

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CERTAIN PROVISIONS FOR THE M-1 DISTRICT
CONCERNING GREENSPACE AND PARKING REQUIREMENTS**

BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois,
as follows: (Additions are indicated by shading; deletions by ~~strikeout~~.)

SECTION 1. That Section 28-1106 of the Downers Grove Municipal Code is hereby amended
as follows:

28-1106. Open space - landscaped green space.

- (a) *R-1 District*: Not applicable.
- (b) *R-2 District*: Not applicable.
- (c) *R-3 District*: Not applicable.
- (d) *R-4 District*: Not applicable.
- (e) *R-5 District*: Not applicable.
- (f) *R-5A District*: Not applicable.
- (g) *R-6 District*: Not applicable.
- (h) *B-1 District*: A minimum of ten percent (10%) of the lot area shall be landscaped green space of which a minimum of fifty percent (50%) shall be located in the front yard.
- (i) *B-2 District*: A minimum of ten percent (10%) of the lot area shall be landscaped green space of which a minimum of fifty percent (50%) shall be located in the front yard. Provided, landscaped green space shall not be required in the Concentrated Business District
- (j) *B-3 District*: A minimum of ten percent (10%) of the lot area shall be landscaped green space of which a minimum of fifty (50%) percent shall be located in the front yard.
- (k) *O-R District*: A minimum of twenty percent (20%) of the lot area shall be landscaped green space of which a minimum of fifty percent (50%) shall be located in the front yard.
- (l) *O-R-M District*: A minimum of fifteen percent (15%) of the lot area shall be landscaped green space; of which a minimum of fifty percent (50%) shall be located in the front yard.
- (m) *M-1 District*: A minimum of fifteen percent (15%) of the lot area shall be landscaped green space of which a minimum of fifty percent (50%) shall be located in the front yard, ~~except for properties that front on the west side of Thatcher Road that also abut the Illinois State Tollway right-of-way, where a minimum of 15% of the lot area shall be landscaped greenspace.~~
- (n) *M-2 District*: A minimum of fifteen percent (15%) of the lot area shall be landscaped green space of which a minimum of fifty percent (50%) shall be located in the front yard.

SECTION 2. That Section 28-1404 of the Downers Grove Municipal Code is hereby amended
as follows:

28-1404. Location of parking spaces.

The location of off-street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

(a) *Front yards*. Off-street parking spaces may not be located in any required front yards, except as follows:

- (1) Off-street parking spaces accessory to a single-family residence may be located in any driveway that is improved with an appropriate surface material approved by the Village Engineer.

(2) Off-street parking spaces accessory to any church that was in existence prior to April 19, 1965, or prior to the time when the provisions of this Ordinance became applicable thereto, may be located in the required front yard, but not within five (5) feet of the front lot line, only to the extent necessary to provide the number of parking spaces that would have been required for such church under the provisions of Section 28-1410 if such provisions had been applicable thereto at the time of construction or occupancy of such church.

(3) Off-street parking spaces for properties in the M-1, Light Manufacturing Zoning District 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 front yard but not less than five (5) feet from the front property line, provided that such spaces are located in a parking lot that is improved with an appropriate surface material approved by the Village Engineer.

(b) *Residence districts.* Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served. Spaces accessory to uses other than dwellings may be located on a lot adjacent to, or directly across a street or alley from, the lot occupied by the use served, but in no case at a distance in excess of three hundred (300) feet from the parking spaces to the main entrance to the use served.

(c) *Business and manufacturing districts.* All required parking spaces shall be within one thousand (1,000) feet of the main entrance to the use served, except for spaces accessory to dwelling units, which shall be within three hundred (300) feet of the entrance to the dwelling. One quarter of all required spaces shall be within three hundred (300) feet of the main entrance to the use served. The remaining required spaces must be within one thousand (1,000) feet of the main entrance to the use served provided that businesses which dispense alcoholic beverages for consumption on the premises may not have parking facilities across an arterial street (designated as such a street on the Downers Grove Future Land Use Map) from the business. However, no parking spaces accessory to a use in a business or manufacturing district shall be located in a residence district unless authorized by the Board as a special use.

SECTION 3. That Section 1410(a) of the Downers Grove Municipal Code is hereby amended as follows:

28-1410. Number of off-street parking and off-street loading spaces required.

(a) Off-street parking, and off-street loading and unloading facilities shall be provided in accordance with the following schedule:

CLASS A PARKING

(Stall Size 9' x 18.5')

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Single-family attached and detached, two-family and multi-family dwelling units	2 per dwelling unit	None required
Senior citizen housing	.5 per bedroom except in the Concentrated Central Area, as defined in Article III herein, .3 per dwelling unit	None required

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Sheltered care facilities	.5 per bed	1 plus 1 additional for each 100,000 sq. ft. of gross floor area
Motels, hotels, lodging houses	1 per lodging unit	1 for each structure over 20,000 sq. ft. of gross floor area
Commercial (except as specifically provided below)	1 per 300 sq. ft. of gross floor area	1 for every structure over 10,000 sq. ft. of gross floor area plus 1 for each additional 100,000 sq. ft. of gross floor area
Furniture, appliance stores, motor vehicle sales, machinery sales	1 per 600 sq. ft. of gross floor area	1 plus 1 additional for each 25,000 sq. ft. of gross floor area
Churches, (except churches in existence as of January 14, 1991 located within 1,000 ft. of the Concentrated Business District), indoor theaters, auditoriums, and other places of assembly.	1 for every 3 persons permitted in main auditorium area according to capacity standards of building code	1 for each structure over 100,000 sq. ft. of gross floor area
Churches in existence as of January 14, 1991 and located within 1,000 ft. of the Concentrated Business District.	35% of the parking space requirements for churches generally as set forth in this section	None required
Funeral parlors	1 per every 100 sq. ft. of gross area	None required
Hospitals, rest homes, nursing homes, etc.	1.2 parking spaces per bed	1 plus 1 additional for each 100,000 sq. ft. of gross floor area
Medical offices, clinics or related medical services when located in a building for medical offices	1 per 100 sq. ft. of gross floor area for the first 5,000 sq. ft.; 1 per 200 sq. ft. of gross floor area for the next 20,000 sq. ft.; 1 per 400 sq. ft. of gross floor area for the remainder of the building	1 for each structure over 40,000 sq. ft. of gross floor area
Establishments dispensing food or beverages for consumption on the premises other than restaurants with lounges	1 per 100 sq. ft. of gross floor area	1 for each structure over 10,000 sq. ft. of gross floor area

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Restaurants with lounges	1 per 100 sq. ft. of gross floor area of the restaurant plus 3 per 100 sq. ft. of gross floor area of the lounge	1 for each structure over 10,000 sq. ft. of gross floor area

CLASS B PARKING

(Stall Size 8.5' x 18.5')

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Manufacturing	1 per 500 sq. ft. of floor area	1 for each structure plus 1 for each 60,000 sq. ft. of gross floor area over 40,000 sq. ft.
Warehousing	1 per 1,000 sq. ft. of floor area	1 for each structure plus 1 for each 60,000 sq. ft. of gross floor area over 40,000 sq. ft.
Parking lots, open and other than accessory for the storage of private passenger automobiles	Not applicable	Not applicable
Printing, lithographing, or publishing establishments for letter press, business cards, mimeographing and other similar custom services, newspaper publishing, including engraving and photo-engraving	1 per 850 sq. ft. of floor area	1 for each structure plus 1 for each 60,000 sq. ft. of gross floor area over 40,000 sq. ft.

CLASS A PARKING FOR LESS THAN 50 SPACES

CLASS B PARKING FOR 50 OR MORE SPACES

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
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Offices, banks or public administration	1 per 400 sq. ft. of gross floor area	1 for each structure over 40,000 sq. ft. of gross floor area
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(b) In the event that the calculation of the number of off-street parking spaces required by this Article results in a requirement of a fractional space, any fraction shall be counted as one (1) parking space.

(c) Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to. Further, no parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Board as a variation in accordance with this Zoning Ordinance.

(d) When two (2) or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. No parking spaces or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Board as a special use in accordance with this Zoning Ordinance.

(e) For uses not listed in the foregoing schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Board, and off-street loading spaces shall be provided in adequate number and size to serve such use as determined by the Board.

(f) The Concentrated Business District is exempt from the provisions of this section.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

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