

**VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY**

INITIATED: Planning Department **DATE:** April 16, 2002
(Name)

RECOMMENDATION FROM: Zoning Commission **FILE REF:** 2002-02
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DOWNERS GROVE ZONING ORDINANCE REGARDING CBD RE-DEVELOPMENT PROJECTS", as presented.



SUMMARY OF ITEM:

At their meeting of March 14, 2002, the Zoning Commission unanimously recommended the adoption of the attached ordinance which will make certain amendments to the Zoning Ordinance and establish certain provisions as they relate to CBD Re-Development Projects.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DOWNERS GROVE
ZONING ORDINANCE REGARDING CBD RE-DEVELOPMENT PROJECTS**

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 28-201 of the Downers Grove Municipal Code is hereby amended as follows:

28-201. Definitions.

For the purposes of this Zoning Ordinance, the following words and phrases shall have the meanings respectively ascribed to them as follows:

* * *

Concentrated Business District Re-Development Project. A development involving residential units of not more than three bedrooms or a combination of commercial units and residential units of not more than three bedrooms which must be pursued as a Planned Development and located in the Concentrated Business District, and which involves the redevelopment through the construction of new buildings on vacant or underutilized parcels.

* * *

SECTION 2. That Section 28-1103 of the Downers Grove Municipal Code is hereby amended
as follows:

28-1103. Lot Area.

Nothing in this section 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.

* * *

(h) *B-1 District:* The minimum lot area per dwelling shall be as follows: three (3) or more bedrooms - three thousand (3,000) square feet per dwelling unit; two (2) bedrooms - two thousand (2,000) square feet per dwelling unit; one (1) bedroom, studio or efficiency unit - one thousand (1,000) square feet per dwelling unit.

(i) *B-2 District:* ~~Except as provided herein, the~~ minimum lot area shall be the same as in the B-1 District. ~~Provided, the minimum lot area per dwelling unit for a multiple-family dwelling within a CBD Re-Development Project shall be not less than 800 square feet.~~

* * *

SECTION 3. That Section 28-1410 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
CBD Re-Development Project	1.4 per dwelling unit with at least 1 parking space designated for each dwelling unit	None required
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
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

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
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
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

* * *

SECTION 4. That Section 28-1611 of the Downers Grove Municipal Code is hereby amended as follows:

28-1611. Height regulations.

* * *

(b) *Business planned developments.* No building in a business planned development shall exceed in height the following:

(1) B-1 Limited Retail Business District - thirty-five (35) feet excluding parapet walls and mechanical penthouses.

(2) B-2 General Retail Business District - sixty (60) feet excluding parapet walls and mechanical penthouses. Provided, a CBD Re-Development Project shall not exceed seventy (70) feet, excluding parapet walls and mechanical penthouses.

(3) B-3 General Services and Highway Business District - one hundred forty (140) feet, excluding parapet walls and mechanical penthouses.

(4) O-R Office/Research District - one hundred forty (140) feet, excluding parapet walls and mechanical penthouses.

(c) *Manufacturing planned development.* No building in a manufacturing planned development shall exceed in height the following:

(1) O-R-M Office-Research-Manufacturing District

(i) In general - one hundred forty (140) feet, excluding parapet walls and mechanical penthouses.

(ii) Property located north of I-88 - two hundred ten (210) feet, excluding parapet walls and mechanical penthouses.

(2) M-1 Light Manufacturing District - forty (40) feet, excluding parapet walls and mechanical penthouses.

(3) M-2 Restricted Manufacturing District - sixty (60) feet, excluding parapet walls and mechanical penthouses.

* * *

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. 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

MISC\CBD-REDV
(See: [CBDB&RE])