

COUNCIL WORKSHOP ITEM

ITEM: Zoning Commission recommendation regarding text amendment case 2003-03, a request to amend the Zoning Ordinance with respect to the parking requirements for restaurants and restaurant related uses.

DATE: June 17, 2003

PREPARED BY: Amanda G. Browne, Planner
Department of Planning Services

PURPOSE: To consider approval of the text amendment as proposed.

DISCUSSION:

At their May 22, 2003 meeting, the Zoning Commission conducted its public hearing regarding the proposed text amendment in this case. The amendment proposes to amend the parking requirements for restaurant related uses by exempting areas devoted solely to permanent storage purposes.

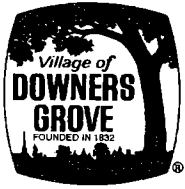
As outlined in the attached minutes of the Zoning Commission's public hearing regarding this case, the Commission recommended approval of the proposed amendment, but is recommending modification to the proposed language as compared to that contained in the staff report. Planning and Legal Department Staff are in agreement with the language as proposed by the Zoning Commission, and the attached Draft Ordinance has been prepared in accordance with the recommendation of the Commission.

ATTACHMENTS:

1. Correspondence from the Chairman of the Zoning Commission, Lawrence Musielak, dated June 12, 2003
2. Staff Report, dated May 16, 2003
3. Draft Minutes of Zoning Commission public hearing, dated May 22, 2003
4. Draft Ordinance prepared by Legal Department

RECOMMENDATION:

To place an Ordinance approving the proposed text amendment on an Active Agenda, as recommended by the Zoning Commission.



June 12, 2003

<http://www.vil.downers-grove.il.us>

Mayor Brian Krajewski and Village Council
Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

**COMMUNITY RESPONSE
CENTER**
630.434.CALL (2255)

RE: File No. 2003-03: A text amendment to the Zoning Ordinance to amend the parking requirements as applied to restaurants and related uses.

CIVIC CENTER
801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

Dear Mayor Krajewski and Council Members:

At their May 22, 2003 meeting the Zoning Commission reviewed a proposed text amendment to the Zoning Ordinance amending parking requirements as applied to restaurants and related uses.

**FIRE DEPARTMENT
ADMINISTRATION**
6701 Main Street
Downers Grove
Illinois 60516-3426
630.434.5980
FAX 630.434.5998

MR. STEELE MOVED TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING CASE 2003-03, WITH AN AMENDMENT TO THE LANGUAGE PROPOSED BY STAFF AS FOLLOWS: THAT PARKING FOR RESTAURANTS SHALL BE BASED UPON THE GROSS FLOOR AREA OF THE RESTAURANT EXCLUDING AREAS EXCLUSIVELY DEVOTED TO PERMANENT STORAGE PURPOSES (I.E. WALK-IN FREEZERS, STORAGE COOLERS OR DRY STORAGE AREAS) THAT ARE NOT OPEN TO THE GENERAL PUBLIC. MS. RABATAH SECONDED THE MOTION.

POLICE DEPARTMENT
825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

VOTE: **Aye:** Mr. Steele, Ms. Rabatah, Mr. Levin, Mr. Pappalardo, Chairman Musielak

Nay: Mr. Baker

**PUBLIC WORKS
DEPARTMENT**
5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

Abstain: None

MOTION CARRIED: 5:1:0

Further discussion of these recommendations can be found on pages 2-7 of the May 22, 2003 minutes.

Sincerely,

Lawrence Musielak

Lawrence Musielak, Chairman
Zoning Commission

**DEPARTMENT OF
SOCIAL AND HEALTH SERVICES**
842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599



**VILLAGE OF DOWNERS GROVE
DEPARTMENTAL CORRESPONDENCE**

TO: Zoning Commission Members

FROM: Amanda G. Browne, Planner
Department of Planning Services

DATE: May 16, 2003

RE: Case 2003-03, a proposed text amendment to the Zoning Ordinance to amend the parking requirements as applied to restaurants and related uses.

Purpose of Proposed Amendment:

The Village Manager has asked staff to act as petitioner in this request for a text amendment to the Zoning Ordinance to amend Section 28-1410(a) with respect to the provisions regarding the parking ratio calculations for restaurant related uses. Specifically, the amendment proposes to make a slight modification to the parking ratio calculations for restaurant related uses by exempting building floor area devoted solely to storage purposes from the calculation of the required number of parking spaces for a restaurant.

Generally speaking, the parking demand generated by restaurants is of a peak-time nature in that they typically generate high levels of patron activity during the lunch and dinner hours. This is in contrast to commercial/retail uses which typically have a more uniform parking demand over the course of the day. The parking requirements for restaurants are therefore calculated at a fairly high ratio of parking spaces to building floor area when compared to commercial/retail uses.

The parking ratio requirement for restaurants currently applies to the gross floor area of the building, including all storage areas of the restaurant. Storage areas such as freezers, coolers and dry storage areas are not intended to be occupied by patrons of the restaurant, and employees typically do not utilize these areas as work areas as would be the case for kitchens or food preparation areas. Because these storage areas often occupy a fair amount of the floor area of the restaurant but do not add to its occupancy or its trip generation, this text amendment proposes to exempt such storage areas from the parking ratio calculation for restaurants.

Current Ordinance Requirements:

As a matter of background information, Section 28-1410(a) outlines the minimum parking requirements for use categories (a copy of this chart follows beginning on page 3). The parking ratio calculations for the preponderance of the use categories are based upon the gross floor area of a building, the exceptions being residential uses, hospital and care related uses, and places of assembly such as churches and theaters which have parking ratio requirements specifically related to the nature of the use as opposed to gross floor area.

Section 28-201 of the Ordinance defines gross floor area as the sum of the gross horizontal areas of all floors of a building measured from outside wall to outside wall, including areas such as basements, cellars, elevator shafts, stairwells, roof areas used for mechanical equipment, penthouses, attic spaces with useable headroom, and enclosed porches. Enclosed off street parking facilities are excluded from the definition of gross floor area.

Specifically regarding restaurants, the parking requirements are broken down into two categories. Restaurants that serve food for consumption on the premises but do not include bar or lounge areas require 1 parking space for every 100 square feet of gross floor area. Restaurants that serve food for consumption on the premises that do include bar or lounge areas require 3 parking spaces for every 100 square feet of the bar or lounge area, and 1 parking space for every 100 square feet of gross floor area of the remainder of the restaurant. Please note that take-out restaurant establishments are treated as being commercial in nature with respect to parking requirements.

Prior to this amendment being presented to the Zoning Commission, it was forwarded to the Village's Traffic Engineer, Mr. Dorin Fera, who has offered the opinion that the amendment is satisfactory and should not have a deleterious effect on parking availability for restaurant uses. Mr. Fera indicated that the proposed amendment would be consistent with the trend of parking ratio requirements he is familiar with relating to restaurant uses.

The existing and proposed text of this amendment to Section 28-1401(a) are included in the attached chart.

Staff Recommendation:

Planning Staff recommends that the Commission forward a positive recommendation regarding the proposed amendment to the Council.

**Case 2003-03
Existing and Proposed Text**

Specific to the text amendment request is Section 28-1410(a), which provides the regulations pertaining to parking ratio requirements in a chart form. This section is proposed to be amended as follows (double-underlined items are proposed to be added):

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
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 <u>excluding areas devoted solely to storage purposes (i.e. storage freezers, storage coolers or dry storage areas) that are not open to the general public.</u>	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 <u>excluding areas devoted solely to storage purposes (ie: storage freezers, storage coolers or dry storage areas) that are not open to the general public</u> 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

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All interested parties should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time with no further public notice. Individuals with a disability requiring reasonable accommodations in order to participate should contact the Community Relations Department at (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the south (side) entrance of the Village Hall. Zoning Commission, Mr. Lawrence Musielak, Chairman. Published in the Downers Grove Reporter, Wednesday, May 7, 2003.

Case 2003-03

Ms. Browne said the Village Manager has asked staff to act as petitioner in this request for a text amendment which proposes to modify the parking ratio calculations for restaurant related uses by exempting building floor area devoted solely to storage purposes from the calculation of the required number of parking spaces for a restaurant.

Ms. Browne explained that the parking ratio requirement for restaurants currently applies to the gross floor area of the building, including all storage areas of the restaurant. Storage areas such as freezers, coolers and dry storage areas are not intended to be occupied by patrons of the restaurant, and are not typically used by employees on a regular basis in the same way as kitchens or food preparation areas would be used. She added that these storage areas often occupy a fair amount of the floor area of the restaurant. Storage areas do not add to the occupancy or the trip generation of a restaurant, but they do increase the amount of required parking spaces based upon their square footage. This amendment, therefore, proposes to exempt storage areas from the parking ratio calculation for restaurants.

In terms of parking demand, Ms. Browne pointed out that the demand generated by restaurants generally has peaks at the lunch and dinnertime hours. Conversely, commercial and retail uses typically have a more uniform parking demand over the course of the day. The parking requirements for restaurants are therefore calculated at a fairly high ratio of parking spaces to building floor area when compared to commercial or retail uses.

Ms. Browne noted that the entire parking ratio requirement chart found in Section 28-1410(a) of the Zoning Ordinance was included in its entirety within the staff report. This chart outlines the minimum parking ratio requirements for particular use categories.

Specifically regarding restaurants, Ms. Browne explained that the parking requirements are broken down into two categories. Sit-down restaurants that do not include bar or lounge areas require 1 parking space for every 100 square feet of gross floor area. Sit down restaurants that do include bar or lounge areas require 3 parking spaces for every 100 square feet of the bar or lounge area, and 1 parking space for every 100 square feet of gross floor area of the remainder of the building. She noted that take-out restaurant establishments are treated as being general retail establishments with respect to parking requirements, and require one parking space for every 300 square feet of gross floor area.

Prior to this text amendment being presented to the Zoning Commission, Ms. Browne said it was forwarded to the Village's Traffic Engineer, Mr. Dorin Fera. In his opinion, Mr. Fera found that

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the amendment is satisfactory and should not have a deleterious effect on parking availability for restaurant uses. Mr. Fera also indicated that the proposed amendment would be consistent with the trend of parking ratio requirements he is familiar with relating to restaurant uses.

Mr. Levin said that it has been his experience that restaurant and/or catering employees use walk-in coolers and storage areas as work areas as much as they use the kitchen area of the restaurant, and that he disagrees with the statements to the contrary in the staff report. Ms. Browne said that the comments in the staff report are intended to convey that most of the employees functions and duties take place in the kitchen and food preparation areas of the restaurant; not that employees don't gain access to storage areas. It is clearly understood that employees will walk in and out of food storage areas to put things in and to take things out, but those areas do not function in the same way as the kitchen areas or the food preparation areas. If a storage area is large, it wouldn't have an impact on the number of employees; if the kitchen area and the food prep areas are larger, more employees are able to be accommodated.

Ms. Rabatah asked if Ms. Browne knew the number of required parking spaces that might be saved if storage areas are exempted from the parking ratio calculation for restaurants. Ms. Browne said that it would vary on a case-by-case basis, depending upon the size of the restaurant and the size of the storage areas. She pointed out that some restaurants have basements that are used solely as storage areas, yet the square footage of the basement must be included along with that of the restaurant when calculating the number of required parking spaces even though patrons would never access that area.

Mr. Baker said although restaurants have peak periods during the lunch and dinner hours, he believes that most restaurants should have more parking, not less. He remarked that Callaway's restaurant/pub on Ogden Avenue does not have enough parking.

Ms. Browne commented that there are many businesses in Downers Grove, particularly along Ogden Avenue, that have legal nonconformities with respect to parking. Ms. Browne said if a restaurant was established before the current form of the Zoning Ordinance and does not meet the parking requirements, it and subsequent restaurant uses have the ability to continue to use the facility in its nonconforming state, subject to certain limitations. Therefore, it is difficult to compare new facilities with those that may have existing non-conformities.

Mr. Baker said a true retail establishment might need more parking than a family restaurant; however, restaurants and bars that cater to single patrons may generate a need for more parking spaces.

Ms. Browne noted that if a restaurant has a bar or lounge, the parking requirement for that area is considerably higher than the remainder of the restaurant. She explained that although the parking requirement for a restaurant is one parking space per 100 square feet of floor area, the parking requirement for the bar or lounge area is three parking spaces per 100 square feet of floor area.

Mr. Pappalardo asked if staff has researched the parking requirements for restaurants in other towns. Ms. Browne said that in the past, the Village participated in a study performed by the

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Village of Lombard with respect to the parking requirements for restaurants. Lombard reviewed the regulations from a number of other DuPage County municipalities, and as a result of the study, they changed their requirements in the same manner as is proposed in this case. When drafting the proposed language for this case, the Village Attorney incorporated the language which was used by the Village of Lombard.

Ms. Browne said that when reviewing the Lombard study, it is apparent that there are numerous approaches taken with respect to restaurant parking, some more liberal and some more conservative. Some municipalities exclude storage areas; some exclude kitchen and food preparation areas; some exclude restroom areas. Ms. Browne distributed copies of the chart from the Lombard study to review with the Board.

Mr. Baker asked when the Lombard study was done. Ms. Browne said the Village participated in the study in the spring of 2000 and Lombard revised their ordinance shortly thereafter.

Mr. Baker noted that there seems to be a parking shortage during peak times at the restaurants located at Butterfield and Meyers Road in Lombard. Mr. Baker expressed concern about an amendment that would in effect decrease the parking requirements for restaurants. He said it might cause patrons to park inappropriately in neighboring parking lots or on the street. Mr. Baker said perhaps the Village should increase the number of required parking spaces for restaurants, rather than decreasing them.

Mr. Levin noted that if storage areas are exempt from the calculation for restaurant parking, restaurants might provide less parking. Mr. Levin asked if the intent of this amendment is to reduce the number of required parking spaces for restaurants. Ms. Browne said the intent is to exempt storage areas from the parking calculation for restaurants; restaurants must currently provide parking based upon the total square footage of the restaurant including storage areas, therefore, yes, this amendment would reduce the parking requirement for restaurants.

Chairman Musielak asked if this amendment would affect the parking requirements for other commercial sites. He asked if storage areas are included when determining the parking requirements for other commercial sites. He noted that the parking requirement for commercial sites is one parking space per 300 square feet of gross floor area. He asked if that calculation includes the storage areas. Ms. Browne said the parking requirement for commercial sites is based on the gross floor area of the building, including storage areas.

Chairman Musielak wondered if owners of other commercial establishments, such as Wickes Furniture, would begin asking to have their storage and warehouse areas excluded from their parking requirements. Ms. Browne explained that the parking requirement for furniture stores is half of that of a general retail establishment. Chairman Musielak and Ms. Rabatah expressed concern that this amendment would set a precedent and that other establishments might ask to exempt their storage areas from their parking ratio calculations. Ms. Browne said if that were to happen, each such request would have to be considered on a case-by-case basis and evaluated on its own merits.

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Ms. Browne said she believed that in directing staff to draft this amendment, the Village Manager wanted to keep the scope of the amendment as narrow as possible based upon the inquiries that he has received regarding restaurant parking.

Chairman Musielak agreed, but asked how the Village could prevent other retail establishments from requesting the same exemption and how the Village could deny future requests after setting a precedent with this amendment.

Chairman Musielak said he did not believe the exemption for restaurants would significantly reduce their parking requirements. Ms. Browne replied that it would depend on the restaurant, its size, and the size of the storage areas. If a restaurant has a full basement used for storage, or if it devotes a third of its floor area to storage, the decreased parking requirement would be a significant; if the storage room is 100 square feet of floor area, the decreased parking requirement would be one space.

Mr. Baker asked if a restaurant with a full basement could request a variance for parking requirements. Ms. Browne said variations are limited in terms of magnitude, and parking variations are limited to two parking spaces or a maximum reduction of 20%, whichever is greater. Also, in seeking a variation, the petitioner must satisfy the criteria of the Zoning Ordinance pertaining to variations, and must demonstrate unique circumstances and a particular hardship.

Mr. Pappalardo stated that parking is usually provided for people using the establishment and he said he did not feel that storage areas affect the number of people using the establishment.

Mr. Levin said employees use storage areas and coolers, etc. in the course of food preparation.

Mr. Pappalardo said he did not see the value in keeping a requirement that other municipalities had already abandoned.

Mr. Baker noted that many municipalities more logically base restaurant parking requirements on the seating capacity of the restaurant. Thus, basements, etc would not be included, restrooms would not be included, and storage areas would not be included.

Ms. Browne said it is difficult to compare restaurant parking requirements that are based on seating capacity with those that based on square footage. Additionally, basing the parking requirement on square footage allows a certain degree of flexibility if the restaurant changes ownership or wants to renovate its floorplan, seating plan, etc.

Mr. Baker said he felt that it was more logical to base the parking requirement on the seating capacity of the restaurant. Ms. Browne indicated that the Village Manager intended to keep the scope of this amendment as narrow as possible. This limited approach was taken as a way to address the immediate concern, and if directed, staff will pursue a more comprehensive rewrite of the parking requirements, which will take a considerable amount of time and study to implement. The immediate approach to this amendment is to exclude storage areas from the parking ratio calculation for restaurants only.

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Mr. Levin noted that under the proposed amendment, an establishment with 5,000 square feet of floor area in the restaurant and 5,000 square feet of floor area in the basement would be required to provide 50 parking spaces instead of 100 as previously would have been required. Ms. Browne agreed, if the assumption is that the restaurant does not have a bar area, and does not intend to utilize the basement for any other purpose other than storage.

Mr. Steele said that as an appraiser, he has toured the work areas of many restaurants and most have only a couple hundred square feet of storage area. However, many times an office is located in the storage area. He suggested that perhaps one parking space should be required for the storage area.

Ms. Browne said the parking requirements for restaurants are based upon the floor plans submitted at the time of permit application, be it for new construction or for occupancy of an existing structure. If the amendment were to pass, and if a storage space was indicated as such on the plans but then converted to an office without seeking approval of the change from Code Services, that would constitute a citable violation of the Ordinance.

Mr. Steele said it has been his experience that most storage areas are not that large, and he said he rarely sees a restaurant with a basement. However, many restaurants have moveable freezers and/or refrigerators located in the food preparation areas. Mr. Steele said he did not feel that areas with moveable refrigeration equipment should be exempt from the parking ratio calculation. Although, he said he would agree to exempt a walk-in cooler or freezer. Mr. Steele suggested tightening up the language in the proposed ordinance to limit the exemption to permanent storage freezers and storage areas, such as walk-in freezers.

Ms. Rabatah noted that the proposed amendment requires "1 parking space per 100 square feet of gross floor area of the restaurant excluding areas *devoted* solely to storage..." Ms. Rabatah expressed concern that storage areas might be used for other purposes. Chairman Musielak agreed and expressed a similar concern regarding basements. Ms. Browne suggested changing the language to read "... areas devoted *and used* solely for storage..."

Ms. Rabatah pointed out that the parking requirement for medical offices is also one space per 100 square feet of gross floor area. She wondered why the proposed amendment did not include other uses with similar requirements. Ms. Browne said she understood Ms. Rabatah's point; however, Ms. Browne clarified that the Village Manager has directed Staff to amend the Ordinance in a very narrow manner concerning the parking requirements for restaurants.

Mr. Baker asked if Ms. Browne knew the background of the Village Manager's request. Ms. Browne said that as she understands it, owners and potential restaurant developers have expressed their concern that the current parking requirements were burdensome and were affecting their ability to use their space or occupy a new space. If the parking requirements did not include storage areas, it could potentially allow a restaurant to occupy a site which it might not otherwise be able to occupy.

Mr. Levin said he felt that it would benefit restaurant owners to have more parking. Ms. Browne

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Mr. Levin said he felt that it would benefit restaurant owners to have more parking. Ms. Browne explained that the inquiries came from restaurant owners or potential restaurant developers who could not meet the current requirements. Ms. Rabatah pointed out that the Ordinance states the minimum parking requirement for a restaurant. The restaurant could always provide more parking if they wished to do so.

Mr. Pappalardo said he felt the current parking requirements might discourage restaurateurs from locating in Downers Grove and they might choose to locate in one of the surrounding towns with fewer restrictions. Mr. Pappalardo said in order to attract restaurants to Downers Grove, the Village must have requirements that are comparable to those in other communities.

Mr. Baker said it appears that exempting storage areas from the current restaurant parking requirements will only save a few parking spaces. Ms. Browne said one or two parking spaces could be the deciding factor when it comes to the location of a restaurant. If a potential occupant is faced with the time, effort, money and uncertainty of seeking a variation, they may just find another location elsewhere.

Mr. Levin said he believes that roof areas used for mechanical equipment should be exempted from the parking ratio calculation. Ms. Browne said that the amendment did not propose any change concerning roof areas at this time, and is limited to storage areas for restaurants only.

MR. STEELE MOVED TO FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING CASE 2003-03, WITH AN AMENDMENT TO THE LANGUAGE PROPOSED BY STAFF AS FOLLOWS: THAT PARKING FOR RESTAURANTS SHALL BE BASED UPON THE GROSS FLOOR AREA OF THE RESTAURANT EXCLUDING AREAS EXCLUSIVELY DEVOTED TO PERMANENT STORAGE PURPOSES (I.E. WALK-IN FREEZERS, STORAGE COOLERS OR DRY STORAGE AREAS) THAT ARE NOT OPEN TO THE GENERAL PUBLIC. MS. RABATAH SECONDED THE MOTION.

VOTE: **Aye:** Mr. Steele, Ms. Rabatah, Mr. Levin, Mr. Pappalardo, Chairman Musielak

Nay: Mr. Baker

Abstain: None

MOTION CARRIED: 5:1:0

There being no further business, Chairman Musielak called for a motion to adjourn the meeting.

Village of Lombard
 Parking Study
 Spring 2000

Table 6: Sit Down Restaurants – Comparison to Other Municipal Ordinances

	Requirement
Addison	1 per 2 persons based upon the following: number of fixed seats or 18 square inches per person); without fixed seating, 1 per 15 sq. ft. of floor area excluding non-consuming areas
Aurora	1 per 200 g.f.a.; minimum of 20 spaces
Bensenville	20 per 1,000 g.f.a.
Bloomington	13 per 1000 g.f.a
Burr Ridge	1 per 100 g.f.a.
Carol Stream	1 per 50 g.f.a. (or 20 per 1000 g.f.a.)
Darien	1 per 3 seats
Downers Grove	1 per 100 g.f.a. of restaurant seating area; plus 3 per 100 g.f.a. for lounge
DuPage County (unincorporated)	15 per 1000 g.f.a.
Elmhurst	10 per 1000 g.f.a.
Glen Ellyn	1 per 3 seats
Glendale Heights	10 per 1000 g.f.a.
Hinsdale	1 per 2 employees; plus 1 space per 3 persons based upon design capacity
Lisle	1 per each 1000 g.f.a. or 1 per 3 seats plus 1 per 3 employees, whichever is greater
Naperville	17 per 1000 g.f.a.
Oak Brook	10 per 1000 g.f.a.
Oak Brook Terrace	1 per 3 seats plus 1 per 2 employees
Villa Park	1 per 3 seats
Westmont	1 per 100 g.f.a. excluding preparation areas, or 1 per 4 seats including bar/waiting areas plus 2 per 3 employees, whichever is greater
Wheaton	1 per 3 seats
Wood Dale	1 per 2 seats
Woodridge	Stand-alone: 12 per 1000 g.f.a. (excluding restrooms, storage and utility rooms)

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]