

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 7, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for Professional Office in DT – 5338 Main Street	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for a professional office in the DT, Downtown Transition district at 5338 Main Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the January 17, 2012 Village Council meeting. The Village Council inquired about the parking and other requirements of Downtown Transition district. The office use in the Downtown Transition district has the same requirements as offices in all other zoning districts, as stipulated in the zoning ordinance. The requirement is 3.3 parking spaces per 1,000 square feet of gross floor area. This site meets the requirement. The portions of the zoning code that relate to parking and the Downtown Transition district are provided as an attachment.

Staff recommends approval on the February 7, 2012 Active Agenda.

BACKGROUND

The petitioner submitted a petition to permit a special use for a professional office at 5338 Main Street. The property is approximately 6,200 square feet and is zoned DT-Downtown Transition district. There is a 1,900 square foot single family building currently used as an office existing on this property. The site currently has six parking spaces on the west side of the property, which meets the zoning ordinance requirements for office uses. The proposed use would be an office for a photographer. No improvements to the building or site are proposed.

In 2006, the property, along with the lot to the north (5334 Main Street), was re-zoned from the R-4 district to Downtown Transition. An attorney’s office is located in the existing building. The applicant recently applied for a walk-through inspection for a new tenant. It was discovered at that time that no special uses were granted for the existing office use. The building previously contained a music studio for voice lessons, a permitted use in the DT district

The Comprehensive Plan designates the property as single family residential. However, the property is currently zoned DT and has been used for commercial activities since it was rezoned in 2006. The Plan notes transitioning from the commercial core of the Downtown to the residential neighborhoods is accomplished through the use of “appropriate commercial development of a compatible scale and character.” Given the property’s current zoning designation and the fact a commercial use is established in the building, the requested special use is appropriate. The existing and proposed office use would be conducted in a manner that is compatible with the single family homes to the south and west.

The Plan Commission considered the petition at their January 9, 2012 meeting. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. The Commission found that the property is currently zoned for and used as a light commercial use. The proposed special use would be compatible with the adjacent residential properties. Based on their findings, the Plan Commission unanimously recommended approval of the special use request.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated January 9, 2012

Draft Minutes of the Plan Commission Hearing dated January 9, 2012

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** February 7, 2012
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-03-12
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A BUSINESS/PROFESSIONAL OFFICE AT 5338 MAIN STREET", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special to permit a business/professional office at 5338 Main Street in the DT, Downtown Transition business district.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT A BUSINESS/PROFESSIONAL OFFICE AT 5338 MAIN STREET**

WHEREAS, the following described property, to wit:

The south 22.4 feet of Lot 5 and the north 37.6 feet of Lot 6 in Blanchard's Subdivision of part of the Southwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 5, 1870 as Document 12880, in DuPage County, Illinois

Commonly known as 5338 Main Street Downers Grove, IL 60515 (PIN 09-08-313-022)

(hereinafter referred to as the "Property") is presently zoned "*DT - Downtown Transition District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.611(d)(3) of the Zoning Ordinance be granted to permit a business/professional office; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on January 9, 2012, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a business/professional office within the DT zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and attachments dated January 9, 2012.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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

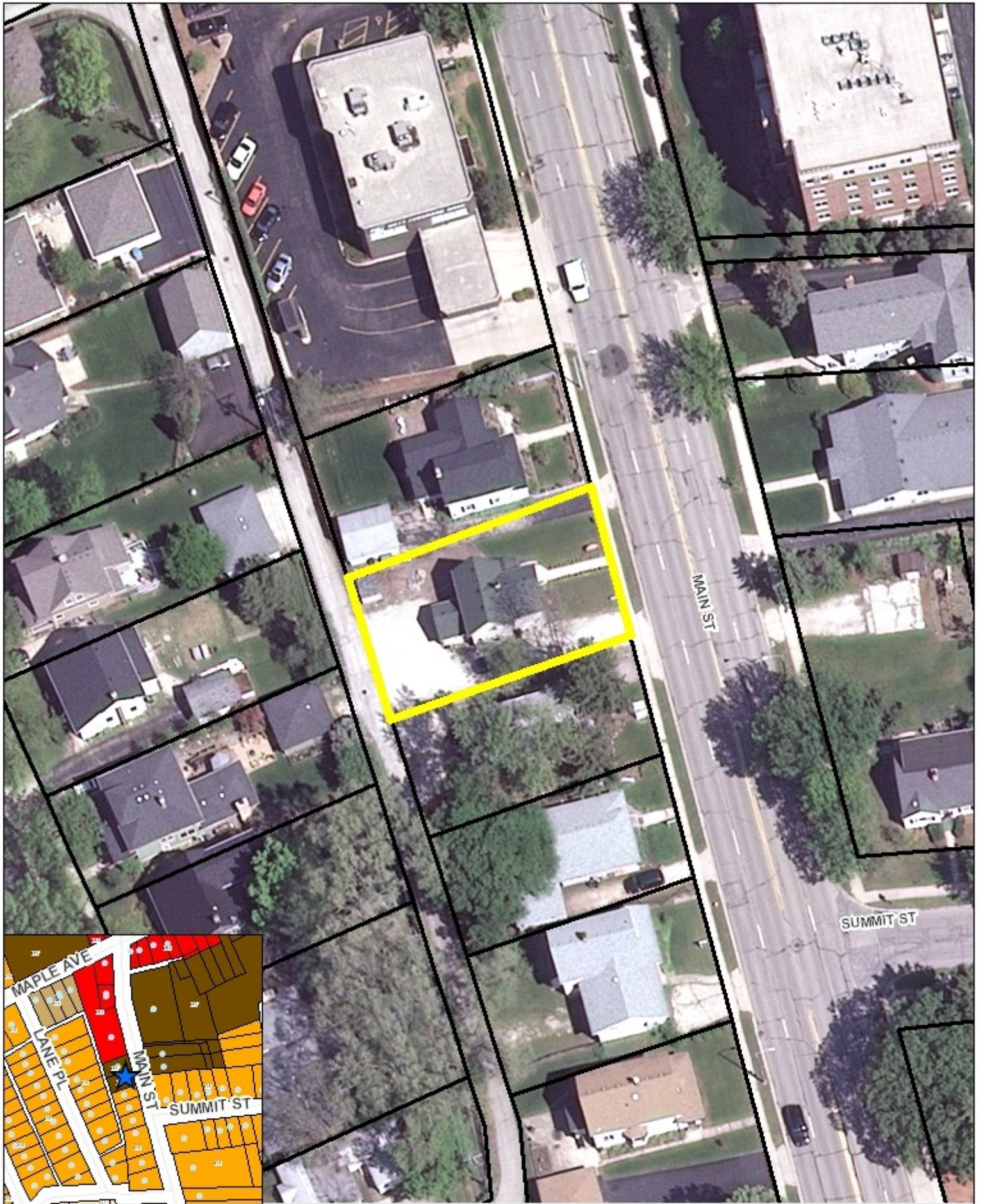
Mayor

Passed:

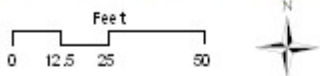
Published:

Attest: _____

Village Clerk



5338 Main Street





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 9, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 03-12 5338 Main Street	Special Use for Business/Professional Office in DT Zoning District	Jeff O'Brien, AICP Planning Manager

REQUEST

The petitioner is requesting approval of a special use for a business/professional office in the DT zoning district for the property located at 5338 Main Street.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: North Star Trust Company
Trust #MBOB 3065
500 West Madison Street, Suite 3150
Chicago, IL 60661

APPLICANT: Patrick A. Tallon
5338 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: DT, Downtown Transition District
EXISTING LAND USE: Office/Commercial
PROPERTY SIZE: 6,204 square feet (0.14 acres)
PINS: 09-08-313-022

SURROUNDING ZONING AND LAND USES

ZONING

NORTH: DT, Downtown Transition
SOUTH: R-4, Single Family Residence
EAST: DT, Downtown Transition
WEST: R-4, Single Family Residence

FUTURE LAND USE

Single Family Residential
Single Family Residential
Single Family Residential
Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey

PROJECT DESCRIPTION

The petitioner is requesting a special use for a business/professional office at 5338 Main Street. The property contains a single family structure that is approximately 1,900 square feet – used as an attorney’s office – and an asphalt parking lot. The 0.14-acre parcel is located at the west side of Main Street, south of the West Suburban Bank and is zoned DT, Downtown Transition. The DT district lists business and professional offices as permitted special uses.

In 2006, the property – along with the lot to the north (5334 Main Street) – were re-zoned from the R-4 district to Downtown Transition. As noted above, an attorney’s office is located in the existing building. The applicant recently applied for a walk-through inspection for a new tenant. It was discovered at that time that no special uses were granted for the existing office use. The building previously contained a music studio for voice lessons, a permitted use in the DT district. The proposed use would be an office for a photographer. The site currently has six parking spaces on the west side of the property, which meets the zoning ordinance requirements for office uses. No improvements to the building or site are proposed.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as single family residential. However, the property is currently zoned DT and has been used for commercial activities since it was rezoned in 2006. The Plan notes transitioning from the commercial core of the Downtown to the residential neighborhoods is accomplished through the use of “appropriate commercial development of a compatible scale and character.” The Comprehensive Plan also recommends the Village should seek to strategically expand the Downtown. In this case, the property is already zoned for limited commercial uses.

Given the property’s current zoning designation and the fact a commercial use is established in the building, staff believes the requested special use is appropriate. The existing and proposed office use would be conducted in a manner that is compatible with the single family homes to the south and west. As such, staff believes the special use request is consistent with the goals of the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned DT, Downtown Transition. Business and professional offices are permitted special uses in the DT district. There are no proposed changes to the building or site. Staff believes the proposal is consistent with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

No public improvements are proposed at this time.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application and has no comments at this time.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a special use for a business/professional office. Based on the information provided by the applicant, there will be no significant changes to the use and operation of the site. A limited commercial use has been established on this property since 2006, which is consistent with the goals of the DT zoning district. The proposed office would have similar impacts as a studio for music lessons. As such, the proposed office will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity and will contribute to the general welfare of the community. Business and professional offices are listed as allowable special uses in Section 28.611(d) of the Zoning Ordinance. Staff believes the requested special use meets the standards for granting a special use.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed special use is consistent and compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following condition:

1. The Special Use shall substantially conform to the staff report and attachments dated January 9, 2012.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:jwo
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2012 PC Petition Files\PC 03-12 5338 Main St - Special Use\Staff Report PC 03-12.doc

FITZ & TALLON, L.L.C.

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW



NICHOLAS FITZ, P.C.
PATRICK A. TALLON, LTD.

December 14, 2011

OF COUNSEL
JAMIE M. TRAPP
MARY J. MCNICHOLS
JEREMY L. GELLER
RODNEY C. BASHFORD

PLEASE REPLY TO DOWNERS GROVE OFFICE

Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515
ATTN: Plan Commission – Mr. Jeff O'Brien

RE: Application for Special Use Zoning
28-611 DB Downtown Transition District
Special Use Zoning - Commercial
5338 Main Street, Downers Grove, IL
PIN: 09-08-313-022

Dear Mr. O'Brien:

Pursuant to the Downers Grove Zoning Ordinances, kindly consider this formal petition by the owner of certain real property located in the Village of Downers Grove, Illinois, commonly known as:

5338 Main Street, Downers Grove, Illinois;
Property Identification Number: 09-08-313-022

The subject property is presently zoned under Downers Grove Zoning Ordinance 28-611 as DT Downtown Transition District and complies with said zoning requirements.

The DT Downtown Transition District is designed to encourage development of business activities suitable as a transition between the Village's Downtown Business District and nearby residences. Code Section 28-611 recognizes suitable business activities for this DT Transition District including but not limited to art galleries, studios, barber shops, home occupations, day care centers (subject to 28-1017) and health and fitness clubs, and business and professional offices to mention a few of the enumerated uses contemplated in Section 28-611 of the Code.

Based upon your representation that it is the position of the Village that the use of said property as a professional law office requires Village approval as a "special use" we are submitting this request for "special use" zoning described herein and in our Petition documents attached hereto. While we do not necessarily agree with the Village's interpretation as expressed by you in our discussions, my client is willing to petition the Village for the "special use" zoning the Village requires pursuant to Zoning Code 28-611.

5338 MAIN STREET, DOWNERS GROVE, IL 60515
TELEPHONE: 630-910-5533 FACSIMILE 630-910-9312

.....
30 NORTH LASALLE STREET, SUITE 1510, CHICAGO, IL 60602

Village of Downers Grove

Page 2

We believe that the proposed "special use" zoning as a professional law office or similar small business activities at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

That use as a professional law office or similar small business will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

That use as a professional law office or similar small business complies with the regulations specified in the Zoning Ordinance for the DT District in which the proposed use is to be located.

That the "special use" zoning requested for a professional law office or similar small business is one of the special uses specifically contemplated under the Code for the DT District in which it is located.

We believe that our petition for "special use" as a professional law office or similar small business meets the spirit and intent of the Code as well as the requirements for approval of said "special use" zoning. To that end, I have attached our Special Use Zoning application packet including the following:

- Petition for Plan Commission
- Petitioner's Submittal Checklist
- Proof of Ownership
- Certification of Public Notice Information
- Land Trust Disclosure Form
- PIN Number and Owner Name and Address List
- Plat of Survey
- Application Fee of \$850.00

Village of Downers Grove
Page 3

Please keep us advised of all developments and meetings of the Plan Commission associated with our request. Upon completion of the review and approval process by the Plan Commission, which you advised would take place by January 2012, we ask that the matter be placed on the February 2012 Village Council Agenda for their consideration, review and approval.

Should you have any questions, require additional data or information concerning our 28-611 DT Downtown Transition District "special use" zoning for the subject property, please feel free to contact me.

Thank you for your kind assistance. Awaiting your reply, I remain,

Very truly yours,

FITZ & TALLON

A handwritten signature in cursive script, appearing to read "Patrick A. Tallon".

Patrick A. Tallon, Esq.

PAT:cp
Enclosures

DRAFT MINUTES

PC-03-12 A petition seeking approval of a special use for a business/professional office for a property the DT, Downtown Transition district. The property is located on the west side of Main Street approximately 450 feet south of Maple Avenue and is commonly known as 5338 Main Street, Downers Grove, Illinois (PIN 09-08-313-022) Patrick A. Tallon, Petitioner; North Star Trust Company #MBOB 3065, Owner.

Chairman Jirik swore in those individuals who would be speaking on this matter.

Mr. O'Brien presented staff's report. He indicated the owner of 5338 Main Street was requesting approval of a special use for a professional office in the existing building. He explained the property is zoned DT, Downtown Transition. He noted the property was rezoned in 2006 from R-4 to DT. A music studio, for voice lessons, was established in the building shortly after the rezoning. He noted the use is permitted in the DT.

Mr. O'Brien explained there is currently an attorney's office in the building. This use was discovered when the applicant applied for a commercial occupancy permit for a new tenant – a photographer. Professional offices are special uses in the DT district.

Mr. O'Brien stated the proposal is consistent with the Comprehensive Plan because it is zoned for commercial use. Further, the property has been used as commercial since 2006-07. He went on to explain the property serves as a transition from heavy commercial uses of the downtown core and is compatible with surrounding structures and uses.

Mr. O'Brien noted staff believes the proposal meets the standards for granting a special use. He explained the office use is similar to previous music studio. He reiterated that no changes to the site that would affect surrounding properties. As such, staff is recommending approval of the request with the condition outlined in the staff report.

Mrs. Rabatah asked if the uses would be limited to the current user.

Mr. O'Brien explained that future users would not be limited. He went on to state the term "professional office" is defined by the zoning ordinance. He noted this term includes attorney offices, general business offices, accountants and similar professional uses. Any of these types of uses would be permitted as part of this special use. He indicated that more intense office uses such as medical and dental offices are defined separately and would not be allowed as part of this special use.

No other Commissioner comments followed.

Mr. Patrick Tallon, 5338 Main Street, stated the he purchased the property in 2007. He noted that his wife located her voice lesson business in the building. Her business outgrew the space and relocated in the Village's Downtown. He explained he moved his law practice into the building.

Mr. Tallon noted that his request was consistent with the zoning ordinance and surrounding development.

Chairman Jirik asked for public comments. No comments were received. The chair declared public participation closed.

Chairman Jirik asked for additional comments from the Commission. There being none, he asked for a motion.

MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR A SPECIAL USE FOR A PROFESSIONAL OFFICE IN THE DT DISTRICT SUBJECT TO THE FOLLOWING CONDITION:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT AND ATTACHMENTS DATED JANUARY 9, 2012.**

SECONDED BY MRS. RABATAH.

ROLL CALL:

AYE: MR. COZZO, MRS. RABATAH, MR. BEGGS, MR. HOSE, MR. MATEJCZYK, MR. QUIRK, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 8-0

Section 28.611. DT Downtown Transition District.

(a) *Purpose and goals.* The DT Downtown Transition District has been designed in recognition of the land areas adjacent to the Village’s DB Downtown Business District that serve as a transition between the Village’s downtown business area and nearby areas of a single-family residential character. It is important that these areas of transition be maintained, not only to protect against the business area from expanding too close to the existing residential areas, but also to protect against low density residential uses being established on property too close to the retail area. The DT Downtown Transition District provides for an appropriate mix of uses and allows an appropriate amount of flexibility for development and redevelopment. Development within the DT Downtown Transition District that affects the exterior appearance of a structure is subject to review pursuant to the Downtown Design Guidelines.

(b) *Mapping guidelines.* The DT Downtown Transition District is designed to encourage development suitable in an area of transition between the Village’s DB Downtown Business District and nearby residential areas. The DT Downtown Transition District thus is intended to be mapped in areas abutting the DB Downtown Business District.

(c) *Permitted uses.* The following uses are allowed in the DT Downtown Transition District as permitted uses:

- (1) Residential.
 - Single family dwellings.
 - Attached single-family dwellings, two-family dwellings, row houses, and townhouses, not exceeding one unit per 4,000 square feet of land area.
- (2) Public, Institutional.
 - Village-owned facilities and structures.
 - Governmental facilities and structures other than colleges, universities, and schools.
- (3) Commercial.
 - Art galleries and studios, but only on the first floor and limited to 2,500 square feet net floor area.
 - Barber shops and beauty salons, but only on the first floor and limited to 2,500 square feet net floor area.
- (4) Miscellaneous.
 - Home occupations.
 - Off-street parking lots and loading docks, subject to Article XIV.

(d) *Special uses.* The following uses are allowed in the DT District as special uses:

- (1) Residential.
 - Multiple family dwellings.
 - Attached single-family dwellings, two-family dwellings, row houses, and townhouses, exceeding one unit per 4,000 square feet of land area.
- (2) Public, Institutional.
 - Churches, other places of worship, and church schools.
 - Public utility facilities.
 - Colleges, universities, and schools, both public and private.
- (3) Commercial.
 - Business and professional offices.
 - Day care centers, subject to Section 28-1017.
 - Health and fitness clubs.
- (4) Miscellaneous.
 - Medical offices (outpatient services only).
 - Planned developments.

(e) *Minimum square feet of lot area, total:* Single family residential—7,500. All other residential—10,500. All non-residential—7,500.

- (f) *Minimum lot width:* 50 feet.
- (g) *Minimum front setback:* None if any point of front lot line abuts the DB Downtown Business District; 10 feet in all other cases.

- (i) *Minimum side yard:* 5 feet.
- (j) *Minimum rear yard:* 20 feet.
- (k) *Maximum height:* 60 feet, except 35 feet for all residential uses other than multiple family.
- (l) *Minimum open space, landscaped green space, and common open space:* None.
- (m) *Maximum lot coverage:* None.
- (n) *Minimum square feet of floor area per dwelling unit:* Single family—950. Two-family—750. Multiple family: 3-bedroom—750, 2-bedroom—620, 1-bedroom—500, studio—400.
- (o) *Maximum floor area ratio:* Multiple family residential and all non-residential 2.5; all other not applicable.

(Ord. 4679, Add, 06/07/2005)

Section 28.1410. Number of off-street parking and off-street loading spaces required.

(a) Operation and design of off-street parking, off-street stacking and off-street loading and unloading facilities shall be provided in accordance with Table 1 (Section 28.1405(a)) and Table 4 below. Disabled persons accessible parking spaces shall be provided in accordance with Section 28-1411(a)

(b) For the purpose of calculating the minimum number of parking spaces, Gross Floor Area (gfa) is the sum of the gross horizontal areas of several floors of a building or portion thereof devoted to a use requiring off street parking or loading. GFA shall not include floor space devoted primarily to the housing of mechanical or electrical equipment, elevator shafts, stairwells, storage (except as otherwise noted herein), commercial kitchen areas, ramps, aisles, and maneuvering space devoted to off-street parking or loading facilities, or basement floor space unless the area is devoted to merchandising activities, the production or processing of goods, business or professional offices, or dwelling uses.

(c) Parking ratios shall be defined as x spaces per 1,000 square feet (ksf).

Table 4.

Minimum Required			
Use	Parking	Stacking	Loading
ksf = 1,000 square feet; gfa = gross floor area			
Residential Uses			
Single Family, Attached Single Family, Multi-Family Dwellings (except those in DB district)	2 per dwelling unit	N/A	Under 30 ksf = 0 30 ksf - 200 ksf = 1 200+ ksf = 1 per 200 ksf
Multi-Family Dwellings in DB Downtown Business District	1.4 per dwelling unit	N/A	
Group Homes	0.5 per bed	N/A	
Elderly Housing (Assisted Living)	0.4 per bed	N/A	
Elderly Housing (Independent Living)	0.6 per dwelling unit	N/A	
Commercial Lodging	1.25 per room plus 10 per ksf gfa of restaurant/bar plus 20 per ksf gfa of meeting/banquet space	N/A	

Minimum Required			
Use	Parking	Stacking	Loading
ksf = 1,000 square feet; gfa = gross floor area			
Institutional Uses			
Day Care Center, Preschool, Nursery School	4 per ksf gfa	1 per ksf gfa, not to exceed 10	Under 10 ksf = 0 10 ksf - 100 ksf = 1 100+ ksf = 1 per 100 ksf
Elementary School	0.10 per student	N/A	
Jr. High School	0.10 per student	N/A	
Senior High School	0.30 per student	N/A	
Vocational or Trade School	1 per employee plus 0.33 per student	N/A	

College or University	Parking Study Required	N/A
-----------------------	------------------------	-----

Minimum Required			
Use	Parking	Stacking	Loading
ksf = 1,000 square feet; gfa = gross floor area			
Cultural, Entertainment and Sports Facilities			
Religious Centers (except Churches in existence as of January 14, 1991 located within 1,000 feet of the DB Downtown Business District)	0.25 of capacity	N/A	Under 10 ksf = 0 10 ksf - 100 = 1 100+ ksf = 1 per 100 ksf
Churches in existence as of January 14, 1991 and located within 1,000 feet of the DB Downtown Business District	0.12 of capacity	N/A	
Swimming Pool, Public or Private	10 per ksf water plus affiliated uses	N/A	
Tennis Court or Club	2.25 per court	N/A	
Public Parks	5 per acre	N/A	
Private Clubs, Lodges, Meeting Halls, Fraternal Institutions	4 per ksf gfa	N/A	
Bowling Alleys	4 per lane plus affiliated uses	N/A	
Stadiums, Auditoriums, Amphitheaters, Arenas	30% of capacity	N/A	
Theater (Live)	0.4 per seat	N/A	
Theater (movie)	0.33 per seat	N/A	
Gyms, Health and Fitness Clubs	5 per ksf gfa	N/A	
Community Centers	0.25 per capacity	N/A	
Libraries	5 per ksf gfa	N/A	
Cultural Institutions and Museums	2 per ksf gfa	N/A	

Minimum Required			
Use	Parking	Stacking	Loading
ksf = 1,000 square feet; gfa = gross floor area			
Services			
Offices	3.3 per ksf gfa	N/A	Under 10 ksf = 0 10 ksf - 100 ksf = 1 100+ ksf = 1 per 100 ksf
Medical and Dental Clinics (Inpatient)	5.0 per ksf gfa	N/A	
Medical and Dental Clinics (Outpatient Only)	4.5 per ksf gfa	N/A	

Hospitals	7.7 per bed	N/A	<p>Under 7 ksf = 0 7 ksf - 60 ksf = 1 60 ksf - 100 ksf = 2 100+ ksf = 1 per 200 ksf</p>
Funeral Parlors	15 per ksf gfa	N/A	
Banks and Financial Institutions	4 per ksf gfa	4 per drive-thru lane	
Carry Out Restaurants	3.5 per ksf ffa	8 per drive-through lane, minimum of 3 between order and pick-up, plus escape lane	
Fast Food Restaurants	15.0 per ksf gfa or 1 per 4 seats, whichever is greater	8 per drive-through lane, minimum of 3 between order and pick-up, plus escape lane	
Restaurants	16.0 per ksf gfa or 1 per 4 seats, whichever is greater	N/A	
Restaurants with Lounges	22.5 per ksf gfa or 1 per 4 seats, whichever is greater	N/A	
Taverns, Lounges, Clubs	22.5 per ksf gfa	N/A	
Automobile Dealerships	2 per ksf of showroom plus 0.4 per ksf outdoor display space plus 2 per service bay	2 per service bay	
Automobile Car Wash (Full- and Self-Service)	2 plus 0.5 per employee	2 per service bay entering plus 2 per bay exiting	
Automobile Maintenance and Repair	1 per service bay	2 per service bay	
Service Station	1 per gas pump island plus 1 per service bay plus 3.3 per ksf retail gfa	1 per service bay	
Furniture, Appliance Store	1.67 per ksf gfa	N/A	
Beauty Shop, Barber Shop, Salon	3 per treatment station	N/A	
Retail Services not otherwise classified	3.5 per ksf gfa	3 per drive-thru lane	
Retail Goods not otherwise classified	3.5 per ksf gfa	3 per drive-thru lane	
Grocery Store (over 20,000 square feet)	6.0 per ksf gfa	3 per drive-thru lane	
Shopping Center	4.0 per ksf gfa	N/A	
Pharmacy	4.0 per ksf gfa	3 per drive-thru lane	
Home Improvement Superstore	4.45 per ksf gfa	N/A	
Discount Superstore, Clubs	3.3 per ksf gfa	N/A	

Minimum Required			
Use	Parking	Stacking	Loading
ksf = 1,000 square feet; gfa = gross floor area			

Industrial			
Self-Storage Facility	0.2 per ksf gfa	N/A	Under 7 ksf = 0 7 ksf - 40 ksf = 1 40 ksf - 100 ksf = 2 100+ ksf = 1 per 100 ksf
Warehouse	0.67 per ksf gfa	N/A	
Manufacturing and Light Industrial	1.17 per ksf gfa	N/A	
Research & Development	1.17 per ksf gfa	N/A	

(d) Computation of parking spaces.

(1) If in determining the number of off-street parking spaces required by this Ordinance, the computation results in a requirement of a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as one parking space.

(2) When parking spaces are required on the basis of capacity, capacity shall be determined based on the occupancy standards established by the Village of Downers Grove building code.

(3) In stadia, auditoria, religious centers, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty inches (20") of such seating facility shall be counted as one seat for the purpose of determining the requirement for off street parking facilities under this code.

(4) When parking spaces are required on the basis of the number of customers, students, or similar measure, the maximum number for which the structure is designed shall govern, except that when the structure has no design capacity the maximum number present at any one time shall govern. When parking spaces are required on the basis of the number of employees, the number of employees working during the largest work shift shall govern.

(e) 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 Plan Commission through a shared parking agreement.

(f) 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 Plan Commission through a shared parking agreement.

(g) *Shared Parking.* The Village may consider the utilization of shared parking where uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements. Shared parking agreements are not required in the DT Downtown Transition District, DB Downtown Business District, for churches located within one-thousand (1,000) feet of the DB Downtown Business District or for businesses located within one-thousand three hundred twenty (1,320) feet of the Belmont or Fairview train depots, if located within a business or manufacturing district.

(1) The applicant/owner shall calculate and provide narrative and mathematical documentation to the Director of Public Works concerning the potential reduction in the number of parking space through a shared parking study. Shared parking studies shall follow the latest guidelines from the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI).

(2) An agreement providing for the shared parking spaces, executed by the parties involved, shall be provided to the Village. Agreements shall guarantee long-term availability of the parking, commensurate with the use served by the parking. If the agreement is no longer in force, then parking must be provided as otherwise required by this Section.

(3) The shared parking agreement shall be reviewed by the Plan Commission at a duly noticed

public hearing. If no other action is requested, the Plan Commission shall approve, approve with conditions, or deny the application. The Plan Commission shall make a recommendation to the Village Council pursuant to Section 28.1600 for Planned Developments and 28.1900 for Special Uses.

(h) For uses not specifically listed in Table 4, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Director of Community Development, and off-street loading spaces shall be provided in adequate number and size to serve such use as determined by the Director of Community Development.

(i) Except as provided herein, non-residential developments, excluding medical and dental uses within the Downtown Business District are exempt from the provisions of this section. Should parking be provided voluntarily, it should be provided in accordance with the design and landscape standards as defined above. Voluntarily provided parking in the Downtown Business district is exempt from the required number of spaces as noted in Table 4, Section 28-1410.

(j) Residential development parking within the Downtown Business District and Downtown Transition District shall be provided in the rear and side yards. Parking areas are prohibited in the front yard in the Downtown Business and Downtown Transition districts. Parking areas shall be designed in accordance with standards set forth in this Ordinance.

(Ord. 4990, Amended, 07/01/2008; Ord. 4909, Amended, 09/18/2007; Ord. 4679, Amended, 06/07/2005; Ord. 4628, Amended, 12/07/2004; Ord. 4533, Amended, 09/16/2003; Ord. 4527, Amended, 08/19/2003; Ord. 4521, Amended, 07/01/2003; 4396, Amended, 04/16/2002; 4345, Amended, 12/18/2001; 4164, Amended, 12/07/1999; 4069, Enacted, 10/05/1998)