



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
THE DOWNERS GROVE ZONING ORDINANCE

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 of the Downers Grove Municipal Code is hereby amended as follows:

**28-405. Minimum areas for zoning districts.**

~~Nothing in this Zoning Ordinance shall be interpreted so as to allow the creation of newly subdivided lots with a minimum lot area of less than 10,500 square feet. Provided, in those areas of the Village which are zoned for and subdivided with lots of less than 10,500 square feet, new lots with as little as 7,500 square feet may be created if 50 per cent of the lots in the block in which the proposed subdivision is located contain less than 10,500 square feet.~~

**(ba)** The minimum areas that may constitute a separate or detached part of any of the following zoning districts shall be as shown in the table below. When a district is directly across the street from or abuts a district of the same or a less restrictive classification, the area of the district directly across the street or abutting the property may be included in the calculations in meeting the minimum zoning area requirements.

Zoning district - Minimum area

- R-1 Single-family Residence District - minimum lot size
- R-2 Single-family Residence District - minimum lot size
- R-3 Single-family Residence District - minimum lot size
- R-4 Single-family Residence District - minimum lot size
- R-5 Two-family Residence District - 2 acres
- R-5A Townhouse Residence District - 2 acres
- R-6 Multiple-family Residence District - 2 acres
- B-1 Limited Retail Business District - 2 acres
- B-2 General Retail Business District - 4 acres
- B-3 General Services and Highway Business District - 4 acres
- O-R Office Research District - 10 acres
- O-R-M Office-Research-Manufacturing District (In General) - 5 acres
- O-R-M Office-Research-Manufacturing District (Property located north of the East-West Tollway and any property location within an M-1 or M-2 manufacturing district on October 25, 1982) - none
- M-1 Light Manufacturing District - 6 acres
- M-2 Restricted Manufacturing District - 6 acres

SECTION 2. That Section 28-502 of the Downers Grove Municipal Code is hereby amended as follows:

## **28-502. R-1 District-special uses.**

The following uses are allowed in the R-1 Single-family Residence District as special uses:

(a) Churches, church schools, and other places of worship; provided the property for said use fronts on an arterial or collector street designated as such a street on the Downers Grove Future Land Use Map or is contiguous on at least one side to a "B", "M", or "O-R-M" zoning district and provided the zoning lot for said use has an area of not less than two (2) acres and not more than ~~thirty (30)~~ **forty (40)** percent of the lot is occupied by buildings, ~~except that churches located within 1,000 feet of the Concentrated Business District may have up to 40% of the lot occupied by buildings.~~

(b) Convents, monasteries, rectories or parish houses, to be occupied by not more than twenty (20) persons.

(c) Country clubs, golf courses, tennis courts, and similar recreational uses (not including commercial community pools), provided that any principal structure or accessory swimming pool shall be located not less than one hundred (100) feet from any other lot in a residential district.

(d) Clubs, lodges, meeting halls, or fraternal institutions on properties of no less than 10 acres in area.

(e) Colleges or universities, public or private, on sites of forty (40) acres or more. Such use may include additional structures which are customarily operated in conjunction as part of the college or university, including but not limited to, dormitories, classrooms and athletic facilities. Provided, not more than twenty-five percent (25%) of the site shall be occupied by buildings.

(f) Extended family accessory housing. (See Section 28-1015.)

(g) Funeral parlors. (See Section 28-1001.)

(h) Government facilities on properties no less than 10 acres.

(i) Group homes for nine (9) or more persons including supervisory and oversight personnel. (See Section 28-1003.)

(j) Hospitals or sanitariums, public or private, on tracts of land having a minimum area of twenty-five (25) acres, provided that not over twenty-five percent (25%) of the land is occupied by buildings.

(k) Nursing and/or convalescent homes and sheltered care facilities. (See Section 28-1013.)

(l) Parking accessory to a business or manufacturing use. However, said parking use must be contiguous to or across an alley from the business or manufacturing use. Said parking shall not be used for the commercial storage of vehicles, fee parking or the construction of structures. The parking shall be maintained in accordance with Article XIV.

(m) Permanent ornamental signs or entry gates located at the entrances to recognized subdivisions the purpose of which is to identify the subdivision. Such permanent ornamental signs or entry signs shall be located on or behind property lines.

(n) Planned developments on tracts of twenty-five (25) acres or more. (See Article XVI.)

(o) Planned developments on tracts of two (2) or more, but less than twenty-five (25) acres when such a planned development is consistent with the intent and purpose of this Zoning Ordinance. Factors which the Plan Commission and the Village Council may consider in recommending and approving plans may include, but are not limited to, location of the tract on an arterial or collector street designated as such a street on the Downers Grove Future Land Use Map); and characteristics of the tract that make development impractical under the subdivision requirements of this zoning district and the Downers Grove Subdivision Control Ordinance. Such characteristics may include, but are not limited to, irregular shape, natural features, or location rendering property aggregation difficult. (See Article XVI.)

(p) Professional offices, such as offices of lawyers, accountants, insurance agents and similar professional uses. Provided, medical and dental offices, or other professional uses which generate high volumes of vehicular traffic throughout the workday shall not be considered to be professional offices hereunder. (See Section 28-1004.)

(q) Public parks and playgrounds, municipal community center, fire station, and public utility facilities.

(r) Private schools, elementary and high.

(s) Telecommunications Towers. (See Section 28-1307.)

- (t) Temporary permit uses.
- (u) Trailer parks. (See Section 28-1016.)

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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

[zon-ctxt]