

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

May 7, 2018
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes – March 5, 2018

4. Public Hearings

- a. **18-PLC-0012:** A petition seeking approval of a Planned Unit Development, a Zoning Map Amendment from R-1, Residential Detached House 1 to R-5/PUD, Residential Attached House 5/Planned Unit Development, and a Final Plat of Subdivision, to construct a 13 unit townhome development. The property is currently zoned R-1, Residential Detached House 1. The property is located on the west side of Fairview Avenue, between 60th and 61st Streets, commonly known as 6000 and 6014 Fairview Avenue, Downers Grove, IL (PIN 09-17-405-010). Kindt and Associates, Petitioner and John Gray, Owner.
- b. **18-PLC-0011:** A petition seeking approval of text amendments to all articles of Chapter 28 (Zoning Ordinance) of the Municipal Code of the Village of Downers Grove, except Article 1, Introductory Provisions and Article 13, Administration and Enforcement. Village of Downers Grove, Petitioner.

5. Discussion on Plan Commission Report and Meeting Formats

6. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR MARCH 5, 2018

Chairman Rickard called the March 5, 2018 meeting of the Plan Commission to order at 7:01 p.m. and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Mr. Boyle, Ms. Gassen, Ms. Johnson, Mr. Kulovany, Ms. Majauskas, Ms. Rollins

ABSENT: Mr. Maurer, Mr. Quirk, Ex. Officio members Miller, Livorsi & Menninga

STAFF: Planning Manager Rebecca Leitschuh, Senior Planner Scott Williams, Planner Flora Ramirez, Community Development Director Stan Popovich

Ch. Rickard reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

VISITORS: Jim Sideris, Interstate Construction, 477 E. Butterfield, Lombard, IL
Tim Benson, 2411 Ogden Avenue, Unit 10
Mark Gagliano, 5901 Woodward Avenue, Downers Grove
Kevin Shields, 3601 N. Runge, Franklin Park, IL
Jason Day, 100 Camelot Drive, Fond du Lac, WI

APPROVAL OF MINUTES: February 5, 2018 meeting

Mr. Kulovany moved, seconded by Ms. Gassen to approve the minutes for the February 5, 2018 meeting.

Ms. Rollins said that the comment attributed to Ms. Gassen on page 5 regarding Condition 9 was made by Ms. Rollins.

The Motion to approve the minutes as corrected passed, with Ms. Johnson and Ms. Majauskas abstaining.

Ch. Rickard reviewed the procedures to be followed for the meeting, explaining that the Plan Commission is a recommending body for the petitions on the Agenda. Staff will make its presentation, followed by the Petitioner. The Commission will raise questions on comment on the petition, and then the public will be given an opportunity to comment. Once the Public Hearing portion of the meeting is closed, the Plan Commission members will deliberate to recommend approval, recommend approval with conditions, or recommend denial of the individual petition. That recommendation

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will be forwarded to the Village Council with the minutes, exhibits and all documentation from the public hearing on the specific petition. The Village Council will make final decisions at a future date. He reviewed the subject matter of the three petitions on the Agenda, and then asked all individuals intending to speak during any of the public hearings to rise and be sworn in.

17-PLC-0014 (Continued from February 5, 2018): A petition seeking approval of a Planned Unit Development, Special Use for a fueling station and drive-through for a restaurant, and an alley vacation. The property is zoned B-3, General Services and Highway Business. The property is located at the southeast corner of the intersection of Ogden Avenue and Belmont Road, commonly known as 2125 Ogden Avenue, Downers Grove, IL (PIN 08-01-405-042). C.M. Lavoie & Associates, Petitioner, and Powermart Real Estate Downers Grove #3, LLC, Owner.

Rebecca Leitschuh, Planning Manager for the Village, introduced Ms. Majauskas as the newest member of the Plan Commission and thanked her for volunteering her service to the Village. Ms. Majauskas responded that she has served on the Zoning Board of Appeals for about twelve years, and is pleased to be serving on the Plan Commission.

Ms. Leitschuh then introduced Flora Ramirez, newest Staff member in the Community Development Department.

Ms. Leitschuh explained that the petition before the Commission relates to property located at 2125 Ogden Avenue seeking approval for a Planned Unit Development, two Special Uses for a drive-through facility for a restaurant and for a filling station, and the vacation of a 20-foot-wide unimproved alley at the south side of the property. The property consists of five lots, which will be consolidated at the time the building permit. Surrounding zoning is M-1 to the north, R-6 to the south, and B-3 to the east and west. Ms. Leitschuh noted that the property is a former gas station with a one-story vacant (around 8 years) commercial building, a vacant car wash facility and a surface parking lot. There are four curb cuts, two on Ogden Avenue and two on Belmont Road, with an unimproved alley that runs along the south side of the property. They are requesting vacation of the unimproved alley to allow for greater flexibility of site design, and adding depth to accommodate setbacks. Ms. Leitschuh noted that a similar petition came before the Commission in November of 2017 and was unanimously recommended for approval to the Village Council; however, after discussions with Council and Plan Commission, the petitioner decided to return to the Plan Commission to revisit a few items. The present petition is predominately the same as was previously submitted with changes to the architectural façade and the entitlements sought. After discussion before Village Council, it was determined that the request should be for a Planned Unit Development resulting in one lot for a comprehensive development, rather than two lots through a subdivision with variations. The special uses sought for a drive-through and fueling station, as well as the alley vacation remain the same. As stated in Staff's recommendation, a condition of approval will require that both buildings be developed concurrently, and that a certificate of occupancy could only be obtained for both buildings at the same time. A similar condition was sanctioned for Walgreens.

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Ms. Leitschuh described the materials that will be used in construction including a composite panel system with a fiber cement board exterior finish imitating brick and natural stone. She explained the two-story convenience store building will now be a one-story building, with a slightly smaller footprint. The restaurant will have a slightly larger footprint, enclosing what was previously an outdoor patio. The petitioner is proposing 23 parking spaces including two handicapped spaces, which surpasses the required minimum of 20 total spaces. Both buildings will share the parking spaces, and stacking for the drive-through and gas pumps is provided as required by the Zoning Ordinance. She displayed slides of the proposed site design, which is close to what was submitted in November. As for access, the petitioner is proposing one full access from Ogden Avenue, and the removal of one curb cut on Belmont Road while maintaining the second as a right-in/right-out turn. Pedestrian connection is provided across the entire site, from Belmont to Ogden. She reviewed site circulation as it meets the requirement of Fire Department and other emergency apparatus and fuel loading apparatus. Garbage pickup and fuel delivery will be restricted to off-hours as described in narrative by petitioner and supplemental letters from contractors. A fully screened trash enclosure will be placed at the southeast corner of the property as required by the Zoning Ordinance.

The petitioner proposes 22 percent open space including the alley, above the 10 percent minimum requirement, and the street yard open space also surpasses minimum requirement, furthering the Comprehensive Plan goals along Ogden Avenue. Staff recommended a condition to provide three shade trees in parking lot islands to conform to Village requirements. Ms. Leitschuh noted that the proposal meets the photometric requirements, and that a six-foot privacy fence is proposed to provide screening for the residential properties. She noted that signage is not part of this petition but will comply with the Village's Sign Code. She showed additional elevation drawings depicting the façade from various viewpoints and the fuel canopy. The restaurant is an L-shaped design, with the north façade facing Ogden Avenue, and explained a more standard building is proposed versus the previous shipping container proposal. She identified an outdoor cooler area to be constructed using the same primary building materials. The drive-through window is located at the east façade of the restaurant. Outdoor seating is under consideration although it requires additional review identical to all outdoor cafes. A second kitchen is proposed to serve as a preparatory kitchen and for larger catering events.

The Comprehensive Plan identifies the site as part of a catalyst site "D5" in the Ogden Avenue Key Focus Areas and recommends aesthetic and functionality improvements. She said that the intention is to serve both neighborhood and regional services. The Comprehensive Plan notes that the area should be redeveloped with attention to pedestrian circulation, reduced number of curb cuts, increase cross access between lots, and enhancement of the overall appearance of the building and through landscaping at what is considered to be an important intersection along the Ogden Avenue Corridor.

With regard to Zoning Ordinance compliance, Ms. Leitschuh referenced the table shown on pages 4-5 of Staff's report dated March 5, 2018, and noted that the proposed development complies with the majority of bulk regulations in the B-3 zoning district,

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although the drive-through setbacks are reduced along the south and east property lines. Staff finds the setback reductions to be a reasonable accommodation because the location is preferable behind the building, enhancing the site's appearance and limits drive-through traffic points of conflict.

Regarding approval criteria, Ms. Leitschuh said that Staff finds that the proposal meets the standards for a PUD, Special Use and Alley Vacation as outlined in its report of March 5, 2018, pages 6-9. The Village policy regarding alley vacation is to secure written consent for at least two property owners who abut the alley. This criterion has not been met, however, State law allows for the Village Council to determine the efficacy of the requested vacation. She noted that the petitioner provided an appraisal report for the alleyway prepared by Argianas & Associates, Inc., in August of 2017 stating the value of the alley as \$5,000. The petitioner is offering an amount higher than the appraised value at a final value of \$10,000. If the vacation is approved, there will be an easement placed upon that portion of the alleyway stating that no structure can be placed upon it.

Ms. Leitschuh said that Staff recommends approval of the requested PUD, Special Uses, and Alley Vacation, subject to 8 conditions listed on page 10 of Staff's report dated March 5, 2018.

Ms. Gassen understands it is not necessary to secure abutting property owners consent per state code, but asked what was the impression or understanding of the abutting property owners, and whether they understand that their consent is not required. Ms. Gassen questioned whether these property owners think their consent is required for the vacation to be approved, and if so perhaps that is why we are not seeing them at the meeting. She was curious what the notification process is and do the neighboring properties know we don't need their consent for Council to approve the vacation request. Ms. Leitschuh said she has not independently reached out to the property owners that this has the ability to be vacated without their consent. She said staff sent out mailers for the public hearing and received no inquiries, having received two inquiries for the previous petition. At the end of the day she does not know what decision Council will make regarding the policy.

Mr. Boyle raised a question regarding one of the site plans showing new sidewalk where the old curb cuts currently are, and whether the existing sidewalk wrapping around the corner of Ogden and Belmont will remain, and whether it will still open onto Ogden and Belmont for pedestrian access across the streets. Ms. Leitschuh said any current sidewalk connection for someone to cross the street will have to be replaced or remain if in acceptable condition. Mr. Boyle reiterated he wants people to continue to have the opportunity to cross Belmont and Ogden since the one site plan neglected to show the street cut for the sidewalk.

Ch. Rickard said he understands that the alley vacation meets the state ordinance and that the Village Council will make the final decision regarding the vacation policy, however, he clarified that the southern property owner was notified about the meeting with a description of what was under consideration and was invited to attend. That owner was given all proper notices, but that Staff did not specifically have a

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conversation with them that it could be vacated without his approval. Ms. Leitschuh said that was correct, and elaborated on the public notification process: highly visible public hearing signs were placed on the subject property, each individual surrounding property owner within 250' of the subject property received a direct mailing talking about the agenda item, a location map, and description of proposal in more layman's terms. She referred follow-up to the petitioner, but said the petitioner sent site plans to some of the properties in attempt to make contact. Staff keeps track of any mailers that did not make it to the taxable billing address, so if someone says they were not noticed, we can follow up. Mr. Kulovany asked if the neighbors were notified of the meeting last year, and were notified again about this meeting. Ms. Leitschuh responded yes. Ms. Gassen said she understood the notice process, but that she is concerned the abutting property owners do not understand their consent is not required. Mr. Kulovany further asked for clarification that the vacation process is a policy, not an ordinance. Ms. Leitschuh responded yes.

There being no further comments at this time, Ch. Rickard called upon the petitioner to make its presentation.

Mr. William McLaughlin, Chief Operating Officer for Powermart at 572 W. Lake Street, Elmhurst, stated he represented the Petitioner, and had no formal presentation as Staff covered most of the items. He did have clarification regarding neighbors' consent, stating that they received consent from the neighbor to the east, as well as a signature from one of the Board members of Creekside Condo Association. Chris Lavoie has had numerous conversations with the neighbor to the south, and the site plan and drawings were given to that neighbor. He was unaware whether the neighbor was informed that his consent was necessary for the vacation, but have had numerous conversations.

Ch. Rickard clarified with Mr. McLaughlin that they have consent from one property owner to the east, and one Board member from the condominium association but that does not qualify per the vacation policy. Ms. Leitschuh verified that the property to the east does not abut the alley so it does not qualify, and the consent from the Board member does not serve as the second homeowner's approval. Mr. McLaughlin added that the condo building has only 5 condo owners with 2-3 board members. Ch. Rickard added that he wanted to identify the consent provided did not qualify under the alley vacation policy.

Mr. Kulovany asked whether northbound traffic on Belmont would have to take a 175-degree turn to get into the drive-through. Will there be a traffic arrow indicating the turn? Mr. McLaughlin said that is correct. Mr. Kulovany asked if the turn was a concern. Mr. McLaughlin said they reviewed this with their Civil Engineer and there are no concerns. Mr. Kulovany said he trusts they will provide the pavement markings.

Mr. Boyle asked what caused the change in the materials being used, and Mr. McLaughlin said part of that decision was cost. He noted that the general contractor was present to address that question.

Jim Sideris of Interstate Construction in Lombard said the original intent for this project was to build it out of shipping containers, with issues of longevity, the environment and Plan Commission Meeting

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climate for the area. They chose to go with a design that was a more traditional product. He passed out material samples while describing the materials of choice as a more advanced technology with metal studs, preinsulated with a rating of R-31, receiving an energy star qualification. The material is made in Kenosha, WI and shipped to Chicago, and is commonly used around the country in structures up to 6 stories, mixed use housing, and currently a hotel by Midway Airport is using same pre-fabricated system, assembled by carpenters. The exterior is a Nichiha fiber cement board system that appears to be real stone and brick, however it will appear the same in fifteen years from now. He provided further details about its durability and long-term wear. Ch. Rickard clarified that the exterior of the building is not masonry, but appears as such, using different textures and patterns but 100 percent fiber cement board.

Mr. Boyle asked about the change of entitlement process to PUD. Ms. Leitschuh responded that it was previously a subdivision request for two lots instead of one with variations because of the site configuration. Mr. Boyle said as a PUD the two separate businesses will run as one development, and the certificates of occupancy and construction will run in conjunction with each other, also helping to alleviate previous concerns including a shared dumpster issue previously identified.

There being no further comments, Ch. Rickard called upon the public for any comments or questions. There were no comments.

Mr. McLaughlin said they are looking forward to developing this property and bringing some beauty to that corner, and thanked the board for their consideration.

Ch. Rickard closed the opportunity for further public comment.

Ms. Majauskas commented that whether the neighbors were or were not in favor, they had the ability to attend the meeting and they did not. Whether they personally were involved in asking questions or not, everybody had the notice to come here and nobody is here.

Ms. Rollins said she was not at the meeting in November but she read the minutes and she thinks this is an improvement and appreciates the thought about the building from the first time around.

Ms. Gassen said her concern is that the owners might believe their consent is required in order for the alley to be vacated. She supports the proposal, but she hopes Village Council will take the neighbors into consideration because it sounds like the Village has never done this before without neighbor consent, to which Ms. Leitschuh stated it had happened. Ms. Gassen said she is happy with the improvements made, and from her recollection of the last proposal, many challenges resulted from the two lots, and that it makes a lot more sense as a PUD and one lot.

Mr. Kulovany said he supports the petition and it meets the requirements of the PUD, Special Use and Zoning Map Amendment regulations. He likes that it is being improved after so many years, using better looking buildings and is pleased that they are using a more durable material, improving the appearance of that corner. He said it currently is

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an eyesore, and is a tough site, narrow, and the drive-through is what it is because of the limited space, and he wants to see the business succeed.

Ms. Gassen moved with respect to Petition 17-PLC-0014 that the Plan Commission recommend that the Village Council approve the request for a Planned Unit Development, Special Use for a fueling station and a drive-through for a restaurant, and an alley vacation subject to the conditions listed on Page 10 of Staff's report dated March 5, 2018. Mr. Kulovany seconded the Motion.

**AYES: Ms. Gassen, Mr. Kulovany, Mr. Boyle, Ms. Johnson,
Ms. Majauskas, Ms. Rollins, Ch. Rickard**

NAYS: None

Motion carried unanimously.

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18-PLC-0002: A petition seeking approval of an Annexation and Zoning Map Amendment to R-3, Residential Detached House 3, for a vacant parcel. The property is in unincorporated Downers Grove, and would be automatically rezoned R-1, Residential Detached House 1 upon annexation. The property is located at the southwest intersection of Boundary Court, Boundary Road, and Lee Avenue, unincorporated Downers Grove, IL (PINs 09-18-305-018 & -019). Mark and Sheri Gagliano, Petitioner and Owner.

Ms. Rebecca Leitschuh, Planning Manager for the Village, stated that the petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-1 Residential Detached House 1 to R-3, Residential Detached House 3, upon annexation, under VODG Section 28.12.030. She displayed the Plat of Survey for the subject site that consists of two vacant parcels that will be consolidated for single-family construction. Because the petitioner is requesting rezoning differently than the default zoning upon annexation, this is being brought before the Plan Commission, otherwise it would only go before Village Council. Surrounding annexed properties are R-1 or R-3, both of which are single-family zoning classifications. R-1 is the default zoning assigned to a property upon annexation. The unincorporated areas are zoned R-4, similar to the Village R-3 zoning designation.

The petitioner in this case is requesting that the property come into the Village as R-3, rather than the default zoning. R-3 zoning would bring the property into the same zoning classification as neighboring properties to the east, which is more compatible with the subject property dimensions. Staff described the surrounding uses, bulk trends, and district standards. Staff agrees that R-3 zoning is the appropriate classification for the property.

Ms. Leitschuh stated that based on the findings in Staff's report dated March 5, 2018, Staff recommends that a positive recommendation be made to the Village Council by the Plan Commission, with conditions 1-5 as stated on page 5 of Staff's March 5, report.

Mr. Kulovany said Staff's report talks about the improvements including extending Boundary Road up to twenty feet southwest of the end of the proposed driveway,
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matching the width of existing pavements at no cost to the Village, approximately 75 feet in total per the petitioner's letter. He asked if the Village has any minimum requirements for how long a road has to be extended in front of a property. Ms. Leitschuh replied that Public Works Staff has met with the petitioner to make them aware of the expectations, so the homeowners would know what financial costs would be associated with building a home on the property. She explained it was to provide extra room for a turnaround and for a snow plow, relocating the guardrail so as to not block their driveway or anyone else's.

Ms. Gassen said the extension of the road appears to be parallel and very close to the walking path, and she asked if the walking path would remain saying that was her preference. Ms. Leitschuh replied that she was unsure but she assumed it would remain because the removal of the sidewalk was not discussed during the review process.

Ch. Rickard called upon the petitioner to make its presentation.

Mr. Mark Gagliano of 5901 Woodward Avenue said he was the petitioner for this property. He said they have no intention to have the sidewalk removed, and it is not on their property. He thanked the Plan Commission for considering their request.

There were no questions or comments from the Plan Commission to the petitioner.

Ch. Rickard called upon input from the public on this petition. There being none, he closed the public hearing.

Ms. Gassen asked if they are recommending only the rezoning, or the annexation as well. Ms. Leitschuh replied they are making the recommendation on the Zoning Map amendment.

Ms. Gassen moved in case 18-PLC-0002 that the Plan Commission forward a positive recommendation to the Village Council for the Zoning Map Amendment subject to the conditions listed on Page 5 of Staff's Report dated March 5, 2018. Mr. Boyle seconded the Motion.

AYES: Ms. Gassen, Mr. Boyle, Ms. Johnson, Mr. Kulovany, Ms. Majauskas, Ms. Rollins, Ch. Rickard

NAYS: None

Motion passed unanimously.

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18-PLC-0003: A petition seeking approval of a Zoning Map Amendment to rezone a portion of the property from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing and a Final Plat of Subdivision. The property is zoned O-R-M, Office-Research-Manufacturing and M-1, Light Manufacturing. The property is located at the northwest corner of Warrenville Road and Finley Road, commonly known as 2200 Warrenville Road, Downers Grove, IL (PINs 08-01-400-004, 08-01-400-006 and 08-01-201-006). Green Bay Packaging, Petitioner and Arbor Vista, LLC, Owner.

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Mr. Scott Williams, Senior Planner for the Village, said the subject property is located at the northwest corner of Finley Road and Warrenville Road, which are both County roads. He said the property is vacant and prior to August of 2016 was zoned M-1 Light Manufacturing. It is presently zoned O-R-M, Office-Research-Manufacturing. The petition is proposing the construction of an approximately 166,319 square-foot warehouse and distribution facility for Green Bay Packaging. He showed a slide of the subject property, and proposed layout. The office area will be located in the northwest corner of the building so passenger vehicle parking will be located on the western side of the building, with truck parking on the east side. He noted that there were two types of paving material for the property for parking and pedestrian walkways.

Mr. Williams displayed the landscaping plan, which shows landscaping on all four sides of the site, with a total of 170 trees that meet or exceed the landscaping and screening requirements. The applicant has also submitted a Fire Department truck and semi-trailer turning radius to show that both types of vehicles can navigate the site. The petition has been granted preliminary approval from the DuPage County Department of Transportation.

The Village's Comprehensive Plan states that negative impacts on residential areas should be mitigated; however, there are no nearby residential uses. The north side of Warrenville Road has similar combinations of office and light industrial uses and large scale uses should be located in the tollway corridor. The proposed use and the proposed plan is consistent with the Comprehensive Plan.

Mr. Williams stated that Staff recommends a positive recommendation to the Village Council subject to the four conditions on page 5 of Staff's report dated March 5, 2018.

Ch. Rickard asked for clarification that the only things being recommended are the zoning reclassification and the lot consolidation. Mr. Williams said that was correct.

Mr. Kulovany asked if Staff knew what the congestion rating was for that intersection and Ogden Avenue, and Mr. Williams said he did not have information as to the level of service for that intersection.

Mr. Boyle said it appears to be a similar use to what was previously on that site.

Ch. Rickard called upon the petition to make its presentation.

Kevin Shields of 3601 N. Runge, Franklin Park, IL made a brief presentation about Green Bay Packaging. They are family-owned third generation and began their company in 1926. They are a fully integrated company and are one of the largest timberland owners in the country. He resides in Downers Grove and is happy that they have such a good location in the Village. Their total sales are \$1.7 billion with 3500 employees. There will be 32 employees at the Downers Grove location. Mr. Shields said they are primarily a Midwest company. They hope to make the Downers Grove location their showroom location, and have their graphics staff present at that location. This location in Downers Grove provides great exposure along the highways as well. They

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have been looking for a new location for a few years, and Downers Grove suits their needs.

Ms. Johnson said their report said they expect about a total of 35 employees and asked about future growth opportunities. Mr. Shields said they intend to expand the number of employees a little bit by including their graphics and design staff here as well. Mr. Kulovany asked about shift hours. Mr. Shields said their shift hours are usually 5 AM to 5 or 6 PM.

Ms. Rollins inquired into the difference between the anticipated number of employees and the required number of parking spaces. As for the parking, they have more than is necessary for the 32 employees. Mr. Williams clarified that the amount of parking is required based upon the square footage of the building. Ms. Rollins expressed concern with the stormwater implications. Mr. Williams stated the passenger vehicle parking will be paved with permeable material. Ms. Leitschuh clarified that it allows for accommodating a long-term future user.

Mr. Kulovany asked if they are installing permeable pavers or permeable concrete.

Mr. Jason Day of Excel Engineering, Jason Day, 100 Camelot Drive, Fond du Lac, Wisconsin, said they are still working with the contractor to make the final decision as to the pavement. The sidewalks would be pavers. He thinks they are leaning toward permeable concrete with required sub-base drain tiles for the employee parking.

Ms. Leitschuh said that their Civil Engineer would be working with the Village's Public Works Staff to make sure that they provide the best surface for the site.

Ch. Rickard pointed out that the recommendation from the Plan Commission is for zoning reclassification and lot consolidation.

Mr. Boyle asked if the Nicor parcel is also part of the acquisition. He was told that it is. Ch. Rickard called upon the public for any comments or questions regarding this petition. There were none. The petitioner had no additional statements.

Ch. Rickard closed the public portion of the hearing.

Ms. Johnson said she saw no problem with the rezoning or resubdivision. This petition should not have a significant impact on traffic based on the use and the turning restriction emplaced by the county. She expressed support for the petition.

There being no further comments from the Commission, Ch. Rickard called for a Motion.

Mr. Kulovany moved with respect to 18-PLC-0003 that the Plan Commission forward a positive recommendation to the Village Council for approval of the Zoning Map Amendment from M-1 Light Manufacturing to O-R-M Office-Research-Manufacturing, and resubdivision from three lots into one lot. Ms. Johnson seconded the Motion.

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AYES: Mr. Kulovany, Ms. Johnson, Mr. Boyle, Ms. Gassen,
Ms. Majauskas, Ms. Rollins, Ch. Rickard

NAYS: None

Motion carried unanimously.

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There being no further business, Ch. Rickard called for a Motion to Adjourn.

**Ms. Gassen moved to adjourn the meeting, seconded by Ms. Majauskas.
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 8:30 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)

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**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 7, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0012 6000 and 6014 Fairview Avenue	Zoning Ordinance Map Amendment, Planned Unit Development and Final Plat of Subdivision	Scott Williams, AICP Senior Planner

REQUEST

The petitioner is requesting the following approvals to construct a 13 unit townhome development:

1. A Planned Unit Development;
2. A Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-5/PUD, Residential Attached House 5/Planned Unit Development; and
3. Final Plat of Subdivision to create detention outlot

NOTICE

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

GENERAL INFORMATION

OWNER: John Gray
6014 Fairview
Downers Grove, IL 60516

APPLICANT: Kindt and Associates
1325 Chapman Drive
Darien, IL 60561

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 2.50 acres (108,791 square feet)
PINS: 09-17-405-010

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Single Family Detached
SOUTH:	R-1, Residential Detached House 1	Single Family Detached
EAST:	R-3 Single Family Residence (Village of Westmont)	Single Family Residential (Village of Westmont)
WEST:	R-3, Residential Detached House 3	Single Family Detached

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Renderings
4. Site Plans
5. Architectural Plans
6. Plat of Subdivision
7. Summary of Neighborhood Meeting

PROJECT DESCRIPTION - OVERVIEW

The subject property, commonly known as 6000 and 6014 Fairview Avenue, is located on the west side of Fairview Avenue, between 60th and 61st Streets. The property is zoned R-1, Residential Detached House 1, and is 108,791 square feet in size, measuring 536 feet wide by 202 feet deep. The property is improved with two single family detached houses and two detached garages. Two access points are provided on Fairview Avenue.

The petitioner is proposing a 13 unit townhome development consisting of five buildings, referred to as "The Villas of Absher Woods." Each dwelling unit will have at least three bedrooms with an optional fourth bedroom on the 2nd floor. Each building will have a varied number of dwelling units and can be summarized as the following:

- three (3) two-unit townhomes
- one (1) three-unit townhome
- one (1) four-unit townhome

Each townhome will have a two-car garage with a driveway that branches off a private, semi-circular street. The private street accesses Fairview Avenue at two points, separating the detention basin from the residences. Permeable pavers are proposed for the private street and driveways.

The petitioner is seeking a Planned Unit Development (PUD) because the proposed development:

- consists of five buildings located on one lot of record,
- uses a private street,
- shares open space with building coverage calculation, and
- requests a deviation from the required side setback for the northern and southern most buildings.

The rezoning is requested to allow the 13 unit townhome development. The rezoning would change the current designation of R-1, Residential Detached House 1, to R-5, Residential Attached House 5/Planned Unit Development.

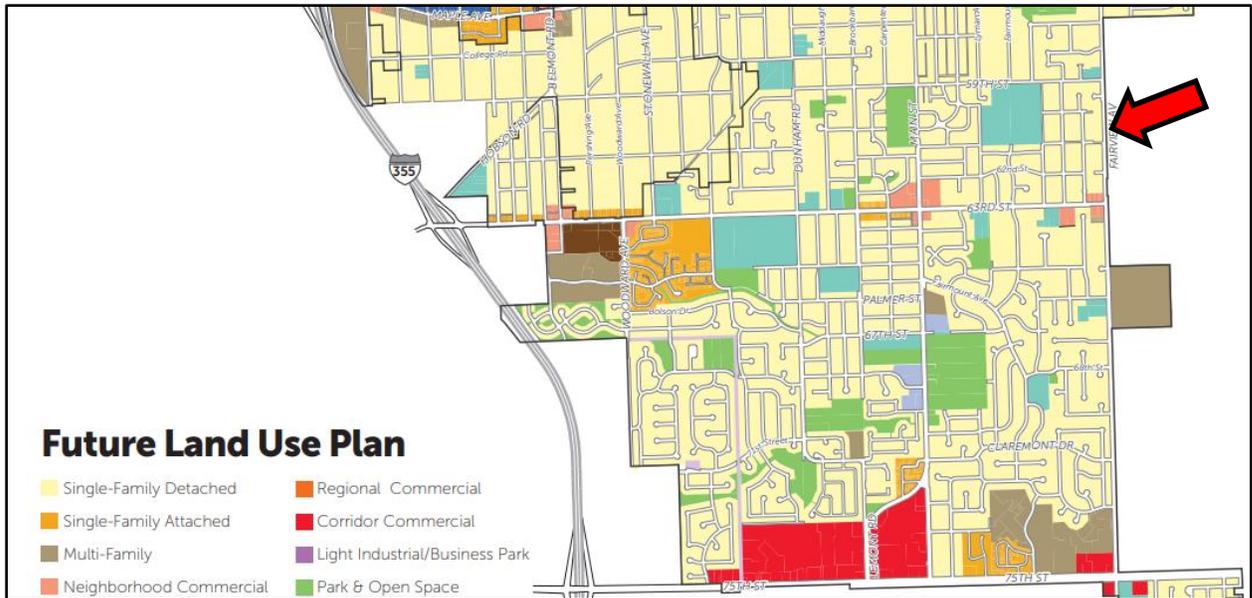
A plat of subdivision is required for the following reasons:

- Create an outlet to contain the detention basin fronting Fairview Avenue,
- Dedicate an easement over an existing storm sewer line and overland flow route, and
- Establish the required side and rear public utility and drainage easements

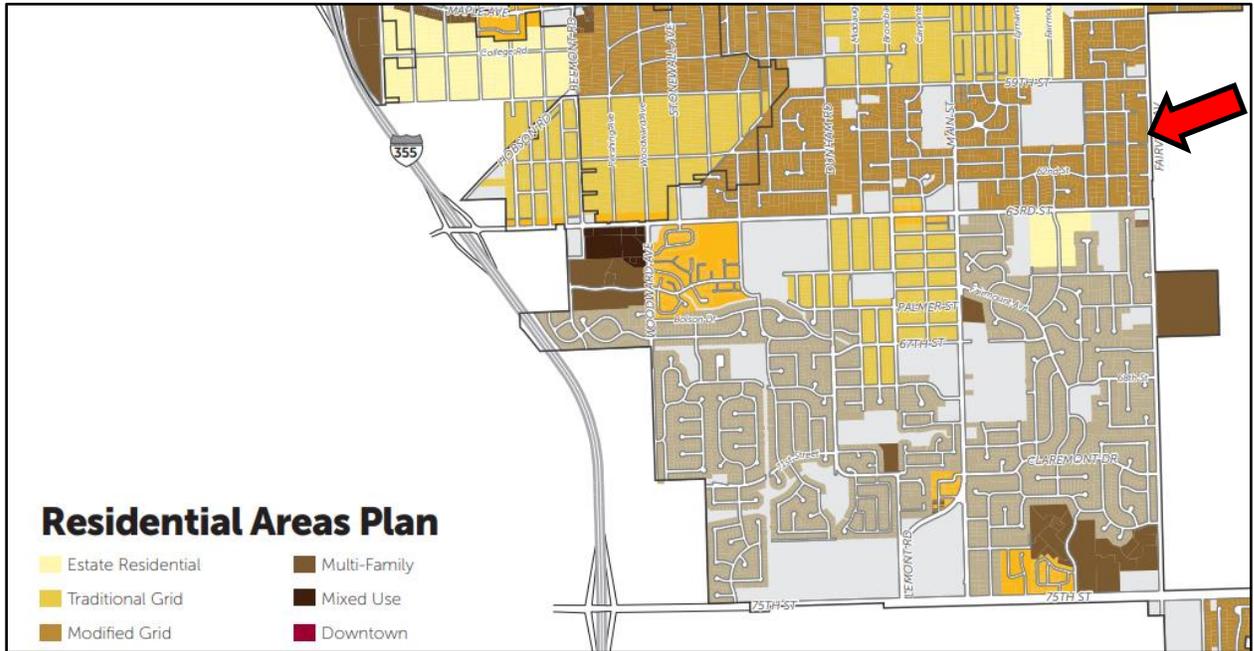
Therefore, the proposed property will still consist of one lot matching the existing dimensions and a second outlet used for stormwater detention purposes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan was recently revised through an intensive public participatory process, and adopted in June 2017. The updated Comprehensive Plan's Land Use Plan (see graphic below) identifies the subject site as single family detached residential. The surrounding neighborhood is also identified as single family detached residential. The land use plan recommends that single-family residential continue to be the predominant land use and identifies single family housing as one of the defining characteristics of the Village. The plan advocates for preserving and enhancing single-family areas while remaining flexible. The proposed development does not preserve nor does it enhance this single-family neighborhood.



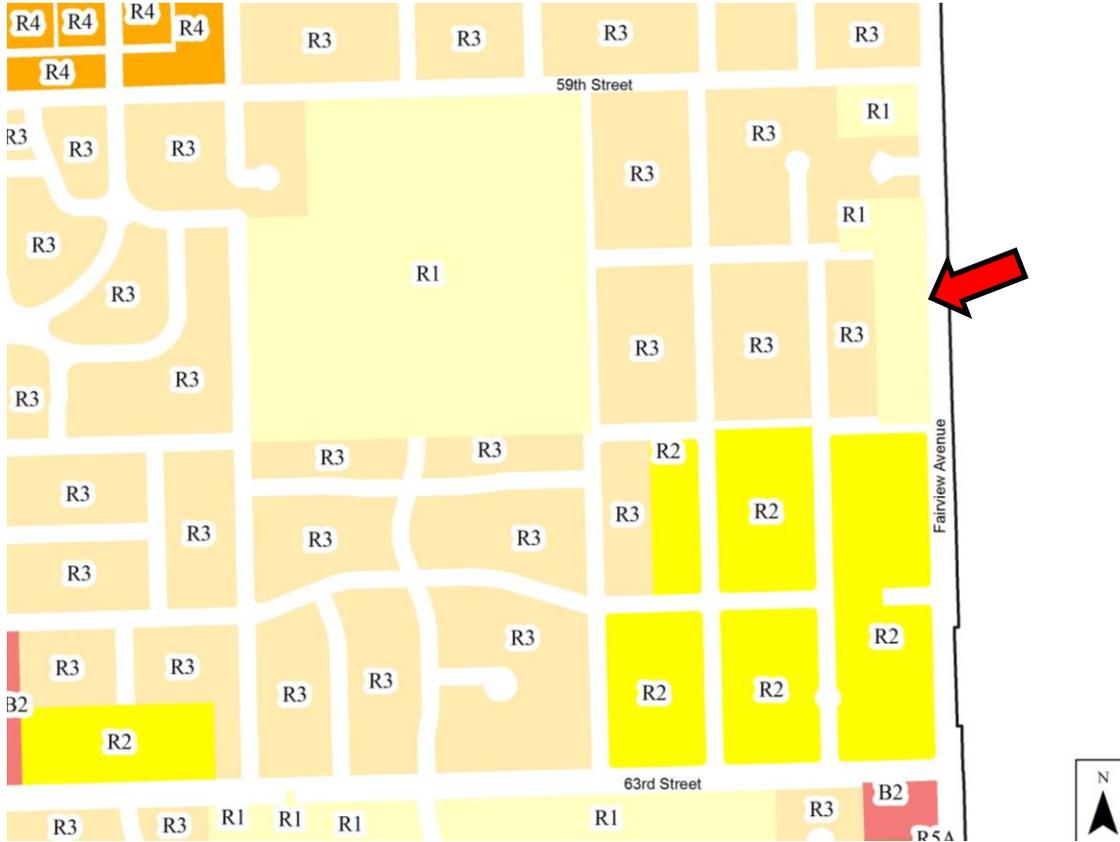
The Residential Areas Plan identifies the property as Single-Family Detached Residential in a modified grid pattern (see graphic below). This area contains both traditional grid style street layouts and curvilinear subdivisions with varying lot sizes and widths. The proposed rezoning will have a significant impact on the existing development patterns of this area as the land use will not remain detached single family residential. Although a curved street with sidewalks and street trees is consistent with the Modified Grid, the proposed land use, private street, and street yard detention area separated from the development by the private street are not consistent with the Comprehensive Plan.



The Comprehensive Plan calls for single family detached housing in a modified grid pattern for this property. The proposed townhome development is not consistent with the Comprehensive Plan's goals for this area.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1 (see map below). The surrounding area is a mix of R-1, Residential Detached House 1, R-2, Residential Detached House 2 and R-3, Residential Detached House 3 zoning. The petitioner is requesting a rezoning from R-1 to R-5/PUD (Residential Attached House 5/Planned Unit Development) to permit the proposed townhome development.



A comparative analysis of the lot and district requirements for both the R-1 and R-5 districts are found in the tables below:

Zoning Ordinance Lot and Building Regulations	R-5 District Regulations	R-1 District Regulations	Existing Measurements	Proposed Lot 1*
Minimum District Area	87,120 sq. ft.	20,000 sq. ft.	108,791 sq. ft.	108,791 sq. ft.
Minimum Lot Area	10,500 sq. ft.	20,000 sq. ft.	108,701 sq. ft.	108,791 sq. ft.
Minimum Lot Width	80 ft.	100 ft.	563 ft.	563 ft.

*One developable lot containing 13 townhomes and detention outlot

The width and area regulations indicate the petitioner is seeking to rezone to a less restrictive zoning designation in conjunction with the PUD. The dimensions also contrast with the nearby properties that are zoned as either R-1, R-2 or R-3 Detached House.

The bulk requirements for R-1 and R-5 are summarized below:

Zoning Bulk Requirements	R-5 District Regulations	R-1 District Regulations	Proposed
Street setback	25 ft.	40 ft.	25 ft.
South side setback	53.6 ft.	10 ft.	20 ft.*

North side setback	53.6 ft.	10 ft.	20 ft.*
Rear setback	20 ft.	20 ft.	20 ft.
Height	35 ft.	35 ft.	35 ft. maximum (varies)
Building Coverage	32%	32%	26%
Density	10.89 du / acre	2.18 du / acre	5.22 du / acre

*Indicates a PUD deviation

The R-5 street setback is less restrictive compared to the existing R-1 street setback of 40 feet. Most of the other requirements are consistent for both zoning designations.

The applicant is seeking a Planned Unit Development to construct multiple buildings on one lot. A Planned Unit Development should meet one or more PUD objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives work to balance the needs of the applicant and the additional public benefits gained from permitting the Planned Unit Development. The proposal does not meet the objectives for the PUD to be consistent with the Comprehensive Plan and to be compatible with the surrounding area. Additionally, the proposal does not provide additional public benefits that PUDs should provide.

The proposal could be redesigned to provide detached single family lots with Fairview Avenue frontages. This may result in a reduction of the number of proposed units, but the smaller, individual lots would have a reduced side setback, not require a PUD and be consistent to the adjacent single family neighborhood. The proposed PUD is for the private benefit of increasing the number of units compared to an R-1 detached single family development.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The final plat of subdivision does not comply with the Subdivision Ordinance. The proposed private road does not comply with the Subdivision Ordinance's requirements for a local street: a 28-foot wide street wide and a 66-foot wide right-of-way. The petitioner is requesting approval of a private road because the proposed development cannot be accomplished with the 66-foot wide right-of-way and 28-foot wide road requirement while meeting other Municipal Code requirements. As proposed, the private street, open space and the stormwater detention facilities will be maintained entirely by the Homeowners Association.

The petitioner will provide 5-foot wide public utility and drainage easements along both side lot lines and a 10-foot wide public utility and drainage easement along the rear property line. A stormwater management easement will be dedicated over the entire outlot. A separate dedication of a ten foot drainage easement running laterally from the rear of the property to Fairview Avenue is required due to the presence of a 24-inch stormsewer line and the existing overland flow route. Additionally, an easement over the street and sidewalk would also need to be provided.

The petitioner will be required to pay park and school donations for the new homes. The petitioner will receive credit for the two existing three bedroom single family homes on the property to be demolished. A park and school donation of \$180,071.04 (\$53,503.35 District 58, \$21,394.37 District 99, \$105,173.32 Park District) will have to be paid prior to the Village executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

Onsite detention is required and shown in the street yard between the private street and Fairview Avenue on the engineering plans. PCBMPs in the form of rain gardens are proposed and will connect to the basin via storm sewers. The petitioner will also replace the existing stormsewer pipe running laterally across the site with a watermain quality 24-inch PVC pipe.

A sidewalk is currently located along Fairview Avenue but will be replaced with a new sidewalk that is in a straight line. A private sidewalk adjacent to the private road will provide internal pedestrian access. A new looped water main will run alongside the private road. New water services for each townhome will be tapped off this new main.

Beyond the placement of public utility easements at time of subdivision, all other engineering and public improvements would take effect when an application is made to develop the parcel. A fee-in-lieu for nine new parkway trees will be assessed. The Sanitary District has provided conceptual approval for the proposed development.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with one Village of Westmont resident who inquired about the nature of the proposal.

As required by the Zoning Ordinance, the petitioner held a neighborhood meeting on April 18, 2018. A summary of the meeting is attached.

FINDINGS OF FACT

The petitioner is requesting a Planned Unit Development, Rezoning and Plat of Subdivision to allow for a thirteen-unit townhome development at 6000 and 6014 Fairview Avenue. Staff finds that the proposal does not meet all the standards as outlined below:

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.1.

Based on the analysis of rezoning review and approval criteria below, this standard has not been met.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The proposed project is not consistent with the Comprehensive Plan, the Plan's Land Use Plan or the Plan's Residential Area Plan. The recently updated Comprehensive Plan identifies that the property remains single family detached as shown the Future Land Use Plan, identical to the surrounding land uses. The Plan identifies Fairview Avenue from 3rd Street on the north to 63rd Street on the south as Single Family Detached Housing. This designation continues from just south of 63rd Street to almost 75th Street on the south. This standard is not met.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed project does not meet several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance.

- The proposal is not consistent with the Comprehensive Plan's Future Land Use Plan and Residential Area Plan
- The character of the neighborhood is detached single family which is reflected in the Future Land Use Plan and the Zoning Map.
- The storm water management and aesthetic improvements of the attached single-family

development could also be achieved through a detached single family development.

- The attached single-family development is not providing a transition area from single family zoning to a either multi-family or commercial.
- The number dwelling units is more dense than the adjacent to single family zoning

This standard has not been met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The proposed improvements do not bring public benefits that are greater than a detached single family development. The PUD is requested to accommodate a development that cannot be accomplished through traditional zoning but does not offer additional public benefits. The proposed attached single-family development will increase density in the area and create a pocket of attached single-family housing within a detached single family neighborhood. This standard has not been met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Staff has reviewed the proposal with regard to the interests of the proposal on the surrounding property owners and residents, future PUD residents and the general public. The proposal is not in the interest of surrounding property owners or the general public who based on the Comprehensive Plan have anticipated a detached single family residential development on this lot. Should the proposed development be approved, conditions including the establishment of an SSA to ensure maintenance of the private road and stormwater improvements have been added to protect the interests of the surrounding property owners, future residents of the PUD and the general public. This standard has not been met.

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) The existing uses and zoning of nearby property.

The property is surrounded by single family residential lots with various lot widths and areas. The properties to the west are zoned R-3 with average lot widths of around 64 feet. The immediate lots to the north and south are zoned R-1 with lot widths at 123 feet and 197 feet. To the east across Fairview Avenue is the Village Westmont, and the zoning designation is single family and their comprehensive plan has it remaining as single family. The surrounding uses are all detached single family residential. The character of the block and the immediate vicinity is detached single family. This standard has not been met.

(2) The extent to which the particular zoning restrictions affect property values.

The property is currently zoned R-1, Residential Detached House 1. The current zoning could permit a detached single family residential subdivision. The current zoning restrictions do not affect property values. This standard has not been met.

(3) The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.

The proposed rezoning and attached single-family development could impact property values. The neighborhood consists of single family detached homes and the inclusion of this proposal could impact property values. The attached single-family development does not offer an increase in the public health, safety or welfare that would offset an impact to property values. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The property is currently zoned detached single family residential. The property is suitable for a detached single family subdivision of five lots with an outlot for detention under the current R-1 zoning designation. Properties located within the R-1 zoning classification require 100 feet in lot width and 20,000 square feet in lot area which could be met with a detached single family subdivision as noted above. The property is suitable for the zoned purposes. This standard has not been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is not vacant and is the site of two single family homes. This standard does not apply.

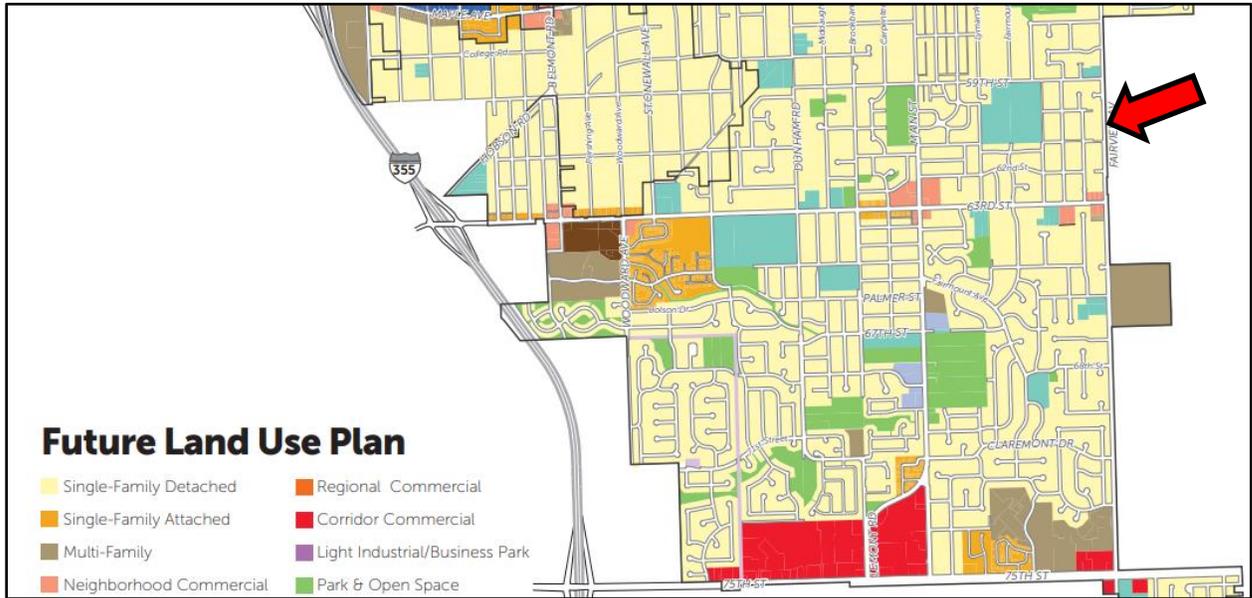
(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies detached single family land uses as one of the most important factors that contribute to the Village's character and identity. The surrounding neighborhood consists entirely of detached single family residences. While attached single-family uses provide value to the community, the Comprehensive Plan notes they are sited near multi-family developments or areas. The proposed location is not transitioning from detached single family to multi-family, but rather is surrounded by single family residential. There would be little value to the community for the proposed use at this proposed location. This standard has not been met.

(7) *The Comprehensive Plan.*

The Comprehensive Plan's vision is for the continued reinvestment in residential neighborhoods while further encouraging single family detached residential neighborhoods. This proposal changes the character of the area with the advent of attached single-family that is not serving as a transitional area between multi-family and single family land uses.

The subject property is designated for detached single family residential use as identified in the Comprehensive Plan's Land Use Plan. An objective of the Residential Area Plan is to promote residential redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan. This proposed development is not in accordance with the Land Use Plan.



Additionally, the plan notes the Village should prevent the encroachment of incompatible development on residential areas through the implementation of the Land Use Plan. The proposed attached single-family development can be considered an encroachment into a detached single family area that is not consistent with the Land Use Plan.

The Comprehensive Plan's Residential Area Plan identifies that new and existing residential development should be compatible. In determining compatibility between detached single family and attached single-family uses, street frontage, lot depth and the presence of neighboring non-residential uses should be considered in a case by case basis. In this particular case, the entire neighborhood surrounding the subject site is detached single family residential. New attached single-family housing is not compatible with the surrounding detached single-family residential neighborhood.

This standard has not been met.

Final Plat of Subdivision

The proposed final plat of subdivision is not in compliance with Section 20.301 of the Subdivision Ordinance. While the proposal addresses the stormwater ordinance and provides all required public utility and drainage easements including a separate outlot containing a basin, the proposed private road does not meet the street width and right-of-way requirements of the Subdivision Ordinance.

RECOMMENDATIONS

The proposed PUD, rezoning, and plat of subdivision is not compatible with the Comprehensive Plan, the Zoning Ordinance, the Subdivision Ordinance or the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends denial of the proposal.

Staff Report Approved By:

A handwritten signature in black ink, appearing to read 'Stanley J. Popovich', written in a cursive style.

Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



6000 and 6014 Fairview - Location Map



Kindt & Associates, Inc.

1325 Chapman Drive, Darien, IL. 60561 630-853-3484 ekindt@comcast.net

Village of Downers Grove
801 Burlington
Downers Grove, IL. 60515

RE: The Villas of Absher Woods

Dear Downers Grove Staff, Planning Commission and Village Board:

This is a formal application from Kindt & Associates to the Village of Downers Grove to build 13 townhomes on the site at 6014 Fairview Ave, Downers Grove. We are requesting to rezone the property from R-1 to R-5, and request a Planned Unit Development for The Villas of Absher Woods. Relief of the side yard setback from 54' to 20'. Each townhome will have 3 bedrooms with an option for a 4th bedroom. The townhomes will be a classic style architecture; all with master bedrooms on the first floor, 10' ceiling on the main level, full basements, optional 2nd master on the second floor and open floor plan. The exteriors of the home will feature inviting front porches, stone accents, Hardie Board siding, shutters, architectural shingles, permeable streets and driveways. We are proposing the re-zoning for this site, as we have listened to the Downers Grove residents, who are eagerly looking for such a venue so they may age in their community.

On the current property, two single-family homes exist and are blighted. The owners have been trying to sell this property for over 3-years and have been unsuccessful due to its current zoning.

As of February 27, 2018 there are 39 townhomes on the market in Downers Grove, only six of which have master bedrooms on the first floor. There are currently 286 single family homes on the market. According to the Comprehensive Plan there is a growing need for townhomes in Downers Grove. While Kindt & Associates would like to make these townhomes available to the citizens of Downers Grove, we meet many challenges and thus, we are requesting changing the zoning from R-1 to R-5 in order to give the citizens what they are requesting.

According to the Municipal Code Section 28.12.030.I Review and criteria, we would like to submit the following:

28.12.030.I (1.) The existing use and zoning of nearby properties consists of single family homes with the exception of southeast of the subject property, which are apartments and further south on Fairview and 63rd which is commercial. Fairview is considered an arterial street and townhomes are much better suited on an arterial street than single family homes. With this proposed subdivision, cars will not have to back out onto Fairview with the street configuration, unlike if 5 single family homes were built on the site you would have numerous cars needing to back out onto Fairview.

28.12.030. I (2.) The extent to which the particular zoning restrictions affect property values; the land at its current zoning has been for sale since January of 2015 and has been unsuccessful trying to find a developer for single family homes. This has affected the property owners to the east due to the fact these homes on the site are in bad repair, and animals are making this area a place to make dens.

28.12.030.I.(3.) The extent to which any diminution in property values is offset by an increase in the public health, safety and welfare; this development will only enhance the property values in the area and will increase the health, safety and welfare of the community with better street configuration, better street lighting for the community and clean up the property so the adjacent homeowners can enjoy enhanced landscaping and beautiful homes to the east.

28.12.030.I (4.) The suitability of the subject property for the zoned purposes: This site is more suitable to townhomes than for single family homes from a safety issue, and exiting onto Fairview Ave. This site plan eliminates the need to back up onto Fairview and oncoming traffic.

28.12.030.I(5) The length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity. On the property sits two homes that are old and beyond repair. The owner wishes to sell the property, and has been trying to do so under the existing R-1 zoning since January of 2015. To the north of the property there is a single family home development that has been sitting with no activity for over 5-years.

28.12.030.I (6) The value to the community of the proposed use; this project is exactly what the residents of Downers Grove are looking for. With the aging population of the citizens, there is a huge need for townhomes with first-floor master bedrooms. Townhomes are in such high demand and there is very little inventory on the market. We believe that building these townhomes will bring much needed housing for the residents of Downers Grove.

28.12.030. I (7) The Comprehensive Plan;

- 80% of Residential properties in Downers Grove are owner-occupied Single Family Homes. Single family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses may be

appropriate within single-family detached areas. For example, street frontage, lot depth and the presence of neighboring non-residential uses should be considered on a case by case basis for other types of compatible residential development. (Page 34)

- The senior population will see the largest increase in population with ages 65-74 growing by 25% and ages 75 and up will increase by 16%. (Page 16)
- The largest increase of households is projected to occur among households aged 55 to 74. (Page 19)
- The age and income shifts projected to occur among the Village's household population may have an impact on the local demand for a range of housing products. The number of households in the 35- to 54-year old age cohorts is decreasing and the 'empty nester' household is growing. In a typical market, "empty nester" households comprise a significant proportion of those purchasing multi-family units. The anticipated growth in the village's household population over the age of 55 --particularly among higher income households-- may be accompanied by an increased demand for multi-family housing product. (Page 19)
- It should be emphasized that the Land Use Plan is a general guide line for growth and development within the Village, and provides a foundation for further decision-making and is not a site development plan. While the detailed document provides specific guidance on land use decisions, it is also intended to be sufficiently flexible to accommodate unique or compelling circumstances, and the consideration of creative approaches to development that are consistent with the overall policies and guidelines in the Comprehensive Plan. (Page 25)
- Single-family attached residential developments are commonly found along arterial streets and are often used as a transitional land use between single-family detached and multi-family. (Page 27)
- The Residential Area Plan identifies policies that apply to the community as a whole although the issues these policies address are not necessarily present in every single one of the Village's residential neighborhoods. As such, the application of Village-wide policies should be tailored to the needs and conditions of Downers Grove various neighborhoods. (Page 32)
- MODIFIED GRID: (Subject Property) Redevelopment with new home construction is occurring in these areas but they are less common than in traditional grid areas. Single family attached residential developments are commonly found along arterial streets and

are often used as a transitional land use between single family detached and multi-family developments. (Page 36)

- Multi-family residential areas provide a wider variety of housing options to Village residents especially to young households, empty nesters and seniors citizens, all of which have been identified as a growing markets in the Village. Multi-family residential developments are commonly found along arterial streets and often provide a transitional land use between single family residential and commercial. (Page 37)
- **NEW DEVELOPMENT AND REINVESTMENT:** Redevelopment, Residential modernization is intended to replenish, rejuvenate, and spur reinvestment in the Village's housing stock and should not conflict with the promotion and protection of the Village's distinguishing character and historic resources. (Page 38)
- The Comprehensive Plan sets forth an agreed-upon "Road Map" for growth and development within the Village of Downers Grove over the next 15 to 20 years. (Page 136)
- It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. (Page 140)
- **GOAL:** Maintain the Village's image and desirability as a great place to live by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods, developments and subdivisions and providing diversity in its housing stock and unit types. (Page 150)
- **OBJECTIVES:** Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan and ensure the Zoning Ordinance and other regulatory tools are updated appropriately. (Page 150)
- Accommodate residential renovation and redevelopment through a consistent, expedient and thorough permitting process. (Page 150)
- Consider the development of a guide or tool to ensure that new residential construction (including infill and teardown construction) are of an appropriate scale and character. (Page 150)

- Promote the economic importance and support the provision of a variety of housing types and choices within the Village, including single family, multi-family, senior housing and others including both owner occupied and rental properties. (Page 151)
- Establish a process for regular review and update of the Village Zoning Ordinance and Comprehensive Plan to appropriately meet the changing needs of the community. (Page 165)

According to the Municipal Code Section 28.12.040.6 review and approval criteria we would like to submit the following:

12.040.6 (a.) The zoning map amendment review and approval criteria of Sec 12.030I in the case of new Planned Unit Development proposals; by enhanced protection of natural resources areas such as wetland mitigation if needed, energy conservation/sustainability by using permeable pavers on streets and drive ways to allow the rain water to return to the soil and not into the storm sewer system. Housing variety in offering a housing option to the residents, and lifestyle choices that meet the needs of different age groups. Also, a Mixed and Multi-Use development where these townhomes will be surrounded by single family homes and for the residents to feel like a part of the community. The Comprehensive Plan starts the need of such development to accommodate the needs of the aging population.

12.040.6(b) The proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area. According to the Comprehensive Plan, multi-family residential areas provide a wider variety of housing options to Village residents, especially to young households, empty nesters and seniors citizens, all of which have been identified as a growing market in the Village. Multi-family residential developments are commonly found along arterial streets and often provide a transitional land use.

12.040.6(c) The PUD development plan complies with the PUD overlay district provisions of Sec 4.030. This townhome development is consistent with the needs of the community as stated in the Comprehensive Plan, as it allows for a different housing type to accommodate households of all ages, sizes, and income and lifestyle choices.

12.040.6(d) This development is consistent with the objectives of this provision including the flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefit that could not be achieved using conventional zoning and development regulations.

12.040.6(e) Appropriate terms and conditions have been incorporated into the plans to protect the interest of surrounding property owners and residents, including but not

limited to green infrastructures in landscaping and parking areas, and maximizing the aesthetic and water quality benefits of best practices in storm water management. Also, by using attractive, high quality landscaping, lighting and architecture features.

We believe we have taken steps to minimize any adverse effects from careful site design, beautiful architectural design and sustainable materials in development. Our hard working group along with staff have worked very hard to come up with a plan that homeowners will be happy to call the Villas of Absher Woods their home. We would appreciate your support for this development.

Respectfully,

Elaine Kindt

Kindt & Associates, Inc.

1325 Chapman Drive, Darien, IL. 60561 630-853-3484 ekindt@comcast.net

April 24, 2018

Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

RE: The Villas of Absher Woods, Neighborhood Meeting

Dear Downers Grove Staff, Planning Commission and Village Board:

A meeting was held with neighbors of the surrounding properties May 18, 2018 at 6:00pm at 724 Ogden Avenue, Downers Grove, IL.

David Mroch and Susan Hallihan were the first to arrive at 6:59pm, who are with Platinum Partners, Downers Grove, IL. They were just curious about the development because their clients' live north of the subject property. Beth Szela who lives on Osage, was just curious of what was going on in the development, and asked if 61st Street was going to go all the way through to her street. We explained to her that this development will not affect her property or 60th Street because that is for the property to the south of the subject property. She said she loved the product and was looking forward to seeing something else go there in its place. Karen Hoffner of 6003 Fairview was concerned about flooding. She is to the east of the subject property in Westmont, and they do have flooding issues at her home. We explained to her the detention requirements by the Village of Downers Grove, and that we would alleviate any flooding with regards to our engineering design for the subject property. She was very happy with the product and thought it would be a good addition to the neighborhood. Sonja Bills of 6005 Osage was concerned that 60th Street would continue to Fairview. She lives two houses from 60rd Street, and she felt that anything was better than what is there now, and how awful the tenants are in that property. We alleviated her concern that the 60th Street is not located near the subject property, and the street would not go through to Fairview. Ray Ponstein and his brother William Ponstein own the subdivision to the north of the subject property. They are very happy to see this type of product in the area, and feel it can only help their ability to sell their lots. Everyone was happy with the product, the layout and design. The meeting concluded at 7:05pm.

Last fall, I canvassed the surrounding homeowners and talked with them about the Villas of Absher Court and all of them were very encouraged that the blight conditions of the subject

property would be removed and replaced with a beautiful townhome development. None of those neighbors came to the meeting.

Elaine Kindt

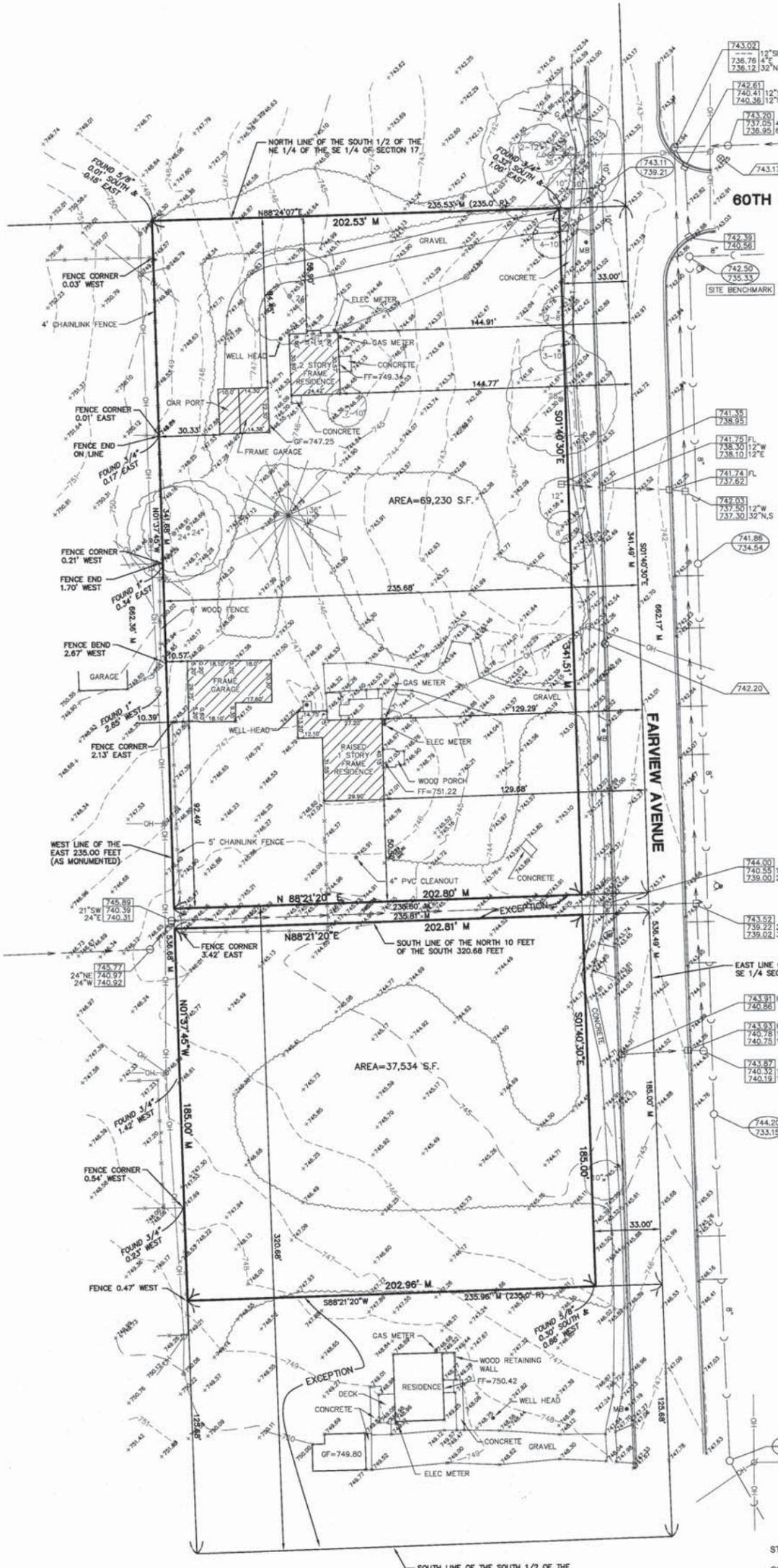
PLAT OF SURVEY

OF

THE EAST 235 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 125.68 FEET THEREOF AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 320.68 FEET THEREOF) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1" = 30'
BASIS OF BEARING - ASSUMED



LEGEND	
EXISTING	
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	GAS LINE
	FENCE
	FIRE HYDRANT
	VALVE IN VAULT
	INLET
	MANHOLE WITH CLOSED LID
	MANHOLE WITH OPEN LID
	POWER POLE
	GUY WIRE
	CURB & GUTTER
	SPOT ELEVATION
	CONTOUR
	TREE
	PINE
	TREE LINE
	CALLOUT FOR SANITARY MANHOLE
	CALLOUT FOR WATER STRUCTURE
	CALLOUT FOR STORM STRUCTURE

ABBREVIATIONS
M = MEASURED DIMENSION
R = RECORD DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

ORDERED BY: **KINDT & ASSOCIATES**

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

CONTROL BENCHMARKS:
DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DOWNERS GROVE SOUTH PID: MF1251 LOCATED SOUTHWEST OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD. ELEVATION 745.59 (NAVD 88)
DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN07001 PID: DK3123 LOCATED NORTHWEST OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. ELEVATION 743.21 (NAVD 88)

SITE BENCHMARK:
RIM OF SANITARY STRUCTURE LOCATED NORTHEAST OF THE SITE. ELEVATION 742.50 (NAVD 88)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

WE, **INTECH CONSULTANTS, INC.** HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DATED THIS 13th DAY OF MARCH, A.D., 2018
Mark S. Strain
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
MY LICENSE EXPIRES/RENEWES 11-30-2018



INTECH CONSULTANTS, INC.

1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
LISLE, ILLINOIS 60532
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

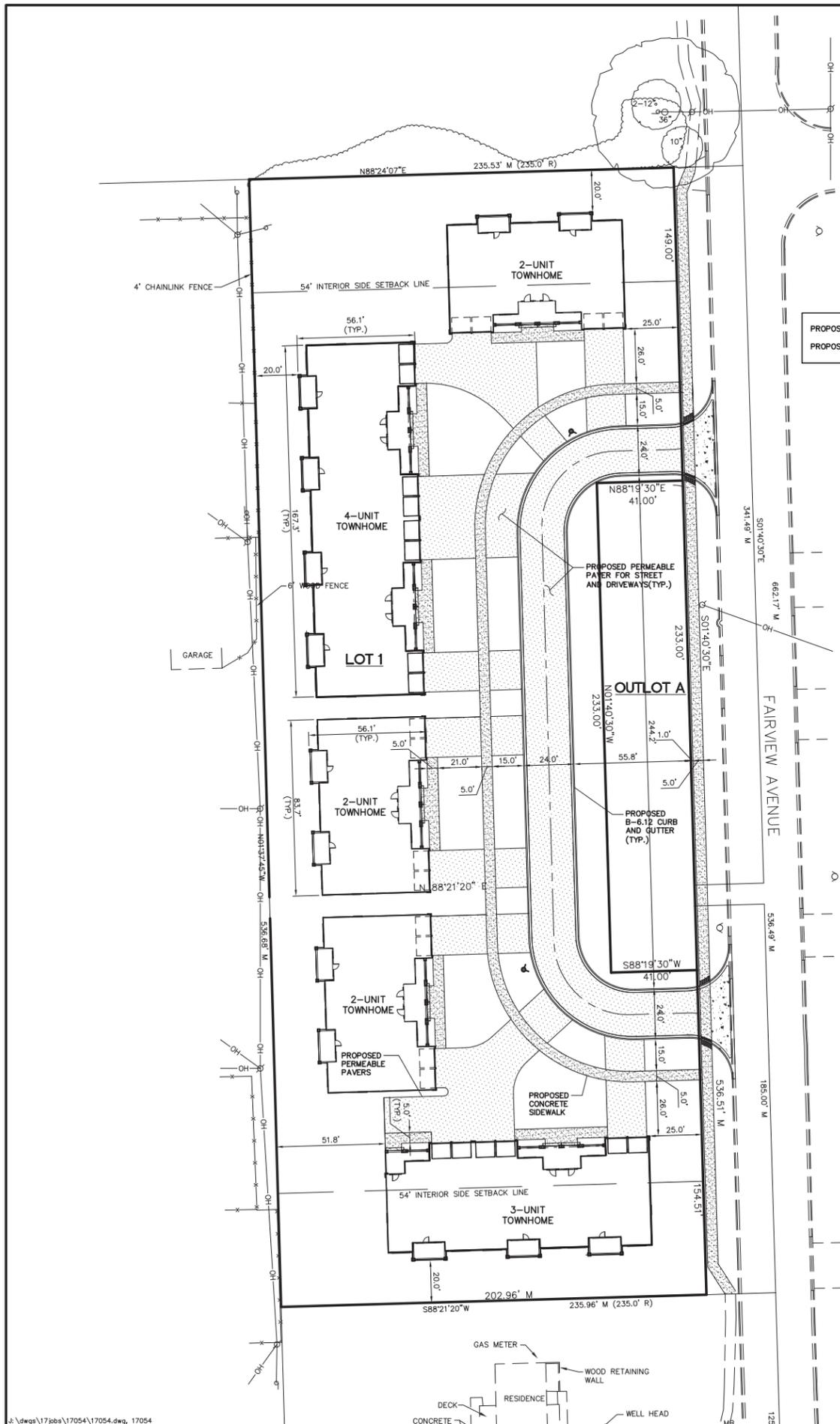
REVISED: 3-13-18
PREPARED: 8-14-17

SHEET No. 1 of 1 JOB No.: 2017-008

M:\CAD Projects\2017\2017-008\dwg\2017-008 TOPO.dwg, SURVEY, 3/14/2018 6:48:24 AM, SJP

60th and Fairview Existing Conditions





PROPOSED HEIGHT OF BUILDING RIDGES = NOT TO EXCEED 35'
 PROPOSED HEIGHT OF BUILDING EAVES = NOT TO EXCEED 25'

GEOMETRIC PLAN NOTES:
 1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EASTERN PROPERTY LINE.
 2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
 5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

SITE DATA
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 LOT 1 = 99,238 S.F. (2.27 AC.)(91%)
 OUTLOT A = 9,553 S.F. (0.22 AC.)(9%)

EXISTING AREAS:
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 IMPERVIOUS AREA = 8,630 S.F. (0.20 AC.)(8%)
 PERVIOUS AREA = 100,161 S.F. (2.30 AC.)(92%)

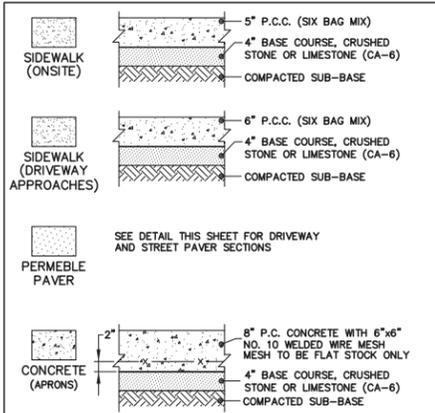
PROPOSED AREAS:
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 IMPERVIOUS AREA = 33,302 S.F. (0.77 AC.)(31%)
 PERVIOUS AREA = 56,686 S.F. (1.30 AC.)(52%)
 PERMEABLE PAVERS = 18,803 S.F. (0.43 AC.)(17%)
 NET NEW IMPERV. = 24,672 S.F. (0.57 AC.)

ZONING DATA
 EXISTING ZONING = R-1 RES. DETACHED HOUSE
 PROPOSED ZONING = R-5 RES. ATTACHED HOUSE

BUILDING DATA
 HEAT/COOLED MAIN PER UNIT: 1449 SQ. FT.
 HEAT/COOLED UPPER PER UNIT: 645 SQ. FT.
 HEAT/COOLED TOTAL PER UNIT: 2094 SQ. FT.
 GARAGE, STORAGE PER UNIT: 416 SQ. FT.
 PORCHES PER UNIT: 282 SQ. FT.
 TOTAL PER UNIT: 2792 SQ. FT.
 BUILDING COVERAGE = 28,123 S.F. (F.A.R. 0.26)

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INTECH CONSULTANTS, INC 1989 UNIVERSITY LANE, LISLE, IL 60532 (630) 984-5656
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

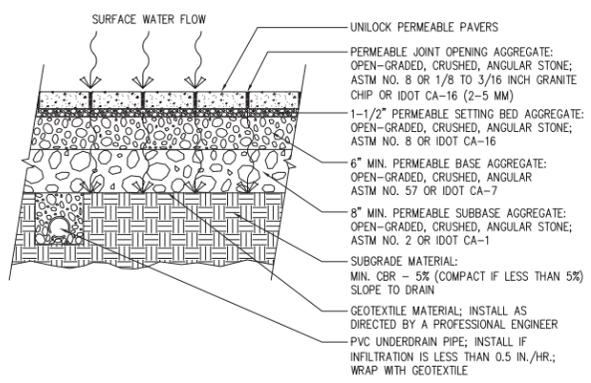
PAVEMENT LEGEND



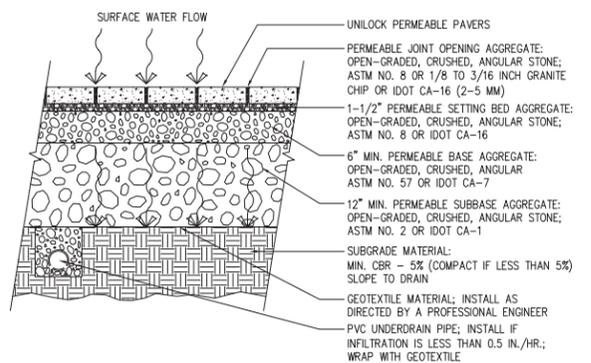
NOTES:
 1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE COMPACTION.
 4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9"x9" SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
 5. FOR SIDEWALKS, PROVIDE TOoled JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
 6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

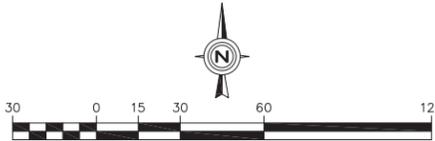
F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE



PERMEABLE PAVER SECTION - DRIVEWAYS



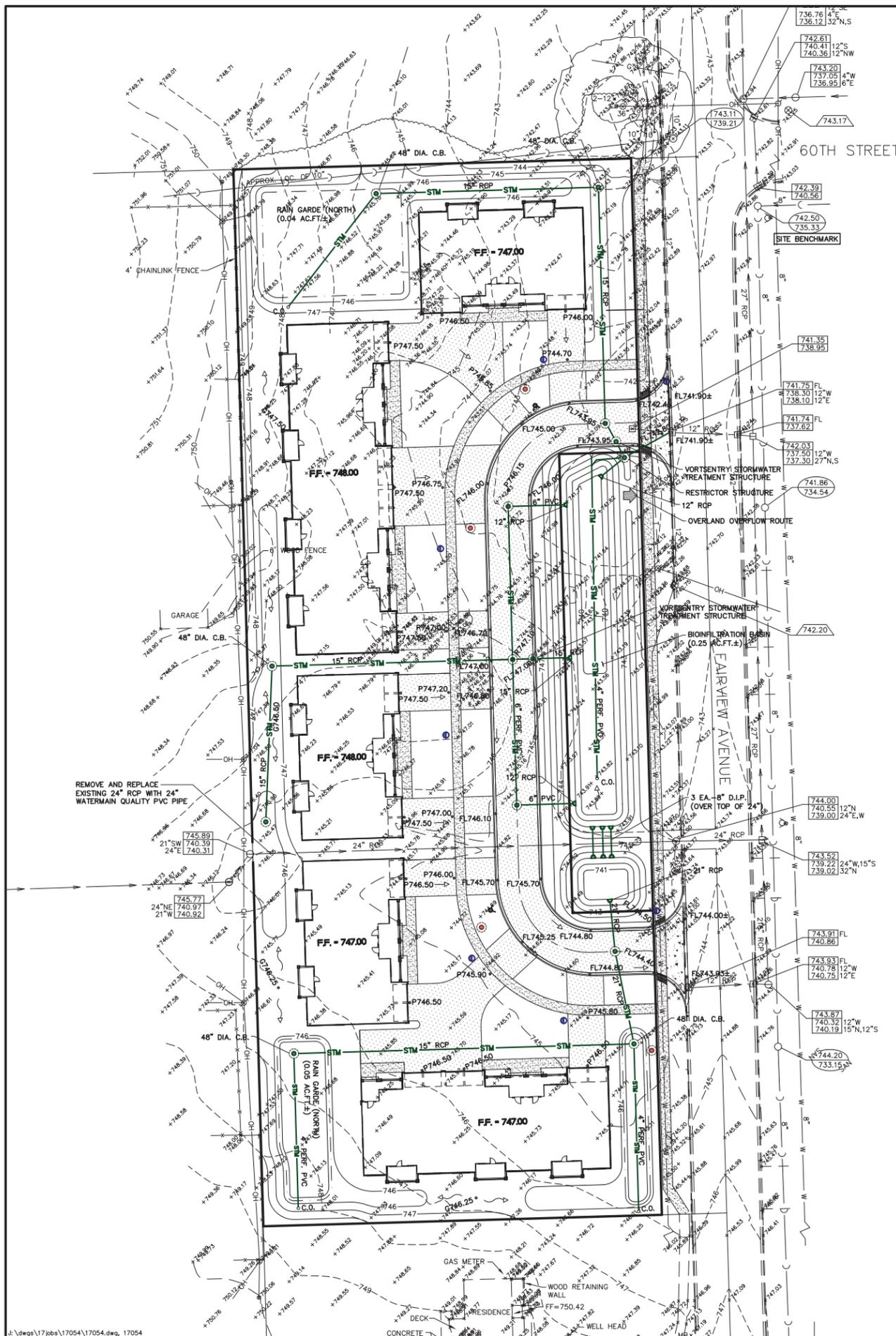
PERMEABLE PAVER SECTION - STREET



GEOMETRIC PLAN

DATE: 4/19/18
 REVISIONS: PER VILLAGE REVIEW
 NO. 1
 Prepared For: **Kindt & Associates**
The Villas of Absher Woods
 60th and Fairview
 Downers Grove, Illinois
 Prepared By: **Watermark Engineering Resources, Ltd.**
 2831 Giggler Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1600 fax 630-256-9800 www.watermark-engineering.com
 CHECKED BY: J. MILLER
 DESIGN BY: D. OLSON
 DRAWN BY: KS, DO
 DATE: MARCH 27, 2018
 SCALE: 1" = 30'
 PROJECT NO.: 17-054
GEOMETRIC PLAN
C-2

J:\dwg\17\pba\17054\17054.dwg, 17054



"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:

- GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
- ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
- THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
- EACH ACCESSIBLE PARKING SPACE IS TO BE:
 - CAR:**
A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
 - VAN:**
A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN VAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
- ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
- RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
- TWO PARKING SPACES MAY NOT SHARE AN ACCESS AISLE.
- ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL)
- ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT, UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
- EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).

RAMPS

- AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
- AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
- THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

CURB RAMPS

- A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INTECH CONSULTANTS, INC 1999 UNIVERSITY LANE, LISLE, IL 60532 (630) 984-5656
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DOWNERS GROVE SOUTH PID: MF1251
LOCATED SOUTHWEST OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD.
ELEVATION 745.59 (NAVD 88)

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN07001 PID: DK3123
LOCATED NORTHWEST OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD.
ELEVATION 743.21 (NAVD 88)

SITE BENCHMARKS

RIM OF SANITARY STRUCTURE LOCATED NORTHEAST OF THE SITE.
ELEVATION 742.50 (NAVD 88)

GRADING PLAN NOTES:

- UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
- IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
- PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

DETENTION/VOLUME CONTROL/WATER QUALITY:

BIOINFILTRATION BASIN	= 10,890 CU. FT. (0.25 AC-FIT)
PERMEABLE PAVERS	= 6,852± CU. FT. (0.16 AC-FIT)
RAIN GARDEN AREAS	= 3,920± CU. FT. (0.09 AC-FIT)
TOTAL REQUIRED STORAGE	= 11,720 CU. FT. (0.27 AC-FIT)
TOTAL PROVIDED STORAGE	= 21,662 CU. FT. (0.50 AC. FT.)
REQUIRED VCBMP	= 3,470 CU. FT. (0.08 AC. FT.) (33,302 S.F. X 0.104 = 3,470 CU. FT.)
PROVIDED VCBMP	= 3,920 CU. FT. (0.09 AC. FT.)
EXISTING 2YR RELEASE RATE	= 3.95 CFS
EXISTING 100YR RELEASE RATE	= 9.89 CFS
Co	= 0.60

DATE	4/19/18
REVISIONS	PER VILLAGE REVIEW
NO.	1

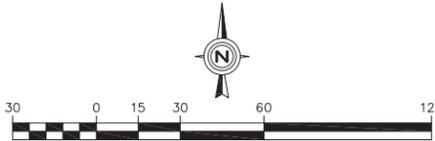
Prepared For:

Kindt & Associates
The Villas of Absher Woods
60th and Fairview
Downers Grove, Illinois

Prepared By:

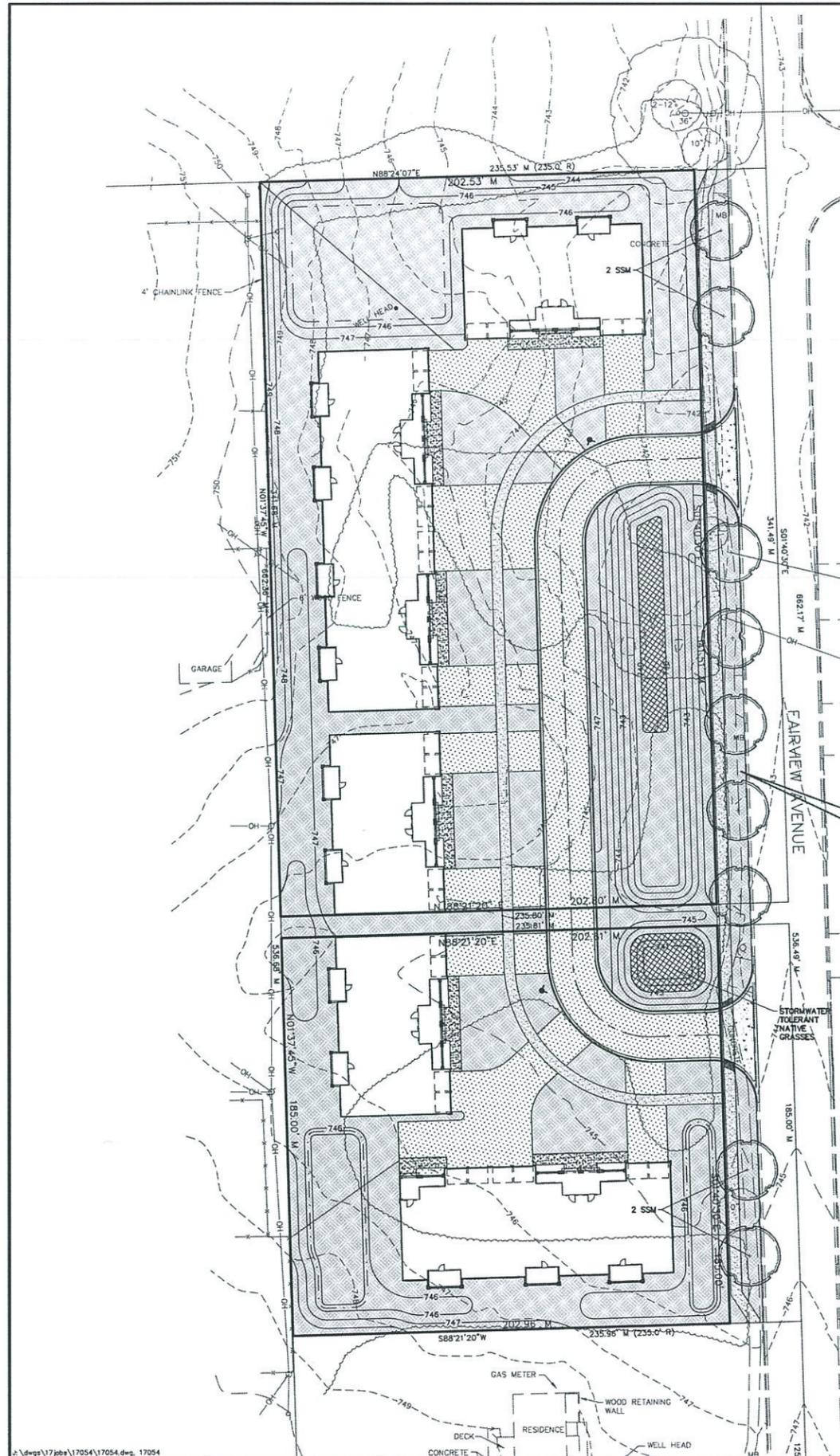
Watermark Engineering Resources, Ltd.
2831 Gligler Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1600 fax 630-256-9800 www.watermark-engineer.com

CHECKED BY: J. MILLER
DESIGN BY: D. OLSON
DRAWN BY: KS. DO
DATE: MARCH 27, 2018
SCALE: 1" = 30'
PROJECT NO.: 17-054



GRADING PLAN

GRADING PLAN



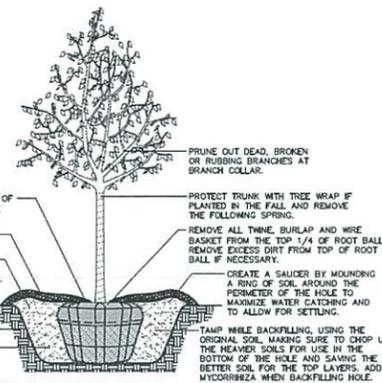
60TH STREET

PLANT LIST

PARKWAY SHADE TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
5	KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.

NOTE:
CONTRACTOR TO RESTORE
PARKWAY WITH 6" (MIN.)
PULVERIZED TOPSOIL AND SOD
(TYP)



SITE DATA

*INCLUDES THE AREA BETWEEN THE NORTH AND SOUTH LOTS SHOWN AS AN EXCEPTION ON THE SURVEY LISTED ABOVE.

EXISTING AREAS:

TOTAL AREA	=	108,791 S.F. (2.50 AC.)
IMPERVIOUS AREA	=	8,630 S.F. (0.20 AC.)(8%)
PERVIOUS AREA	=	100,161 S.F. (2.30 AC.)(92%)

PROPOSED AREAS:

TOTAL AREA	=	108,791 S.F. (2.50 AC.)
IMPERVIOUS AREA	=	33,302 S.F. (0.77 AC.)(31%)
PERVIOUS AREA	=	56,686 S.F. (1.30 AC.)(52%)
PERMEABLE PAVERS	=	18,803 S.F. (0.43 AC.)(17%)
NET NEW IMPERV.	=	24,672 S.F. (0.57 AC.)

ZONING DATA

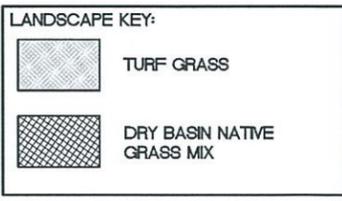
EXISTING ZONING	=	R-1 RES. DETACHED HOUSE
PROPOSED ZONING	=	R-5 RES. ATTACHED HOUSE

BUILDING DATA

HEAT/COOLED MAIN PER UNIT:	1449 SQ. FT.
HEAT/COOLED UPPER PER UNIT:	645 SQ. FT.
HEAT/COOLED TOTAL PER UNIT:	2094 SQ. FT.
GARAGE, STORAGE PER UNIT:	416 SQ. FT.
PORCHES PER UNIT:	282 SQ. FT.
TOTAL PER UNIT:	2792 SQ. FT.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL BE USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS



LANDSCAPE PLAN

DATE: _____

REVISIONS: _____

NO. _____

Prepared For: **Kindt & Associates**

The Villas of Absher Woods
60th and Fairview
Downers Grove, Illinois

Prepared By: **Watsonmark Engineering Resources, Ltd.**

3631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1650 fax 630-565-8560 www.watsonmark-engineering.com

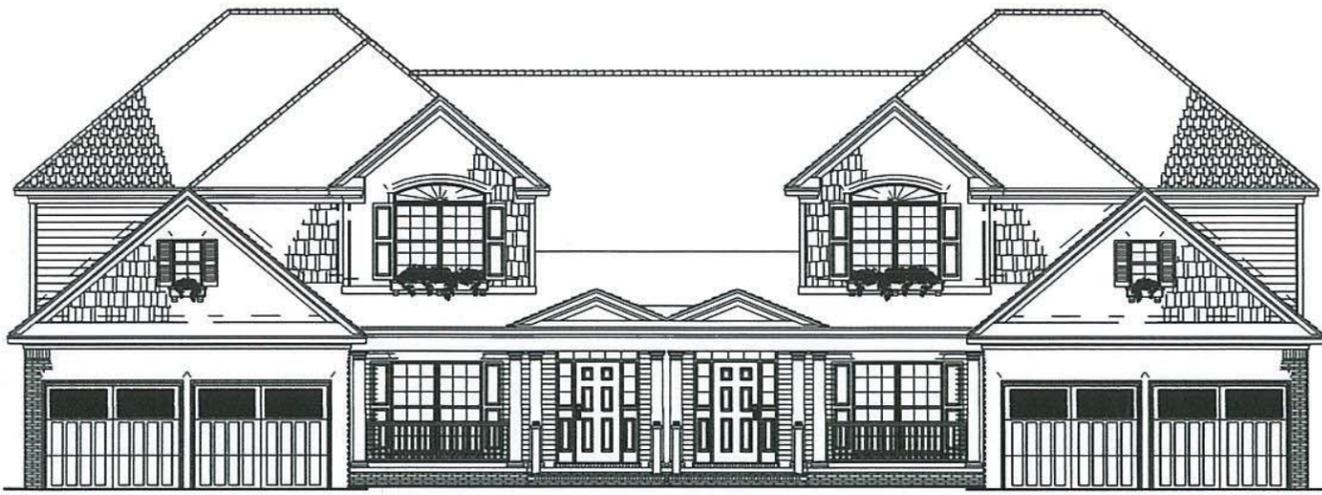
CHECKED BY: J. MILLER
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L-1

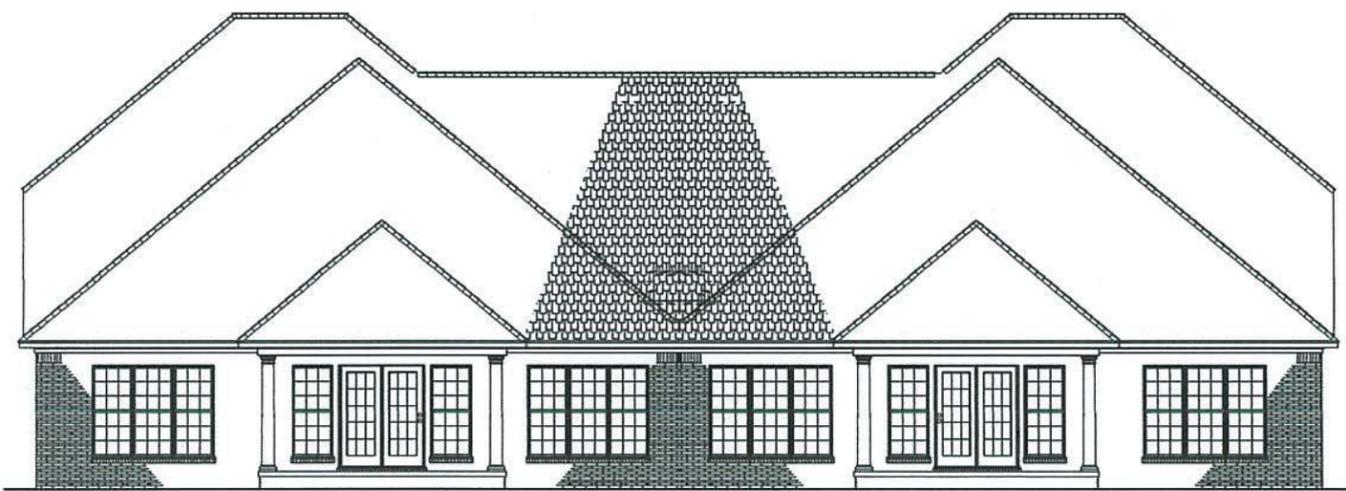
LANDSCAPE PLAN







FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS / NOTES
NDG984

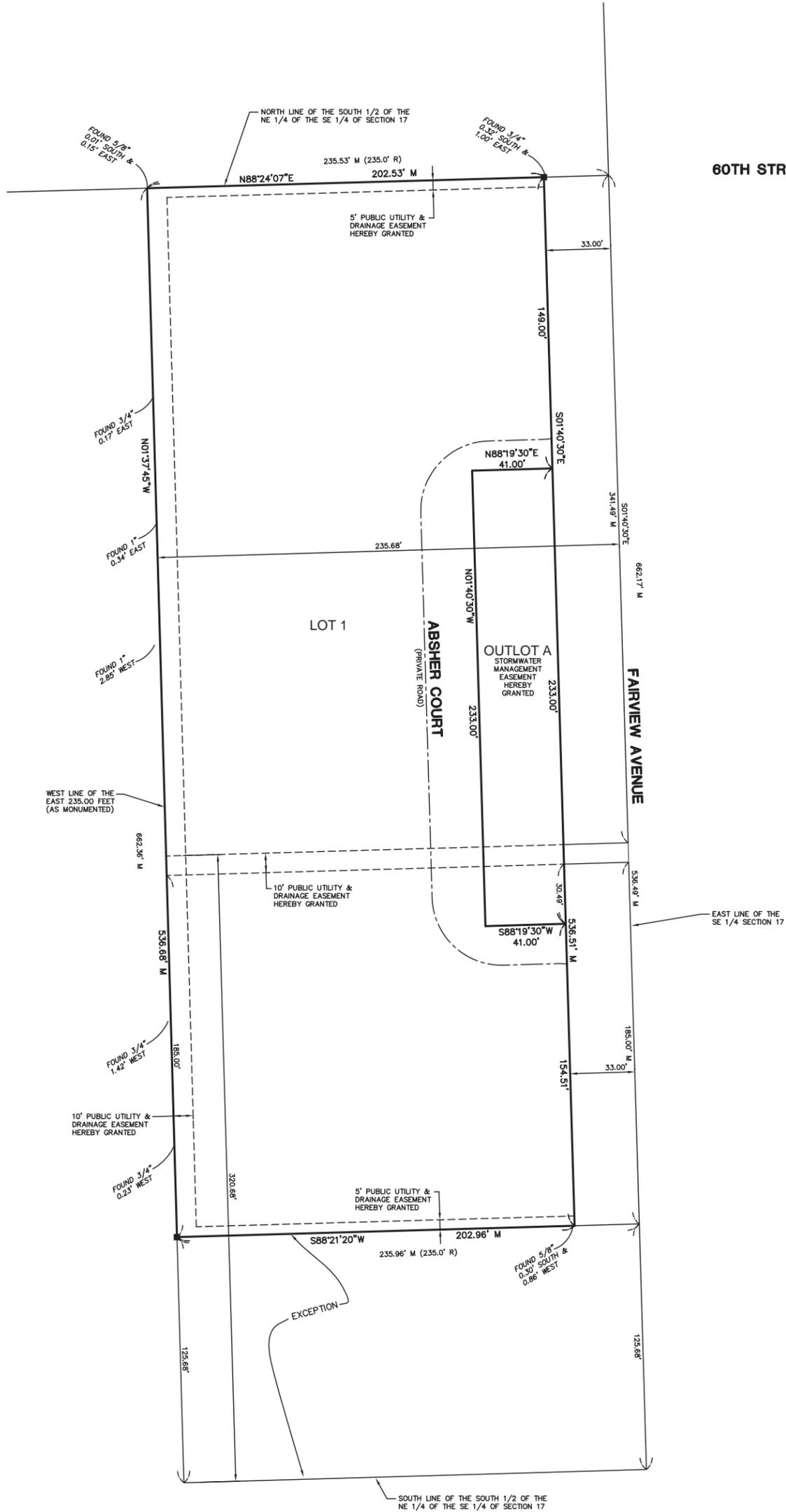
PRELIMINARY PLAT OF SUBDIVISION OF THE VILLAS OF ABSHER WOODS

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBER: 09-17-405-010



SCALE: 1" = 30'
BASIS OF BEARING -
WEST LINE OF FAIRVIEW AVENUE
AS MONUMENTED S01°40'30"E



LEGEND

- CONCRETE MONUMENT SET
- - - EASEMENT LINE
- SUBDIVISION BOUNDARY LINE

LOT AREA SUMMARY

LOT #	AREA
1	99,238 S.F.
OUTLOT A	9,553 S.F.

TOTAL AREA: 108,791 S.F. = 2.4975 ACRES

M:\CAD\Projects\2017\2017-08\dwg\2017-08 SUB.dwg, PLAT, 4/18/2018 10:13:50 AM, SJP

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D
 LISLE, ILLINOIS 60532
 PHONE: 630-964-5656
ENGINEERS - SURVEYORS
 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-17-18
PREPARED: 3-26-18

SHEET No. 1 of 2 JOB No.: 2017-008

PRELIMINARY PLAT OF SUBDIVISION OF THE VILLAS OF ABSHER WOODS

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

INDIVIDUALS HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS _____ DAY OF _____ A.D. 20_____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS _____ DAY OF _____ A.D. 20_____

BY: _____
CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 20_____

COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____
COLLECTOR

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED THIS _____ DAY OF _____ A.D. 20_____

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

VILLAGE CLERK MAYOR

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20_____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY,

ILLINOIS, ON THE _____ DAY OF _____ A.D. 20_____, AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER

STORMWATER MANAGEMENT EASEMENT

OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.

OWNER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THE PROPERTY. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; IMPEDE STORMWATER DRAINAGE IN OR ON THE PROPERTY; NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.

IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

THE STORMWATER MANAGEMENT EASEMENT SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PROPERTY, THE OWNER'S SUCCESSORS, ASSIGNS AND GRANTEEES, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THIS STORMWATER MANAGEMENT EASEMENT MAY BE SOUGHT BY THE VILLAGE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY PROVISION, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE PROPERTY TO ENFORCE ANY LIEN CREATED BY THIS STORMWATER MANAGEMENT EASEMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P. U. E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, A REGISTERED PROFESSIONAL

ENGINEER IN ILLINOIS AND _____, THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____ A.D. 20_____

REGISTRATION EXPIRATION DATE _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER _____

PROPERTY OWNER: _____

SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY

DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____ A.D. 20_____

BY: _____

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, GRANTEEES, AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THEIR LOT. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; IMPEDE STORMWATER DRAINAGE IN OR ON THE PROPERTY; NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.
- IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE OR ITS CONTRACTORS OR AGENTS, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.
- IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
- THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

OWNER	NOTARY PUBLIC
BY: _____	BY: _____
DATE: _____	DATE: _____
	MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

THE EAST 235 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 125.68 FEET THEREOF) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20_____

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587
LICENSE EXPIRATION/RENEWAL DATE 11-30-2018

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE: 630-964-5656
ENGINEERS - SURVEYORS
ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-17-18
PREPARED: 3-26-18

SHEET No. 2 of 2 JOB No.: 2017-008



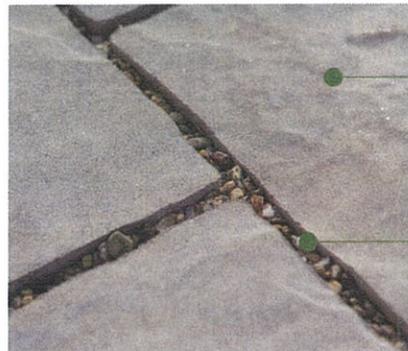
PERMEABLE PROJECTS A GREENER CHOICE!

More and more homeowners are installing **permeable** paver projects to help direct rainfall away from storm sewer systems and back into the **natural ecosystem.**

We take pride in offering the widest selection of permeable pavers in North America. From traditional finishes such as Town Hall™, the only rustic style permeable paver in North America, to the contemporary styling of Eco-line™, there is a permeable Unilock product to suit any project.

Look for these Unilock Permeable Products:

Town Hall™
Thornbury™
Tribeca Cobble™
Eco-Optiloc™
Eco-Priora™



The pavers used in a permeable installation look very similar to traditional pavers, but are made with extra space between them so rainwater can flow back into the earth below, instead of running off the surface into storm sewers.

Special materials are used in the permeable base and joints to encourage water to flow through. Unilock™ permeable paver choices can be found on pages 61, 67, 89 and 98.

ECO-PRIORA™



River (Standard Finish)

COLORS*



RIVER STANDARD FINISH



SIERRA STANDARD FINISH



RIVER ANTIQUED FINISH
AVAILABLE IN 5 X 10" ONLY

ANTIQUED FINISH
Distressed, timeworn finish



SIERRA ANTIQUED FINISH
AVAILABLE IN 5 X 10" ONLY

ANTIQUED FINISH
Distressed, timeworn finish



RECTANGLE
5 x 10 x 3/8"
12 x 24 x 8cm

TECHNICAL ADVANTAGES

CLASSIC

DRIVE FRIENDLY

Can handle vehicular loads

PERMEABLE

Can be installed to allow water to flow through



URBAN SERIES

URBAN LUMINAIRE

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥ 0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit:
www.beaconproducts.com/products/energeni
- Urban can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit:
www.hubbellighting.com/products/sitesync/ for more details

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at <http://www.beaconproducts.com/products/urban>

Warranty:

Five year limited warranty for more information visit:
www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

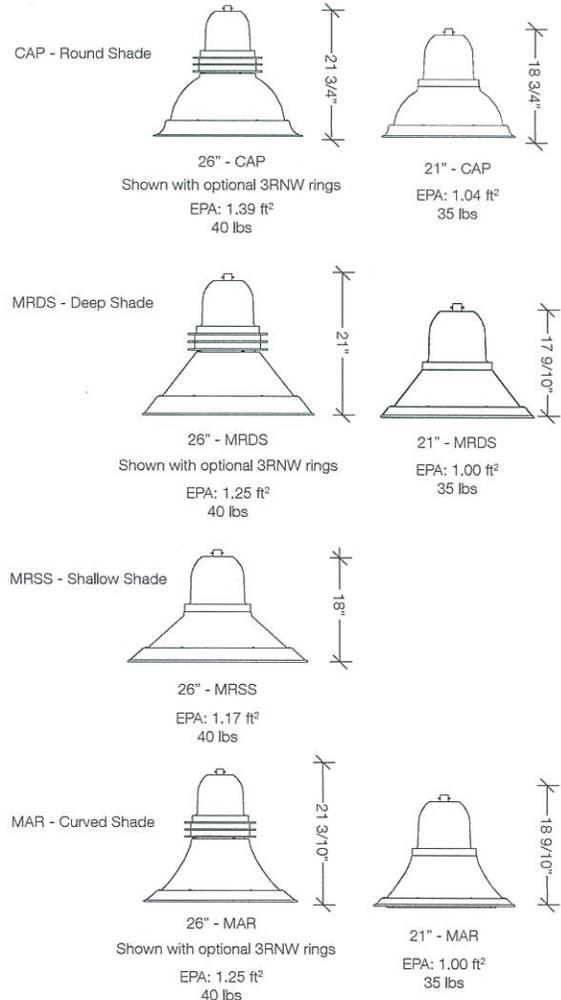


Shown with arm



Shown with SiteSync™

STYLES



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



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VILLAS OF ABSHER WOODS

Bio of Clyde Absher

Clyde was born in Kansas City, Missouri on November 3, 1899 and married Grace Anderson on September 4, 1926. Grace was born in Vermillion, South Dakota on August 25, 1900. The couple had two children: Richard (resided in Oak Ridge, Tennessee in 1995) and Clark (resided in Redondo Beach, California in 1995).

Clyde was a public account, who worked for a number of companies during his life, including:

- ☐ Bell Telephone Company in Detroit, Michigan (Accountant), 1924-29
- ☐ American Telephone & Telephone Co. in New York City (Traveling Auditor), 1929-35
- ☐ Lybrand Ross Brothers and Montgomery (Later Coopers and Lybrand) in Chicago, 1935-1964 (Manager)
- ☐ Absher Farms Inc. (President), 1964-?

He received his Bachelors of Arts from the State University of South Dakota in 1923. He was active in various professional groups, including NE Illinois Metropolitan Area Local Government Services Commission (1955-62), Institution of Internal Auditors (1958-60), Chicago Association of commerce and Industry State and Local Tax committee (1956-62). Clyde's club and nonprofit associations include: Lambda Chi Alpha and Sigma Delta Psi Fraternities, Republican precinct committeeman (1957-?), and Kiwanis (charter member 1947, director, 1958-1962).

Clyde and Grave moved to Downers Grove in 1938 and lived at 4903 Wallbank. Clyde worked as a Village Commissioner from 1944 to 1955 and then Mayor from 1947-1955. He worked as a financial consultant for the Village into the 1970s.

The DG Reporter said in a 1978 editorial (which I've attached) that Clyde's legacy as commissioner and mayor was his financial integrity. He was fiscally conservative, treating public money as if it were his own. He helped the Village manage some considerable debts from defaulted special assessments from the 1920s and 30s. The article also notes that Clyde was not

the most outgoing and had a dry sense of humor, but was very good at motivating others to help the Village.

Clyde died from a heart attack at Good Samaritan Hospital on Jan. 28, 1978. Grave stayed in Downers and passed away at the age of 95 on February 23, 1995.

I've attached a few of the photos that we have of Clyde as well as the Reporter editorial about his legacy. I hope this information helps. Thank you for reaching out to us. Please let us know if you need any more information. And best of luck with the town home development.

Sincerely,

Zachary Bishop
Museum Curator
Downers Grove Park District
Email: zbishop@dgparks.org
www.dgparks.org

Reporter/Opinion

Legacy

DOWNERS GROVE REPORTER Wednesday Feb. 1, 1978 • 20

This newspaper would not be fulfilling one of its primary functions, that of informing the public, if it did not comment on the passing of former Downers Grove Mayor Clyde Absher last weekend.

Mr. Absher bowed out of public office after 11 years as local commissioner and mayor in 1955.

A rather self-effacing quiet man, Mayor Absher was hardly the type of person one sees portrayed as, "mayor," in those rather ridiculous situation comedies one sees on television.

He was certainly not your run-of-the-mill, back-slapping, arm-twisting politician. Despite a gimlet eye for budget deficits or overruns of any kind, he had a wry, dry sense of humor.

Mr. Absher also had an extraordinary ability to persuade groups and individuals to perform various small services, tasks and projects, "for the village," in such a way that later no one could quite remember just where the idea came from or who made the first suggestion.

One small example were the concrete street sign posts which cover Downers Grove to this day. A new civic organization had recently been started here and was seeking a, "good civic project," for its membership. They mentioned this to Mayor Absher.

Before the Jaycees quite knew what had happened they were cheerfully and busily pouring hundreds of concrete signposts in the old village barn on Burlington st., using village-supplied concrete and forms, for which that organization, when the job was completed many months later, of course received full and complete public credit.

The village got an awful lot of sign posts at zero cost in labor, and only the cost of materials. The Jaycees completed a significant, highly visible contribution to the community's ... and the village's foremost "accountant" just smiled slightly as he pondered other, newer problems.

In his quiet way this man had an enormous impact on the government of this village. Many of the trends, many of the attitudes he installed in the machinery of, "village hall," exist today and will in all likelihood continue for years to come.

What was his legacy to Downers Grove?

If pinned down, we would have to say, "financial integrity."

Clyde Absher was an accountant by profession, and he brought those not inconsiderable business skills into the operation of our village government.

First as village commissioner and later as mayor he watched, oversaw and worried about the spending of every public cent as if it were his own.

Not that he was against progress. When services, equipment or improvements were needed ... really needed ... in a rapidly growing village, Mr. Absher found the money; but, nine times out of ten the money had been partially or completely saved in one fund or another.

Clyde Absher, when he became mayor, inherited the leadership of a village which had some not inconsiderable debts, let's call them "excesses," regarding special assessments dating back to the 1920's and 1930's.

It is an interesting point that Mr. Absher began working on these old, often defaulted, assessments for the village while commissioner and mayor in the 1940's and 1950's ... and, following retirement he continued to work to clear them up as a special consultant to the village government into the 1970's.

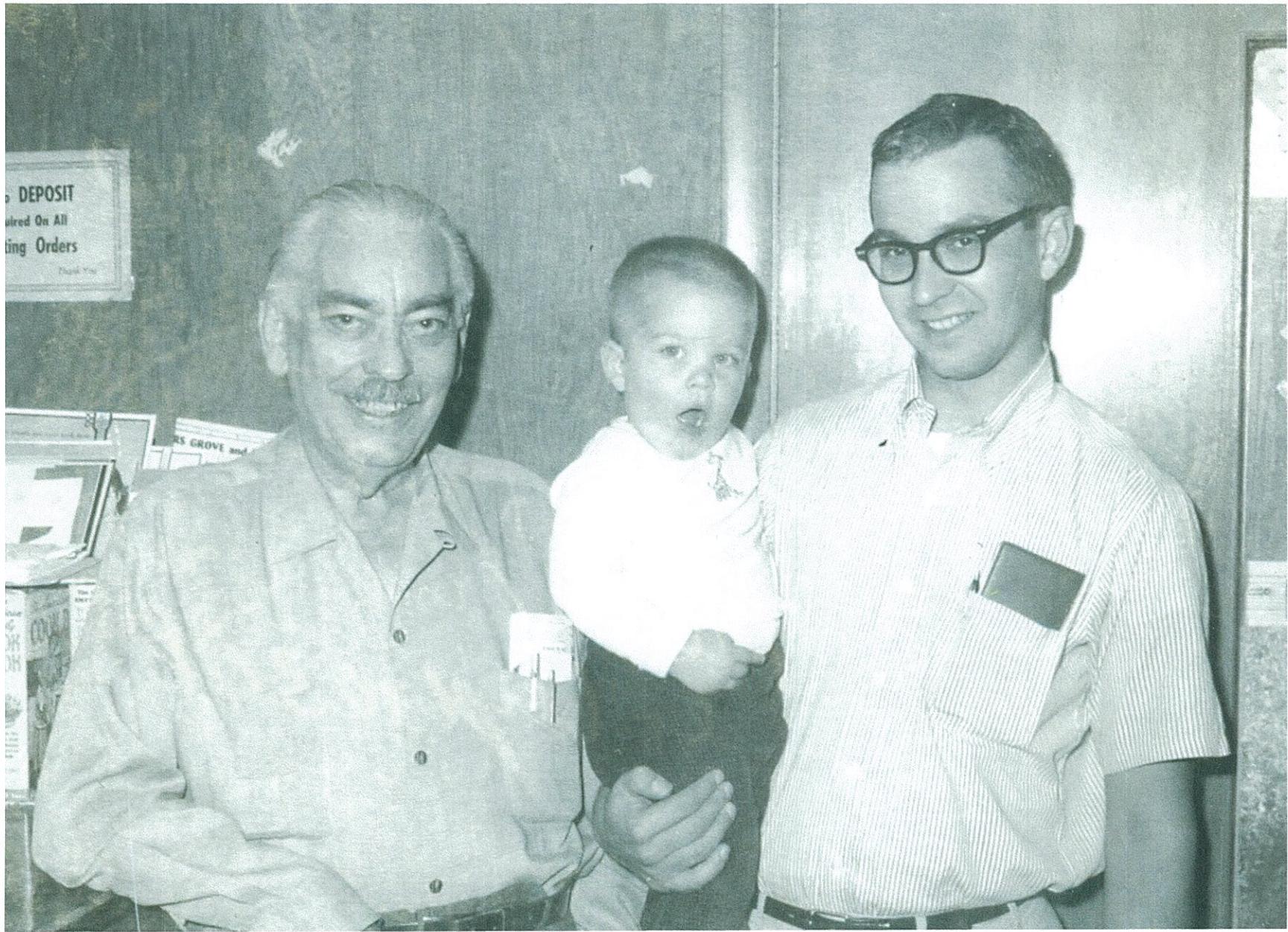
Clyde Absher was the first of a series of tight-fisted, fiscally conservative Downers Grove mayors, and the tradition of keeping the village government solvent, whether present office holders may realize it or not, is largely due to the deep imprint this man left on and in village hall 25 and 30 years ago.

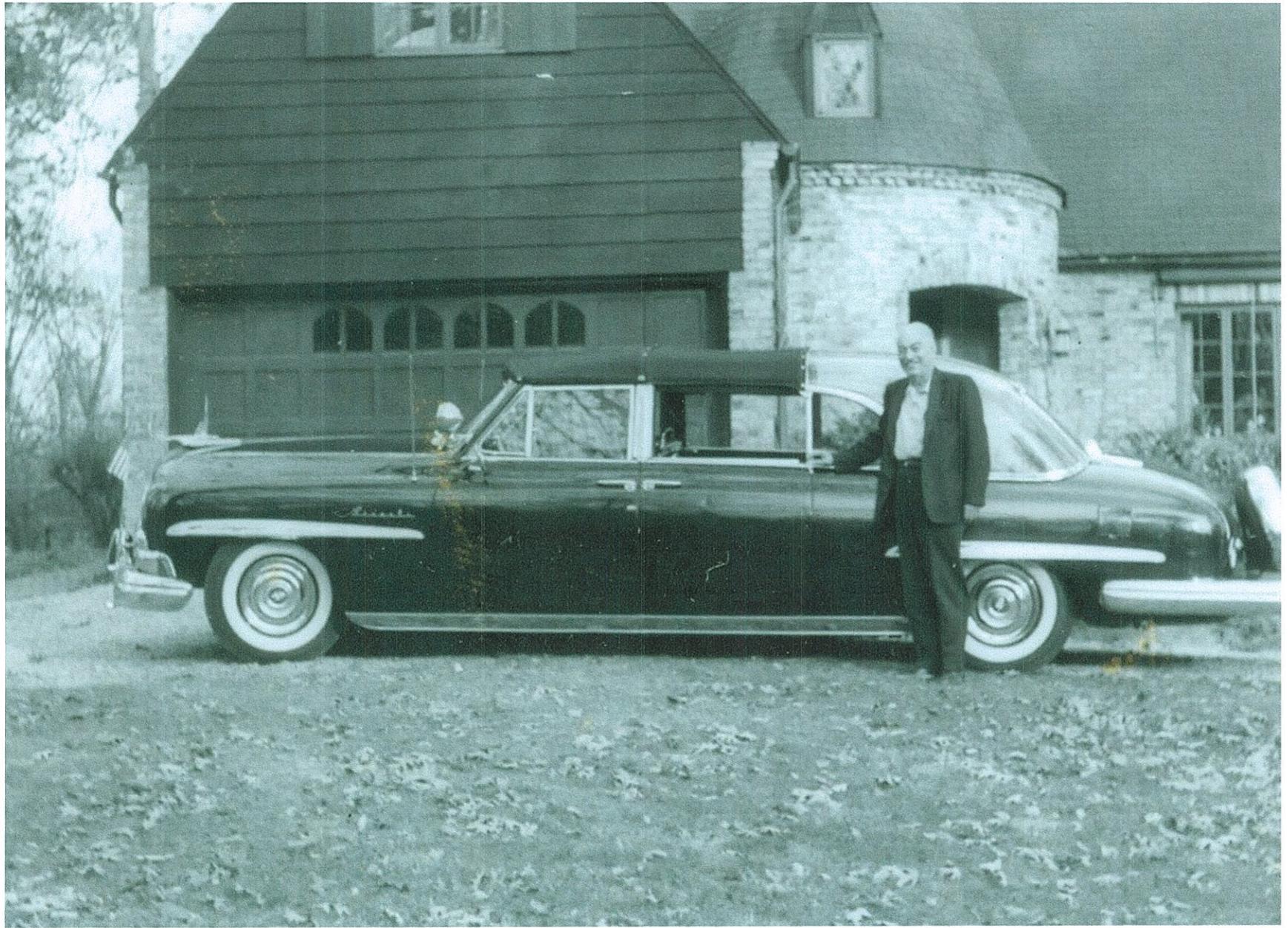
That is Mr. Absher's legacy to Downers Grove.

Without that legacy and without those trends he set in motion, by deed, precept and example many years ago, it is highly likely that Downers Grove would not be in the excellent financial condition it enjoys today.

The finest tribute, in our opinion, which can be paid to his memory would be to continue in the future, as it has been continued from his terms in office to date, that kind of pay-as-you-go, stay out of debt; but, provide as much service as possible for every tax dollar, financial philosophy which has kept Downers Grove solvent and out of the fiscal trouble which has plagued other, neighboring suburbs.

Clyde Absher would like that.











**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 7, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0011	Zoning Ordinance Text Amendments	Stan Popovich, AICP Director of Community Development

REQUEST

The Village is requesting an amendment to various sections of the Zoning Ordinance to implement the Downtown Regulatory Framework and to clarify other sections of the Zoning Ordinance.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Zoning Ordinance
2. Proposed Amendments

PROJECT DESCRIPTION

The Village is requesting review of multiple text amendments to the Zoning Ordinance. The proposed text amendments fall into two categories:

1. Amendments necessary to implement the Comprehensive Plan's Downtown Focus Area goals and the Downtown Regulatory Framework
2. Amendments which update and clarify sections of the Ordinance based on how staff interprets and implements the Zoning Ordinance and in response to frequent questions from residents

Category 1 – Implementation of Downtown Regulatory Framework

The Village approved an update to the Comprehensive Plan in June 2017. Based on the Comprehensive Plan's goals for downtown, the Village undertook the development of a Downtown Regulatory Framework that was approved in January 2018. The Plan and Framework contemplated the creation of

the following Downtown Zoning Districts: Downtown Core, Downtown Edge and Downtown Transition. The proposed text amendments meet these goals by:

1. Creating a Downtown Core zoning district with new bulk regulations and use allowances
2. Modifying the existing Downtown Business zoning district to meet the goals and built form contemplated in the Downtown Edge district
3. Modifying the existing Downtown Transition zoning district to meet the goals and built form contemplated in the Downtown Transition district.

A summary list of the proposed amendments is shown below and are identified in the attached Zoning Ordinance excerpts.

Section	Description
4.010.B	Added Downtown Core (DC) district description and references to the DC in the Downtown Transition (DT) description
4.010.D - Table 4-2	Modified table to implement approved Downtown Regulatory Framework
5.010 - Table 5-1	Added Downtown Core (DC) district and uses to the table
5.010 - Table 5-1	Modified DB and DT uses to reflect proposed changes from the Downtown Regulatory Framework
5.010 - Table 5-1	Added 'Bed & Breakfast' as a use category
5.050.J.1	Added 'Bed & Breakfast' description
7.030 - Table 7-1	Added DC reference to Apartment / Condo and Religious Assembly categories
7.050.A.1	Added DC reference as location where parking requirements do not apply in most instances
7.070.C	Added DC district to list of locations where parking is not permitted in the street yard
9.020.	Added DC district to prohibited signs and sign characteristics where regulations affect DB and DT districts
9.040.H	Added DC district to temporary signs where regulations affect DB and DT districts
9.050.	Added reference to DC district
9.060.	Added DC district to sign regulations for Downtown
9.060.K	Added DC district reference for Heritage Signs
15.220	Added definition of 'story'

The above proposed amendments implement the policies and goals of the Comprehensive Plan and the Downtown Development Regulatory Framework. However, three items require additional discussion to ensure the potential impacts of these changes are fully discussed. These three items are:

1. Attached-Houses and Two-Unit Houses are proposed as a Permitted Use in the DB and DT districts (with a minimum lot size of one acre). Currently, these uses are prohibited in the DB district. Detached Houses remain prohibited, but the addition of Attached and Two-Unit Houses will add a more residential character to the downtown in close proximity to the downtown core

and immediately adjacent to other commercial activities. The allowance of these types of housing may bring more Downtown Transition characteristics into the heart of the downtown and may not meet the goal of having the area around the core be a combination of transit-oriented development with greater residential density.

2. Bed & Breakfast is a new category proposed in the DB and DT zoning districts as a Special Use. Currently, only traditional lodging in the DB district is allowed as a Special Use. Houses originally constructed as single family homes, but due to their proximity to the downtown commercial area and current zoning classification, may offer a diversity of lodging options in a niche market, complementary to the transitional nature of the neighborhood between traditional single family residential and commercial uses. However, if Attached-Houses or Two-Unit Houses are removed from the DB zoning district, the Bed & Breakfast allowance in this zoning district should also be removed.
3. Assembly and Entertainment uses are proposed as a Permitted Use in the DC and DB districts. Currently, general Assembly and Entertainment uses are Special Uses in the DB district. Auditorium, Cinema, and Theater are subcategories of Assembly and Entertainment, and are proposed to remain Special Uses. Changing Assembly and Entertainment to a Permitted Use introduces the opportunity for other assembly uses such as billiard centers or video game arcades to locate within the DC and DB districts without Village review. These highly active uses may require additional Village review to ensure they are located appropriately.

Category 2 – Minor Modifications to the Zoning Ordinance

The second category of amendments updates and clarifies various sections of the Zoning Ordinance. A comprehensive review of minor technicalities, common questions, and impractical applications have come to the Village’s attention since the adoption of the current Zoning Ordinance in June 2014. Over time and through practice, staff has identified sections where further clarification, minor adjustments in language, and visual diagrams would prove useful to both the practitioner and residents. The changes proposed are intended to further improve the review process while also ameliorating common questions and inquiries that staff receives repeatedly.

A summary list of the proposed amendments is shown below and are identified in the attached Zoning Ordinance excerpts.

Section	Description
2.020.	Clarifies that no more than one primary building allowed per lot of record
3.020.	Clarifies that no more than one primary building allowed per lot of record
4.010.C	Clarifies that no more than one primary building allowed per lot of record
4.020.B	Clarifies that more than one primary building is allowed per lot of record in the Neighborhood-scale Institutional and Public District
5.010 - Table 5-1	Added 'Broadcast or Recording Studio' use to table as it was referenced in the text but not in the table
5.010 - Table 5-1	Added 'Building Service' as a permitted use in the M-2 zoning district
5.010 - Table 5-1	Split out Personal Improvement Services into three use categories - General, Health/Fitness, and Studio or Instructional

5.010 - Table 5-1	Modified 'Wine Boutique' to 'Wine and/or beer boutique' to address a new use
5.010 - Table 5-1	Relocated Studio or Instructional Services to under Personal Improvement Services
5.010 - Table 5-1	Drive-through uses - added reference to site design requirements in Section 7.130
5.050.E.4	Split out Personal Improvement Services into three use categories - General, Health/Fitness, and Studio or Instructional
5.050.G.2	Modified 'Wine Boutique' designation to 'Wine and/or Beer Boutique' to more clearly allow beer sales, tastings and education as a boutique store
5.050.I	Modified 'Funeral and Mortuary Services' to 'Funeral or Mortuary Services' to match Table 5-1
5.050.O	Relocated Studio or Instructional Services to under Personal Improvement Services (5.050.E.4)
6.010.A.6	Clarified accessory structures are not permitted in the street yard
7.030 - Table 7-1	Replaced 'Barber shop / Beauty salon' with 'Personal Improvement Services' to match use category. Changed parking ratio to be more general in nature and apply to multiple uses within the designated use category.
7.030 - Table 7-1	Moved Studio and Instructional Services to fall under the larger category Personal Improvement Services as it is shown in Section 5
7.050.A.1	Added Fairview Concentrated Business District as location where parking requirements do not apply in most instances
7.070.B	Clarified parking setbacks are not calculated based on building height
7.080.E	Clarified that overnight storage of large vehicles is also prohibited in D, INP and PUD districts
7.100.J.3 - Figure 7-5	Changed text and figure from a minimum driveway width of 10 feet to 9 feet
7.130.E	Eliminated the drive-through lane setback requirement adjacent to non-residential zoning districts
8.040.C - Figure 8-13	Added a provision eliminating the mechanical screening requirements if the mechanical unit is setback at least three feet from the roof edge for every one foot of equipment height (three-to-one ratio)
8.050.	Changed approval from the 'Village Forester' to the 'Community Development Director' to reflect current practice
8.060.	Changed approval from the 'Village Forester' to the 'Community Development Director' to reflect current practice
8.070.	Changed approval from the 'Village Forester' to the 'Community Development Director' to reflect current practice
9.050.C.4	Added #5 in front of last paragraph
10.010.B.1	Added fence graphics to illustrate the ordinance language
11.020.B.1	Clarified requirements for an administrative lot consolidation
12.050.G.3	Added the word 'interest'
12.070.B.1	Added the ability to grant administrative adjustments for driveway width

14.080.	Clarified that pools and pergolas count towards building coverage and noted the building coverage bonus for detached or rear loading garages only applies if such garage is the only garage on site
14.100.B - Table 14-1	Changed 'setbacks' to 'yards' to match intent of permitted obstructions
14.100.B - Table 14-1	Clarified permitted locations for wing walls, balconies, clotheslines, garden features, porches, carports and seat walls
14.100.C	Clarified habitable space is prohibited under a front porch that encroaches into a required street setback
14.100.D - Figures 14-11 & 14-12	Switched figures so they align with text
15.050.	Added definition of balcony
15.150.	Added definition of lot split
15.260.	Modified title of 'Wine Boutique' to 'Wine and/or beer boutique'

PUBLIC COMMENT

The legal notice was published in the *Downers Grove Suburban Life*. At this time, no public comments have been received on any proposed text amendment.

FINDINGS OF FACT

Section 12.020.F Review and Approval Criteria of Zoning Ordinance Text Amendments

The decision to amend the zoning ordinance text is a matter of legislative discretion that is not controlled by any one standard. In making recommendations and decisions about zoning ordinance text amendments, review and decision-making bodies must consider at least the following factors:

(1) Whether the proposed text amendment is in conformity with the policy and intent of the comprehensive plan

Category 1 – Implementation of Downtown Regulatory Framework

The proposed downtown text amendments are consistent with the policy and intent of the Comprehensive Plan and the Plan’s Downtown Focus Area. The Comprehensive Plan proposes a Downtown Core district and modifications to the development patterns. The proposed amendments implement the Plan’s policies and goals, including the goal to ‘continue to revitalize the downtown as the symbolic ‘heart’ of the community.’ This standard is met.

Category 2 – Minor Modifications to the Zoning Ordinance

The Comprehensive Plan notes that the Zoning Ordinance should be regularly reviewed and updated. In each case, the proposed amendments further these policies and goals of the Comprehensive Plan:

- Maintain the Village’s image and desirability as a great place to live
- Develop aesthetically pleasing and functionally well-designed retail and commercial shopping areas
- Enhance the economic viability, productivity, appearance and function of the Village’s commercial corridors

This standard is met.

(2) Whether the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance, meets the challenge of a changing condition or is necessary to implement established policy.

Category 1 – Implementation of Downtown Regulatory Framework

These proposed text amendments are necessary to implement the downtown development policies identified in the Comprehensive Plan and Downtown Regulatory Framework that was recently approved by the Village. This standard is met.

Category 2 – Minor Modifications to the Zoning Ordinance

These proposed text amendments meet the challenges of changing conditions and ensure consistency within the ordinance. Since the adoption of the ordinance in 2014, the Village has found that some sections of the ordinance require clarification. Additionally, changing business models and new types of businesses require staff interpretation, and should be accurately represented in the ordinance. This standard is met.

RECOMMENDATION

As detailed above, the proposed text amendments meet the review and approval criteria identified in Section 12.020.F of the Zoning Ordinance. The proposed amendments are in conformity with the Comprehensive Plan, implement a newly established Downtown policy, and meet the challenges of changing conditions and uses while ensuring consistency within the ordinance. If the Plan Commission finds that the standards for approval have been met, the Plan Commission should forward a positive recommendation to the Village Council regarding these requests.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

Article 2 | Residential Districts

Sec. 2.010	The Districts	2-1
Sec. 2.020	Allowed Uses	2-1
Sec. 2.030	Lot and Building Regulations	2-1
Sec. 2.040	Generally Applicable Regulations	2-4

Sec. 2.010 The Districts

A. List

The village’s residential zoning districts are listed in [Table 2-1](#). When this zoning ordinance refers to “residential” zoning districts or “R” districts, it is referring to the districts in [Table 2-1](#).

Table 2-1: Residential Zoning Districts

Map Symbol	District Name
R- 1	Residential Detached House 1
R- 2	Residential Detached House 2
R- 3	Residential Detached House 3
R- 4	Residential Detached House 4
R-5	Residential Attached House 5
R-5A	Residential Attached House 5A
R-6	Residential Apartment/Condo 6

B. Description

Downers Grove’s residential zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential uses are also allowed.

Sec. 2.020 Allowed Uses

Principal uses are allowed in R districts in accordance with [Table 5-1](#). Only one principal building and use may be located on a single lot in the R districts.

Sec. 2.030 Lot and Building Regulations

The lot and building regulations of [Table 2-2](#) apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 2-2: R District Lot and Building Regulations

Regulations	R-1	R-2	R-3	R-4	R-5	R-5A	R-6
Minimum District Area (square feet)	20,000	15,000	10,500	7,500	87,120	87,120	87,120
L1 Minimum Lot Area (square feet)							
Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
Attached house (applies to development not individual units)	–	–	–	–	8,000	8,000	10,500
Two-unit house	–	–	–	–	10,500	10,500	10,500
Apartment/condo	–	–	–	–	–	–	10,500
Other buildings/uses	20,000	15,000	10,500	7,500	10,500	10,500	10,500
Minimum Lot Area per Dwelling Unit (square feet)							
Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
Attached house	–	–	–	–	4,000	4,000	2,500

5. O-R-M, Office Research and Manufacturing District

The O-R-M district is primarily intended to accommodate office, research & development and limited manufacturing, processing and assembly activities.

6. M-1, Light Manufacturing District

The M-1 district is primarily intended to accommodate office, research and employment uses, including very low-impact industrial activities.

7. M-2, Restricted Manufacturing District

The M-2 district is primarily intended to accommodate office, research and employment uses, including low-impact industrial activities.

Sec. 3.020 Allowed Uses

Principal uses are allowed in business and employment districts in accordance with [Table 5-1](#). Only one principal building may be located on a single lot in the B, O and M districts.

Sec. 3.030 Lot and Building Regulations

The lot and building regulations of [Table 3-2](#) apply to all principal uses and structures in B, O and M districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 3-2: B, O and M District Lot and Building Regulations

Regulations		B-1	B-2	B-3	O-R	O-R-M	M-1	M-2
	Minimum District Area (acres)	2	4	4	10	5[1]	6	6
L1	Minimum Lot Area (square feet)	–	–	–	–	20,000	20,000	20,000
	Minimum Lot Area Per Dwelling Unit (square feet)	Same as R6		–	–	–	–	–
	Maximum Floor Area Ratio (FAR)	0.40	0.75	0.75	0.75[2]	0.80/1.00[3]	1.00	1.00
	Maximum Building Coverage (% of lot)	–	–	–	–	–	60	60
	Building Setbacks (feet)							
S1	Street (see also Sec. 3.040)	25	25	25	75[6]	35[7]	35[7]	35[7]
S2	Side (interior)	–[4]	–[4]	–[4]	30[6]	10[8]	10[8]	20[7][9]
S3	Rear (residential floors)	30	30	30	–	–	–	–
S3	Rear (nonresidential floors)	–[5]	–[5]	–[5]	50[6]	10[8]	10[8]	20[7][9]
	Min. Landscaped Open Space (% of lot)[10]	10	10	10	20	15	10[11]	10
	Maximum Building Height (feet)	35	35	60	112	126/140[3]	37-5	37-5

Notes to Table 3-2

- [1] No minimum district area required north of Ronald Reagan Memorial Tollway or to property zoned M-1 or M-2 on 10-25-1982.
- [2] Buildings with a floor area ratio (FAR) in excess of 0.50 are subject to the following: (1) required parking for floor area in excess of 0.50 FAR must be located underground or in parking garage and (2) landscaped open space must be provided on at least 20% of the lot.
- [3] South of Ronald Reagan Memorial Tollway/North of Ronald Reagan Memorial Tollway.
- [4] On lots abutting R districts, minimum side setback of abutting R district must be provided, plus one foot of additional setback for each foot of building height above 20 feet. See [Figure 3-1](#).
- [5] On lots abutting rear lot line of property in R district, a minimum 20-foot rear setback is required, plus one foot of setback per foot of building height above 20 feet. On lots abutting side lot line of property in R district, minimum side setback of abutting R district must be provided, plus one foot of additional setback per foot of building height above 20 feet.
- [6] Plus one foot of additional setback for foot of building height above 50 feet.
- [7] Plus one foot of additional setback for each 2 feet of building height above 35 feet.
- [8] On lots abutting property in R district, a minimum 30-foot setback is required, plus one foot of additional setback for each 2 feet of building height above 20 feet. Parking must be set back at least 15 feet from abutting R district.
- [9] Minimum 75-foot setback required abutting R district.

Article 4 | Special Purpose Districts

Sec. 4.010	D, Downtown Districts.....	4-1
Sec. 4.020	INP, Institutional and Public Districts.....	4-4
Sec. 4.030	PUD, Planned Unit Development Overlay District	4-7

Sec. 4.010 D, Downtown Districts

A. List

The village’s downtown zoning districts are listed in [Table 4-1](#). When this zoning ordinance refers to “downtown” zoning districts or to “D” districts, it is referring to the districts in [Table 4-1](#).

Table 4-1: Downtown Zoning Districts

Map Symbol	District Name
DC	<u>Downtown Core</u>
DB	Downtown Business
DT	Downtown Transition

B. Description

1. DC, Downtown Core

The DC, Downtown Core, zoning district regulations are intended to maintain and promote a vibrant and compact core within the downtown area for shopping, dining and entertainment with residential uses above. The district regulations are further intended to encourage a broad range of uses and high-quality development. The DC district is designed for the types of development appropriate in the downtown area.

2. DB, Downtown Business

The DB, Downtown Business, zoning district regulations are intended to maintain and promote a vibrant and compact ~~downtown central business district~~ area for living, shopping, dining and entertainment. The district regulations are further intended to encourage a broad range of uses and high-quality development. The DB district is designed for the types of development appropriate in the downtown business area. It is intended to be mapped only in the area shown on the zoning map as of June 7, 2005, except that:

- a. the DB Downtown Business district may be mapped on property contiguous to that area on property classified as of June 7, 2005, within the DT district; and
- b. upon a finding by the village council that there exists specific extraordinary circumstances, the DB district may be mapped on property classified within other zoning districts abutting the existing DB District.

3. DT, Downtown Transition

The DT, Downtown Transition, zoning district regulations are intended to accommodate and promote transitional land uses and development patterns between the DB or DC-zoning district and nearby low-density residential areas. The regulations are 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. The DT district is intended to be mapped only abutting the DB or DC district.

C. Allowed Uses

Principal uses are allowed in downtown districts in accordance with [Table 5-1](#). Only one principal building may be located on a single lot in the D districts.

D. Lot and Building Regulations

The lot and building regulations of [Table 4-2](#) apply to all principal uses and structures in D districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 4-2: D District Lot and Building Regulations

Regulations		DC	DB	DT
L1	Minimum Lot Area (square feet)			
	Detached house	=	–	7,500
	Attached house (applies to development not individual units)	=	–	10,500
	Two-unit house (applies to development not individual units)	=	–	10,500
	Apartment/condo (applies to development not individual units)	=	–	10,500
	Other nonresidential buildings/uses	=	–	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	<u>900</u>	800	<u>1,800/4,000</u> [1]
L2	Minimum Lot Width (feet)	=	–	50
	Minimum Building Setbacks (feet)			
S1	Street	=	–[2]	10[3]
S2	Side (interior)	=	–[4]	5
S3	Rear	=	–[5]	20
	Build-to Zone			
	Minimum/maximum (feet)	<u>0/5</u>	0/10	–
	Minimum percent of building in primary street BTZ	<u>80</u>	80	–
	Minimum percent of building in secondary street BTZ	<u>30</u>	30	–
	Maximum Floor Area Ratio			
	Apartment/condo	=	–	2.5
	Nonresidential	=	–	2.5
C	Maximum Building Coverage (% of lot, principal + accessory)	=	–	–
	Building Height (feet)			
	Maximum	<u>40/3</u> [7]	70	<u>60/3/3</u> [6][8]
	Minimum	<u>24/2</u> [9]	32	–

[1] Attached house and apartment-condo / detached house and two-unit house Does not apply to detached houses or apartment-condo projects.

[2] When the extension of a front or street side lot line coincides with a front or street side lot line of an abutting R-zoned lot, a street setback must be provided on the DB-zoned lot. The street setback in such cases must extend at least 35 feet from the abutting R-zoned lot and be at least as deep as the street setback required on the abutting R-zoned lot. A street setback at least 8 feet in depth must be provided along the remainder of the front or street side lot line. See [Figure 4-1](#).

[3] No street setback required if street lot line abuts DB zoning districts.

[4] A side setback is required when abutting the side or rear lot line of an R-zoned lot. The setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See [Figure 4-2](#).

- [5] A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least 20 feet in depth, plus one foot of additional setback for each foot of building height in excess of 20 feet. When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See [Figure 4-3](#).
- [6] Detached houses, attached houses and two-unit houses subject to 35-foot maximum height.
- [7] Maximum height is 40 feet or three stories, whichever is less.
- [8] Maximum height is 36 feet or three stories, whichever is less.
- [9] Minimum height is 24 feet or two stories, whichever is more

Figure 4-1: DB District Street Setback Abutting R-Zoned Lot

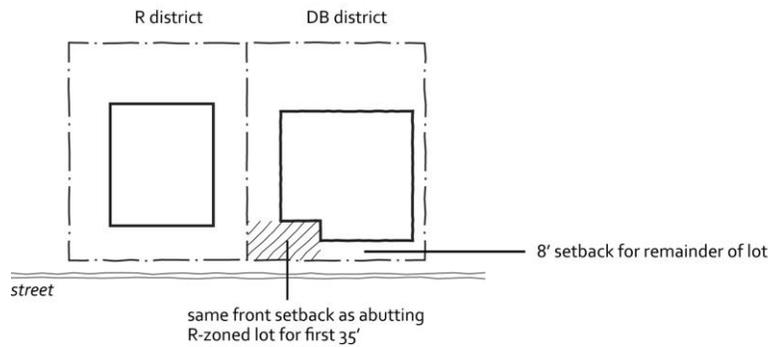


Figure 4-2: DB District Side Setback Abutting R-Zoned Lot

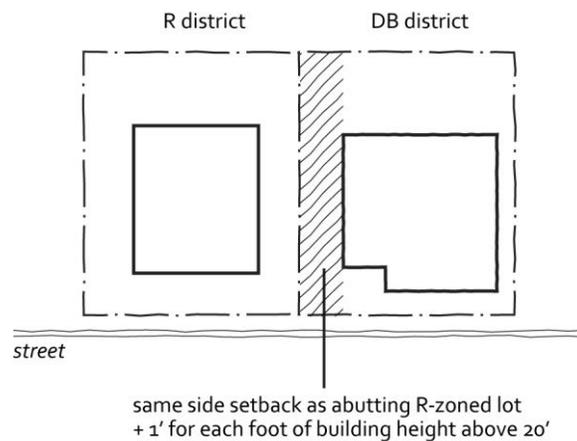
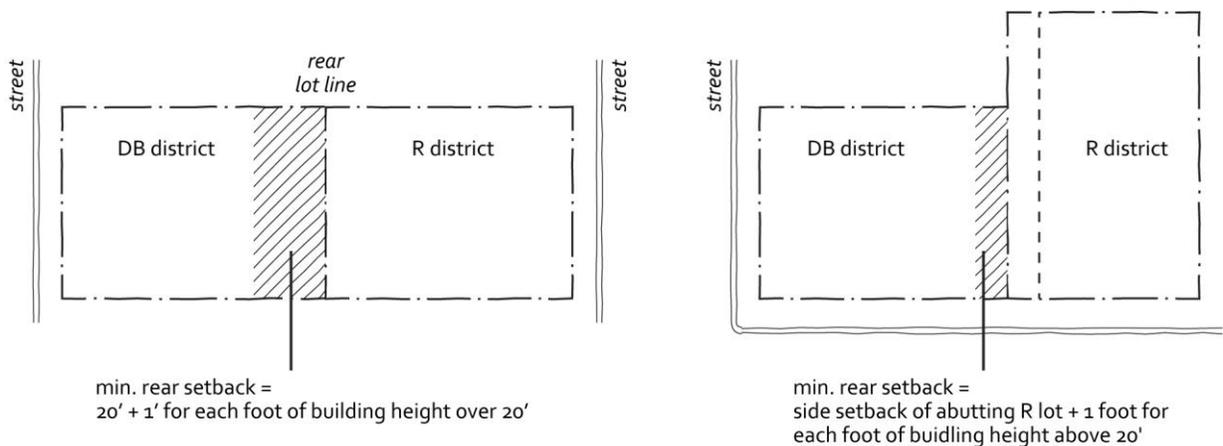


Figure 4-3: DB District Rear Setback Abutting R-Zoned Lot



Sec. 4.020 INP, Institutional and Public Districts

A. Mapping

The INP, Institutional and Public zoning district designations may be applied regardless of ownership of the land on which the use is located. INP zoning designations are not intended to be applied to land owned by a governmental or institutional entity but used for non-governmental service or non-institutional use.

B. INP-1, Neighborhood-scale Institutional and Public District

1. Purpose

The INP-1, Neighborhood-scale Institutional and Public district, is intended to accommodate small-scale, low-intensity public, civic, and institutional uses that are commonly found in or near residential neighborhoods.

2. Allowed Uses

Principal uses are allowed in INP-1 districts in accordance with [Table 5-1. Multiple principal uses and buildings are allowed on a single lot in the INP-1 district.](#)

3. Lot and Building Regulations

a. Maximum District Area

In order to maintain the intended neighborhood-scale character of the INP-1 district, the maximum contiguous INP-1 zoned area may not exceed 4 acres.

b. Setbacks and Other Lot and Building Regulations

The size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, except that no minimum lot area, minimum lot width or street frontage requirements apply in an INP-1 district.

4. Other Regulations

Development in an INP-1 district is subject to all other applicable regulations of this zoning ordinance, including parking, landscaping, sign and other regulations of general applicability.

C. INP-2, Campus-scale Institutional and Public District

The INP-2, Campus-scale Institutional and Public district, is intended to accommodate development and expansion of large public, civic and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

1. Allowed Uses

Principal uses are allowed in the INP-2 district in accordance with [Table 5-1](#). Additional uses may be approved in the INP-2 district only if expressly approved as part of an institutional master plan. Multiple principal uses and buildings are allowed on a single lot in the INP-2 district.

2. Development Review

a. Applicability

Unless otherwise expressly exempted, development review and approval is required before the issuance of any building or development permit in the INP-2 district. To comply with the development review requirements of this section, applicants have the option of:

Table 5-1: Allowed Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
P = use permitted as of right S = special use approval required -- = not allowed																					
RESIDENTIAL																					
Household Living																					
Detached house	P	P	P	P	P	P	P	--	--	--	--	--	P	--	--	--	--	--	--	--	
Attached house	--	--	--	--	P	P	P	--	--	S	--	P [20]	P	--	--	--	--	--	--	--	
Two-unit house	--	--	--	--	P	P	P	--	--	--	--	P [20]	P	--	--	--	--	--	--	--	
Apartment/condo	--	--	--	--	--	--	P	P	P	S	P [17]	SP	SP	--	--	--	--	--	--	--	
Group Living (except for the following uses)	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	<u>S</u>	<u>S</u>	
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	<u>P</u>	<u>P</u>	Sec. 6.050
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	<u>S</u>	<u>S</u>	Sec. 6.050
Nursing home	S	S	S	S	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>	--	--	--	--	--	--	--	--	<u>S</u>	<u>S</u>	Sec. 6.080
Sheltered Care	S	S	S	S	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>	--	--	--	--	--	--	--	--	<u>S</u>	<u>S</u>	Sec. 6.080
PUBLIC, CIVIC AND INSTITUTIONAL																					
Aircraft Landing Area	--	--	--	--	--	--	--	--	S	S	--	--	--	S	S	S	S	--	<u>S</u>	<u>S</u>	
Cemetery	--	--	--	--	--	--	--	--	--	--	S [6]	S [6]	--	--	--	--	--	--	<u>S</u>	<u>S</u>	
College or University	<u>S [1]</u>	--	--	--	<u>S</u>	<u>S</u>	S	S	S	--	--	--	<u>S</u>	<u>S</u>							
Community Center	S	S	S	S	S	S	S	--	--	--	<u>S</u>	S	S	--	--	--	--	--	<u>S</u>	<u>P</u>	
Fraternal Organization	<u>S [2]</u>	P	P	P	<u>S</u>	S	--	--	--	--	--	--	<u>S</u>	<u>S</u>							
Governmental Facility	<u>S [2]</u>	P	P	P	<u>P</u>	P	P	--	--	--	--	--	<u>P</u>	<u>P</u>							
Hospital	<u>S [3]</u>	--	P	P	--	--	--	--	--	--	--	--	<u>S</u>	<u>S</u>							
Library	--	--	--	--	--	--	--	--	--	S	<u>S</u>	S	S	S	S	--	--	--	<u>S</u>	<u>S</u>	
Museum or Cultural Facility	--	--	--	--	--	--	--	--	--	S	<u>S</u>	S	S	S	S	--	--	--	<u>S</u>	<u>S</u>	
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
Parks and Recreation	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	<u>P</u>	<u>P</u>	
Religious Assembly	S	S	S	S	S	S	S	S	P	P	- [6]	- S [6]	S	S	S	--	--	--	<u>S</u>	<u>S</u>	Sec. 6.120
Safety Service	S	S	S	S	S	S	S	S	P	P	<u>S</u>	S	S	P	P	P	P	P	<u>P</u>	<u>P</u>	
School	S	S	S	S	S	S	S	--	--	--	--	--	S	--	--	--	--	--	<u>S</u>	<u>S</u>	
Utilities and Public Service Facility																					
Minor	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
Major	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	S	S	P	P	P	<u>S</u>	<u>S</u>	
Wireless Telecommunications																					
Freestanding tower	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	P	P	P	P	P	<u>S</u>	<u>P</u>	Sec. 6.170
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	Sec. 6.170
COMMERCIAL																					
Adult Entertainment Establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	Sec. 6.020
Animal Service																					
Boarding or shelter	--	--	--	--	--	--	--	--	S	P	--	--	--	--	--	P	P	--	--	--	
Grooming	--	--	--	--	--	--	--	P	P	P	<u>P</u>	P	-P [18]	--	--	P	P	--	--	--	

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	S	S[18]-	-	-	P	P	-	-	-	Sec. 6.160
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	P	P	SP	-	-	-	-	-	-	S	
Auditorium	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	S	
Cinema	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	-	
Theater	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	S	
<u>Broadcast or Recording Studio</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Commercial Service																					
Building service	-	-	-	-	-	-	-	-	S	P	-	S	-	-	-	P	-P	-	-	-	
Business support service	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-	-	
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-	-	
Personal improvement service	-	-	-	-	-	-	-	P	P	P	P	P	P	P[13]	-	-	S	S	-	-	
<u>General personal improvement services</u>	-	-	-	-	-	-	-	P	P	P	P	P	P	P[13]	-	-	-	-	-	-	
<u>Health and fitness services</u>	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	S	S	-	-	
<u>Studio or instructional services</u>	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-	-	
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	Sec. 6.070
Research service	-	-	-	-	-	-	-	-	-	P	S	S	-S[18]	P	P	P	P	-	-	-	
Day Care																					
Day care home	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	Sec. 6.030
Day care center	-	-	-	-	S	S	S	P	P	P	-	S	S	P	P	P	P	S	-	-	Sec. 6.030
Eating and Drinking Establishment																					
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	-	P[7]	P[7]	-	-	-	-	-	
Wine <u>and/or Beer</u> B Boutique	-	-	-	-	-	-	-	P	P	P	P	P	S[18]-	P	P	-	-	-	-	-	
Financial Service	-	-	-	-	-	-	-	-	P	P	P	P	-P[18]	P	P	P	-	-	-	-	
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	
Lodging	-	-	-	-	-	-	-	-	P	P	-	S	-	-	P	-	-	-	-	-	
<u>Bed and Breakfast</u>	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	
Office																					
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	-	-	-	Sec. 6.090
Medical, dental and health practitioner	-	-	-	-	-	-	S[4]	-	P	P	P/S[8]	P/S[8]	S	P	P	P	P	-	-	-	
Parking, Non-Accessory	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	-	-	-	
Retail Sales																					
Convenience goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P/S[12]	P[18]-	-	-	-	-	-	-	-	
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P/S[12]	P[184]	-	-	-	-	-	-	-	
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	-	S	-	-	-	-	
Building supplies and equipment	-	-	-	-	-	-	-	P	P	P	P/S[12]	P/S[12]	-	-	-	-	-	-	-	-	
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	Sec. 6.130
<u>Studio or Instructional or Services</u>	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-	-	

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
Trade School	-	-	-	-	-	-	-	P	P	P	S	S	-	S	S	S	S	-	-		
Vehicle Sales and Service																					
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	-	-	-		
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-		
Fueling station	-	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	-	Sec. 6.040	
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	-	Sec. 6.100	
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	-	S	-	-	-		
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-		
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.190	
WHOLESALE, DISTRIBUTION & STORAGE																					
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	P	-	-		
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-		
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	-	-		
INDUSTRIAL																					
Artisan Industrial	-	-	-	-	-	-	-	-	-	P	-	S[19]-	S[18]-	-	P	P	P	-	-		
Limited Industrial	-	-	-	-	-	-	-	-	-	P[11]	-	-	-	-	P	P	P	-	-		
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-		
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-		
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
RECYCLING																					
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	-	S	S	S	-	-	Sec. 6.110	
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
AGRICULTURE																					
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
OTHER																					
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	-	-	S	S[15]	S[15]	S[15]	-	-	Sec. 7.130	
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	

D. Specific Limitations

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.

- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).
- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.
- [13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [15] *Drive-through banks only.*
- [16] See Section [6.180](#).
- [17] Located on 2nd floor or above.
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.
- [19] Use must include on-site retail sales.
- [20] Requires minimum lot area of 1 acre.

Ord. No. 5463, § 1, 6/2/15; Ord. No. 5571, § 1, 11/22/16

E. Commercial Service

Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products.

1. Building Service

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include contractor offices, janitorial, landscape maintenance, extermination, plumbing, electrical, HVAC, window cleaning and similar services.

2. Business Support Service

Uses that provide personnel services, printing, copying, photographic services or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, caterers, telephone answering services and photo developing labs.

3. Consumer Maintenance and Repair Service

Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service technicians who visit customers' homes or places of business are classified as a "building service."

4. Personal Improvement Service

Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs, personal grooming, instruction and maintenance of fitness, health and well-being. Typical uses include barbers, hair and nail salons, day spas, health clubs, yoga studios, martial arts studios, and businesses purporting to offer fortune-telling or psychic services.

a. Massage Therapy-General Personal Improvement Services

Establishments whose primary business is that of providing massage—defined as any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such persons behalf, will pay money or give other consideration or any gratuity therefor. See also Sec. 6.070 Uses serving individual necessities, such as personal grooming and general well-being. Typical uses include barbers, beauty and nail salons, day spas, and businesses purporting to offer fortune-telling or psychic services.

b. Health and Fitness Services

Uses that provide physical fitness services and leisure time activities. Typical uses include health clubs, yoga studios, martial arts studios, dance studios, and gymnas-tics studios.

c. Studio or Instructional Services

Uses in an enclosed building that focus on providing education, individual or group instruction or training in music, drama, fine arts, arts studios, language or similar activities. Also includes artist studios and photography studios.

d. Massage Therapy Services

Establishments whose primary business is that of providing massage – defined as any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such persons behalf, will pay money or give other consideration or any gratuity therefor. See also Sec. 6.070.

b.e. _____ Tattoo and body piercing establishments (as defined in 410 ILCS 54/1) are also included in the personal improvement service use subcategory but are expressly prohibited in the village, regardless of any underlying or overlay zoning designation.

5. Research Service

Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.

F. Day Care

Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the *Illinois Child Care Act*.

1. Day Care Center

A facility licensed by the State of Illinois that provides day care for more than 8 children or any number of adults. See also [Sec. 6.030](#).

2. Day Care Home

A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of 8 children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also Sec. [6.030](#).

G. Eating and Drinking Establishments

1. Restaurant

Uses that prepare and serve food and beverages for on- or off-premise consumption as their principal business. Typical uses include cafés, restaurants, cafeterias, ice

cream/yogurt shops, coffee shops and similar establishments, which may include a bar area that is customarily incidental and subordinate to the principal use as an eating establishment and that complies with [Chapter 3](#) of the Downers Grove Municipal Code.

2. Wine and/or Beer Boutique

An establishment where the retail sale of wine and/or beer, wine and/or beer tastings and wine and/or beer education seminars/classes are conducted on a regular basis and on-site consumption of wine and beer is allowed subject to provisions of the wine and/or beer boutique license classification (see [Chapter 3](#) of the Downers Grove Municipal Code).

H. Financial Service

Uses related to the exchange, lending, borrowing and safe-keeping of money. Typical examples are banks, credit unions and consumer loan establishments. All of the following are also included in the financial service use subcategory but are expressly prohibited in the village, regardless of any underlying or overlay zoning designation:

1. pawnshops and pawn brokers (as defined in 205 ILCS 510 and in [Chapter 8](#) of the Downers Grove municipal code);
2. establishments that provide (vehicle) title-secured loans or payday loans (as defined in 815 ILCS 122) and similar services; and
3. establishments primarily engaged in buying gold or other precious metals (e.g., cash-for-gold businesses).

I. Funeral and/or Mortuary Service

Uses that provide services related to the death of humans or companion animals, including funeral homes, mortuaries, crematoriums and similar uses.

J. Lodging

Uses that provide temporary lodging for less than 30 days where rents are charged by the day or by the week. Lodging uses may provide food or entertainment on premises.

1. Bed and Breakfast

An owner-occupied private residence that offers sleeping accommodations to guests for rent, in the owner's principal residence. Food may only be served to overnight guests of the bed and breakfast establishment.

K. Office

Uses in an enclosed building, customarily performed in an office, that focus on providing executive, management, administrative, professional or medical services. Specific use types include:

1. Business and Professional Office

Office uses for companies and non-governmental organizations. Examples include corporate office, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. See also [Sec. 6.090](#).

O. Studio or Instructional or Services

Uses in an enclosed building that focus on providing education, individual or group instruction or training in music, dance, drama, fine arts, yoga studios, martial arts studios, language or similar activities. Also includes artist studios and photography studios. See also “personal improvement service” in the commercial services use category.

P.O. Trade School

Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Truck driving schools are classified as “trucking and transportation terminals” (wholesale, distribution and storage use category).

Q.P. Vehicle Sales and Service

Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service subcategory includes the following specific use types:

1. Commercial Vehicle Repair and Maintenance

Uses, excluding vehicle paint finishing shops, that repair, install or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or similar large vehicles and vehicular equipment. Includes truck stops and truck fueling facilities.

2. Commercial Vehicle Sales and Rentals

Uses that provide for the sale or rental of large trucks, large construction or agricultural equipment, aircraft, or similar large vehicles and vehicular equipment.

3. Fueling Station

Uses engaged in retail sales of personal or commercial vehicle fuels, including natural gas fueling stations and rapid vehicle charging stations and battery exchange facilities for electric vehicles. See also [Sec. 6.040](#).

4. Personal Vehicle Repair and Maintenance

Uses engaged in repairing, installing or maintaining the mechanical components of autos, small trucks or vans, motorcycles, motor homes or recreational vehicles including recreational boats. Also includes uses that wash, clean or otherwise protect the exterior or interior surfaces of these vehicles. Does not include vehicle body or paint finishing shops. See also [Sec. 6.100](#).

5. Personal Vehicle Sales and Rentals

Uses that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes or recreational vehicles including recreational watercraft. Typical examples include automobile dealers, auto malls, car rental agencies and moving equipment rental establishments (e.g., U-haul).

6. Vehicle Body and Paint Finishing Shop

Uses that primarily conduct vehicle body work and repairs or that apply paint to the exterior or interior surfaces of vehicles by spraying, dipping, flow-coating or other similar means.

3. Time of Construction and Establishment

- a. Accessory uses may be established only after the principal use of the property is in place, unless approved in accordance with the special use procedures of [Sec. 12.050](#).
- b. Accessory buildings may be established in conjunction with or after the principal building. They may not be established before the principal building is in place.

4. Location

Accessory uses and structures must be located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

5. Accessory Buildings and Structures

a. Applicable Regulations and Standards

Accessory buildings and structures are subject to the same regulations and standards that apply to principal uses and structures on the subject lot, unless otherwise expressly stated. Accessory buildings attached to the principal building by a breezeway, passageway or similar means are subject to the building setback regulations that apply to the principal building.

b. Building Separation

Accessory buildings must be separated by a minimum distance of 10 feet from the principal building on the lot, unless the accessory building is located entirely within the principal building setbacks, in which case no separation is required.

6. Residential Accessory Buildings

The following additional regulations apply to buildings that are accessory to (principal) residential uses:

- a. Accessory buildings are prohibited in street [setbackyards](#).
- b. No more than 3 detached accessory buildings are allowed on any lot.
- c. The aggregate footprint or coverage of all accessory buildings on a lot may not exceed 1,000 square feet or the gross floor area of the principal building, whichever is less.
- d. Residential accessory buildings in the R-4 district are subject to minimum side and rear setbacks of 5 feet. In all other R districts, the minimum side and rear setback for accessory buildings is 6 feet.
- e. Residential accessory buildings may not occupy more than 40% of the rear or side yard area.
- f. Residential accessory buildings may not exceed 23 feet in height, as measured to the highest point on the building.

7. Nonresidential Accessory Buildings

The following additional regulations apply to buildings that are accessory to (principal) nonresidential uses:

- a. Accessory buildings are prohibited in street setbacks.

3. Enlargements and Expansions

- a. Unless otherwise expressly stated, the parking regulations of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measurement used for establishing off-street parking requirements.
- b. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. In other words, there is no requirement to address a lawful, existing parking deficit.

4. Change of Use

When the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this zoning ordinance. In other words, “credit” is given to the most recent lawful use of the property for the number of parking spaces that would be required under this zoning ordinance, regardless of whether such spaces are actually provided. A new use is not required to address a lawful, existing parking deficit.

5. Existing

Existing off-street parking and loading areas may not be eliminated, reduced or modified below the minimum requirements of this article.

Sec. 7.020 Maximum Requirements

Commercial uses requiring 100 or more parking spaces may not provide more than 4.5 spaces per 1,000 square feet of floor area unless otherwise approved through the special use approval process of [Sec. 12.050](#). The special use permit application must include a parking study prepared by professional transportation planner or traffic engineer.

Sec. 7.030 Minimum Motor Vehicle Parking Ratios

Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with [Table 7-1](#).

Table 7-1: Minimum Motor Vehicle Parking Requirements

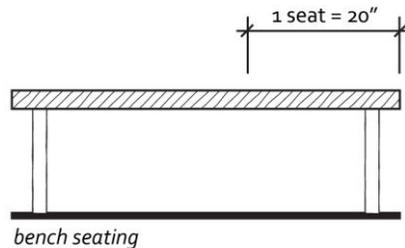
USE CATEGORY	
Subcategory	Minimum Motor Vehicle Parking
Specific use (See Sec. 5.020)	
RESIDENTIAL	
Household Living (except for the following uses)	2 spaces per dwelling unit
Apartment/condo in DB <u>or</u> DC zoning district	1.4 spaces per dwelling unit
Apartment/condo (for persons 62 or older)	0.6 spaces per dwelling unit
Apartment/condo (for persons 62 or older and offering on-site assisted living services)	0.4 spaces per dwelling unit
Group Living	0.5 spaces per bed
PUBLIC, CIVIC AND INSTITUTIONAL	
Aircraft Landing Area	per Sec. 7.040G
College or University	per Sec. 7.040G
Community Center	1 space per 4 occupants (maximum capacity)
Fraternal Organization	4 spaces per 1,000 square feet
Governmental Facility	per Sec. 7.040G

USE CATEGORY	
Subcategory	Minimum Motor Vehicle Parking
Specific use (See Sec. 5.020)	
Hospital	per Sec. 7.040G
Library	5 spaces per 1,000 sq. ft.
Museum or Cultural Facility	2 spaces per 1,000 sq. ft.
Natural Resource Preservation	None
Parks and Recreation	
Park	5 spaces per acre
Swimming pool	10 spaces per 1,000 sq. ft. of water surface
Tennis court	2.25 per court
Religious Assembly	
Existing as of 01-14-1991 and located within 1,000 feet of DC or DB zoning district	1 space per 8 occupants (maximum capacity)
All other	1 space per 4 occupants (maximum capacity)
Safety Service	per Sec. 7.040G
School	
Elementary and Junior High	0.10 spaces per student
Senior High	0.30 spaces per student
Utilities and Public Service Facility	
Minor	None
Major	per Sec. 7.040G
Wireless Telecommunications	None
COMMERCIAL	
Adult Entertainment Establishment	per Sec. 7.040G
Animal Service	3.5 spaces per 1,000 sq. ft.
Assembly and Entertainment (except for the following uses)	1 space per 3 occupants (maximum capacity)
Bowling alley	4 per lane, plus parking required by this section for restaurants, bars, and other affiliated uses
Commercial Service (except for the following uses)	3.5 spaces per 1,000 sq. ft.
Building service	1.17 spaces per 1,000 sq. ft.
Barber shop, beauty salon, Personal improvement services	3 spaces per chair/treatment station 4 spaces per 1,000 sq. ft.
Health club, fitness facility	5 spaces per 1,000 square feet
Studio or instructional services	3.5 spaces per 1,000 sq. ft.
Research service	1.17 spaces per 1,000 sq. ft.
Day Care	2 spaces per 1,000 sq. ft., plus 1 drop-off/pick-up space per 1,000 sq. ft. (not to exceed a minimum of 10)
Eating and Drinking Establishment (except for the following uses)	10 spaces per 1,000 sq. ft. or 1 space per 4 seats, whichever is greater, plus stacking spaces per Section 7.130.
Carry-out restaurant	3.5 spaces per 1,000 sq. ft.
Restaurant with lounge	12.5 spaces per 1,000 sq. ft. or 1 space per 4 seats, whichever is greater
Financial Service	3.5 spaces per 1,000 sq. ft., plus stacking spaces per Sec. 7.130
Funeral or Mortuary Service	12.5 spaces per 1,000 sq. ft.
Lodging	1.25 spaces per room, plus parking required by this section for restaurants, bars, banquet facilities and other accessory uses
Office	
Business and professional office	3 spaces per 1,000 sq. ft.
Medical, dental and health practitioner	4.50 spaces per 1,000 sq. ft.
Parking, Non-Accessory	None
Retail Sales (except for the following uses)	3.50 spaces per 1,000 square feet
Furniture/large appliance store	1.67 spaces per 1,000 sq. ft.
Grocery store over 20,000 sq. ft.	4.0 spaces per 1,000 sq. ft.
Shopping center (multi-tenant)	4.0 spaces per 1,000 sq. ft.
Self-service Storage Facility	0.2 spaces per 1,000 sq. ft.
Studio, Instructional or Service	3-5 spaces per 1,000 sq. ft.

D. Bench Seating

Each 20 inches of seating area in bleachers, pews or similar bench-seating arrangement counts as one seat for the purpose of calculating seating-based parking requirements. See [Figure 7-1](#).

Figure 7-1: Bench Seating Measurement

**E. Occupancy- or Capacity-based Standards**

For the purpose of computing parking requirements based on employees, students, members, residents or occupants, calculations must be based on occupancy standards established by the building code.

F. Unlisted Uses

Upon receiving a development application for a use not specifically listed in the off-street parking schedule, the community development director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with [Sec. 7.040G](#).

G. Establishment of Other Parking Ratios

The community development director is authorized to establish required minimum off-street parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios may be established on the basis of a similar use/parking determination (as described in [Sec. 7.040F](#)), on parking data provided by the applicant or information otherwise available to the community development director. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g., Institute of Transportation Engineers (ITE) or American Planning Association [APA]). Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

Sec. 7.050 Parking Exemptions and Reductions**A. Downtown and Fairview Concentrated Business District**

1. Minimum off-street parking requirements do not apply in the [DC or DB zoning districts](#) [or the Fairview Concentrated Business District](#), except as follows:
 - a. All residential uses, medical offices, and dental or health practitioner offices are required to comply with off-street parking requirements; and

USE CATEGORY	Minimum Bicycle Parking Spaces (% of Motor Vehicle Parking)
Subcategory	
Specific use (See Sec. 5.020)	
Health club, fitness facility	None for first 9 vehicle spaces, then 10% or 2 spaces, whichever is greater
Eating and Drinking Establishment	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Financial Service	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Office	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Retail Sales	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Studio, Instructional or Service	None for first 19 vehicle spaces, then 10% or 2 spaces, whichever is greater

B. Maximum Requirement

The minimum bicycle parking ratios of [Table 7-3](#) notwithstanding, no use is required to provide more than 25 bicycle parking spaces.

C. Location

Bicycle parking spaces must be located in highly visible, illuminated areas that do not interfere with pedestrian movements. Bicycle parking spaces must be located within 100 feet of a customer entrance.

D. Design

Bicycle parking spaces must:

1. consist of bike racks or lockers that are anchored so that they cannot be easily removed;
2. be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
4. be designed so as not to cause damage to the bicycle;
5. facilitate easy locking without interference from or to adjacent bicycles; and
6. have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

Sec. 7.070 Location of Off-Street Parking

A. General

Except as otherwise expressly stated, required off-street parking spaces must be located on the same lot and under the same control as the building or use they are required to serve.

B. Setbacks

Except as otherwise expressly stated, off-street parking areas are subject to the principal building setbacks, exclusive of any additional setbacks for building height, of the subject zoning district.

1. Off-street parking spaces accessory to a detached house, attached house or two-unit house may be located in any driveway. The driveway must be improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.
2. Off-street parking spaces accessory to any religious assembly use that was in existence before April 19, 1965 may be located in a required street setback, provided they are set back at least 5 feet from the right-of-way.

3. Off-street parking spaces for M-1 zoned lots that are located on the west side of Thatcher Road and also abut the Illinois State Tollway right-of-way may be located in the required street setback, provided they are set back at least 5 feet from the right-of-way. Such spaces must be improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.
4. Off-street parking spaces for M-1 zoned lots with frontage on Douglas Road between Rogers Street on the north and Maple Avenue on the south may be located in the required street setback on the Douglas Road frontage, provided that such spaces are improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.

C. Downtown

Parking is prohibited in the street yard of any lot located within a [DC](#), DB or DT zoning district except that parking is allowed on approved driveways serving detached houses, attached houses and two-unit houses.

D. Off-Site Parking

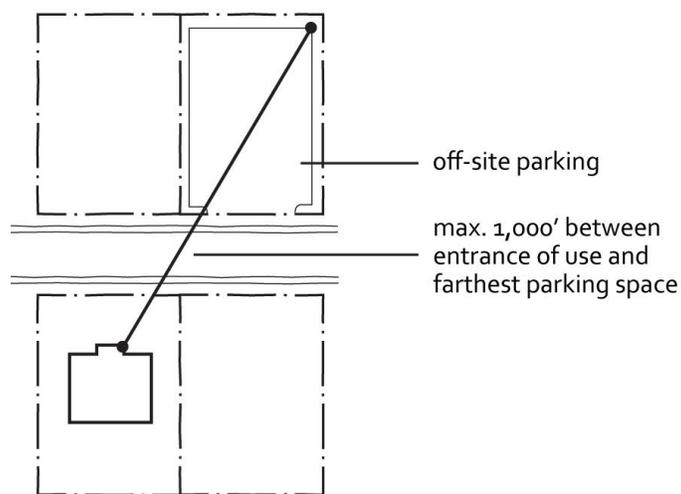
1. When Allowed

All or a portion of required off-street parking for nonresidential use may be provided off-site, in accordance with the regulations of this section. Required accessible parking spaces and parking required for residential uses may not be located off site.

2. Location

Off-site parking areas must be located within a 1,000-foot radius of the use served by such parking, measured between the entrance of the use to be served and the outer perimeter of the farthest parking space within the off-site parking lot. Off-site parking lots are allowed only in zoning districts that permit the principal use to be served by the off-site parking spaces, unless approved as a special use. See [Figure 7-2](#).

Figure 7-2: Off-Site Parking Location



3. Design

Off-site parking areas must comply with all applicable parking area design and parking lot landscape regulations of this zoning ordinance. See [Article 8](#).

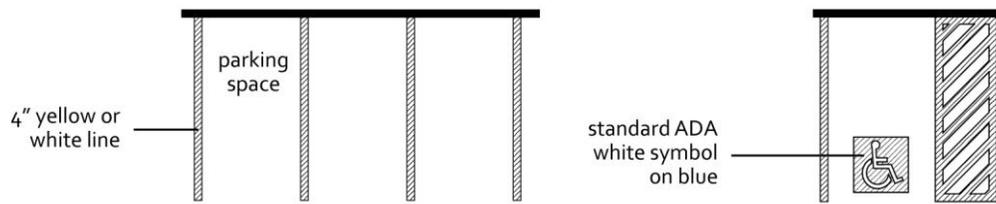
4. Control of Off-Site Parking Area

The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if an agreement is provided, in a form approved by the village attorney, guaranteeing the long-term availability of the parking, commensurate with the use served by the parking. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

Sec. 7.080 Use of Off-Street Parking Areas

- A.** Required off-street parking facilities may be used only for the temporary parking of licensed passenger motor vehicles by residents, tenants, patrons, employees, or guests of the principal or accessory use. Off-street parking spaces required by this zoning ordinance must be maintained for the life of the principal use.
- B.** Off-street parking spaces may not be leased to uses not on-site, including but not limited to schools and commuter parking, unless approved by a special use or shared parking agreement. Property owned by the village, state or federal government is exempt from this provision.
- C.** Off-street parking facilities may not be used for the parking of vehicles for the purpose of displaying the same for sale unless the principal use of the property on which the parking facility is located is the business of selling or leasing used or new vehicles. This provision is not intended to prohibit an owner or occupant of R-zoned property from displaying vehicles for sale on the property's off-street parking facilities provided the vehicle is owned by the owner or occupant of the residential property. Except for flagrant or repeated violations, the village will endeavor to obtain voluntary compliance with the restrictions on displaying cars for sale prior to initiation of enforcement proceedings.
- D.** No vehicle repair or service of any kind shall be permitted in conjunction with off-street parking facilities in a residential or business zoning district, except for minor repairs or service on vehicles owned by an occupant or resident of the premises. The sale of gasoline and motor oil in conjunction with off-street parking facilities is not permitted in any residential zoning district.
- E.** No vehicle with a gross weight in excess of 8,000 pounds may be stored overnight on a lot in a business, ~~or~~ employment or special purpose zoning district unless the vehicle is being used in connection with a business currently operating on such lot, if the vehicle is serving a particular business on such lot or if the vehicle is providing a service to or activity upon such lot.
- F.** No vehicle with a gross vehicle weight in excess of 8,000 pounds, except vehicles registered as recreational vehicles under the Illinois Motor Vehicle Code; and no contractor's equipment, materials, supplies and tools, including the trailers used to haul such items and snow plow blades, may be stored or parked on any lot in any residential zoning district, unless:
 - 1.** the vehicle, equipment, supplies or tools are located within a completely enclosed building, or
 - 2.** the vehicle, equipment, supplies or tools are being used in connection with a legitimate service actually being rendered for the benefit of the subject lot.

Figure 7-4: Parking Lot Markings



D. Surfacing

All outdoor parking spaces must be properly engineered and improved with a compacted stone base and surfaced with asphaltic concrete, or other comparable all-weather, dustless material. Plans and materials must be approved by the public works director.

E. Wheel Stops

In all parking lots containing 5 or more parking spaces, wheel stops must be installed where necessary to prohibit vehicle overhang onto adjacent pedestrian ways or landscape areas. Plans must be approved by the public works director.

F. Curb and Gutter

Combination concrete curb and gutter or concrete barrier curbs are required around the perimeter of all parking lots containing 5 or more parking spaces and around all landscape islands and divider medians. Alternatives to curb and gutter that comply with the village's best management practices for stormwater may be approved at the sole discretion of the public works director.

G. Drainage

The recommended slope of a parking lot to the drain is a minimum 1%, with a 1.5% or 2% recommended minimum in all directions.

H. Landscaping

All off-street parking lots containing 5 or more spaces must be landscaped in accordance with [Sec. 8.020](#) and [Sec. 8.030](#).

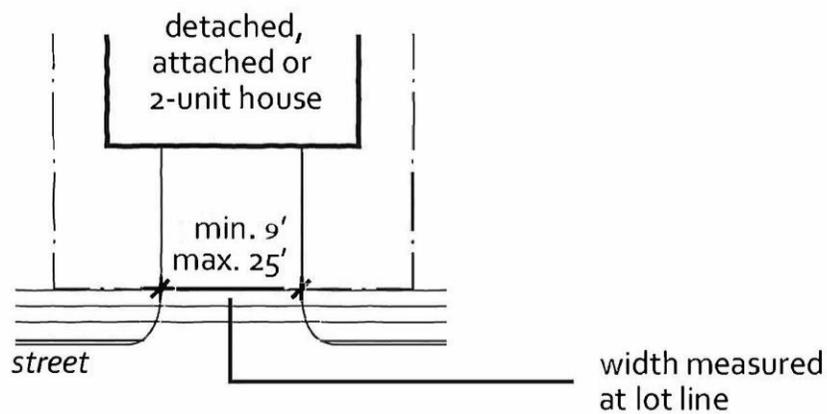
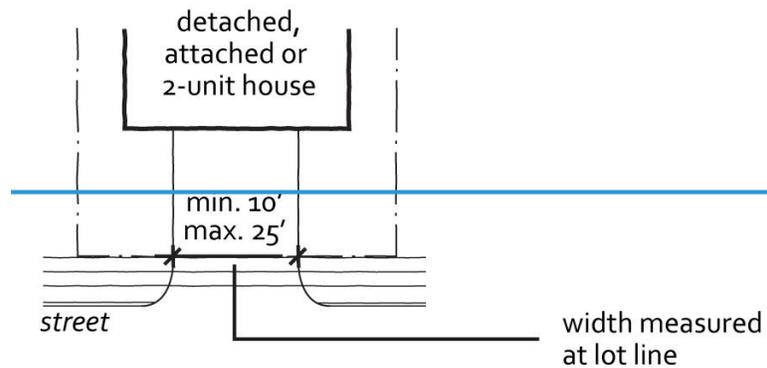
I. Lighting

See the outdoor lighting regulations of [Sec. 10.030](#).

J. Access

1. Each required off-street parking space must open directly upon an aisle or driveway with a width and design that provides a safe and efficient means of vehicular access to the parking space.
2. All off-street parking must be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with motorized and non-motorized traffic.
3. Driveways leading to detached garages or parking areas serving a detached house, attached house or two-unit house must be at least ~~10-9~~ 10 feet in width. No driveway serving a detached house, attached house or two-unit house across public property or requiring a curb cut may exceed 25 feet in width, excluding any flared pavement portion, as measured at the lot line. See [Figure 7-5](#).

Figure 7-5: Driveway Width



4. All other uses must be designed with appropriate means of vehicular access from the street, as approved by the public works director.
5. All driveways must be improved with a compacted stone base and surfaced with asphalt, concrete or other comparable all-weather, dustless material.

Sec. 7.110 Pedestrian Circulation

An on-site circulation system for pedestrian and non-motorized travel must be provided in accordance with the requirements of this section. These pedestrian circulation requirements do not apply to lots occupied by detached houses, two-unit houses or attached houses.

A. Connection to the Street

The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. See [Figure 7-6](#).

Bank/financial institution	4 spaces per drive-through lane
Car wash	2 spaces per approach lane, plus 2 drying spaces at end of bay
Vehicle repair/maintenance	2 per service bay
Gasoline pump	2 spaces per pump per side
Restaurant	8 total spaces, with at least 3 spaces between order and pick-up station
Other	3 spaces per lane, ordering station or machine

D. Stacking Lane Dimensions, Design and Layout

- Stacking lanes must be designed so that they do not interfere with parking movements or safe pedestrian circulation. Stacking lanes must have a minimum width of 10 feet.
- All stacking lanes must be clearly identified, through such means as striping, landscaping, pavement design, curbing and/or signs.

E. Setbacks

Stacking lanes must be set back at least 50 feet from any abutting residential zoning district ~~and at least 25 feet from all other lot lines.~~

F. Noise

Sound attenuation walls, landscaping or other mitigation measures may be required to ensure that drive-through facilities will not have adverse noise-related impacts on nearby residential uses.

G. Site Plans

Site plans must show the location of drive-through windows and associated facilities (for example: communications systems and access aisles), as well as adjacent residential uses.

Sec. 7.140 Off-Street Loading

A. Minimum Ratios

Off-street loading spaces must be provided in accordance with [Table 7-7](#).

Table 7-7: Off-street Loading Requirements

Use Type	Minimum Loading Spaces Required
Multi-unit or Mixed-use Residential	
Under 60 units	None
60+ units	1 space per 60 units
Nonresidential	
Under 20,000 square feet	None
20,000–99,999 square feet	1
100,000+ square feet	1 space per 100,000 square feet

B. Design and Location

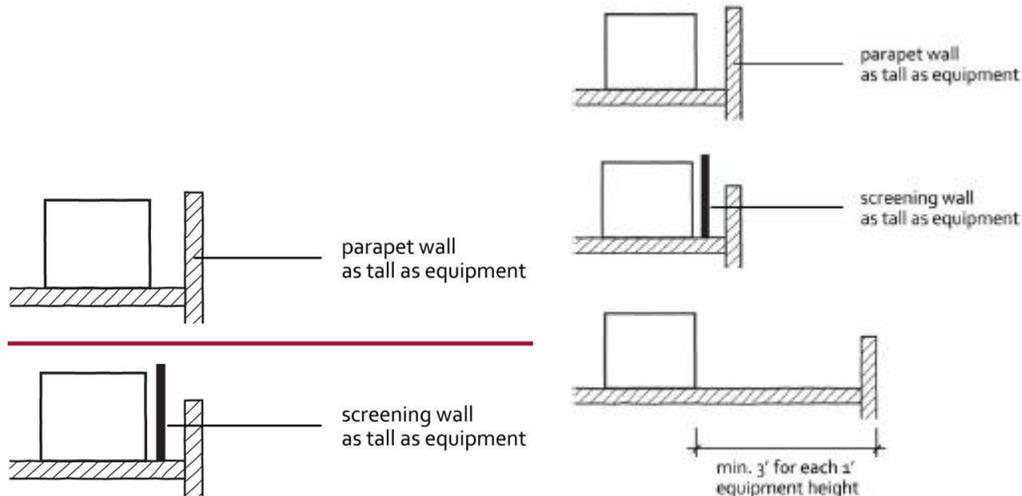
- Off-street loading spaces must be at least 12 feet in width and 35 feet in length unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of 35 feet in length, in which case the minimum size of a loading space is 12 feet by 55 feet. All loading spaces must have a minimum vertical clearance of 14 feet.
- All loading spaces must be located on the subject lot and include sufficient maneuvering space to prevent interference with pedestrian or vehicular circulation on the subject site and on public streets and sidewalks, as determined by the community development director.

C. Roof-mounted Mechanical Equipment

Roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) must be screened from ground-level view in one of the following ways (and as illustrated in [Figure 8-13](#)):

1. a parapet that is as tall as the tallest part of the equipment;
2. a screen around the equipment that is at least as tall as the tallest part of the equipment, with the screen providing at least 80% direct view blocking and which is an integral part of the building's architectural design; or
- 2-3. an equipment setback from roof edges that is at least 3 feet in depth for each one foot of equipment height.

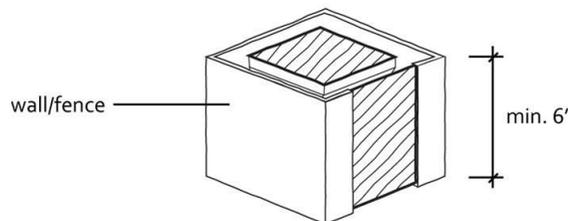
Figure 8-13: Screening of Roof-mounted Equipment



D. Refuse/Recycling Containers

Refuse/recycling and similar containers must be located on an appropriately designed concrete or other paving material pad and apron and screened from view of streets and all abutting lots with a wall or other screening material providing at least 80% direct visual screening at least 6 feet in height. Refuse/recycling containers may not be located in street yards. Enclosure doors must be located and designed so that, to the maximum extent possible, they do not face towards an abutting property, sidewalk, or street. Residential dwellings utilizing curbside pick-up service are exempt from these screening requirements. See [Figure 8-14](#).

Figure 8-14: Screening of Refuse/Recycling Containers



E. Outdoor Storage of Materials, Supplies and Equipment

All stored materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate consumer or user must be screened by a fence, wall, dense hedge, or combination of such features with a minimum height of ~~6-8~~ feet at the time of installation.

F. Landscape Materials and Design

Landscape material used to satisfy the screening requirements of this section must be evergreens and are subject to the landscape material and design regulations of [Sec. 8.060](#).

Sec. 8.050 Landscape Plans

All applications for development and construction activities that are subject to the landscape and screening regulations of this article must be accompanied by a landscape plan. No building permit or similar authorization may be issued until the ~~village forester~~[Community Development Director](#) determines that the landscaping and screening regulations of this article have been met.

Sec. 8.060 Landscape Material and Design

A. Landscaping with Required Landscape Areas

All required landscape areas must be sodded or seeded with turf grass or appropriate ground cover. Alternatives that comply with the village's best management practices for stormwater are also allowed. Areas not required to be covered with live plant material must be covered with organic, biodegradable mulch.

B. Existing Trees and Vegetation

Existing non-invasive trees may be counted toward satisfying the landscaping and screening regulations of this article if they are located within the subject area and they comply with the plant height and size requirements of this section.

C. Plant Selection

1. Trees and plants selected for required landscape areas must be well-suited to the microclimate and on-site soil conditions.
2. Trees and plant material must comply with the specifications found in American Standards for Nursery Stock (ASNS).
3. Invasive species may not be used to meet landscape requirements.
4. All plant materials are subject to the approval of the [Community Development Director](#)~~village forester~~.

D. Trees

1. Ornamental

Ornamental trees used to satisfy the requirements of this article must be at least 4 feet in height at time of installation.

2. Shade

Shade trees used to satisfy the requirements of this article must be a minimum 2.5-inch caliper at time of installation.

E. Shrubs

Shrubs used to satisfy the requirements of this article must be at least 18 inches in height at time of installation.

F. Ornamental Grasses and Perennials

Ornamental grasses and perennials used to satisfy the requirements of this article must be at least 12 inches in height at time of installation.

G. Curbs and Vehicle Barriers

Landscaped areas in or abutting parking lots must be protected by concrete curbing, anchored wheel stops, or other durable barriers approved by the [Community Development Director](#) or [village forester](#). Alternative barrier designs that provide improved infiltration or storage of stormwater are encouraged. Curbs protecting landscape areas may be perforated, have gaps or otherwise be designed to allow stormwater runoff to pass through them.

H. Installation

1. All landscaping must be installed in a sound manner and in accordance with accepted landscape planting practices.
2. Newly planted trees may not be staked or guyed unless they are unable to stand upright without support. Any staking and guying materials must be removed within one year of installation.

I. Maintenance

The property owner, occupant, tenant and respective agent of each, if any, are jointly and severally responsible for the maintenance and protection of all required landscaping, in accordance with all of the following regulations:

1. Landscaping must be kept reasonably free of visible signs of insects and disease and appropriately irrigated to enable landscaping to exist in a healthy growing condition.
2. Landscaping must be mowed or trimmed in a manner and at a frequency appropriate to the use of the material and species on the site so as not to detract from the appearance of the general area. Growth of plant material at maturity must be considered where future conflicts such as view, signage, street lighting, utilities and circulation might arise.
3. All landscaping must be maintained to minimize property damage and public safety hazards, including removal of invasive species, dead or decaying plant material, and removal of low-hanging branches next to sidewalks and walkways obstructing street lighting.
4. All pruning must be done in accordance with ANSI A300 (part 1) "Standards for Tree Care Operations—Pruning." Tree topping is prohibited. Crown reduction pruning may be used instead to reduce the height of a tree when necessary. Topped trees may not be counted toward tree planting requirements.
5. Failure to maintain landscaping is a violation of this ordinance.

Sec. 8.070 Alternative Compliance

In order to encourage creativity in landscape and screening design and to allow for flexibility in addressing atypical, site-specific development/redevelopment challenges, the [Community Development Director](#) or [village forester](#)

~~forester~~ is authorized to approve alternative compliance landscape plans when the Community Development Director ~~village forester~~ determines that one or more of the following conditions are present:

- A. the site has space limitations or an unusual shape that makes strict compliance impossible or impractical;
- B. conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this article;
- C. safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
- D. creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this article.

- A. any sign or structure that constitutes a hazard to public health or safety;
- B. any signs attached to utility, traffic signal poles, light poles, or standards except for governmental signs;
- C. signs, that by their color, location, or design resemble or conflict with traffic control signs or signals;
- D. except for governmental signs erected by, or on behalf of, the unit of government having jurisdiction, no sign may be located on the public right-of-way, or affixed to or upon public property. This prohibition includes any sidewalk, parkway, crosswalk, curb, curbstone, street lamppost, hydrant, tree, shrub, tree stake or guard, electric light or power, CATV, telephone or telegraph system, fire alarm, lighting system, public bridge, drinking fountain, trash receptacle, street sign or traffic sign;
- E. portable signs, except for sandwich board signs that are allowed in the DC, DB, DT and Fairview concentrated business districts;
- F. vehicle signs when the vehicle is not licensed, insured or operational;
- G. advertising off-premise signs;
- H. moving signs;
- I. LED and flashing signs;
- J. signs with bare bulb illumination, except for marquees located in the DC, DB, DT or Fairview concentrated business districts;
- K. attention-getting devices;
- L. signs containing exposed gas tubing, exterior to the building, including argon and neon;
- M. roof signs;
- N. box-type signs in the DC, DB, DT or Fairview concentrated business districts;
- O. any sign that advertises, identifies, or pertains to a business no longer conducted, or a product no longer sold, on the premises where such sign is located, within the previous 30 days;
- P. any sign painted directly on a wall, roof, or fence;
- Q. any sign placed or attached to a telecommunications tower, pole or antenna;
- R. signs containing manual changeable copy consisting of more than 2 lines, except that fueling stations, governmental agencies, schools and religious assembly uses have up 4 lines of manual changeable copy. The changeable copy surface area is included in the total surface area allowed;
- S. signs containing electronic changeable copy/message board;
- T. single pole signs with a base of less than 2 feet in width; and
- U. any other sign not expressly permitted in this article.

Ord. No. 5472, § 1, 7/21/15

Sec. 9.030 Signs Allowed without a Sign Permit

The following signs do not require a sign permit and are subject to the following regulations:

- A. No more than 8 permits for temporary signs may be issued in any calendar year for a single lot. Permits may be valid for a maximum period of 7 days. Applications for temporary sign permits must be approved by the village and must contain at minimum a general description of the sign, including size and lighting.
- B. All temporary signs must be properly maintained while displayed and be able to withstand all weather elements.
- C. Temporary signs may not contain changeable copy.
- D. Temporary signs may not exceed 32 square feet in area.
- E. A maximum of one temporary sign may be permitted for each street frontage on a lot.
- F. All temporary signs must be removed by the person or organization that erected or caused the erection of the sign within 3 days of the end of the event to which they relate, or at the end of the maximum period for which the sign is allowed, whichever date comes first.
- G. Temporary window signs are exempt from sign permit requirements. However, unless they are promoting an upcoming event of a nonprofit agency, such temporary window signs are subject to the restrictions regarding allowable area for window signs.
- H. Temporary signs may not be located above the first floor in the [DC](#), DB, DT and Fairview Avenue Concentrated Business Districts.
- I. The following additional regulations apply to all (temporary) development signs.
 - 1. A sign permit must be obtained before the erection of any development sign. A sign permit may be issued in connection with the following types of developments after the village has issued a final approval for the development.
 - a. Residential developments of 3 or more dwelling units.
 - b. Commercial, industrial or institutional developments consisting of at least 20,000 square feet of land area.
 - 2. Only one development sign per street frontage is permitted.
 - 3. Development signs may not exceed 36 square feet in area.
 - 4. Development signs must be removed at such time a final certificate of occupancy is issued. If more than one final certificate of occupancy will be issued for the development, the development signs must be removed when at least 75% of the final certificates of occupancy have been issued.
 - 5. Development signs may display only information pertinent to the entity or entities participating in the development project.

Sec. 9.050 Sign Regulations Generally

The regulations of this section ([Sec. 9.050](#)) apply to signs in all areas of the village except the [DC](#), DB and DT zoning districts and the Fairview concentrated business district.

A. Maximum Total Sign Area

The maximum allowable sign area may not exceed 1.5 square feet per linear foot of tenant frontage, plus any signs expressly excluded from maximum sign area calculations. Buildings set back more than 300 feet from the abutting street right-of-way are allowed a maximum

must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign.

H. Window Signs

1. First floor businesses are allowed permanent and temporary window signs covering a maximum of 25% of each window. The window sign area is in addition to the total maximum allowable sign area.
2. Businesses located above the first floor are allowed permanent window signs of individual letters or etching, covering up to 25% of one window per floor per tenant.

Ord. No. 5472, §2, 7/21/15

Sec. 9.060 Sign Regulations for Downtown and the Fairview Concentrated Business District

The regulations of this section ([Sec. 9.060](#)) apply in the DC, DB and DT zoning districts and the Fairview concentrated business district.

A. Maximum Total Sign Area

The maximum allowable sign area may not exceed one square foot per linear foot of tenant frontage or 300 square feet, whichever is less, plus any signs expressly excluded from maximum sign area calculations.

B. Box Signs Prohibited

Box-type signs are prohibited.

C. Monument, Shingle and Freestanding Signs

Unless otherwise expressly stated, each lot is allowed either one monument sign, one shingle sign or one freestanding sign, subject to the following regulations.

1. Monument Sign

Monument signs may not exceed 20 square feet in area per side or a height of 7 feet. Monument signs must be set back at least 8 feet from all interior lot lines. No street setback applies. Monument signs must display the address number of the subject property with numbers or characters between 8 and 10 inches in height. Address numbers are excluded when calculating the area of the monument sign.

2. Shingle Sign

Shingle signs may not exceed 10 square feet in area per side or a height of 7 feet. Shingle signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

3. Freestanding Sign

Freestanding signs may not exceed 20 square feet in area per side or a height of 7 feet. Freestanding signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

D. Landscaping

The base of all freestanding and monument signs must be landscaped. Every permit application for a monument sign must be accompanied by a landscape plan demonstrating compliance with the following standards:

must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign.

H. Window Signs

1. First floor businesses are allowed permanent and temporary window signs covering a maximum of 25% of each window. The window sign area is in addition to the total maximum allowable sign area.
2. Businesses located above the first floor are allowed permanent window signs of individual letters or etching, covering up to 25% of one window per floor per tenant.

Ord. No. 5472, §2, 7/21/15

Sec. 9.060 Sign Regulations for Downtown and the Fairview Concentrated Business District

The regulations of this section ([Sec. 9.060](#)) apply in the DC, DB and DT zoning districts and the Fairview concentrated business district.

A. Maximum Total Sign Area

The maximum allowable sign area may not exceed one square foot per linear foot of tenant frontage or 300 square feet, whichever is less, plus any signs expressly excluded from maximum sign area calculations.

B. Box Signs Prohibited

Box-type signs are prohibited.

C. Monument, Shingle and Freestanding Signs

Unless otherwise expressly stated, each lot is allowed either one monument sign, one shingle sign or one freestanding sign, subject to the following regulations.

1. Monument Sign

Monument signs may not exceed 20 square feet in area per side or a height of 7 feet. Monument signs must be set back at least 8 feet from all interior lot lines. No street setback applies. Monument signs must display the address number of the subject property with numbers or characters between 8 and 10 inches in height. Address numbers are excluded when calculating the area of the monument sign.

2. Shingle Sign

Shingle signs may not exceed 10 square feet in area per side or a height of 7 feet. Shingle signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

3. Freestanding Sign

Freestanding signs may not exceed 20 square feet in area per side or a height of 7 feet. Freestanding signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

D. Landscaping

The base of all freestanding and monument signs must be landscaped. Every permit application for a monument sign must be accompanied by a landscape plan demonstrating compliance with the following standards:

gade to which it is attached and may not exceed 6 square feet in area. First floor projecting signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign. Projecting signs may not be internally illuminated.

H. Awning Signs

Awning or canopy signs are allowed, subject to the following requirements:

1. Awnings and canopies may not extend above the first floor of the building to which it is attached and must be constructed and erected so that the lowest portion of the awning or canopy is at least 8 feet above the ground directly beneath it.
2. Awning or canopy signs may include only the name, address, and logo of the business conducted within the building. No advertising may be placed on any awning or canopy sign. Lettering must be painted or otherwise permanently affixed to the awning or canopy.

I. Under-Canopy Signs

Under-canopy signs must be attached to the underside of the soffit or ceiling of a canopy. The face of any such sign may not exceed 12 inches in height or 4 feet in length. Such signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign.

J. Window Signs

1. First floor businesses are allowed permanent and temporary window signs covering a maximum of 25% of each window. The window sign area is in addition to the total maximum allowable sign area.
2. Businesses located above the first floor are allowed permanent window signs of individual letters or etching, covering up to 25% of one window per floor per tenant. Window signs above the first floor may not be illuminated by means of exposed gas tubing including, but not limited to, argon, neon or neon-like substances.

K. Heritage Signs

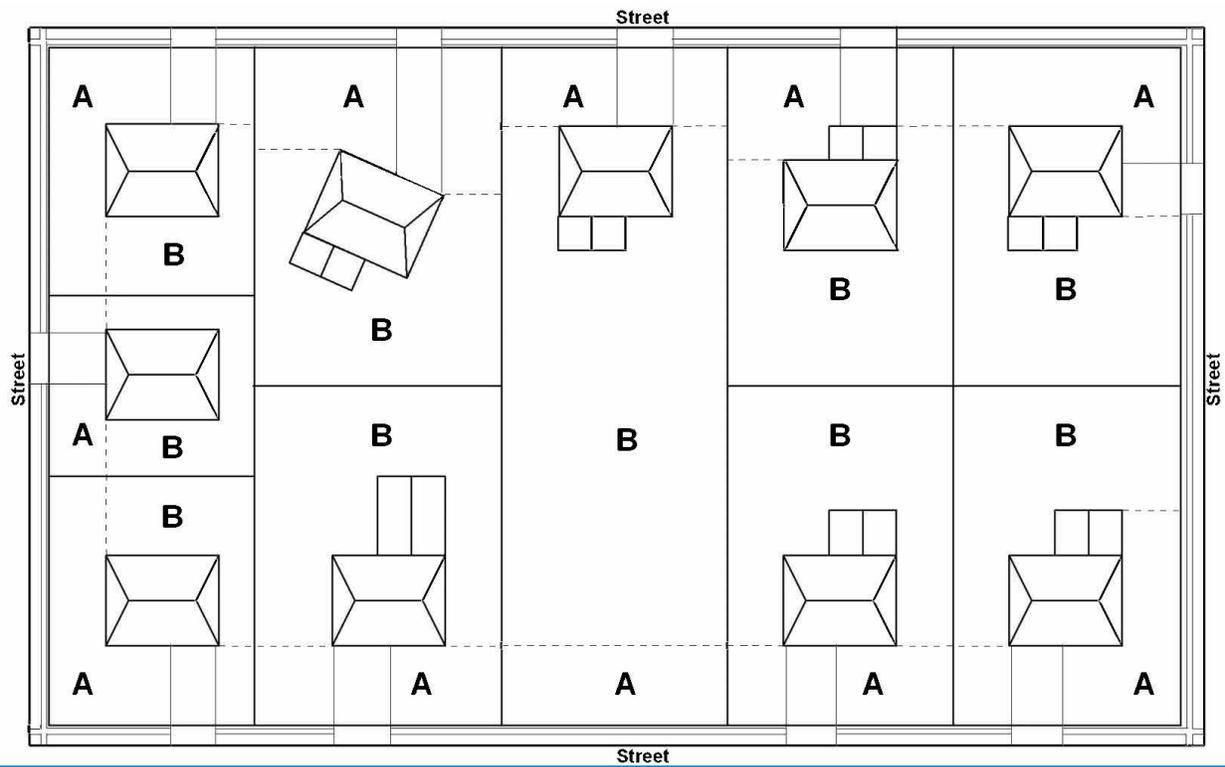
Signs in place in the DC, DB or DT zoning districts or Fairview concentrated business district before January 1, 1965 are hereby deemed to be “heritage signs” and are allowed to remain in place and be maintained in any manner to allow for continued use. In order to be deemed a “heritage sign,” the owner of the sign must provide conclusive evidence to the community development director that the sign was in place before January 1, 1965.

L. Sandwich Board Signs

First floor businesses are allowed up to one sandwich board sign, not to exceed 6 square feet in area. They are not counted in calculating the maximum sign area allowed on a lot. Sandwich board signs are allowed within the public right-of-way, provided the following requirements are met:

1. A license agreement must be entered into in a form and amount approved by the village indemnifying and holding the village harmless from liability and naming the village, its officers and employees as an additional insured on a general liability insurance policy. Such license agreements require the approval and signature of the village manager.

Figure 10-1: Residential Fence Regulations

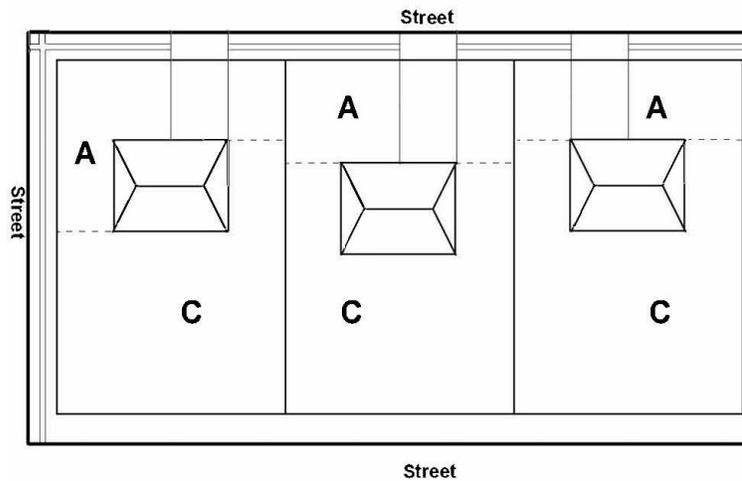


Fence Regulations Quick Guide

A – Fences may be open and not exceed four feet in height.

B and C – Fences may be open or solid and not exceed six feet in height.

Figure 10-2: Residential Multi-Frontage Fence Regulations



C. Fences in Nonresidential Districts

Fences in nonresidential zoning districts are subject to the general regulations of [Sec. 10.010A](#) and the nonresidential district regulations of this subsection.

1. Street Yards

Open-design fences up to 8 feet in height are permitted in street yards.

2. The community development director is authorized to determine whether adequate proof of nonconforming status has been provided by the subject owner.
3. Building permits, lawfully recorded plats, aerial photography owned by the village and other official government records that indicate lawful establishment of the use, lot or structure constitute conclusive evidence of nonconforming status. If such forms of conclusive evidence are not available, the community development director is authorized to consider whether other forms of evidence provided by the applicant are reliable and adequate to document nonconforming status. Common examples of evidence that may be determined to be reliable and adequate include:
 - a. professional registrations or licenses;
 - b. utility billing records;
 - c. leasing records;
 - d. advertisements in dated publications;
 - e. listings in telephone or business directories; and
 - f. notarized affidavits affirming the date of lawful establishment of the use, lot or structure.
4. The community development director's determination of nonconforming status may be appealed in accordance with [Sec. 12.100](#).

E. Repairs and Maintenance

1. Nonconformities must be maintained to be safe and in good repair.
2. Repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted unless the work increases the extent of the nonconformity or is otherwise expressly prohibited by this zoning ordinance.
3. Nothing in this article is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized order of a public official.

F. Change of Tenancy or Ownership

Nonconforming status runs with the land and is not affected by changes of tenancy, ownership, or management.

Sec. 11.020 Nonconforming Lots

A. Description

A nonconforming lot is a lot that was lawfully created in accordance with lot area and lot width regulations in effect at the time of the lot's establishment but that does not comply with currently applicable lot area or lot width regulations.

B. Use of and Building on Nonconforming Lots

1. A nonconforming lot in an R district may be used as a building site for a single detached house or accessory structure, subject to compliance with applicable lot and building regulations other than those pertaining to lot area and lot width, except that when 2 or more contiguous nonconforming lots are held in common ownership, the lots must be

consolidated in order to meet or come closer to meeting applicable minimum lot area and lot width requirements. Except that lot consolidations are not required when:

a. an addition does not exceed 350 square feet; or

b. an addition does not include the installation of a foundation, footers or piers; or

~~a-c.~~ _____ or the construction of an accessory structure is less than 800 square feet.

2. Nonconforming lots in nonresidential districts may be utilized for any use allowed in the subject zoning district, provided that:
 - a. the lot area and lot width are not less than 75% of the minimums required in the subject zoning district, or the lot width is not less 50 feet and the lot area is not less than 7,500 square feet;
 - b. if the zoning allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area and lot width standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.
 - c. when 2 or more contiguous nonconforming lots are held in common ownership, the lots must be consolidated in order to meet or come closer to meeting applicable minimum lot area and lot width requirements.
3. All flag lots lawfully created before March 18, 2008 are deemed nonconforming lots. In addition to complying with the other nonconforming lot provisions of this section, nonconforming flag lots are subject to the following additional requirements:
 - a. the pole of the flag lot must be at least 20 feet in width;
 - b. an access corridor, including a paved surface with a width of at least 10 feet, must be maintained along the entire length of the pole. No encroachments that would interfere with emergency vehicle access are allowed within this access corridor;
 - c. the street setback must be measured from a line parallel to the street where the lot meets the minimum width requirement of the subject zoning district;
 - d. the address of the flag lot must be clearly displayed within 3 feet of the property line adjacent to the public street and in a manner that clearly differentiates the flag lot from abutting property; and
 - e. if there is no fire hydrant located within 60 feet of the street property line of the pole section of the flag lot, a fire hydrant must be installed at the property owner's expense. If a new hydrant is required, it must be operational prior to issuance of an occupancy permit. The fire department may, in its sole discretion, permit the property owner to install a dry-system standpipe on the flag lot property instead of requiring a new hydrant to be installed.
4. All lots created by lot split before May 16, 2006 may be improved provided any such improvement complies with the lot and building regulations of the subject zoning district, provided that:

J. Transferability

Special use approval runs with the land and is not affected by changes of tenancy, ownership, or management.

K. Amendments

Amendments to approved special uses may be approved in accordance with the following requirements. The special use amendment procedures may not be used to vary or modify zoning ordinance standards.

1. Minor Amendments

- a. The community development director is authorized to approve the following minor amendments to approved special uses:
 - (1) any amendments expressly authorized as minor amendments at the time of special use approval;
 - (2) the addition of customary accessory uses and structures; and
 - (3) changes to the development site or to structures necessitated by engineering, architectural or physical limitations of the site that could not have been foreseen at the time the special use permit was approved and that are not otherwise classified as major amendments pursuant to [Sec. 12.050K.2](#).
- b. Applications for minor amendments to approved special uses must be filed in a form established by the community development director. If no action is taken on the minor amendment application within 20 days of filing of a complete application, the minor amendment is deemed denied.

2. Major Amendments

- a. All of the following constitute major amendments to approved special uses:
 - (1) an increase in overall building coverage by more than 5%;
 - (2) an increase in building height by more than 10% or 5 feet, whichever is less;
 - (3) an overall reduction in the amount of common open space or landscaping;
 - (4) a reduction in off-street parking by more than 10% or one space, whichever results in a greater reduction;
 - (5) a change in the vehicle circulation pattern that would increase points of access, change access to another street or increase projected traffic volumes; and
 - (6) any combination of 3 or more minor changes that were not expressly authorized by the approved special use permit.
- b. Major amendments to an approved special use must be processed as a new special use application, including all requirements for fees, notices and public hearings.

L. Successive Applications

If a special use application is denied, no substantially similar application may be accepted for the same property for 12 months from the date of denial by the village council.

Sec. 12.060 Zoning Compliance Determination

A. Applicability

A zoning compliance determination must be obtained before any structure is erected, reconstructed or structurally altered. The Community Development Director may assess a fee for said determination in accordance with Chapter 1 of the Municipal Code.

B. Exemptions

The community development director is authorized to exempt accessory structures from the requirement to obtain a zoning compliance determination if the community development director determines that the accessory structure constitutes a de minimis alteration or addition to the property.

C. Procedure

1. Zoning compliance determinations must be accompanied by information the community development director deems necessary to enable an accurate determination of whether the proposed improvements will comply with the provisions of this zoning ordinance.
2. If the community development director determines that the improvements comply with all applicable provisions of this zoning ordinance, the zoning compliance determination must be issued.
3. If the community development director determines that the improvements do not comply with all applicable provisions of this zoning ordinance, the permit must be denied and the community development director must provide a written explanation of the reasons for denial.

Sec. 12.070 Administrative Adjustments

A. Intent

These administrative adjustments procedures are intended to provide a streamlined approval procedure for relatively minor forms of zoning relief. While most variations require a public hearing before the zoning board of appeals (see [Sec. 12.090](#)), the community development director is authorized to approve the administrative adjustments identified in [Sec. 12.070B](#) without a public hearing.

B. Authorized Administrative Adjustments

1. The community development director is authorized to grant the following administrative adjustments for principal and accessory buildings or structures:
 - a. a reduction of the minimum required lot area by up to 10%;
 - b. a reduction of the minimum required lot width by up to 10%; ~~and~~
 - c. a reduction of minimum required setbacks by up to 10% or 2 feet, whichever is greater; ~~and-~~
 - ~~c.d.~~ a reduction of the minimum required driveway width by up to 1 foot.
2. The community development director is authorized to grant an administrative adjustment reducing minimum required off-street parking or loading requirements by up to 10% or one space, whichever is greater.

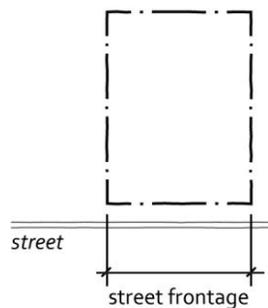
Sec. 14.080 Building Coverage

Building coverage is measured as the area of the lot that is occupied by principal and accessory buildings and by structures with a surface area of more than 4 square feet and a height of 18 inches or more, including pergolas and pools. All areas beneath a roof are counted for purposes of measuring building coverage, except on R-zoned lots with a lot width of 60 feet or less, detached garages in the rear yard and rear-loading attached garages with a building footprint of 500 square feet or less are not counted towards overall building coverage provided that the detached garage in the rear yard or the rear-loading attached garage is the only garage on the subject property.

Sec. 14.090 Street Frontage

Street frontage is measured between side lot lines of a lot along the lot line that abuts the street. See [Figure 14-5](#).

Figure 14-5: Street Frontage Measurement



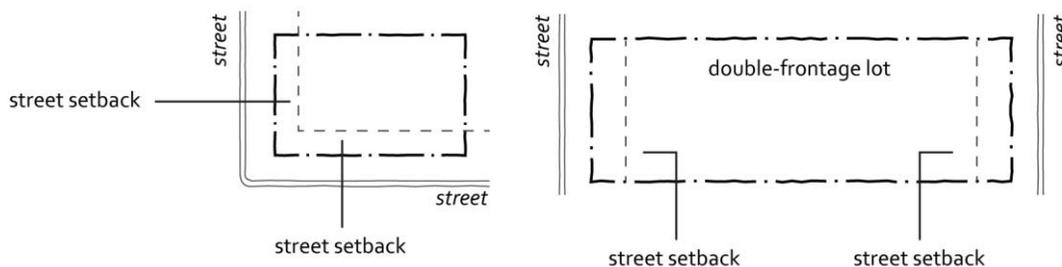
Sec. 14.100 Setbacks

A. Measurement

Setbacks are measured from the referenced lot line to the closest point of the building or structure.

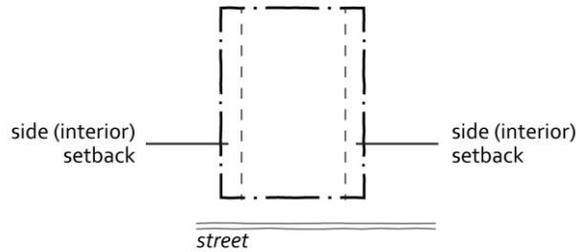
1. Street setbacks are measured from all lot lines that abut a street. See [Figure 14-6](#). On corner lots, street setbacks apply along both streets, but applicable street setback requirements may be reduced along one of the street frontages if necessary to allow a building width of 30 feet. On double-frontage lots, street setbacks apply along both opposing lot lines that abut the street.

Figure 14-6: Street Setback Measurement



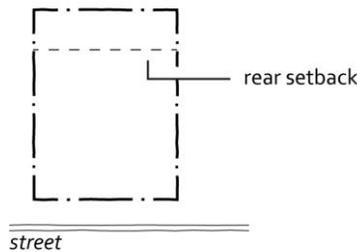
2. Side (interior) setbacks are measured from all side lot lines that do not abut a street. See [Figure 14-7](#). Interior side setbacks do not apply to attached or abutting walls in an attached house development.

Figure 14-7: Side (interior) Setback Measurement



3. Rear setbacks are measured from the rear lot line. See [Figure 14-8](#).

Figure 14-8: Rear Setback Measurement



B. Permitted Obstructions

Setback-Yards in all zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in [Table 14-1](#).

Table 14-1: Permitted Setback-Yard Obstructions

Obstruction/Projection	Permitted in these <u>Setback-Yards</u>			Minimum Setback/ Maximum Encroachment <u>into required setback</u>
	Street	Side	Rear	
A/C units, generators, compressors, transformers, pool, rainwater collection and geothermal equipment (ground-mounted)	No[1]	Yes	Yes	10 ft. min. setback in R-1 7 ft. min. setback in R-2 6 ft. min. in R-3, R-5, R-5A, R-6 5 ft. min. setback in all other districts
Air conditioner (window unit only)	Yes	Yes	Yes	No setback required
Antenna, amateur radio	No	No	Yes	
Antenna, receive-only and satellite dish	No	Yes	Yes	
Arbor, pergola or trellis	Yes	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Architectural building features (e.g., sills, belt courses, cornices, <u>wing walls</u>)	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Awning, canopy architectural light shelf or solar shading device	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft. (nonresidential districts - 2.5 ft. max. encroachment in street setback)
Balcony	No -Yes	No -Yes	Yes	<u>Must meet required district street and side yard setbacks.</u> 10 ft. max. encroachment <u>in rear yard</u>
Basketball standards and backboards	Yes	Yes	Yes	
Bay window (1st floor only; with or without foundation)	Yes	Yes	Yes	Street setback - 1.5 ft. max. encroachment Side setback - 1.5 ft. max. encroachment if setback is < 6 ft. or 2 ft. max. encroachment if setback is ≥ 6 ft. Rear setback - 2.5 ft. max. encroachment

Obstruction/Projection	Permitted in these Setback- s Yards			Minimum Setback/ Maximum Encroachment <u>into required setback</u>
	Street	Side	Rear	
Breezeway	No	No	Yes	10 ft. max. max. encroachment
Chimney	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Clothesline	No	No Yes	Yes	± 5 ft. min. setback
Compost pile or container (See Chapter 13 of the municipal code)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Deck or patio, uncovered and open-air (see also "porch," below)	Yes	Yes	Yes	5 ft. max. encroachment in <u>required</u> street setback 5 ft. min. setback in side setback and rear setback
Dog house or dog run	No	No	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Driveway or uncovered walk	Yes	Yes	Yes	1 ft. min. setback
Eaves and gutters	Yes	Yes	Yes	In street setback and rear setback - 2.5 ft. max. encroachment In side setback - 2 ft. max. encroachment
Electric vehicle charging equipment	Yes	Yes	Yes	In front and rear - 2.5 ft. max. encroachment In side - 2 ft. max. encroachment
Fence	Yes	Yes	Yes	See also Sec. 10.010
Fire escape (open or lattice enclosed, fireproof outside stairways)	Yes	Yes	Yes	2 ft. max. encroachment
Fireplace, fire pit, outdoor cooking/kitchen areas (See Chapter 13 of the municipal code)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Flag pole	Yes	Yes	Yes	Equal to the height of the pole; no max. encroachment of flag beyond lot line
Garage (detached)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Garden features (e.g., cold frames, hoop houses, greenhouses)	No	No Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Gazebo	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Parking, open	Yes	Yes	Yes	See also Sec. 7.070
Playground equipment & playhouses (excluding equipment located on public parks and playgrounds or on school or day care center playgrounds, tot lots)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Porch, covered and open on at least 3 sides (see also "deck," above)	Yes	No Yes	Yes	5 ft. max. encroachment in street setback and rear setback (See also Sec. 14.100C) <u>Must meet required district side yard setbacks</u>
Shed, <u>carport</u> or storage structure	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Sign	Yes	No	No	See Article 9
Solar panel (building-mounted)	No	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Solar panel (ground-mounted)	No	Yes	Yes	2 ft. max. encroachment in side setback; 10 ft. max. encroachment in rear setback. See also Sec. 6.010M
Sport courts & accessory lighting	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Sports equipment	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Steps (for access to building or lot; max. 4 feet above grade)	Yes	Yes	Yes	1 ft. min. setback
Swimming pool (in-ground & above-ground) & hot tubs	No	Yes	Yes	10 ft. min. setback in R-1 and R-2 districts 7 ft. min. setback in all other R districts

Obstruction/Projection	Permitted in these Setback- sYards			Minimum Setback/ Maximum Encroachment into required setback
	Street	Side	Rear	
Walkway (covered)	No	No	No	In residential districts - principal building setbacks apply In nonresidential districts - no side or rear setback required
Wall	Yes	Yes	Yes	See also Sec. 10.010
Wall, retaining	Yes	Yes	Yes	1 ft. min. setback
Yard features (e.g., ornamental light standards, anchored lawn furniture and decorations, sundials, statues, bird baths, ponds, sculptures, seat walls , etc.)	Yes	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Wheelchair lifts and ramps that meet federal and state accessibility standards	Yes	Yes	Yes	1 ft. min. setback
Window wells	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.

[1] Except for single family residential uses, units may be located on the building’s primary street facade and in front of a bump as long as the unit is screened by a wing wall made of the same material as the primary façade which is attached to the primary building via a full foundation and is at least as tall as the equipment.

C. Front Porches

Front porches on R-zoned lots may encroach a maximum of 5 feet into a required street setback, subject to the following restrictions:

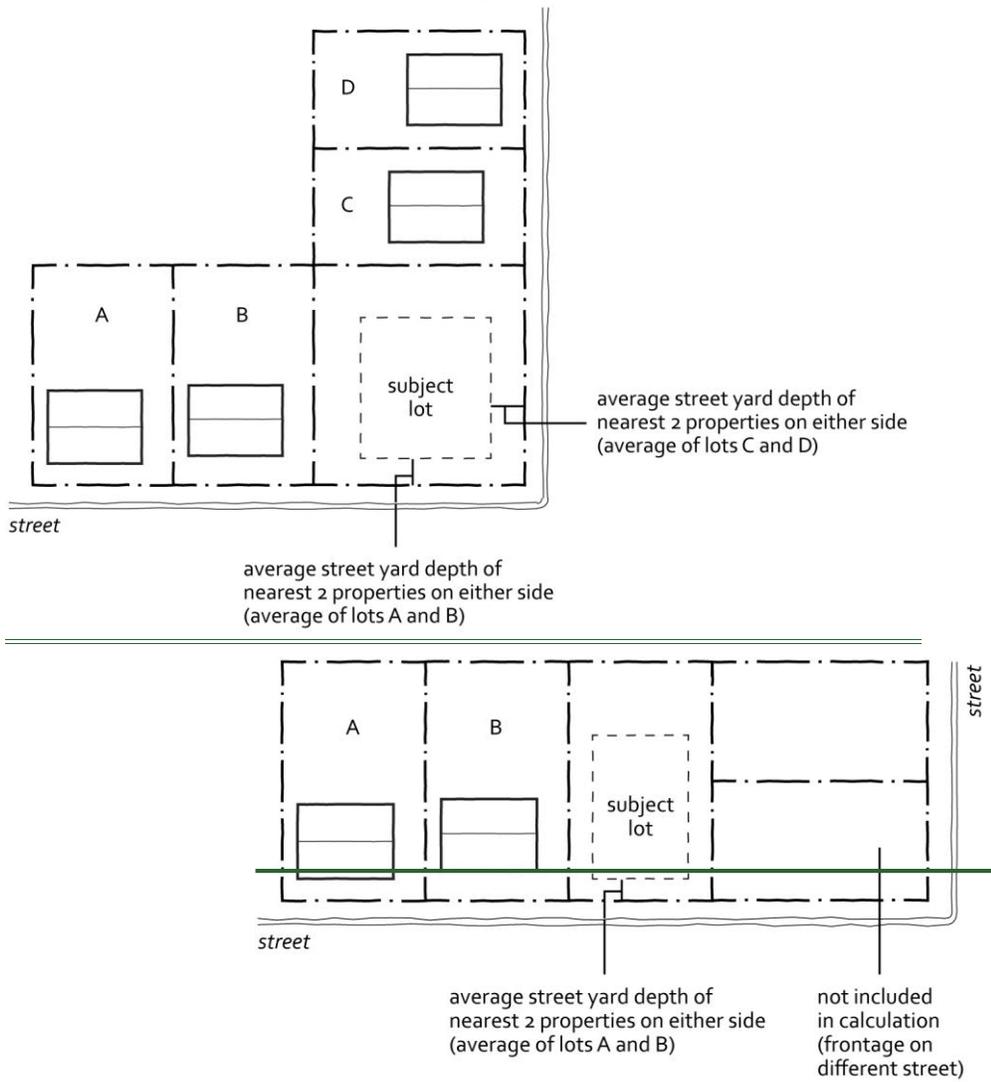
1. Front porches with a total footprint of 250 square feet or less are not counted towards overall lot or building coverage.
2. The total amount of porch encroachment into any required street setback may not exceed 250 square feet.
3. Porches that are constructed after September 1, 2006 and encroach into the street setback must remain open and not be converted into occupiable floor area at any time.
4. On lots with multiple frontages, porches may encroach into only one street setback.
5. Occupiable floor area and porch/deck space is prohibited above or below a porch that encroaches into a required street setback.

D. Contextual Setbacks

When existing buildings on one or more abutting lots are closer to the street property line than the otherwise required street setback, additions to existing buildings or construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district’s minimum street setback requirement.

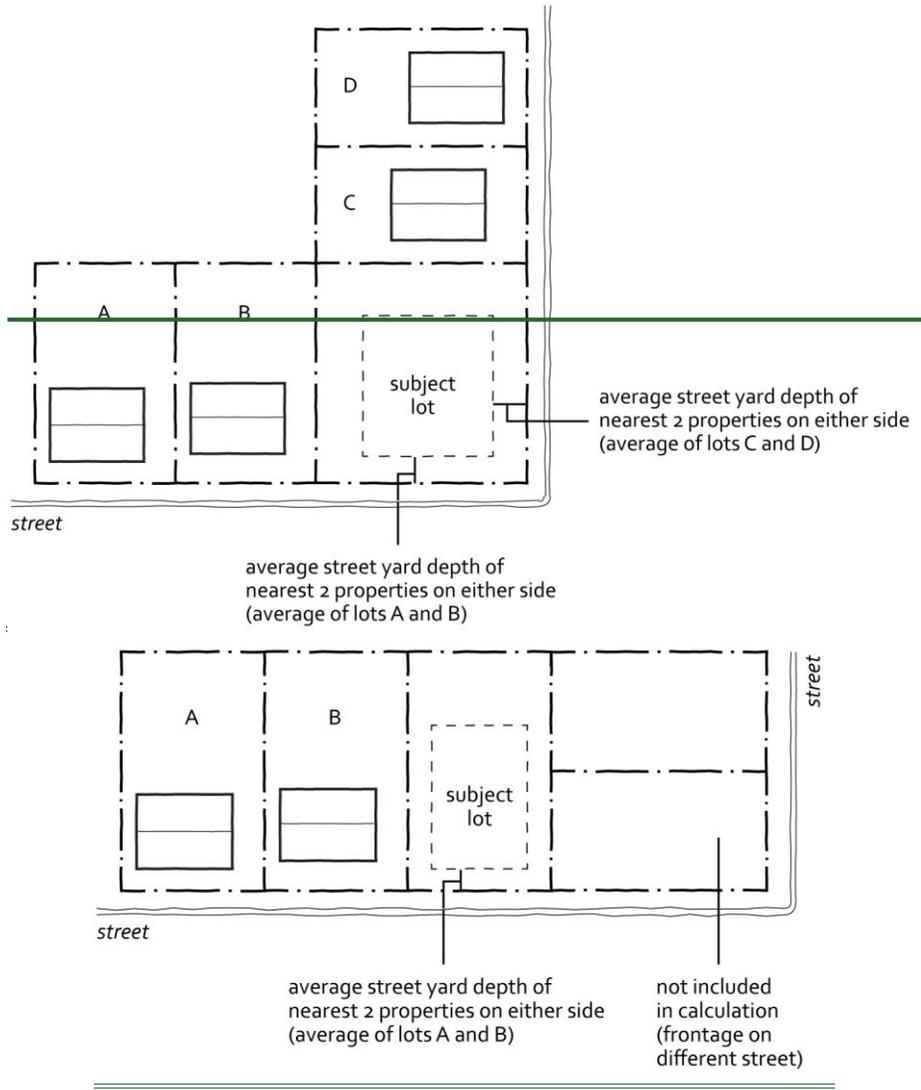
1. If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district. See [Figure 14-9](#).

Figure 14-11: Contextual Setbacks



4. When the subject lot abuts a corner lot with frontage on the same street, the average street yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot. See [Figure 14-12](#).

Figure 14-12: Contextual Setbacks

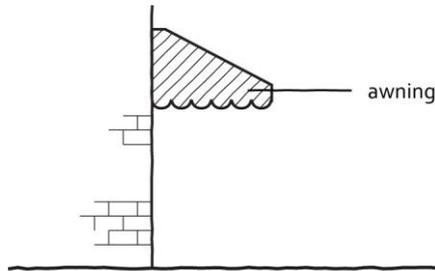


5. These contextual setback provisions may not be used to reduce the setback of a street-facing garage door to less than 20 feet.

Awning

An overhang made of cloth or similar materials attached to a structure for decoration or protection from sunlight and precipitation. See [Figure 15-1](#).

Figure 15-1: Awning



Sec. 15.050 Words and Terms Beginning with “B”

Balcony

A projecting platform that is open and enclosed by a railing or balustrade, and which is suspended or cantilevered from, or supported solely by, the principal structure.

Banner

A temporary sign composed of lightweight material enclosed or not enclosed in a rigid frame, secured or mounted to a permanent structure.

Backhaul Network

The lines that connect a provider's telecommunications towers/cell sites to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.

Bare Bulb Illumination

Exposed or uncovered lighting elements.

Basement

A floor of a building having some but not more than one-half of its floor-to-ceiling height below grade. (Also see “cellar”)

Base (Zoning) District

Any zoning district that is not an overlay district.

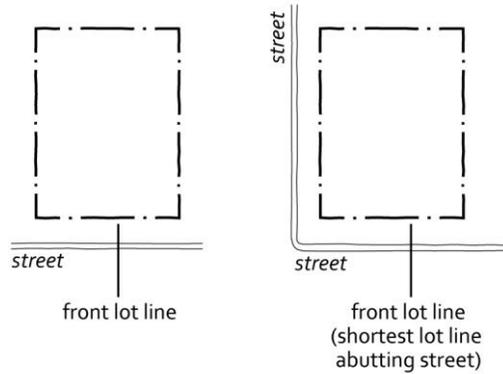
Battery Charging Station

An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

Battery Exchange Station

A facility designed to enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery for a more fully charged battery through an automated process.

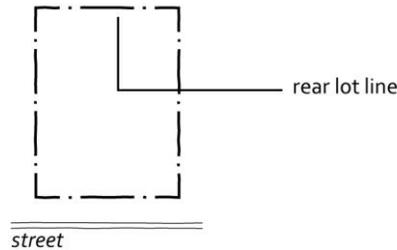
Figure 15-11: Front Lot Line



Lot Line, Rear

The lot line most nearly parallel to and located the furthest distance from the front lot line. See [Figure 15-12](#).

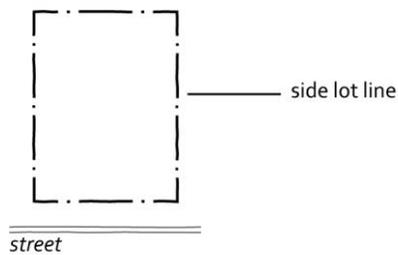
Figure 15-12: Rear Lot Line



Lot Line, Side

Lot lines other than front or rear lot lines. See [Figure 15-13](#).

Figure 15-13: Side Lot Line



Lot Split

A division of real property located within the corporate limits of the Village which resulted in a land division that was approved by the Plan Commission prior to May 16, 2006.

Lot Width

See [Sec. 14.060](#).

Lot, Zoning Lot or Parcel

See "Lot of Record."

Solar Energy System

A system intended to convert solar energy into thermal, mechanical or electrical energy.

Solar Energy System, Building-Integrated

A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

Solar Energy System, Structure-Mounted

A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.

Solar Energy System, Flush-Mounted

A solar energy system that is mounted flush with a finished building surface, at no more than 6 inches in height above that surface.

Solar Energy System, Ground-Mounted

A solar energy system mounted on the ground and not attached to any other structure other than structural supports.

Solar Panel

A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.

Story

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or if there is no floor above it then the space between the floor and the ceiling above the floor of such story.

Structure

Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground. Common examples include buildings, freestanding signs, back stops for tennis courts, canopies and awnings, pump islands, at- or above- grade walkways, swimming pools, antennae, and pergolas.

Structural Alterations

Any change in the supporting members of a structure, such as bearing walls or partitions, columns, beams, or girders, excepting such alterations as may be required for the safety of the structure.

Studio, Instructional or Service

See [Sec. 1.010A](#).

Structure, Principal

A structure, other than an accessory structure, in which the principal use of the lot is conducted.

Sec. 15.250 Words and Terms Beginning with “V”

Vacant

Land on which there are no structures or only structures that are secondary to the use or maintenance of the land itself.

Vehicle Body and Paint Finishing Shop

See [Sec. 5.050P.6.](#)

Vehicular Use Area

An area that is devoted to use by or for motor vehicles, including off-street parking areas (accessory or non-accessory); off-street loading areas; vehicle storage areas; fuel stations; car washes; drive-through service areas and auto sales lots. Enclosed areas and access drives used solely for access between the street and the vehicular use area are not considered part of a vehicular use area.

Vehicle Sales and Service

See [Sec. 5.050P.](#)

Veterinary Care

See [Sec. 5.050B3.](#)

Vibration

A periodic displacement of the earth measured in inches.

Sec. 15.260 Words and Terms Beginning with “W”

Walkways, At- or Above-grade, Covered

Covered structures for pedestrian access, connecting structures on 2 adjacent lots.

Warehouse

See [Sec. 5.060C.](#)

Wholesale, Distribution and Storage Use Category

See [Sec. 5.060.](#)

Wholesale Sales and Distribution

See [Sec. 5.060D.](#)

Wine and/or Beer Boutique

See [Sec. 5.050G.2.](#)

Wireless Telecommunications

See [Sec. 5.040P.](#)

**Sec. 15.270 Words and Terms Beginning with “X”
RESERVED**

Article 2 | Residential Districts

Sec. 2.010	The Districts	2-1
Sec. 2.020	Allowed Uses	2-1
Sec. 2.030	Lot and Building Regulations	2-1
Sec. 2.040	Generally Applicable Regulations	2-4

Sec. 2.010 The Districts

A. List

The village’s residential zoning districts are listed in [Table 2-1](#). When this zoning ordinance refers to “residential” zoning districts or “R” districts, it is referring to the districts in [Table 2-1](#).

Table 2-1: Residential Zoning Districts

Map Symbol	District Name
R- 1	Residential Detached House 1
R- 2	Residential Detached House 2
R- 3	Residential Detached House 3
R- 4	Residential Detached House 4
R-5	Residential Attached House 5
R-5A	Residential Attached House 5A
R-6	Residential Apartment/Condo 6

B. Description

Downers Grove’s residential zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential uses are also allowed.

Sec. 2.020 Allowed Uses

Principal uses are allowed in R districts in accordance with [Table 5-1](#). Only one principal building and use may be located on a single lot in the R districts.

Sec. 2.030 Lot and Building Regulations

The lot and building regulations of [Table 2-2](#) apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 2-2: R District Lot and Building Regulations

Regulations	R-1	R-2	R-3	R-4	R-5	R-5A	R-6
Minimum District Area (square feet)	20,000	15,000	10,500	7,500	8,7120	87,120	87,120
L1 Minimum Lot Area (square feet)							
Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
Attached house (applies to development not individual units)	–	–	–	–	8,000	8,000	10,500
Two-unit house	–	–	–	–	10,500	10,500	10,500
Apartment/condo	–	–	–	–	–	–	10,500
Other buildings/uses	20,000	15,000	10,500	7,500	10,500	10,500	10,500
Minimum Lot Area per Dwelling Unit (square feet)							
Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
Attached house	–	–	–	–	4,000	4,000	2,500

5. O-R-M, Office Research and Manufacturing District

The O-R-M district is primarily intended to accommodate office, research & development and limited manufacturing, processing and assembly activities.

6. M-1, Light Manufacturing District

The M-1 district is primarily intended to accommodate office, research and employment uses, including very low-impact industrial activities.

7. M-2, Restricted Manufacturing District

The M-2 district is primarily intended to accommodate office, research and employment uses, including low-impact industrial activities.

Sec. 3.020 Allowed Uses

Principal uses are allowed in business and employment districts in accordance with [Table 5-1](#). Only one principal building may be located on a single lot in the B, O and M districts.

Sec. 3.030 Lot and Building Regulations

The lot and building regulations of [Table 3-2](#) apply to all principal uses and structures in B, O and M districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 3-2: B, O and M District Lot and Building Regulations

Regulations		B-1	B-2	B-3	O-R	O-R-M	M-1	M-2
	Minimum District Area (acres)	2	4	4	10	5[1]	6	6
L1	Minimum Lot Area (square feet)	–	–	–	–	20,000	20,000	20,000
	Minimum Lot Area Per Dwelling Unit (square feet)	Same as R6		–	–	–	–	–
	Maximum Floor Area Ratio (FAR)	0.40	0.75	0.75	0.75[2]	0.80/1.00[3]	1.00	1.00
	Maximum Building Coverage (% of lot)	–	–	–	–	–	60	60
	Building Setbacks (feet)							
S1	Street (see also Sec. 3.040)	25	25	25	75[6]	35[7]	35[7]	35[7]
S2	Side (interior)	–[4]	–[4]	–[4]	30[6]	10[8]	10[8]	20[7][9]
S3	Rear (residential floors)	30	30	30	–	–	–	–
S3	Rear (nonresidential floors)	–[5]	–[5]	–[5]	50[6]	10[8]	10[8]	20[7][9]
	Min. Landscaped Open Space (% of lot)[10]	10	10	10	20	15	10[11]	10
	Maximum Building Height (feet)	35	35	60	112	126/140[3]	37-5	37-5

Notes to Table 3-2

- [1] No minimum district area required north of Ronald Reagan Memorial Tollway or to property zoned M-1 or M-2 on 10-25-1982.
- [2] Buildings with a floor area ratio (FAR) in excess of 0.50 are subject to the following: (1) required parking for floor area in excess of 0.50 FAR must be located underground or in parking garage and (2) landscaped open space must be provided on at least 20% of the lot.
- [3] South of Ronald Reagan Memorial Tollway/North of Ronald Reagan Memorial Tollway.
- [4] On lots abutting R districts, minimum side setback of abutting R district must be provided, plus one foot of additional setback for each foot of building height above 20 feet. See [Figure 3-1](#).
- [5] On lots abutting rear lot line of property in R district, a minimum 20-foot rear setback is required, plus one foot of setback per foot of building height above 20 feet. On lots abutting side lot line of property in R district, minimum side setback of abutting R district must be provided, plus one foot of additional setback per foot of building height above 20 feet.
- [6] Plus one foot of additional setback for foot of building height above 50 feet.
- [7] Plus one foot of additional setback for each 2 feet of building height above 35 feet.
- [8] On lots abutting property in R district, a minimum 30-foot setback is required, plus one foot of additional setback for each 2 feet of building height above 20 feet. Parking must be set back at least 15 feet from abutting R district.
- [9] Minimum 75-foot setback required abutting R district.

Article 4 | Special Purpose Districts

Sec. 4.010	D, Downtown Districts.....	4-1
Sec. 4.020	INP, Institutional and Public Districts.....	4-3
Sec. 4.030	PUD, Planned Unit Development Overlay District	4-6

Sec. 4.010 D, Downtown Districts

A. List

The village’s downtown zoning districts are listed in [Table 4-1](#). When this zoning ordinance refers to “downtown” zoning districts or to “D” districts, it is referring to the districts in [Table 4-1](#).

Table 4-1: Downtown Zoning Districts

Map Symbol	District Name
DC	Downtown Core
DB	Downtown Business
DT	Downtown Transition

B. Description

1. DC, Downtown Core

The DC, Downtown Core, zoning district regulations are intended to maintain and promote a vibrant and compact core within the downtown area for shopping, dining and entertainment with residential uses above. The district regulations are further intended to encourage a broad range of uses and high-quality development. The DC district is designed for the types of development appropriate in the downtown area.

2. DB, Downtown Business

The DB, Downtown Business, zoning district regulations are 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. The DB district is designed for the types of development appropriate in the downtown business area. It is intended to be mapped only in the area shown on the zoning map as of June 7, 2005, except that:

- a. the DB Downtown Business district may be mapped on property contiguous to that area on property classified as of June 7, 2005, within the DT district; and
- b. upon a finding by the village council that there exists specific extraordinary circumstances, the DB district may be mapped on property classified within other zoning districts abutting the existing DB District.

3. DT, Downtown Transition

The DT, Downtown Transition, zoning district regulations are intended to accommodate and promote transitional land uses and development patterns between the DB or DC zoning district and nearby low-density residential areas. The regulations are 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. The DT district is intended to be mapped only abutting the DB or DC district.

C. Allowed Uses

Principal uses are allowed in downtown districts in accordance with [Table 5-1](#). Only one principal building may be located on a single lot in the D districts.

D. Lot and Building Regulations

The lot and building regulations of [Table 4-2](#) apply to all principal uses and structures in D districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Article 14](#). Additional regulations governing accessory uses and structures can be found in [Sec. 6.010](#). See also [Figure 2-1](#).

Table 4-2: D District Lot and Building Regulations

Regulations		DC	DB	DT
L1	Minimum Lot Area (square feet)			
	Detached house	-	-	7,500
	Attached house (applies to development not individual units)	-	-	10,500
	Two-unit house (applies to development not individual units)	-	-	10,500
	Apartment/condo (applies to development not individual units)	-	-	10,500
	Other nonresidential buildings/uses	-	-	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	900	800	1,800/4,000[1]
L2	Minimum Lot Width (feet)	-	-	50
	Minimum Building Setbacks (feet)			
S1	Street	-	-[2]	10[3]
S2	Side (interior)	-	-[4]	5
S3	Rear	-	-[5]	20
	Build-to Zone			
	Minimum/maximum (feet)	0/5	0/10	-
	Minimum percent of building in primary street BTZ	80	80	-
	Minimum percent of building in secondary street BTZ	30	30	-
	Maximum Floor Area Ratio			
	Apartment/condo	-	-	2.5
	Nonresidential	-	-	2.5
C	Maximum Building Coverage (% of lot, principal + accessory)	-	-	-
	Building Height (feet)			
	Maximum	40/3 [7]	70	36/3[6][8]
	Minimum	24/2 [9]	32	-

- [1] Attached house and apartment-condo / detached house and two-unit house .
- [2] When the extension of a front or street side lot line coincides with a front or street side lot line of an abutting R-zoned lot, a street setback must be provided on the DB-zoned lot. The street setback in such cases must extend at least 35 feet from the abutting R-zoned lot and be at least as deep as the street setback required on the abutting R-zoned lot. A street setback at least 8 feet in depth must be provided along the remainder of the front or street side lot line. See [Figure 4-1](#).
- [3] No street setback required if street lot line abuts DB zoning districts.
- [4] A side setback is required when abutting the side or rear lot line of an R-zoned lot. The setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See [Figure 4-2](#).
- [5] A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least 20 feet in depth, plus one foot of additional setback for each foot of building height in excess of 20 feet. When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot of additional setback for each foot of building height in excess of 20 feet. See [Figure 4-3](#).
- [6] Detached houses, attached houses and two-unit houses subject to 35-foot maximum height.

- [7] Maximum height is 40 feet or three stories, whichever is less.
- [8] Maximum height is 36 feet or three stories, whichever is less.
- [9] Minimum height is 24 feet or two stories, whichever is more

Figure 4-1: DB District Street Setback Abutting R-Zoned Lot

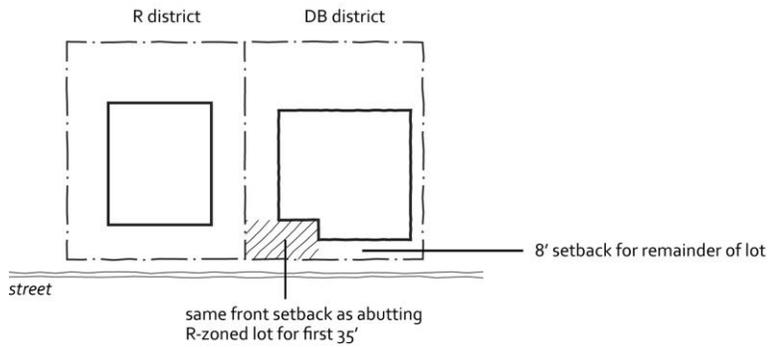


Figure 4-2: DB District Side Setback Abutting R-Zoned Lot

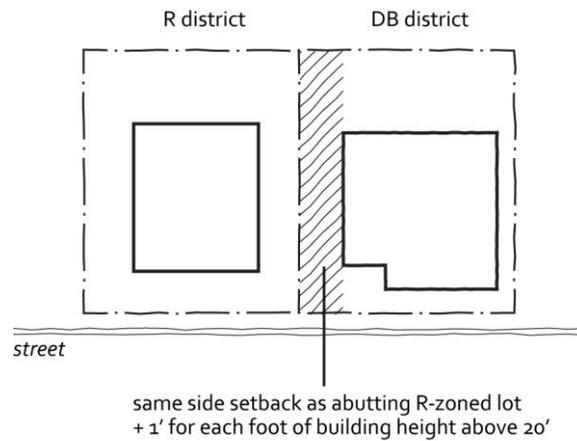
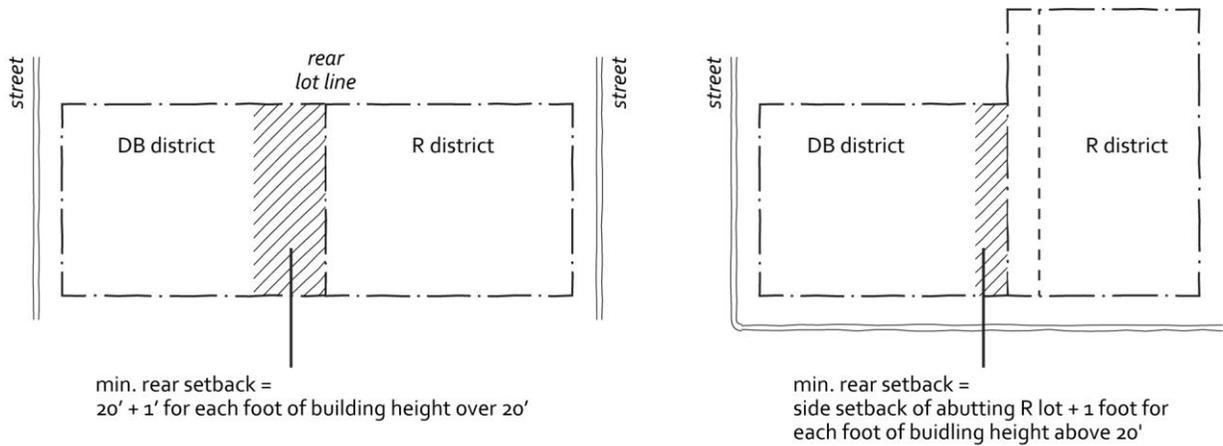


Figure 4-3: DB District Rear Setback Abutting R-Zoned Lot



Sec. 4.020 INP, Institutional and Public Districts

A. Mapping

The INP, Institutional and Public zoning district designations may be applied regardless of ownership of the land on which the use is located. INP zoning designations are not intended

to be applied to land owned by a governmental or institutional entity but used for non-governmental service or non-institutional use.

B. INP-1, Neighborhood-scale Institutional and Public District

1. Purpose

The INP-1, Neighborhood-scale Institutional and Public district, is intended to accommodate small-scale, low-intensity public, civic, and institutional uses that are commonly found in or near residential neighborhoods.

2. Allowed Uses

Principal uses are allowed in INP-1 districts in accordance with [Table 5-1](#). Multiple principal uses and buildings are allowed on a single lot in the INP-1 district.

3. Lot and Building Regulations

a. Maximum District Area

In order to maintain the intended neighborhood-scale character of the INP-1 district, the maximum contiguous INP-1 zoned area may not exceed 4 acres.

b. Setbacks and Other Lot and Building Regulations

The size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, except that no minimum lot area, minimum lot width or street frontage requirements apply in an INP-1 district.

4. Other Regulations

Development in an INP-1 district is subject to all other applicable regulations of this zoning ordinance, including parking, landscaping, sign and other regulations of general applicability.

C. INP-2, Campus-scale Institutional and Public District

The INP-2, Campus-scale Institutional and Public district, is intended to accommodate development and expansion of large public, civic and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

1. Allowed Uses

Principal uses are allowed in the INP-2 district in accordance with [Table 5-1](#). Additional uses may be approved in the INP-2 district only if expressly approved as part of an institutional master plan. Multiple principal uses and buildings are allowed on a single lot in the INP-2 district.

2. Development Review

a. Applicability

Unless otherwise expressly exempted, development review and approval is required before the issuance of any building or development permit in the INP-2 district. To comply with the development review requirements of this section, applicants have the option of:

- (1) securing special use approval for all proposed building development activities in the INP-2 district; or

Table 5-1: Allowed Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
	P = use permitted as of right S = special use approval required – = not allowed																				
RESIDENTIAL																					
Household Living																					
Detached house	P	P	P	P	P	P	P	–	–	–	–	–	P	–	–	–	–	–	–	–	
Attached house	–	–	–	–	P	P	P	–	–	S	–	P [20]	P	–	–	–	–	–	–	–	
Two-unit house	–	–	–	–	P	P	P	–	–	–	–	P [20]	P	–	–	–	–	–	–	–	
Apartment/condo	–	–	–	–	–	–	P	P	P	S	P [17]	P	P	–	–	–	–	–	–	–	
Group Living (except for the following uses)	S	S	S	S	S	S	S	–	–	–	–	–	–	–	–	–	–	S	S		
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	–	–	–	–	–	–	–	–	–	–	P	P	Sec. 6.050	
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	–	–	–	–	–	–	–	–	–	–	S	S	Sec. 6.050	
Nursing home	S	S	S	S	S	S	S	P	P	S	–	–	–	–	–	–	–	–	S	Sec. 6.080	
Sheltered Care	S	S	S	S	S	S	S	P	P	S	–	–	–	–	–	–	–	–	–	Sec. 6.080	
PUBLIC, CIVIC AND INSTITUTIONAL																					
Aircraft Landing Area	–	–	–	–	–	–	–	–	S	S	–	–	–	S	S	S	S	–	S		
Cemetery	–	–	–	–	–	–	–	–	–	–	S [6]	–	–	–	–	–	–	–	S	S	
College or University	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	–	–	–	S	S	S	S	S	–	–	–	S	S	
Community Center	S	S	S	S	S	S	S	–	–	–	S	S	S	–	–	–	–	S	P		
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	S	S	–	–	–	–	–	S	S		
Governmental Facility	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	P	P	P	–	–	–	–	P	P		
Hospital	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	–	P	P	–	–	–	–	–	–	–	–	S		
Library	–	–	–	–	–	–	–	–	–	S	S	S	S	S	S	–	–	S	S		
Museum or Cultural Facility	–	–	–	–	–	–	–	–	–	S	S	S	S	S	S	–	–	S	S		
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parks and Recreation	S	S	S	S	S	S	S	–	–	–	–	–	–	–	–	–	–	P	P		
Religious Assembly	S	S	S	S	S	S	S	S	P	P	– [6]	– [6]	S	S	S	–	–	S	S	Sec. 6.120	
Safety Service	S	S	S	S	S	S	S	S	P	P	S	S	S	P	P	P	P	P	P		
School	S	S	S	S	S	S	S	–	–	–	–	–	S	–	–	–	–	S	S		
Utilities and Public Service Facility																					
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S		
Wireless Telecommunications																					
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	Sec. 6.170	
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.170	
COMMERCIAL																					
Adult Entertainment Establishment	–	–	–	–	–	–	–	–	–	–	–	–	–	–	P	P	P	–	–	Sec. 6.020	
Animal Service																					
Boarding or shelter	–	–	–	–	–	–	–	–	S	P	–	–	–	–	–	P	P	–	–		
Grooming	–	–	–	–	–	–	–	P	P	P	P	P	P [18]	–	–	P	P	–	–		

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	S	S[18]	-	-	P	P	-	-	Sec. 6.160	
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	S	
Auditorium	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	S	
Cinema	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	-	
Theater	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	S	
Broadcast or Recording Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Commercial Service																					
Building service	-	-	-	-	-	-	-	-	S	P	-	S	-	-	-	P	P	-	-	-	
Business support service	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-	-	
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-	-	
Personal improvement service																					
General personal improvement services	-	-	-	-	-	-	-	P	P	P	P	P	P[13]	-	-	-	-	-	-	-	
Health and fitness services	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	S	S	-	-	-	
Studio or instructional services	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-	-	
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	Sec. 6.070
Research service	-	-	-	-	-	-	-	-	-	P	S	S	S[18]	P	P	P	P	-	-	-	
Day Care																					
Day care home	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	Sec. 6.030
Day care center	-	-	-	-	S	S	S	P	P	P	-	S	S	P	P	P	P	S	-	-	Sec. 6.030
Eating and Drinking Establishment																					
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	-	P[7]	P[7]	-	-	-	-	-	
Wine and/or Beer Boutique	-	-	-	-	-	-	-	P	P	P	P	P	S[18]	P	P	-	-	-	-	-	
Financial Service	-	-	-	-	-	-	-	-	P	P	P	P	P[18]	P	P	P	-	-	-	-	
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	
Lodging	-	-	-	-	-	-	-	-	P	P	-	S	-	-	P	-	-	-	-	-	
Bed and Breakfast	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	
Office																					
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	-	-	-	Sec. 6.090
Medical, dental and health practitioner	-	-	-	-	-	S[4]	-	-	P	P	P/S[8]	P/S[8]	S	P	P	P	P	-	-	-	
Parking, Non-Accessory	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	-	-	-	
Retail Sales																					
Convenience goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-	-	
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-	-	
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	-	S	-	-	-	-	
Building supplies and equipment	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	-	-	-	-	-	-	-	-	
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	Sec. 6.130

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 5.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
Trade School	-	-	-	-	-	-	-	P	P	P	S	S	-	S	S	S	S	-	-		
Vehicle Sales and Service																					
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	-	-	-		
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-		
Fueling station	-	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	-	Sec. 6.040	
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	-	Sec. 6.100	
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	-	S	-	-	-		
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-		
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.190	
WHOLESALE, DISTRIBUTION & STORAGE																					
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	P	P	-		
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-		
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	-	-		
INDUSTRIAL																					
Artisan Industrial	-	-	-	-	-	-	-	-	-	P	-	S[19]	S[18]	-	P	P	P	-	-		
Limited Industrial	-	-	-	-	-	-	-	-	-	P[11]	-	-	-	-	P	P	P	-	-		
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-		
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-		
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
RECYCLING																					
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	-	S	S	S	-	-	Sec. 6.110	
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
AGRICULTURE																					
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
OTHER																					
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	-	-	S[15]	S[15]	S[15]	-	-	-	Sec. 7.130	
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	

D. Specific Limitations

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.

- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).
- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.
- [13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [15] *Drive-through banks only.*
- [16] See Section [6.180](#).
- [17] [Located on 2nd floor or above.](#)
- [18] [Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.](#)
- [19] [Use must include on-site retail sales.](#)
- [20] [Requires minimum lot area of 1 acre.](#)

Ord. No. 5463, § 1, 6/2/15; Ord. No. 5571, § 1, 11/22/16

E. Commercial Service

Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products.

1. Building Service

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include contractor offices, janitorial, landscape maintenance, extermination, plumbing, electrical, HVAC, window cleaning and similar services.

2. Business Support Service

Uses that provide personnel services, printing, copying, photographic services or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, caterers, telephone answering services and photo developing labs.

3. Consumer Maintenance and Repair Service

Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service technicians who visit customers' homes or places of business are classified as a "building service."

4. Personal Improvement Service

Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs.

a. General Personal Improvement Services

Uses serving individual necessities, such as personal grooming and general well-being. Typical uses include barbers, beauty and nail salons, day spas, and businesses purporting to offer fortune-telling or psychic services.

b. Health and Fitness Services

Uses that provide physical fitness services and leisure time activities. Typical uses include health clubs, yoga studios, martial arts studios, dance studios, and gymnastics studios

c. Studio or Instructional Services

Uses in an enclosed building that focus on providing education, individual or group instruction or training in music, drama, fine arts, arts studios, language or similar activities. Also includes artist studios and photography studios.

d. Massage Therapy Services

Establishments whose primary business is that of providing massage – defined as any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or

without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such persons behalf, will pay money or give other consideration or any gratuity therefor. See also [Sec. 6.070](#).

- e. Tattoo and body piercing establishments (as defined in 410 ILCS 54/1) are also included in the personal improvement service use subcategory but are expressly prohibited in the village, regardless of any underlying or overlay zoning designation.

5. Research Service

Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.

F. Day Care

Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the *Illinois Child Care Act*.

1. Day Care Center

A facility licensed by the State of Illinois that provides day care for more than 8 children or any number of adults. See also [Sec. 6.030](#).

2. Day Care Home

A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of 8 children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also [Sec. 6.030](#).

G. Eating and Drinking Establishments

1. Restaurant

Uses that prepare and serve food and beverages for on- or off-premise consumption as their principal business. Typical uses include cafés, restaurants, cafeterias, ice cream/yogurt shops, coffee shops and similar establishments, which may include a bar area that is customarily incidental and subordinate to the principal use as an eating establishment and that complies with [Chapter 3](#) of the Downers Grove Municipal Code.

2. Wine and/or Beer Boutique

An establishment where the retail sale of wine and/or beer, wine and/or beer tastings and wine and/or beer education seminars/classes are conducted on a regular basis and on-site consumption of wine and beer is allowed subject to provisions of the wine and/or beer boutique license classification (see [Chapter 3](#) of the Downers Grove Municipal Code).

H. Financial Service

Uses related to the exchange, lending, borrowing and safe-keeping of money. Typical examples are banks, credit unions and consumer loan establishments. All of the following are also included in the financial service use subcategory but are expressly prohibited in the village, regardless of any underlying or overlay zoning designation:

1. pawnshops and pawn brokers (as defined in 205 ILCS 510 and in [Chapter 8](#) of the Downers Grove municipal code);
2. establishments that provide (vehicle) title-secured loans or payday loans (as defined in 815 ILCS 122) and similar services; and
3. establishments primarily engaged in buying gold or other precious metals (e.g., cash-for-gold businesses).

I. Funeral or Mortuary Service

Uses that provide services related to the death of humans or companion animals, including funeral homes, mortuaries, crematoriums and similar uses.

J. Lodging

Uses that provide temporary lodging for less than 30 days where rents are charged by the day or by the week. Lodging uses may provide food or entertainment on premises.

1. Bed and Breakfast

An owner-occupied private residence that offers sleeping accommodations to guests for rent, in the owner's principal residence. Food may only be served to overnight guests of the bed and breakfast establishment.

K. Office

Uses in an enclosed building, customarily performed in an office, that focus on providing executive, management, administrative, professional or medical services. Specific use types include:

1. Business and Professional Office

Office uses for companies and non-governmental organizations. Examples include corporate office, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. See also [Sec. 6.090](#).

2. Medical, Dental and Health Practitioner

Office uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this subcategory, as are medical and dental laboratories.

L. Parking, Non-Accessory

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A parking facility that provides both accessory and non-accessory parking will be classified as non-accessory parking if it leases 25% or more of its spaces to non-occupants of or persons other than visitors to a particular use.

3. Time of Construction and Establishment

- a. Accessory uses may be established only after the principal use of the property is in place, unless approved in accordance with the special use procedures of [Sec. 12.050](#).
- b. Accessory buildings may be established in conjunction with or after the principal building. They may not be established before the principal building is in place.

4. Location

Accessory uses and structures must be located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

5. Accessory Buildings and Structures

a. Applicable Regulations and Standards

Accessory buildings and structures are subject to the same regulations and standards that apply to principal uses and structures on the subject lot, unless otherwise expressly stated. Accessory buildings attached to the principal building by a breezeway, passageway or similar means are subject to the building setback regulations that apply to the principal building.

b. Building Separation

Accessory buildings must be separated by a minimum distance of 10 feet from the principal building on the lot, unless the accessory building is located entirely within the principal building setbacks, in which case no separation is required.

6. Residential Accessory Buildings

The following additional regulations apply to buildings that are accessory to (principal) residential uses:

- a. Accessory buildings are prohibited in street yards.
- b. No more than 3 detached accessory buildings are allowed on any lot.
- c. The aggregate footprint or coverage of all accessory buildings on a lot may not exceed 1,000 square feet or the gross floor area of the principal building, whichever is less.
- d. Residential accessory buildings in the R-4 district are subject to minimum side and rear setbacks of 5 feet. In all other R districts, the minimum side and rear setback for accessory buildings is 6 feet.
- e. Residential accessory buildings may not occupy more than 40% of the rear or side yard area.
- f. Residential accessory buildings may not exceed 23 feet in height, as measured to the highest point on the building.

7. Nonresidential Accessory Buildings

The following additional regulations apply to buildings that are accessory to (principal) nonresidential uses:

- a. Accessory buildings are prohibited in street setbacks.

3. Enlargements and Expansions

- a. Unless otherwise expressly stated, the parking regulations of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measurement used for establishing off-street parking requirements.
- b. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. In other words, there is no requirement to address a lawful, existing parking deficit.

4. Change of Use

When the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this zoning ordinance. In other words, “credit” is given to the most recent lawful use of the property for the number of parking spaces that would be required under this zoning ordinance, regardless of whether such spaces are actually provided. A new use is not required to address a lawful, existing parking deficit.

5. Existing

Existing off-street parking and loading areas may not be eliminated, reduced or modified below the minimum requirements of this article.

Sec. 7.020 Maximum Requirements

Commercial uses requiring 100 or more parking spaces may not provide more than 4.5 spaces per 1,000 square feet of floor area unless otherwise approved through the special use approval process of [Sec. 12.050](#). The special use permit application must include a parking study prepared by professional transportation planner or traffic engineer.

Sec. 7.030 Minimum Motor Vehicle Parking Ratios

Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with [Table 7-1](#).

Table 7-1: Minimum Motor Vehicle Parking Requirements

USE CATEGORY	
Subcategory	Minimum Motor Vehicle Parking
Specific use (See Sec. 5.020)	
RESIDENTIAL	
Household Living (except for the following uses)	2 spaces per dwelling unit
Apartment/condo in DB or DC zoning district	1.4 spaces per dwelling unit
Apartment/condo (for persons 62 or older)	0.6 spaces per dwelling unit
Apartment/condo (for persons 62 or older and offering on-site assisted living services)	0.4 spaces per dwelling unit
Group Living	0.5 spaces per bed
PUBLIC, CIVIC AND INSTITUTIONAL	
Aircraft Landing Area	per Sec. 7.040G
College or University	per Sec. 7.040G
Community Center	1 space per 4 occupants (maximum capacity)
Fraternal Organization	4 spaces per 1,000 square feet
Governmental Facility	per Sec. 7.040G

USE CATEGORY	
Subcategory	Minimum Motor Vehicle Parking
Specific use (See Sec. 5.020)	
Hospital	per Sec. 7.040G
Library	5 spaces per 1,000 sq. ft.
Museum or Cultural Facility	2 spaces per 1,000 sq. ft.
Natural Resource Preservation	None
Parks and Recreation	
Park	5 spaces per acre
Swimming pool	10 spaces per 1,000 sq. ft. of water surface
Tennis court	2.25 per court
Religious Assembly	
Existing as of 01-14-1991 and located within 1,000 feet of DC or DB zoning district	1 space per 8 occupants (maximum capacity)
All other	1 space per 4 occupants (maximum capacity)
Safety Service	per Sec. 7.040G
School	
Elementary and Junior High	0.10 spaces per student
Senior High	0.30 spaces per student
Utilities and Public Service Facility	
Minor	None
Major	per Sec. 7.040G
Wireless Telecommunications	None
COMMERCIAL	
Adult Entertainment Establishment	per Sec. 7.040G
Animal Service	3.5 spaces per 1,000 sq. ft.
Assembly and Entertainment (except for the following uses)	1 space per 3 occupants (maximum capacity)
Bowling alley	4 per lane, plus parking required by this section for restaurants, bars, and other affiliated uses
Commercial Service (except for the following uses)	3.5 spaces per 1,000 sq. ft.
Building service	1.17 spaces per 1,000 sq. ft.
Personal improvement services	4 spaces per 1,000 sq. ft.
Health club, fitness facility	5 spaces per 1,000 sq. ft.
Studio or instructional services	3.5 spaces per 1,000 sq. ft.
Research service	1.17 spaces per 1,000 sq. ft.
Day Care	2 spaces per 1,000 sq. ft., plus 1 drop-off/pick-up space per 1,000 sq. ft. (not to exceed a minimum of 10)
Eating and Drinking Establishment (except for the following uses)	10 spaces per 1,000 sq. ft. or 1 space per 4 seats, whichever is greater, plus stacking spaces per Section 7.130.
Carry-out restaurant	3.5 spaces per 1,000 sq. ft.
Restaurant with lounge	12.5 spaces per 1,000 sq. ft. or 1 space per 4 seats, whichever is greater
Financial Service	3.5 spaces per 1,000 sq. ft., plus stacking spaces per Sec. 7.130
Funeral or Mortuary Service	12.5 spaces per 1,000 sq. ft.
Lodging	1.25 spaces per room, plus parking required by this section for restaurants, bars, banquet facilities and other accessory uses
Office	
Business and professional office	3 spaces per 1,000 sq. ft.
Medical, dental and health practitioner	4.50 spaces per 1,000 sq. ft.
Parking, Non-Accessory	None
Retail Sales (except for the following uses)	3.50 spaces per 1,000 square feet
Furniture/large appliance store	1.67 spaces per 1,000 sq. ft.
Grocery store over 20,000 sq. ft.	4.0 spaces per 1,000 sq. ft.
Shopping center (multi-tenant)	4.0 spaces per 1,000 sq. ft.
Self-service Storage Facility	0.2 spaces per 1,000 sq. ft.
Trade School	1 space per employee + 0.33 per student
Vehicle Sales and Service	

USE CATEGORY	Minimum Motor Vehicle Parking
Subcategory	
Specific use (See Sec. 5.020)	
Commercial vehicle repair and maintenance	1 per service bay, plus stacking spaces per Section 7.130.
Commercial vehicle sales and rentals	2 spaces per 1,000 sq. ft. of showroom area, plus 0.4 spaces 1,000 sq. ft. of outdoor display space, plus 2 per service bay
Fueling station	1 space per pump island, plus 1 space per service bay, plus 3.33 spaces per 1,000 sq. ft. of retail sales area, plus stacking spaces per Section 7.130.
Personal vehicle repair and maintenance	1 per service bay, plus stacking spaces per Section 7.130.
Car wash	2 spaces plus 0.5 spaces per employee, plus stacking spaces per Section 7.130.
Personal vehicle sales and rentals	2 spaces per 1,000 sq. ft. of showroom area, plus 0.4 spaces 1,000 sq. ft. of outdoor display space, plus 2 per service bay
Vehicle body and paint finishing shop	1 per service bay, plus stacking spaces per Section 7.130.
WHOLESALE, DISTRIBUTION & STORAGE	0.67 spaces per 1,000 sq. ft.
INDUSTRIAL	1.17 spaces per 1,000 sq. ft.
RECYCLING	
Recyclable Material Drop-off Facility	per Sec. 7.040G
AGRICULTURE	
Community Garden	None
OTHER	
Drive-in or Drive-through Facility	Stacking spaces per Sec. 7.130

Sec. 7.040 Calculation of Required Parking

The following rules apply when calculating the required number of off-street parking spaces:

A. Multiple Uses

Unless otherwise expressly allowed in accordance with the shared parking regulations of [Sec. 7.050B](#), lots containing more than one use must provide parking in an amount equal to the total of the requirements for all uses on the lot.

B. Fractions

When measurements of the number of required spaces result in a fractional number, any fraction of less than one-half (0.5) is rounded down to the next lower whole number, and any fraction of one-half (0.5) or more is rounded up to the next higher whole number.

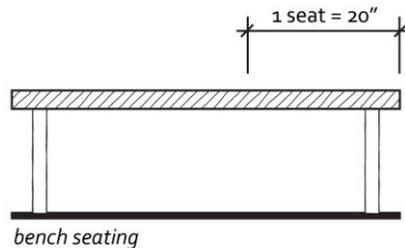
C. Area Measurements

Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed based on the sum of the gross horizontal areas of a building devoted to a use requiring off-street parking. The following areas are not counted as floor area for the purpose of calculating off-street parking and loading requirements: floor space devoted primarily to the housing of mechanical or electrical equipment, elevator shafts, stairwells, storage (except as otherwise noted), commercial kitchen areas, ramps, aisles, and maneuvering space devoted to off-street parking or loading facilities, or basement floor space unless the basement area is devoted to merchandising activities, the production or processing of goods, business or professional offices or dwelling uses.

D. Bench Seating

Each 20 inches of seating area in bleachers, pews or similar bench-seating arrangement counts as one seat for the purpose of calculating seating-based parking requirements. See [Figure 7-1](#).

Figure 7-1: Bench Seating Measurement

**E. Occupancy- or Capacity-based Standards**

For the purpose of computing parking requirements based on employees, students, members, residents or occupants, calculations must be based on occupancy standards established by the building code.

F. Unlisted Uses

Upon receiving a development application for a use not specifically listed in the off-street parking schedule, the community development director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with [Sec. 7.040G](#).

G. Establishment of Other Parking Ratios

The community development director is authorized to establish required minimum off-street parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios may be established on the basis of a similar use/parking determination (as described in [Sec. 7.040F](#)), on parking data provided by the applicant or information otherwise available to the community development director. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations (e.g., Institute of Transportation Engineers (ITE) or American Planning Association [APA]). Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

Sec. 7.050 Parking Exemptions and Reductions**A. Downtown and Fairview Concentrated Business District**

1. Minimum off-street parking requirements do not apply in the DC or DB zoning districts or the Fairview Concentrated Business District, except as follows:
 - a. All residential uses, medical offices, and dental or health practitioner offices are required to comply with off-street parking requirements; and

USE CATEGORY	Minimum Bicycle Parking Spaces (% of Motor Vehicle Parking)
Subcategory	
Specific use (See Sec. 5.020)	
Health club, fitness facility	None for first 9 vehicle spaces, then 10% or 2 spaces, whichever is greater
Eating and Drinking Establishment	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Financial Service	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Office	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Retail Sales	None for first 19 vehicle spaces, then 5% or 2 spaces, whichever is greater
Studio, Instructional or Service	None for first 19 vehicle spaces, then 10% or 2 spaces, whichever is greater

B. Maximum Requirement

The minimum bicycle parking ratios of [Table 7-3](#) notwithstanding, no use is required to provide more than 25 bicycle parking spaces.

C. Location

Bicycle parking spaces must be located in highly visible, illuminated areas that do not interfere with pedestrian movements. Bicycle parking spaces must be located within 100 feet of a customer entrance.

D. Design

Bicycle parking spaces must:

1. consist of bike racks or lockers that are anchored so that they cannot be easily removed;
2. be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
4. be designed so as not to cause damage to the bicycle;
5. facilitate easy locking without interference from or to adjacent bicycles; and
6. have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

Sec. 7.070 Location of Off-Street Parking

A. General

Except as otherwise expressly stated, required off-street parking spaces must be located on the same lot and under the same control as the building or use they are required to serve.

B. Setbacks

Except as otherwise expressly stated, off-street parking areas are subject to the principal building setbacks, exclusive of any additional setbacks for building height, of the subject zoning district.

1. Off-street parking spaces accessory to a detached house, attached house or two-unit house may be located in any driveway. The driveway must be improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.
2. Off-street parking spaces accessory to any religious assembly use that was in existence before April 19, 1965 may be located in a required street setback, provided they are set back at least 5 feet from the right-of-way.

3. Off-street parking spaces for M-1 zoned lots that are located on the west side of Thatcher Road and also abut the Illinois State Tollway right-of-way may be located in the required street setback, provided they are set back at least 5 feet from the right-of-way. Such spaces must be improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.
4. Off-street parking spaces for M-1 zoned lots with frontage on Douglas Road between Rogers Street on the north and Maple Avenue on the south may be located in the required street setback on the Douglas Road frontage, provided that such spaces are improved with a hard, dustless material, generally asphalt or concrete, as approved by the public works director.

C. Downtown

Parking is prohibited in the street yard of any lot located within a DC, DB or DT zoning district except that parking is allowed on approved driveways serving detached houses, attached houses and two-unit houses.

D. Off-Site Parking

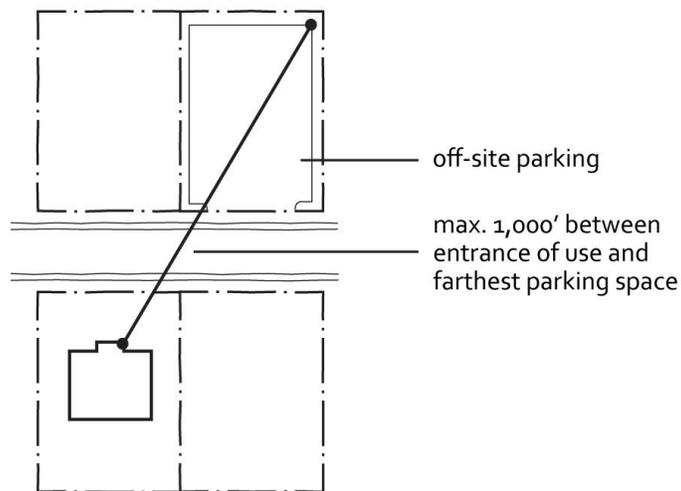
1. When Allowed

All or a portion of required off-street parking for nonresidential use may be provided off-site, in accordance with the regulations of this section. Required accessible parking spaces and parking required for residential uses may not be located off site.

2. Location

Off-site parking areas must be located within a 1,000-foot radius of the use served by such parking, measured between the entrance of the use to be served and the outer perimeter of the farthest parking space within the off-site parking lot. Off-site parking lots are allowed only in zoning districts that permit the principal use to be served by the off-site parking spaces, unless approved as a special use. See [Figure 7-2](#).

Figure 7-2: Off-Site Parking Location



3. Design

Off-site parking areas must comply with all applicable parking area design and parking lot landscape regulations of this zoning ordinance. See [Article 8](#).

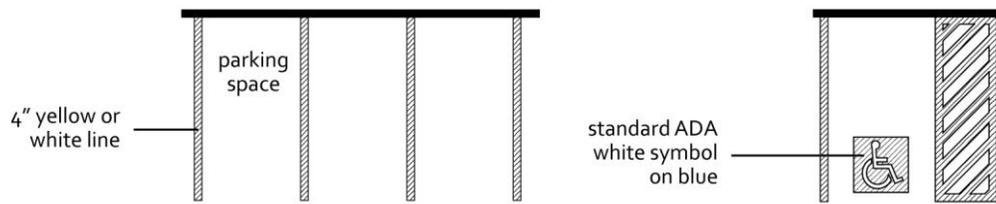
4. Control of Off-Site Parking Area

The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if an agreement is provided, in a form approved by the village attorney, guaranteeing the long-term availability of the parking, commensurate with the use served by the parking. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

Sec. 7.080 Use of Off-Street Parking Areas

- A.** Required off-street parking facilities may be used only for the temporary parking of licensed passenger motor vehicles by residents, tenants, patrons, employees, or guests of the principal or accessory use. Off-street parking spaces required by this zoning ordinance must be maintained for the life of the principal use.
- B.** Off-street parking spaces may not be leased to uses not on-site, including but not limited to schools and commuter parking, unless approved by a special use or shared parking agreement. Property owned by the village, state or federal government is exempt from this provision.
- C.** Off-street parking facilities may not be used for the parking of vehicles for the purpose of displaying the same for sale unless the principal use of the property on which the parking facility is located is the business of selling or leasing used or new vehicles. This provision is not intended to prohibit an owner or occupant of R-zoned property from displaying vehicles for sale on the property's off-street parking facilities provided the vehicle is owned by the owner or occupant of the residential property. Except for flagrant or repeated violations, the village will endeavor to obtain voluntary compliance with the restrictions on displaying cars for sale prior to initiation of enforcement proceedings.
- D.** No vehicle repair or service of any kind shall be permitted in conjunction with off-street parking facilities in a residential or business zoning district, except for minor repairs or service on vehicles owned by an occupant or resident of the premises. The sale of gasoline and motor oil in conjunction with off-street parking facilities is not permitted in any residential zoning district.
- E.** No vehicle with a gross weight in excess of 8,000 pounds may be stored overnight on a lot in a business, employment or special purpose zoning district unless the vehicle is being used in connection with a business currently operating on such lot, if the vehicle is serving a particular business on such lot or if the vehicle is providing a service to or activity upon such lot.
- F.** No vehicle with a gross vehicle weight in excess of 8,000 pounds, except vehicles registered as recreational vehicles under the Illinois Motor Vehicle Code; and no contractor's equipment, materials, supplies and tools, including the trailers used to haul such items and snow plow blades, may be stored or parked on any lot in any residential zoning district, unless:
 - 1.** the vehicle, equipment, supplies or tools are located within a completely enclosed building, or
 - 2.** the vehicle, equipment, supplies or tools are being used in connection with a legitimate service actually being rendered for the benefit of the subject lot.

Figure 7-4: Parking Lot Markings



D. Surfacing

All outdoor parking spaces must be properly engineered and improved with a compacted stone base and surfaced with asphaltic concrete, or other comparable all-weather, dustless material. Plans and materials must be approved by the public works director.

E. Wheel Stops

In all parking lots containing 5 or more parking spaces, wheel stops must be installed where necessary to prohibit vehicle overhang onto adjacent pedestrian ways or landscape areas. Plans must be approved by the public works director.

F. Curb and Gutter

Combination concrete curb and gutter or concrete barrier curbs are required around the perimeter of all parking lots containing 5 or more parking spaces and around all landscape islands and divider medians. Alternatives to curb and gutter that comply with the village's best management practices for stormwater may be approved at the sole discretion of the public works director.

G. Drainage

The recommended slope of a parking lot to the drain is a minimum 1%, with a 1.5% or 2% recommended minimum in all directions.

H. Landscaping

All off-street parking lots containing 5 or more spaces must be landscaped in accordance with [Sec. 8.020](#) and [Sec. 8.030](#).

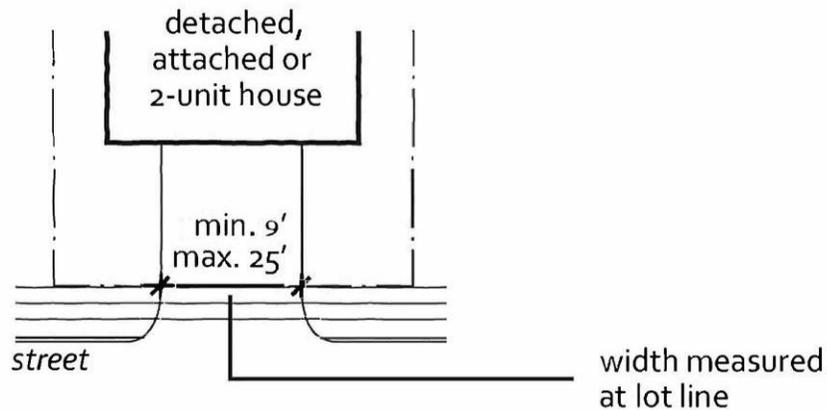
I. Lighting

See the outdoor lighting regulations of [Sec. 10.030](#).

J. Access

1. Each required off-street parking space must open directly upon an aisle or driveway with a width and design that provides a safe and efficient means of vehicular access to the parking space.
2. All off-street parking must be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with motorized and non-motorized traffic.
3. Driveways leading to detached garages or parking areas serving a detached house, attached house or two-unit house must be at least 9 feet in width. No driveway serving a detached house, attached house or two-unit house across public property or requiring a curb cut may exceed 25 feet in width, excluding any flared pavement portion, as measured at the lot line. See [Figure 7-5](#).

Figure 7-5: Driveway Width



4. All other uses must be designed with appropriate means of vehicular access from the street, as approved by the public works director.
5. All driveways must be improved with a compacted stone base and surfaced with asphalt, concrete or other comparable all-weather, dustless material.

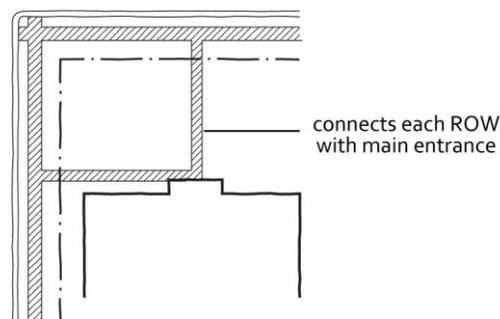
Sec. 7.110 Pedestrian Circulation

An on-site circulation system for pedestrian and non-motorized travel must be provided in accordance with the requirements of this section. These pedestrian circulation requirements do not apply to lots occupied by detached houses, two-unit houses or attached houses.

A. Connection to the Street

The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. See [Figure 7-6](#).

Figure 7-6: Connecting Building Entrances to Street



B. Connection to Abutting Properties

The on-site pedestrian circulation system must provide at least one connection to existing paths and sidewalks on abutting properties or to the likely location of future paths or sidewalks on those properties. When the community development director determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, no such connection is required. See [Figure 7-7](#).

- E. Accessible parking spaces must be signed in compliance with applicable state law and must identify the current fine amount for violations. The sign must be fabricated to be 2 separate panels; one for the disability symbol and one for the current fine amount as established by the Village Council.
- F. Accessible parking spaces and accessible passenger loading zones that serve a particular building must be the spaces or zones located closest to the nearest accessible entrance on an accessible route. In separate parking structures or lots that do not serve a particular building, parking spaces for disabled persons must be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.
- G. The regulations of this section apply to required spaces and to spaces that are voluntarily designated for accessible parking.

Sec. 7.130 Drive-through and Drive-in Facilities

A. Purpose

These regulations of this section are intended to help ensure that

- 1. there is adequate on-site maneuvering and circulation area for vehicles and pedestrians;
- 2. vehicles awaiting service do not impede traffic on abutting streets; and
- 3. impacts on surrounding uses are minimized.

B. Applicability

The regulations apply to new developments, the addition of drive-through and drive-in facilities to existing developments and the relocation of existing drive-through facilities.

C. Stacking Spaces Required

Stacking lanes must be provided in accordance with the minimum requirements of [Table 7-6](#).

Table 7-6: Stacking Space Requirements

Use	Minimum Number of Stacking Spaces Required
Bank/financial institution	4 spaces per drive-through lane
Car wash	2 spaces per approach lane, plus 2 drying spaces at end of bay
Vehicle repair/maintenance	2 per service bay
Gasoline pump	2 spaces per pump per side
Restaurant	8 total spaces, with at least 3 spaces between order and pick-up station
Other	3 spaces per lane, ordering station or machine

D. Stacking Lane Dimensions, Design and Layout

- 1. Stacking lanes must be designed so that they do not interfere with parking movements or safe pedestrian circulation. Stacking lanes must have a minimum width of 10 feet.
- 2. All stacking lanes must be clearly identified, through such means as striping, landscaping, pavement design, curbing and/or signs.

E. Setbacks

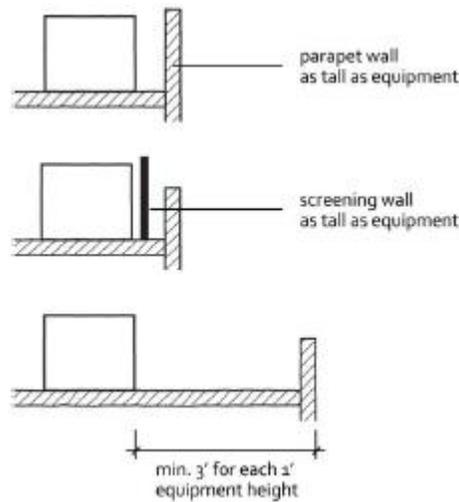
Stacking lanes must be set back at least 50 feet from any abutting residential zoning district.

C. Roof-mounted Mechanical Equipment

Roof-mounted mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment, but not solar panels, wind energy or similar renewable energy devices) must be screened from ground-level view in one of the following ways (and as illustrated in [Figure 8-13](#)):

1. a parapet that is as tall as the tallest part of the equipment;
2. a screen around the equipment that is at least as tall as the tallest part of the equipment, with the screen providing at least 80% direct view blocking and which is an integral part of the building’s architectural design; or
3. an equipment setback from roof edges that is at least 3 feet in depth for each one foot of equipment height.

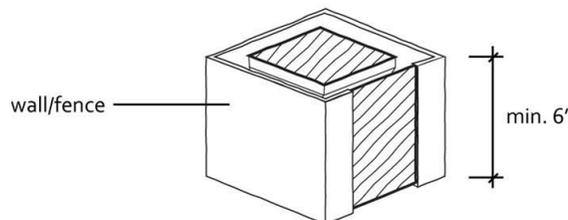
Figure 8-13: Screening of Roof-mounted Equipment



D. Refuse/Recycling Containers

Refuse/recycling and similar containers must be located on an appropriately designed concrete or other paving material pad and apron and screened from view of streets and all abutting lots with a wall or other screening material providing at least 80% direct visual screening at least 6 feet in height. Refuse/recycling containers may not be located in street yards. Enclosure doors must be located and designed so that, to the maximum extent possible, they do not face towards an abutting property, sidewalk, or street. Residential dwellings utilizing curbside pick-up service are exempt from these screening requirements. See [Figure 8-14](#).

Figure 8-14: Screening of Refuse/Recycling Containers



E. Outdoor Storage of Materials, Supplies and Equipment

All stored materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate consumer or user must be screened by a fence, wall, dense hedge, or combination of such features with a minimum height of 8 feet at the time of installation.

F. Landscape Materials and Design

Landscape material used to satisfy the screening requirements of this section must be evergreens and are subject to the landscape material and design regulations of [Sec. 8.060](#).

Sec. 8.050 Landscape Plans

All applications for development and construction activities that are subject to the landscape and screening regulations of this article must be accompanied by a landscape plan. No building permit or similar authorization may be issued until the Community Development Director determines that the landscaping and screening regulations of this article have been met.

Sec. 8.060 Landscape Material and Design

A. Landscaping with Required Landscape Areas

All required landscape areas must be sodded or seeded with turf grass or appropriate ground cover. Alternatives that comply with the village's best management practices for stormwater are also allowed. Areas not required to be covered with live plant material must be covered with organic, biodegradable mulch.

B. Existing Trees and Vegetation

Existing non-invasive trees may be counted toward satisfying the landscaping and screening regulations of this article if they are located within the subject area and they comply with the plant height and size requirements of this section.

C. Plant Selection

1. Trees and plants selected for required landscape areas must be well-suited to the microclimate and on-site soil conditions.
2. Trees and plant material must comply with the specifications found in American Standards for Nursery Stock (ASNS).
3. Invasive species may not be used to meet landscape requirements.
4. All plant materials are subject to the approval of the Community Development Director.

D. Trees

1. Ornamental

Ornamental trees used to satisfy the requirements of this article must be at least 4 feet in height at time of installation.

2. Shade

Shade trees used to satisfy the requirements of this article must be a minimum 2.5-inch caliper at time of installation.

E. Shrubs

Shrubs used to satisfy the requirements of this article must be at least 18 inches in height at time of installation.

F. Ornamental Grasses and Perennials

Ornamental grasses and perennials used to satisfy the requirements of this article must be at least 12 inches in height at time of installation.

G. Curbs and Vehicle Barriers

Landscaped areas in or abutting parking lots must be protected by concrete curbing, anchored wheel stops, or other durable barriers approved by the Community Development Director. Alternative barrier designs that provide improved infiltration or storage of stormwater are encouraged. Curbs protecting landscape areas may be perforated, have gaps or otherwise be designed to allow stormwater runoff to pass through them.

H. Installation

1. All landscaping must be installed in a sound manner and in accordance with accepted landscape planting practices.
2. Newly planted trees may not be staked or guyed unless they are unable to stand upright without support. Any staking and guying materials must be removed within one year of installation.

I. Maintenance

The property owner, occupant, tenant and respective agent of each, if any, are jointly and severally responsible for the maintenance and protection of all required landscaping, in accordance with all of the following regulations:

1. Landscaping must be kept reasonably free of visible signs of insects and disease and appropriately irrigated to enable landscaping to exist in a healthy growing condition.
2. Landscaping must be mowed or trimmed in a manner and at a frequency appropriate to the use of the material and species on the site so as not to detract from the appearance of the general area. Growth of plant material at maturity must be considered where future conflicts such as view, signage, street lighting, utilities and circulation might arise.
3. All landscaping must be maintained to minimize property damage and public safety hazards, including removal of invasive species, dead or decaying plant material, and removal of low-hanging branches next to sidewalks and walkways obstructing street lighting.
4. All pruning must be done in accordance with ANSI A300 (part 1) "Standards for Tree Care Operations—Pruning." Tree topping is prohibited. Crown reduction pruning may be used instead to reduce the height of a tree when necessary. Topped trees may not be counted toward tree planting requirements.
5. Failure to maintain landscaping is a violation of this ordinance.

Sec. 8.070 Alternative Compliance

In order to encourage creativity in landscape and screening design and to allow for flexibility in addressing atypical, site-specific development/redevelopment challenges, the Community Development Director is authorized to approve alternative compliance landscape plans when the Community Development Director determines that one or more of the following conditions are present:

- A.** the site has space limitations or an unusual shape that makes strict compliance impossible or impractical;
- B.** conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this article;
- C.** safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
- D.** creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this article.

- A. any sign or structure that constitutes a hazard to public health or safety;
- B. any signs attached to utility, traffic signal poles, light poles, or standards except for governmental signs;
- C. signs, that by their color, location, or design resemble or conflict with traffic control signs or signals;
- D. except for governmental signs erected by, or on behalf of, the unit of government having jurisdiction, no sign may be located on the public right-of-way, or affixed to or upon public property. This prohibition includes any sidewalk, parkway, crosswalk, curb, curbstone, street lamppost, hydrant, tree, shrub, tree stake or guard, electric light or power, CATV, telephone or telegraph system, fire alarm, lighting system, public bridge, drinking fountain, trash receptacle, street sign or traffic sign;
- E. portable signs, except for sandwich board signs that are allowed in the DC, DB, DT and Fairview concentrated business districts;
- F. vehicle signs when the vehicle is not licensed, insured or operational;
- G. advertising off-premise signs;
- H. moving signs;
- I. LED and flashing signs;
- J. signs with bare bulb illumination, except for marquees located in the DC, DB, DT or Fairview concentrated business districts;
- K. attention-getting devices;
- L. signs containing exposed gas tubing, exterior to the building, including argon and neon;
- M. roof signs;
- N. box-type signs in the DC, DB, DT or Fairview concentrated business districts;
- O. any sign that advertises, identifies, or pertains to a business no longer conducted, or a product no longer sold, on the premises where such sign is located, within the previous 30 days;
- P. any sign painted directly on a wall, roof, or fence;
- Q. any sign placed or attached to a telecommunications tower, pole or antenna;
- R. signs containing manual changeable copy consisting of more than 2 lines, except that fueling stations, governmental agencies, schools and religious assembly uses have up 4 lines of manual changeable copy. The changeable copy surface area is included in the total surface area allowed;
- S. signs containing electronic changeable copy/message board;
- T. single pole signs with a base of less than 2 feet in width; and
- U. any other sign not expressly permitted in this article.

Ord. No. 5472, § 1, 7/21/15

Sec. 9.030 Signs Allowed without a Sign Permit

The following signs do not require a sign permit and are subject to the following regulations:

- A. No more than 8 permits for temporary signs may be issued in any calendar year for a single lot. Permits may be valid for a maximum period of 7 days. Applications for temporary sign permits must be approved by the village and must contain at minimum a general description of the sign, including size and lighting.
- B. All temporary signs must be properly maintained while displayed and be able to withstand all weather elements.
- C. Temporary signs may not contain changeable copy.
- D. Temporary signs may not exceed 32 square feet in area.
- E. A maximum of one temporary sign may be permitted for each street frontage on a lot.
- F. All temporary signs must be removed by the person or organization that erected or caused the erection of the sign within 3 days of the end of the event to which they relate, or at the end of the maximum period for which the sign is allowed, whichever date comes first.
- G. Temporary window signs are exempt from sign permit requirements. However, unless they are promoting an upcoming event of a nonprofit agency, such temporary window signs are subject to the restrictions regarding allowable area for window signs.
- H. Temporary signs may not be located above the first floor in the DC, DB, DT and Fairview Avenue Concentrated Business Districts.
- I. The following additional regulations apply to all (temporary) development signs.
 - 1. A sign permit must be obtained before the erection of any development sign. A sign permit may be issued in connection with the following types of developments after the village has issued a final approval for the development.
 - a. Residential developments of 3 or more dwelling units.
 - b. Commercial, industrial or institutional developments consisting of at least 20,000 square feet of land area.
 - 2. Only one development sign per street frontage is permitted.
 - 3. Development signs may not exceed 36 square feet in area.
 - 4. Development signs must be removed at such time a final certificate of occupancy is issued. If more than one final certificate of occupancy will be issued for the development, the development signs must be removed when at least 75% of the final certificates of occupancy have been issued.
 - 5. Development signs may display only information pertinent to the entity or entities participating in the development project.

Sec. 9.050 Sign Regulations Generally

The regulations of this section ([Sec. 9.050](#)) apply to signs in all areas of the village except the DC, DB and DT zoning districts and the Fairview concentrated business district.

A. Maximum Total Sign Area

The maximum allowable sign area may not exceed 1.5 square feet per linear foot of tenant frontage, plus any signs expressly excluded from maximum sign area calculations. Buildings set back more than 300 feet from the abutting street right-of-way are allowed a maximum

4. Buildings with a height of 4 stories or more are allowed one wall sign on up to 3 sides of the building, with a maximum area of 100 square feet per sign. Such wall signs are not counted in calculating maximum allowable sign area.
5. In addition to all other signs allowed by Section 9.050, lots with frontage along the BNSF railroad right-of-way are allowed one additional wall sign to be displayed on the wall facing the BNSF railroad right-of-way. Such sign shall not exceed 1.5 square feet per lineal foot of tenant frontage along the BNSF railroad right-of-way. The maximum allowable sign area including all permitted signs pursuant to Section 9.050 may not exceed 300 square feet excluding any signs expressly excluded from the maximum sign area calculations.

D. Menu Boards

Menu boards for restaurants are allowed on the exterior wall of the business. Such signs may not exceed 4 square feet in area. The menu board area is not counted in calculating maximum allowable sign area. The menu board sign may include menus or notice of special events including community events. All menu board signs must be enclosed in a tempered glass or Plexiglas frame.

E. Projecting Signs

1. First Floor

Each first floor establishment is allowed one projecting sign. Such signs may not extend more than 36 inches from the vertical plane of the façade to which it is attached and may not exceed 6 square feet in area. First floor projecting signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign. Projecting signs may not be internally illuminated.

2. Second Floor

The second floor of any building is allowed only one projecting sign, which must be located immediately over or within 2 feet of the first floor pedestrian access to the building. Such signs may not extend more than 36 inches from the vertical plane of the façade to which it is attached and may not exceed 6 square feet in area. The projecting signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign. Projecting signs may not be internally illuminated.

F. Awning Signs

Awning or canopy signs are allowed, subject to the following requirements:

1. Awnings and canopies may not extend above the first floor of the building to which it is attached and must be constructed and erected so that the lowest portion of the awning or canopy is at least 8 feet above the ground directly beneath it.
2. Awning or canopy signs may include only the name, address, and logo of the business conducted within the building. No advertising may be placed on any awning or canopy sign. Lettering must be painted or otherwise permanently affixed to the awning or canopy.

G. Under-Canopy Signs

Under-canopy signs must be attached to the underside of the soffit or ceiling of a canopy. The face of any such sign may not exceed 12 inches in height or 4 feet in length. Such signs

must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign.

H. Window Signs

1. First floor businesses are allowed permanent and temporary window signs covering a maximum of 25% of each window. The window sign area is in addition to the total maximum allowable sign area.
2. Businesses located above the first floor are allowed permanent window signs of individual letters or etching, covering up to 25% of one window per floor per tenant.

Ord. No. 5472, §2, 7/21/15

Sec. 9.060 Sign Regulations for Downtown and the Fairview Concentrated Business District

The regulations of this section ([Sec. 9.060](#)) apply in the DC, DB and DT zoning districts and the Fairview concentrated business district.

A. Maximum Total Sign Area

The maximum allowable sign area may not exceed one square foot per linear foot of tenant frontage or 300 square feet, whichever is less, plus any signs expressly excluded from maximum sign area calculations.

B. Box Signs Prohibited

Box-type signs are prohibited.

C. Monument, Shingle and Freestanding Signs

Unless otherwise expressly stated, each lot is allowed either one monument sign, one shingle sign or one freestanding sign, subject to the following regulations.

1. Monument Sign

Monument signs may not exceed 20 square feet in area per side or a height of 7 feet. Monument signs must be set back at least 8 feet from all interior lot lines. No street setback applies. Monument signs must display the address number of the subject property with numbers or characters between 8 and 10 inches in height. Address numbers are excluded when calculating the area of the monument sign.

2. Shingle Sign

Shingle signs may not exceed 10 square feet in area per side or a height of 7 feet. Shingle signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

3. Freestanding Sign

Freestanding signs may not exceed 20 square feet in area per side or a height of 7 feet. Freestanding signs must be set back at least 8 feet from all interior lot lines. No street setback applies.

D. Landscaping

The base of all freestanding and monument signs must be landscaped. Every permit application for a monument sign must be accompanied by a landscape plan demonstrating compliance with the following standards:

çade to which it is attached and may not exceed 6 square feet in area. First floor projecting signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign. Projecting signs may not be internally illuminated.

H. Awning Signs

Awning or canopy signs are allowed, subject to the following requirements:

1. Awnings and canopies may not extend above the first floor of the building to which it is attached and must be constructed and erected so that the lowest portion of the awning or canopy is at least 8 feet above the ground directly beneath it.
2. Awning or canopy signs may include only the name, address, and logo of the business conducted within the building. No advertising may be placed on any awning or canopy sign. Lettering must be painted or otherwise permanently affixed to the awning or canopy.

I. Under-Canopy Signs

Under-canopy signs must be attached to the underside of the soffit or ceiling of a canopy. The face of any such sign may not exceed 12 inches in height or 4 feet in length. Such signs must be placed to allow at least 8 feet of vertical clearance above the ground directly beneath the sign.

J. Window Signs

1. First floor businesses are allowed permanent and temporary window signs covering a maximum of 25% of each window. The window sign area is in addition to the total maximum allowable sign area.
2. Businesses located above the first floor are allowed permanent window signs of individual letters or etching, covering up to 25% of one window per floor per tenant. Window signs above the first floor may not be illuminated by means of exposed gas tubing including, but not limited to, argon, neon or neon-like substances.

K. Heritage Signs

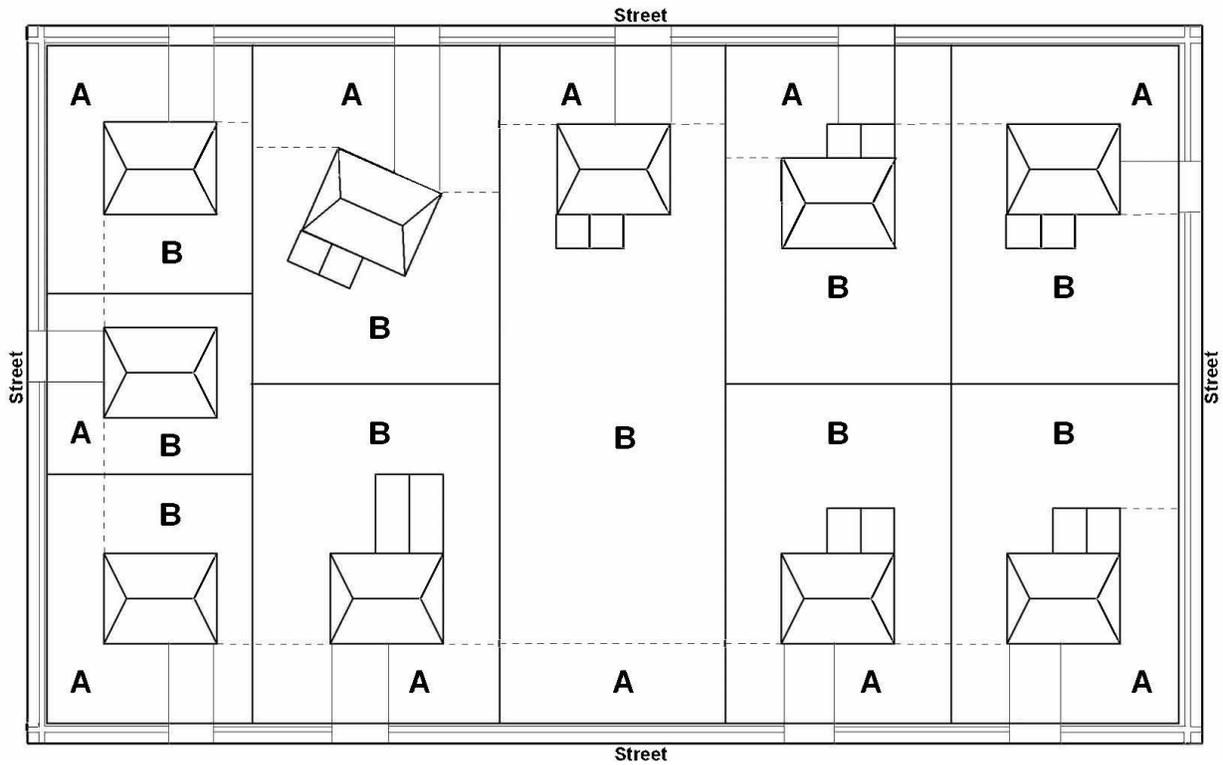
Signs in place in the DC, DB or DT zoning districts or Fairview concentrated business district before January 1, 1965 are hereby deemed to be “heritage signs” and are allowed to remain in place and be maintained in any manner to allow for continued use. In order to be deemed a “heritage sign,” the owner of the sign must provide conclusive evidence to the community development director that the sign was in place before January 1, 1965.

L. Sandwich Board Signs

First floor businesses are allowed up to one sandwich board sign, not to exceed 6 square feet in area. They are not counted in calculating the maximum sign area allowed on a lot. Sandwich board signs are allowed within the public right-of-way, provided the following requirements are met:

1. A license agreement must be entered into in a form and amount approved by the village indemnifying and holding the village harmless from liability and naming the village, its officers and employees as an additional insured on a general liability insurance policy. Such license agreements require the approval and signature of the village manager.

Figure 10-1: Residential Fence Regulations

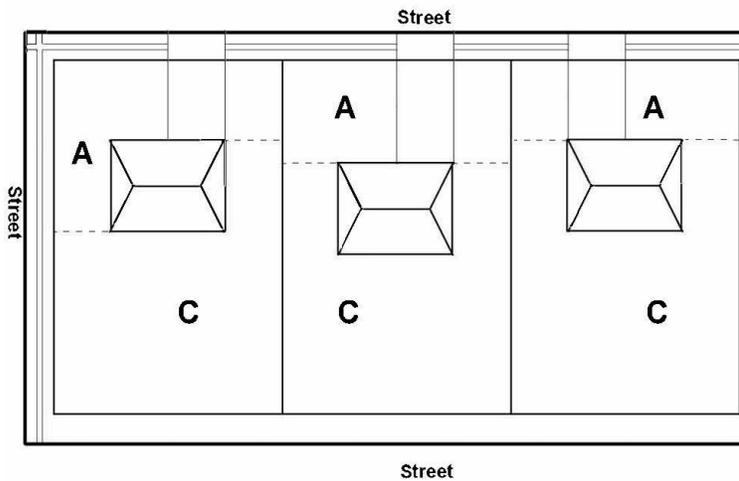


Fence Regulations Quick Guide

A – Fences may be open and not exceed four feet in height.

B and C – Fences may be open or solid and not exceed six feet in height.

Figure 10-2: Residential Multi-Frontage Fence Regulations



C. Fences in Nonresidential Districts

Fences in nonresidential zoning districts are subject to the general regulations of [Sec. 10.010A](#) and the nonresidential district regulations of this subsection.

1. Street Yards

Open-design fences up to 8 feet in height are permitted in street yards.

consolidated in order to meet or come closer to meeting applicable minimum lot area and lot width requirements. Except that lot consolidations are not required when:

- a. an addition does not exceed 350 square feet; or
 - b. an addition does not include the installation of a foundation, footers or piers; or
 - c. the construction of an accessory structure is less than 800 square feet.
2. Nonconforming lots in nonresidential districts may be utilized for any use allowed in the subject zoning district, provided that:
 - a. the lot area and lot width are not less than 75% of the minimums required in the subject zoning district, or the lot width is not less 50 feet and the lot area is not less than 7,500 square feet;
 - b. if the zoning allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area and lot width standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.
 - c. when 2 or more contiguous nonconforming lots are held in common ownership, the lots must be consolidated in order to meet or come closer to meeting applicable minimum lot area and lot width requirements.
3. All flag lots lawfully created before March 18, 2008 are deemed nonconforming lots. In addition to complying with the other nonconforming lot provisions of this section, nonconforming flag lots are subject to the following additional requirements:
 - a. the pole of the flag lot must be at least 20 feet in width;
 - b. an access corridor, including a paved surface with a width of at least 10 feet, must be maintained along the entire length of the pole. No encroachments that would interfere with emergency vehicle access are allowed within this access corridor;
 - c. the street setback must be measured from a line parallel to the street where the lot meets the minimum width requirement of the subject zoning district;
 - d. the address of the flag lot must be clearly displayed within 3 feet of the property line adjacent to the public street and in a manner that clearly differentiates the flag lot from abutting property; and
 - e. if there is no fire hydrant located within 60 feet of the street property line of the pole section of the flag lot, a fire hydrant must be installed at the property owner's expense. If a new hydrant is required, it must be operational prior to issuance of an occupancy permit. The fire department may, in its sole discretion, permit the property owner to install a dry-system standpipe on the flag lot property instead of requiring a new hydrant to be installed.
4. All lots created by lot split before May 16, 2006 may be improved provided any such improvement complies with the lot and building regulations of the subject zoning district, provided that:

3. The village council is authorized to impose such conditions and restrictions upon the premises benefited by a special use as the council determines to be necessary to ensure compliance with the standards of [Sec. 12.050H](#), to reduce or minimize the effect of the special use upon other properties in the area, and to better carry out the general public's interest and intent of this zoning ordinance.
4. The village council may act by a simple majority vote.

H. Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

I. Lapse of Approval

1. The applicant may submit, and the village council may approve, as part of the ordinance authorizing the special use, a maximum 2-year schedule for establishing the approved special use. If such a schedule is not approved by the village council, the approved special use will lapse and have no further effect one year after it is approved by the village council, unless:
 - a. a building permit has been issued (if required);
 - b. a certificate of occupancy has been issued; or
 - c. the special use has been lawfully established.
2. The village council is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to 6 months each. Requests for extensions must be submitted to the community development director and forwarded to the village council for a final decision.
3. A special use also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the special use.
4. If any special use is abandoned, or is discontinued for a continuous period of 6 months or more, the special use for such use is void, and such use may not be reestablished unless and until a new special use is obtained in accordance with the procedures of this section.

Sec. 12.060 Zoning Compliance Determination

A. Applicability

A zoning compliance determination must be obtained before any structure is erected, reconstructed or structurally altered. The Community Development Director may assess a fee for said determination in accordance with Chapter 1 of the Municipal Code.

B. Exemptions

The community development director is authorized to exempt accessory structures from the requirement to obtain a zoning compliance determination if the community development director determines that the accessory structure constitutes a de minimis alteration or addition to the property.

C. Procedure

1. Zoning compliance determinations must be accompanied by information the community development director deems necessary to enable an accurate determination of whether the proposed improvements will comply with the provisions of this zoning ordinance.
2. If the community development director determines that the improvements comply with all applicable provisions of this zoning ordinance, the zoning compliance determination must be issued.
3. If the community development director determines that the improvements do not comply with all applicable provisions of this zoning ordinance, the permit must be denied and the community development director must provide a written explanation of the reasons for denial.

Sec. 12.070 Administrative Adjustments

A. Intent

These administrative adjustments procedures are intended to provide a streamlined approval procedure for relatively minor forms of zoning relief. While most variations require a public hearing before the zoning board of appeals (see [Sec. 12.090](#)), the community development director is authorized to approve the administrative adjustments identified in [Sec. 12.070B](#) without a public hearing.

B. Authorized Administrative Adjustments

1. The community development director is authorized to grant the following administrative adjustments for principal and accessory buildings or structures:
 - a. a reduction of the minimum required lot area by up to 10%;
 - b. a reduction of the minimum required lot width by up to 10%;
 - c. a reduction of minimum required setbacks by up to 10% or 2 feet, whichever is greater; and
 - d. a reduction of the minimum required driveway width by up to 1 foot.
2. The community development director is authorized to grant an administrative adjustment reducing minimum required off-street parking or loading requirements by up to 10% or one space, whichever is greater.

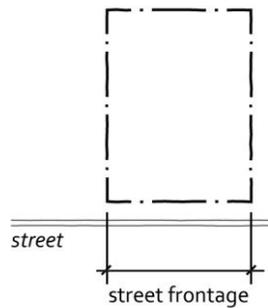
Sec. 14.080 Building Coverage

Building coverage is measured as the area of the lot that is occupied by principal and accessory buildings and by structures with a surface area of more than 4 square feet and a height of 18 inches or more, including pergolas and pools. All areas beneath a roof are counted for purposes of measuring building coverage, except on R-zoned lots with a lot width of 60 feet or less, detached garages in the rear yard and rear-loading attached garages with a building footprint of 500 square feet or less are not counted towards overall building coverage provided that the detached garage in the rear yard or the rear-loading attached garage is the only garage on the subject property

Sec. 14.090 Street Frontage

Street frontage is measured between side lot lines of a lot along the lot line that abuts the street. See [Figure 14-5](#).

Figure 14-5: Street Frontage Measurement



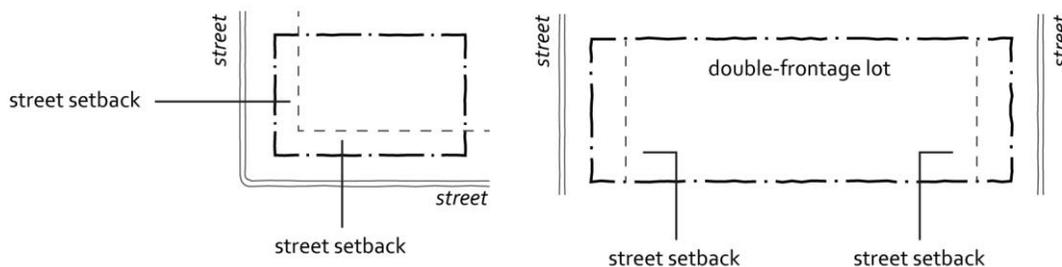
Sec. 14.100 Setbacks

A. Measurement

Setbacks are measured from the referenced lot line to the closest point of the building or structure.

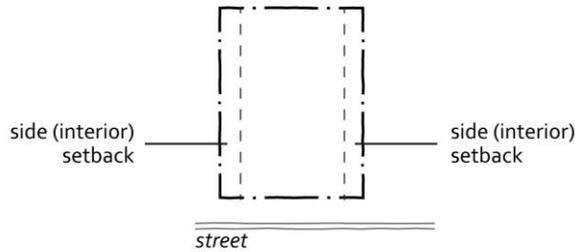
1. Street setbacks are measured from all lot lines that abut a street. See [Figure 14-6](#). On corner lots, street setbacks apply along both streets, but applicable street setback requirements may be reduced along one of the street frontages if necessary to allow a building width of 30 feet. On double-frontage lots, street setbacks apply along both opposing lot lines that abut the street.

Figure 14-6: Street Setback Measurement



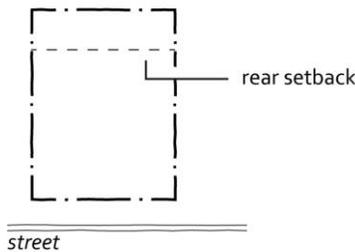
2. Side (interior) setbacks are measured from all side lot lines that do not abut a street. See [Figure 14-7](#). Interior side setbacks do not apply to attached or abutting walls in an attached house development.

Figure 14-7: Side (interior) Setback Measurement



3. Rear setbacks are measured from the rear lot line. See [Figure 14-8](#).

Figure 14-8: Rear Setback Measurement



B. Permitted Obstructions

Yards in all zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in [Table 14-1](#).

Table 14-1: Permitted Yard Obstructions

Obstruction/Projection	Permitted in these Yards			Minimum Setback/ Maximum Encroachment into required setback
	Street	Side	Rear	
A/C units, generators, compressors, transformers, pool, rainwater collection and geothermal equipment (ground-mounted)	No[1]	Yes	Yes	10 ft. min. setback in R-1 7 ft. min. setback in R-2 6 ft. min. in R-3, R-5, R-5A, R-6 5 ft. min. setback in all other districts
Air conditioner (window unit only)	Yes	Yes	Yes	No setback required
Antenna, amateur radio	No	No	Yes	
Antenna, receive-only and satellite dish	No	Yes	Yes	
Arbor, pergola or trellis	Yes	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Architectural building features (e.g., sills, belt courses, cornices, wing walls)	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Awning, canopy architectural light shelf or solar shading device	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft. (nonresidential districts - 2.5 ft. max. encroachment in street setback)
Balcony	-Yes	-Yes	Yes	Must meet required district street and side yard setbacks. 10 ft. max. encroachment in rear yard
Basketball standards and backboards	Yes	Yes	Yes	
Bay window (1st floor only; with or without foundation)	Yes	Yes	Yes	Street setback - 1.5 ft. max. encroachment Side setback - 1.5 ft. max. encroachment if setback is < 6 ft. or 2 ft. max. encroachment if setback is ≥ 6 ft. Rear setback - 2.5 ft. max. encroachment
Breezeway	No	No	Yes	10 ft. max. max. encroachment

Obstruction/Projection	Permitted in these Yards			Minimum Setback/ Maximum Encroachment into required setback
	Street	Side	Rear	
Chimney	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Clothesline	No	Yes	Yes	5 ft. min. setback
Compost pile or container (See Chapter 13 of the municipal code)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Deck or patio, uncovered and open-air (see also "porch," below)	Yes	Yes	Yes	5 ft. max. encroachment in street setback 5 ft. min. setback in side setback and rear setback
Dog house or dog run	No	No	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Driveway or uncovered walk	Yes	Yes	Yes	1 ft. min. setback
Eaves and gutters	Yes	Yes	Yes	In street setback and rear setback - 2.5 ft. max. encroachment In side setback - 2 ft. max. encroachment
Electric vehicle charging equipment	Yes	Yes	Yes	In front and rear - 2.5 ft. max. encroachment In side - 2 ft. max. encroachment
Fence	Yes	Yes	Yes	See also Sec. 10.010
Fire escape (open or lattice enclosed, fireproof outside stairways)	Yes	Yes	Yes	2 ft. max. encroachment
Fireplace, fire pit, outdoor cooking/kitchen areas (See Chapter 13 of the municipal code)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Flag pole	Yes	Yes	Yes	Equal to the height of the pole; no max. encroachment of flag beyond lot line
Garage (detached)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Garden features (e.g., cold frames, hoop houses, greenhouses)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Gazebo	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Parking, open	Yes	Yes	Yes	See also Sec. 7.070
Playground equipment & playhouses (excluding equipment located on public parks and playgrounds or on school or day care center playgrounds, tot lots)	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Porch, covered and open on at least 3 sides (see also "deck," above)	Yes	Yes	Yes	5 ft. max. encroachment in street setback and rear setback (See also Sec. 14.100C) Must meet required district side yard setbacks
Shed, carport or storage structure	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Sign	Yes	No	No	See Article 9
Solar panel (building-mounted)	No	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.
Solar panel (ground-mounted)	No	Yes	Yes	2 ft. max. encroachment in side setback; 10 ft. max. encroachment in rear setback. See also Sec. 6.010M
Sport courts & accessory lighting	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Sports equipment	No	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Steps (for access to building or lot; max. 4 feet above grade)	Yes	Yes	Yes	1 ft. min. setback
Swimming pool (in-ground & above-ground) & hot tubs	No	Yes	Yes	10 ft. min. setback in R-1 and R-2 districts 7 ft. min. setback in all other R districts
Walkway (covered)	No	No	No	In residential districts - principal building setbacks apply In nonresidential districts - no side or rear setback required
Wall	Yes	Yes	Yes	See also Sec. 10.010

Obstruction/Projection	Permitted in these Yards			Minimum Setback/ Maximum Encroachment into required setback
	Street	Side	Rear	
Wall, retaining	Yes	Yes	Yes	1 ft. min. setback
Yard features (e.g., ornamental light standards, anchored lawn furniture and decorations, sundials, statues, bird baths, ponds, sculptures, seat walls, etc.)	Yes	Yes	Yes	5 ft. min. setback in R-4 district 6 ft. min. setback in all other districts
Wheelchair lifts and ramps that meet federal and state accessibility standards	Yes	Yes	Yes	1 ft. min. setback
Window wells	Yes	Yes	Yes	1.5 ft. max. encroachment if setback is < 6 ft. 2 ft. max. encroachment if setback is ≥ 6 ft.

[1] Except for single family residential uses, units may be located on the building’s primary street facade and in front of a bump as long as the unit is screened by a wing wall made of the same material as the primary façade which is attached to the primary building via a full foundation and is at least as tall as the equipment.

C. Front Porches

Front porches on R-zoned lots may encroach a maximum of 5 feet into a required street setback, subject to the following restrictions:

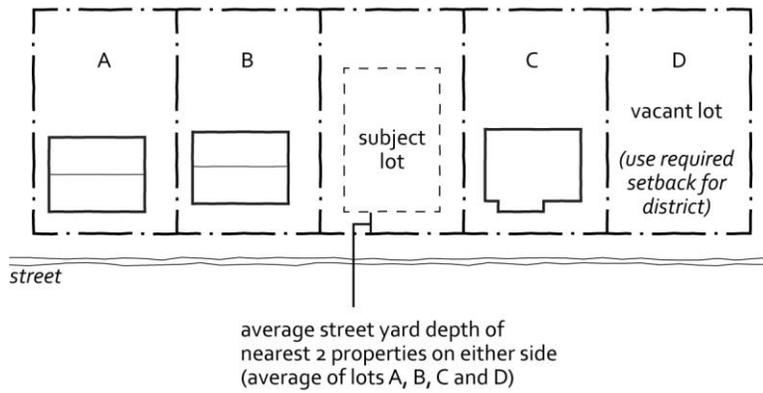
1. Front porches with a total footprint of 250 square feet or less are not counted towards overall lot or building coverage.
2. The total amount of porch encroachment into any required street setback may not exceed 250 square feet.
3. Porches that are constructed after September 1, 2006 and encroach into the street setback must remain open and not be converted into occupiable floor area at any time.
4. On lots with multiple frontages, porches may encroach into only one street setback.
5. Occupiable floor area and porch/deck space is prohibited above or below a porch that encroaches into a required street setback.

D. Contextual Setbacks

When existing buildings on one or more abutting lots are closer to the street property line than the otherwise required street setback, additions to existing buildings or construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district’s minimum street setback requirement.

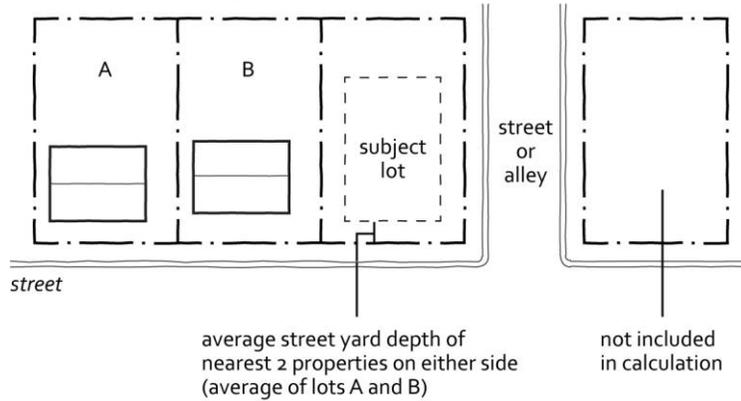
1. If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district. See [Figure 14-9](#).

Figure 14-9: Contextual Setbacks



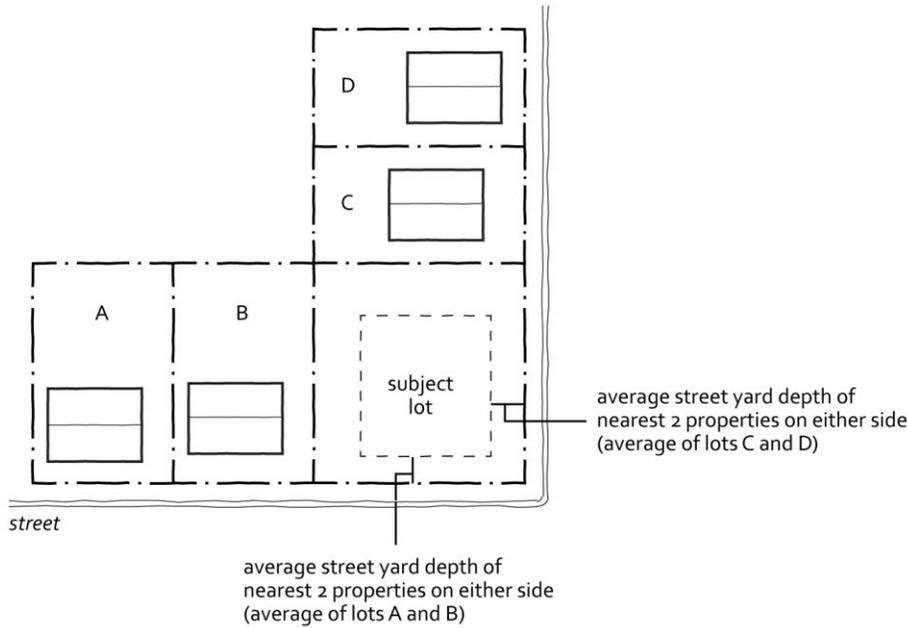
2. Lots with frontage on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average. See [Figure 14-10](#).

Figure 14-10: Contextual Setbacks



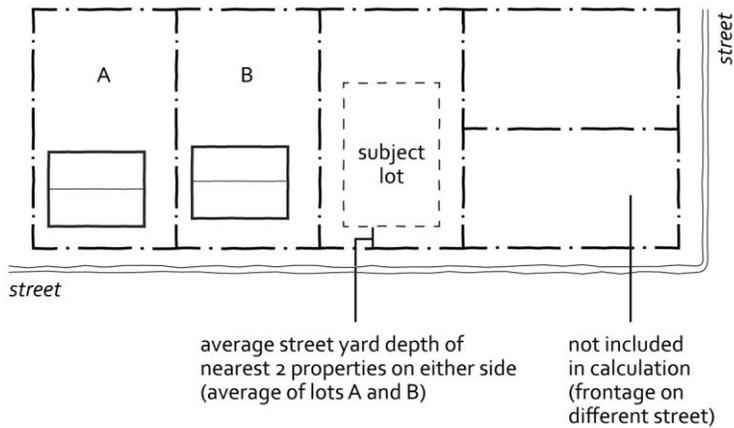
3. When the subject lot is a corner lot, the average street yard depth will be computed on the basis of the nearest 2 lots with frontage on the same street as the subject lot. See [Figure 14-11](#).

Figure 14-11: Contextual Setbacks



4. When the subject lot abuts a corner lot with frontage on the same street, the average street yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot. See [Figure 14-12](#).

Figure 14-12: Contextual Setbacks

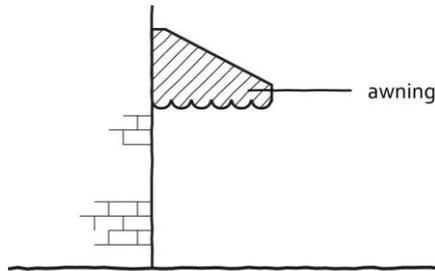


5. These contextual setback provisions may not be used to reduce the setback of a street-facing garage door to less than 20 feet.

Awning

An overhang made of cloth or similar materials attached to a structure for decoration or protection from sunlight and precipitation. See [Figure 15-1](#).

Figure 15-1: Awning



Sec. 15.050 Words and Terms Beginning with “B”

Balcony

A projecting platform that is open and enclosed by a railing or balustrade, and which is suspended or cantilevered from, or supported solely by, the principal structure.

Banner

A temporary sign composed of lightweight material enclosed or not enclosed in a rigid frame, secured or mounted to a permanent structure.

Backhaul Network

The lines that connect a provider's telecommunications towers/cell sites to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.

Bare Bulb Illumination

Exposed or uncovered lighting elements.

Basement

A floor of a building having some but not more than one-half of its floor-to-ceiling height below grade. (Also see “cellar”)

Base (Zoning) District

Any zoning district that is not an overlay district.

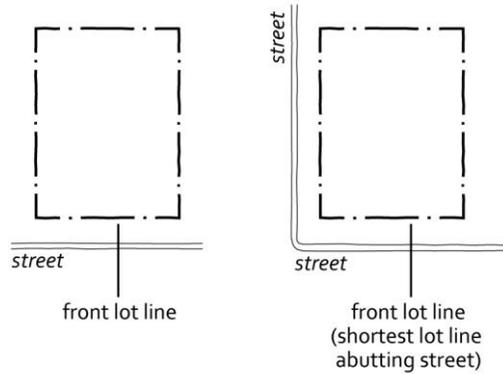
Battery Charging Station

An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

Battery Exchange Station

A facility designed to enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery for a more fully charged battery through an automated process.

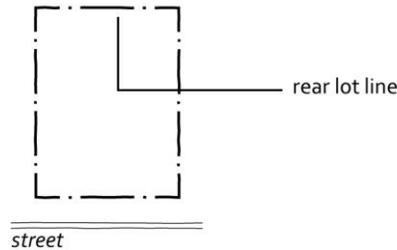
Figure 15-11: Front Lot Line



Lot Line, Rear

The lot line most nearly parallel to and located the furthest distance from the front lot line. See [Figure 15-12](#).

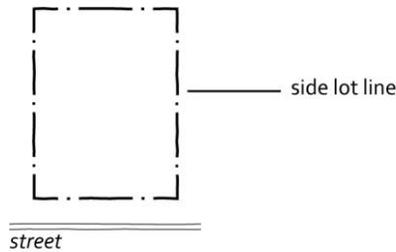
Figure 15-12: Rear Lot Line



Lot Line, Side

Lot lines other than front or rear lot lines. See [Figure 15-13](#).

Figure 15-13: Side Lot Line



Lot Split

A division of real property located within the corporate limits of the Village which resulted in a land division that was approved by the Plan Commission prior to May 16, 2006.

Lot Width

See [Sec. 14.060](#).

Lot, Zoning Lot or Parcel

See "Lot of Record."

Solar Energy System

A system intended to convert solar energy into thermal, mechanical or electrical energy.

Solar Energy System, Building-Integrated

A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

Solar Energy System, Structure-Mounted

A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.

Solar Energy System, Flush-Mounted

A solar energy system that is mounted flush with a finished building surface, at no more than 6 inches in height above that surface.

Solar Energy System, Ground-Mounted

A solar energy system mounted on the ground and not attached to any other structure other than structural supports.

Solar Panel

A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.

Story

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or if there is no floor above it then the space between the floor and the ceiling above the floor of such story.

Structure

Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground. Common examples include buildings, freestanding signs, back stops for tennis courts, canopies and awnings, pump islands, at- or above- grade walkways, swimming pools, antennae, and pergolas.

Structural Alterations

Any change in the supporting members of a structure, such as bearing walls or partitions, columns, beams, or girders, excepting such alterations as may be required for the safety of the structure.

Studio, Instructional or Service

See [Error! Reference source not found.](#)

Structure, Principal

A structure, other than an accessory structure, in which the principal use of the lot is conducted.

Sec. 15.250 Words and Terms Beginning with “V”

Vacant

Land on which there are no structures or only structures that are secondary to the use or maintenance of the land itself.

Vehicle Body and Paint Finishing Shop

See [Sec. 5.050P.6.](#)

Vehicular Use Area

An area that is devoted to use by or for motor vehicles, including off-street parking areas (accessory or non-accessory); off-street loading areas; vehicle storage areas; fuel stations; car washes; drive-through service areas and auto sales lots. Enclosed areas and access drives used solely for access between the street and the vehicular use area are not considered part of a vehicular use area.

Vehicle Sales and Service

See [Sec. 5.050P.](#)

Veterinary Care

See [Sec. 5.050B3.](#)

Vibration

A periodic displacement of the earth measured in inches.

Sec. 15.260 Words and Terms Beginning with “W”

Walkways, At- or Above-grade, Covered

Covered structures for pedestrian access, connecting structures on 2 adjacent lots.

Warehouse

See [Sec. 5.060C.](#)

Wholesale, Distribution and Storage Use Category

See [Sec. 5.060.](#)

Wholesale Sales and Distribution

See [Sec. 5.060D.](#)

Wine and/or Beer Boutique

See [Sec. 5.050G.2.](#)

Wireless Telecommunications

See [Sec. 5.040P.](#)

Sec. 15.270 Words and Terms Beginning with “X”

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