- 5 Movable Planters
- 6 Tables and Chairs
- 7 Shade Structure and Seating
- 8 Public Art / Kiosk
- 9 Masonry Seatwall
- 10 Fence Barrier (Outdoor Dining)
- 11 Bollards

CONNECTION STREETScape



Connection Area Streetscape



Legend

- Improve intersections for pedestrian focus and safety
- Add off-street shared use path
- Include streetscape amenities to connect downtown and fairview focus area

CONNECTION STREETScape - AREA 6



Total parking spots removed: 0

Legend

- Specialty Concrete
- Crosswalk
- Planting Bed
- Multi-Use Asphalt Path
- Street Tree
- Ornamental Tree
- Pedestrian Light
- Benches

Existing Parkway Trees



FAIRVIEW FOCUS AREA STREETScape



Streetscape Type 1



Legend

- Provide protected bicycle lanes to align with bike and pedestrian plan recommendations
- Add curb bump outs for landscape areas
- Include streetscape amenities consistent with the downtown

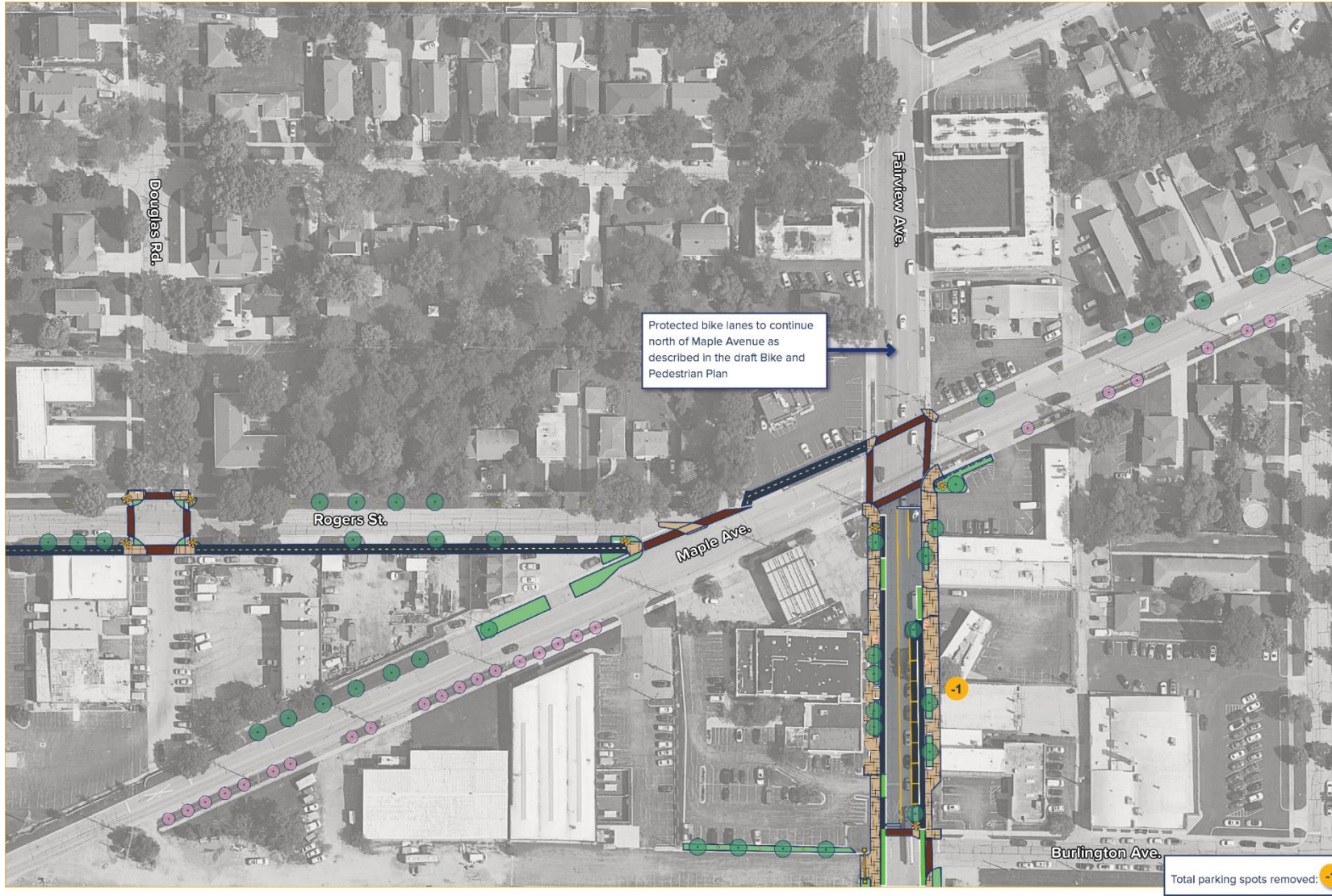
Streetscape Type 2


















Legend

- Provide protected bicycle lanes to align with mobility recommendations
- Add curbed planters and update pedestrian light fixtures
- Include streetscape amenities consistent with downtown

FAIRVIEW STREETScape - AREA 7



Legend

-  Specialty Concrete
-  Crosswalk
-  Turf
-  Planting Bed
-  Multi-Use Asphalt Path
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Ornamental Tree
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Benches
-  Barrier Fencing
-  Gateway Feature
-  Gateway Feature Overhead

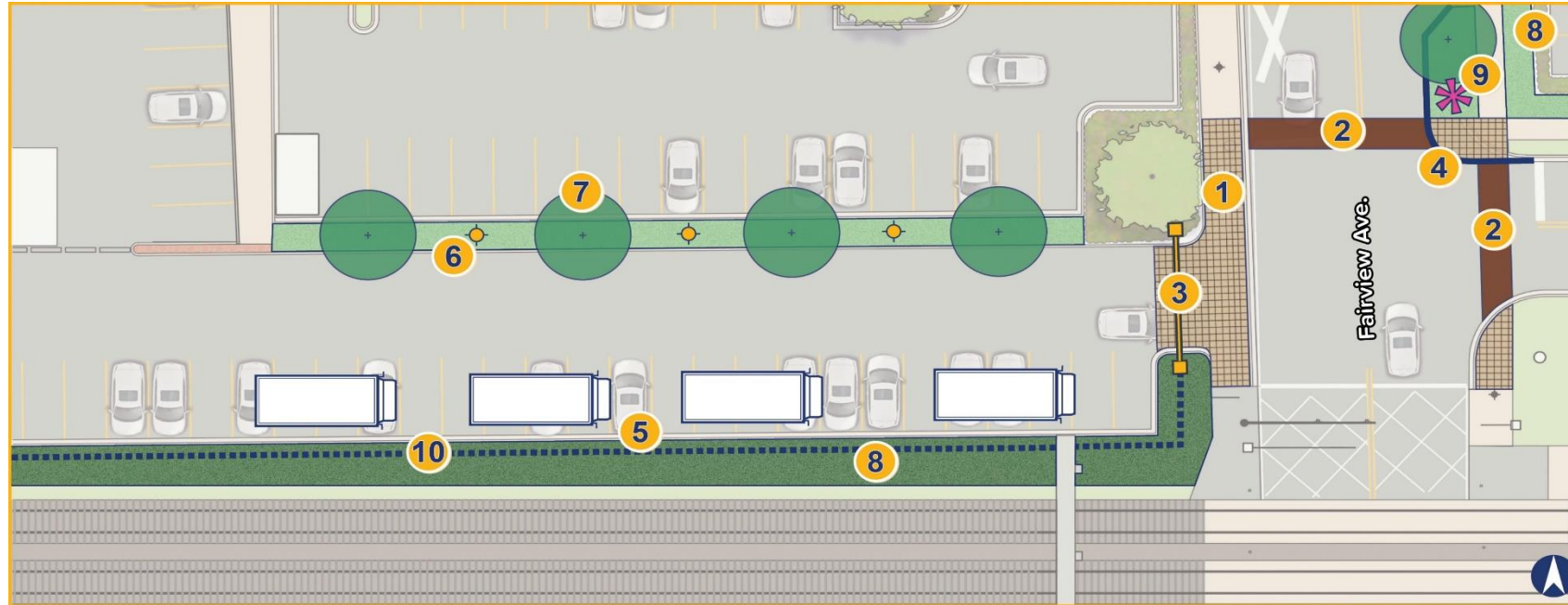
FAIRVIEW STREETScape - AREA 8



Legend

- Specialty Concrete
- Crosswalk
- Turf
- Planting Bed
- Asphalt Paving and Striping
- Street Tree
- Pedestrian Light
- Benches
- Gateway Feature
- Gateway Feature Overhead

EXPANDED PUBLIC SPACE CONCEPT



Legend

- 1 Specialty Sidewalk Paving
- 2 Specialty Crosswalk
- 3 Gateway (Overhead)
- 4 Curb Bump Out
- 5 Power for Food Truck / Events
- 6 Pedestrian Light
- 7 Shade Tree
- 8 Landscape Buffer
- 9 Public Art / Amenity Feature
- 10 Fence

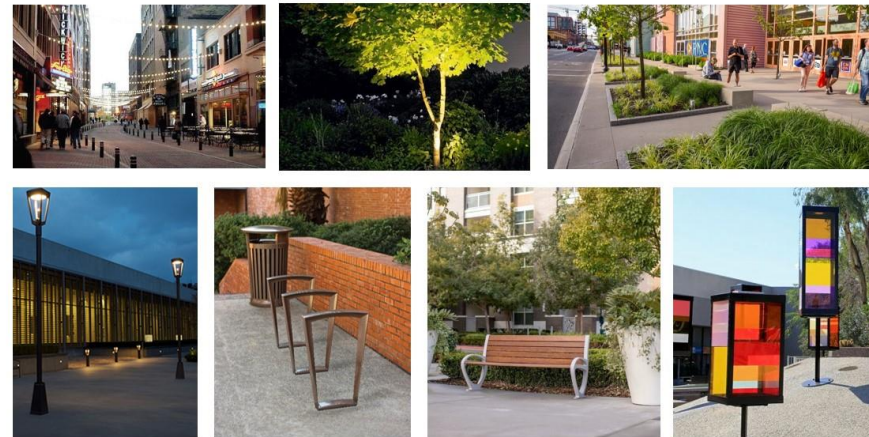


Streetscape Elements





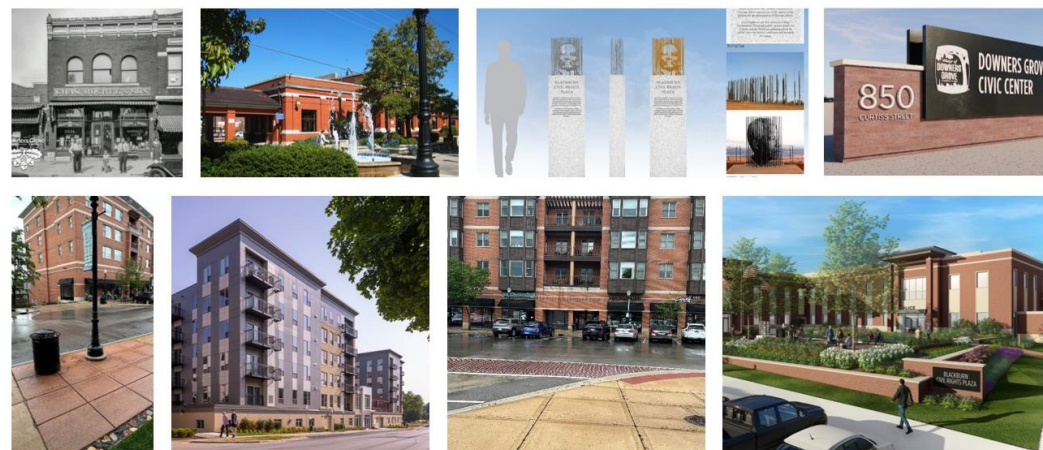
Baseline Improvements



Added Character Improvements



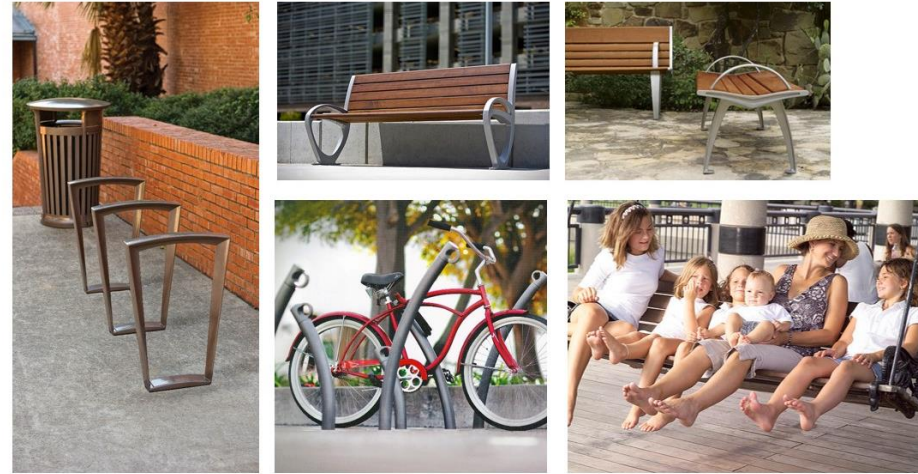
Traditional Yet Innovative



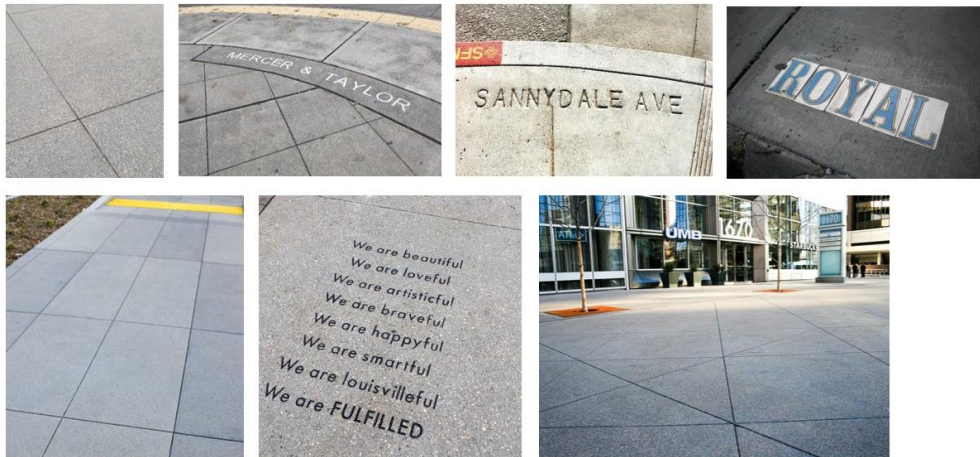
Character Influences



Trees and Plantings



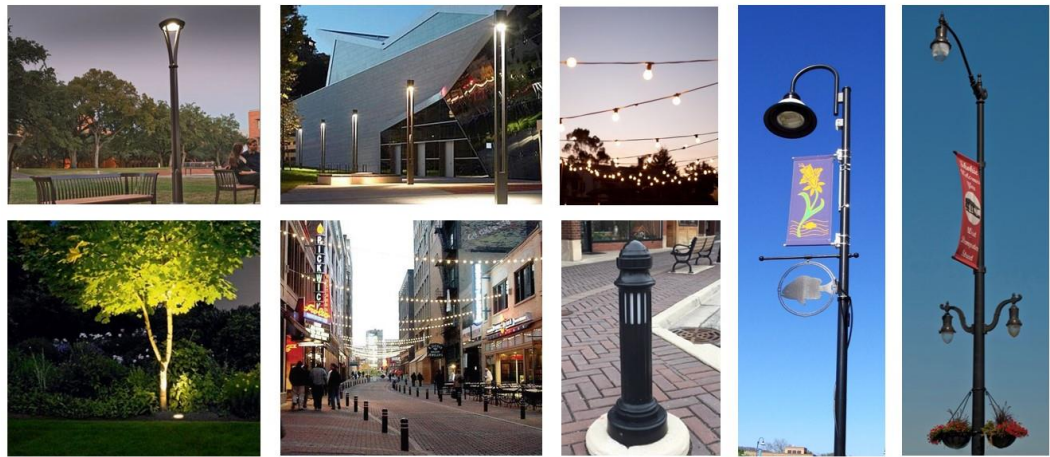
Street Furnishings



Sidewalks, Paving, and Crosswalks



Architectural Components, Walls, Columns, Fencing



Lighting, Security, Wi-Fi



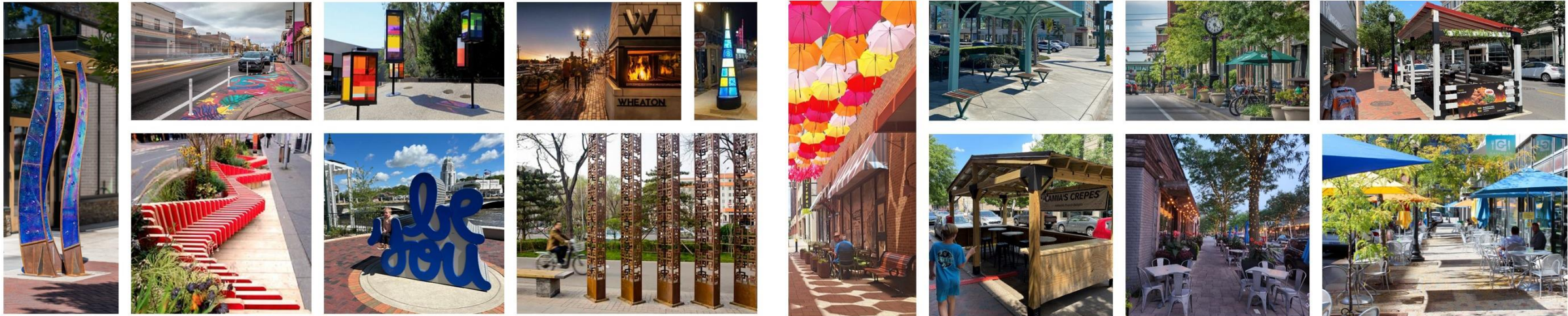
Gateways, Signage, Wayfinding



Gateways, Signage, Wayfinding

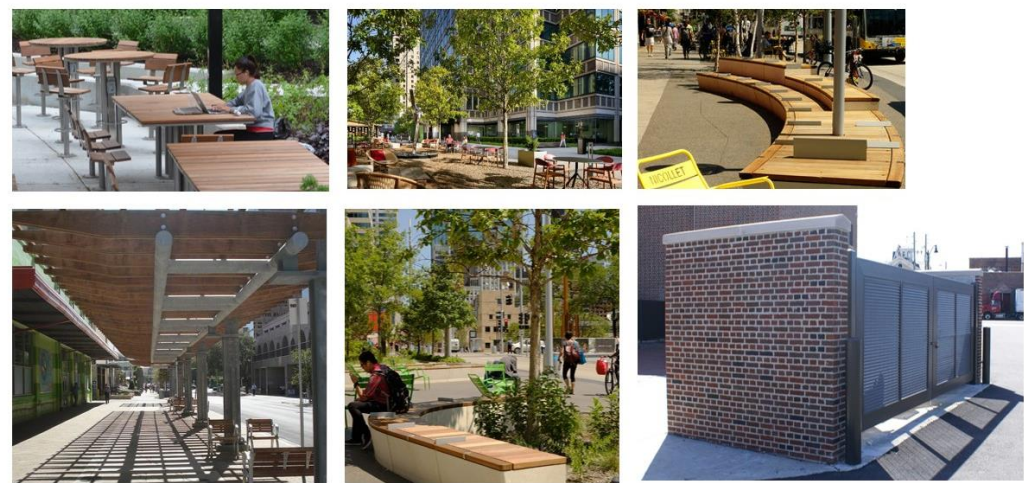


Gateway and Wayfinding Concepts



Public Art and Cultural Amenities

Expanded Flexible Amenity Areas



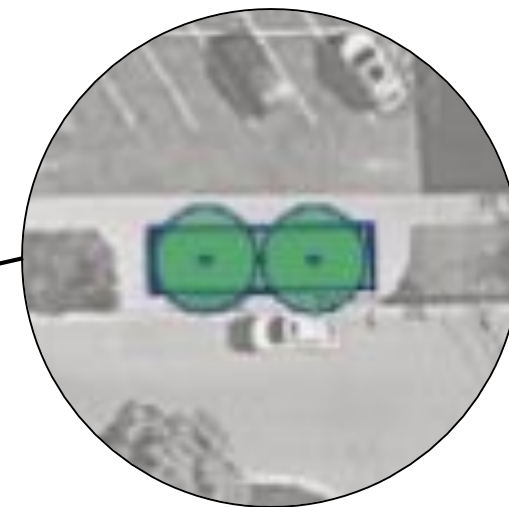
Other Streetscape Elements














2025 Capital Projects



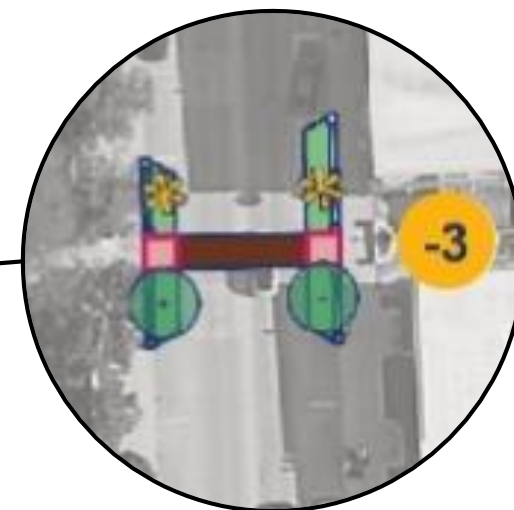
#1: Grove Street Landscaped Area














Legend

-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

#2: Main Street Pedestrian Crossing at Cemetery

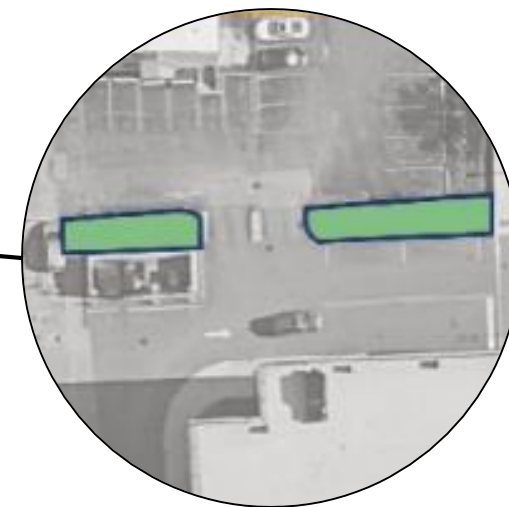


Legend












-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

Total parking spots removed: -7

#3: Area North of Downtown Parking Garage

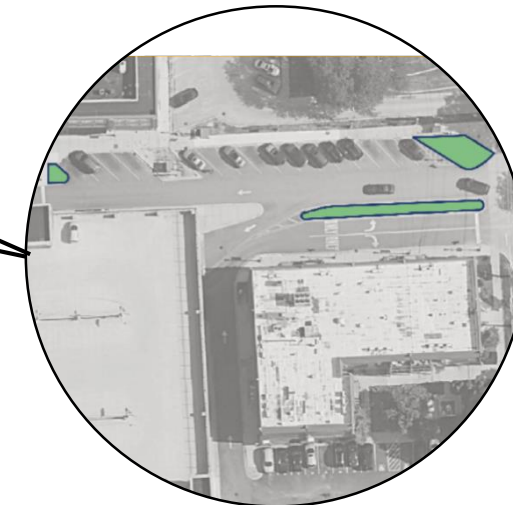


Legend












-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

Total parking spots removed: -7

#4: Landscaped Area Adjacent to DGEDC & Masonic Temple



Legend












-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

#5: Native Plantings Adjacent to Parking Garage



Total parking spots removed: -7
















Legend

-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Benches
-  Masonry Wall
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

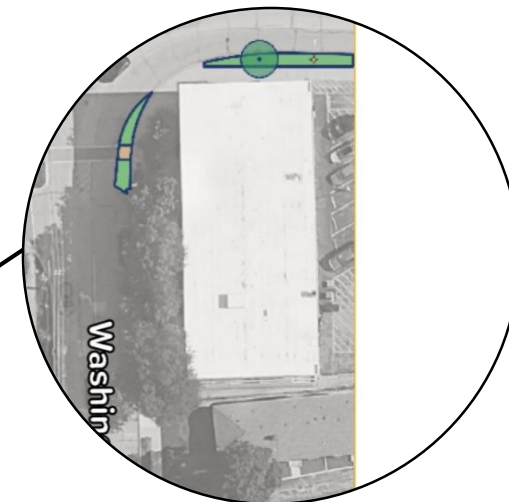
#6: Landscaped Area on Curtiss Street by Post Office


















Legend

-  Specialty Concrete
-  Planting Bed
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Bike Racks
-  Tables and Chairs
-  Benches
-  Masonry Wall
-  Barrier Fencing
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

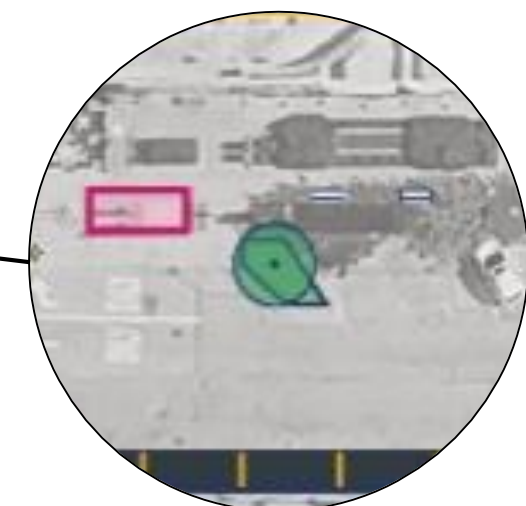
#7: Landscaped Area at Burlington and Washington


















Legend

-  Specialty Concrete
-  Planting Bed
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Bike Racks
-  Tables and Chairs
-  Benches
-  Masonry Wall
-  Barrier Fencing
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

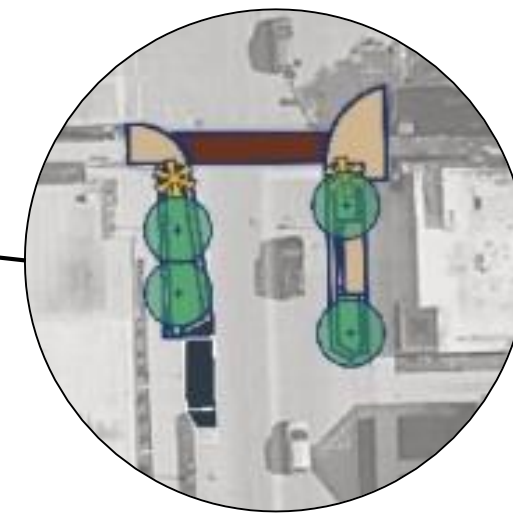
#8: Landscaped Area near Station Crossing















Legend

-  Specialty Concrete
-  Planting Bed
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Pedestrian Light
-  Trash / Recycling Receptacle
-  Bike Racks
-  Tables and Chairs
-  Benches
-  Masonry Wall
-  Barrier Fencing
-  Shade Structure
-  Public Art Feature
-  Gateway Feature

#9: Landscaped Area at Main Street & Franklin Street



Legend

-  Specialty Concrete
-  Crosswalk
-  Planting Bed
-  Cycle-Track
-  Multi-Use Asphalt Path
-  Asphalt Paving and Striping
-  Street Tree
-  Street Tree In Tree Grate
-  Benches
-  Masonry Wall
-  Public Art Feature
-  Gateway Feature



Next Steps



NEXT STEPS

- **Present Proposed Outdoor Dining Program – February 11 VC Meeting**
 - Eligibility, Locations, Use of Parklets, Fees, Dates and Hours, Maintenance Responsibilities
- **Present Proposed Main Street Train Station Plaza Preliminary Design – February 18 VC Mtg**
- **Streetscapes Report**
 - Implementation Strategy (Focus on Downtown Area First)
 - Draft Summary Document
 - HPDRB and Village Council Reviews and Approvals (March – April)



Thank You!

