

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney **DATE:** July 1, 2003
(Name)

RECOMMENDATION FROM: Zoning Commission **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED, TO AMEND PARKING REQUIREMENTS FOR RESTAURANTS", as presented. *Bg*

SUMMARY OF ITEM:

At their meeting of May 22, 2003 the Zoning Commission recommended 5:1 adoption of the attached ordinance which will amend certain parking requirements for restaurants by excluding those areas exclusively devoted to permanent storage purposes from the calculation in the number of parking spaces required.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED, TO AMEND PARKING REQUIREMENTS FOR RESTAURANTS

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 28-1410 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

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

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Establishments dispensing food or beverages for consumption on the premises other than restaurants with lounges	1 per 100 sq. ft. of gross floor area, excluding areas exclusively devoted to permanent storage purposes (e.g. walk-in freezers, storage coolers or dry storage areas) that are not open to the general public.	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, excluding areas exclusively devoted to permanent storage purposes (e.g. walk-in freezers, storage coolers or dry storage areas) that are not open to the general public, 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
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

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 That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. 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

[storage]