

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**2/13/2024**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Fairview Focus Area Implementation - Regulatory Framework Discussion	Stan Popovich, AICP Director of Community Development

### **SYNOPSIS**

A continued discussion of the Fairview Focus Area Implementation of the 2017 Comprehensive Plan focusing on the regulatory framework.

### **STRATEGIC PLAN ALIGNMENT**

The goals for 2023-2025 include *Exceptional Municipal Services, Top Quality Infrastructure, Strong and Diverse Local Economy* and a *Beautiful Community*. Fairview Focus Area Implementation Plan is a Priority Action Item.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Provide Council direction to staff on the Fairview Focus Area Regulatory Framework.

### **BACKGROUND**

The project, Fairview Area Plan Implementation, is part of the 2023-2025 Priority Action Items. The Village Council has discussed the project at these recent meetings:

<b>Date</b>	<b>Discussion Topics</b>
October 17, 2023	Introduction, Fairview Area Boundaries, 2017 Comprehensive Plan goals and recommendation review
November 7, 2023	Continued discussion on Fairview Area Boundaries and 2017 Comprehensive Plan goals and recommendations
December 5, 2023	Regulatory Framework for F-1, F-2 and F-3 areas
January 9, 2024	Regulatory Framework discussion focused on F-3 areas

The attached slides detail the discussion topics for the February 13, 2024 meeting.

### **ATTACHMENTS**

Slide Deck  
Data Sheet

# **Fairview Focus Area Implementation**

February 13, 2024



# Tonight's Agenda

- **Fairview Focus Area Plan Implementation Project Description**
- **Fairview Focus Area Map**
- **Bulk Regulations**
  - **F-1**
  - **F-2**
  - **F-3**
- **Land Uses**
  - **Extended Family Accessory Housing in F-3**
  - **Home Occupations in F-3**
  - **Land Use Tables**



# Fairview Focus Area Plan Implementation

This project consists of implementing the recommendations of the Fairview Area Focus Area Plan in the Comprehensive Plan.

- Defining the area included in the project
- Amendments to the Zoning Ordinance and Zoning Map
- Financial policies and incentives to facilitate redevelopment of private properties
- Financing policies and mechanism to pay for public improvements
- Business attraction and retention efforts
- Streetscape and landscape improvements
- Redevelopment of commuter parking lots



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# Comprehensive Plan to Zoning Ordinance

## Comprehensive Plan

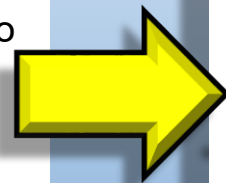
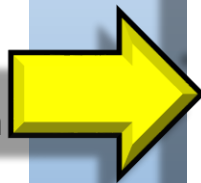
- Visionary document
- Public engagement
- Looks toward future
- Guideline for decision making
- Desired state of Fairview
  - Physical
  - Economic
  - Social
  - Environmental

## Regulatory Framework

- Takes vision and develops regulatory key concepts for discussion
- Key concepts designed to produce the desired outcomes in the Comprehensive Plan
- Allows for discussion and concurrence

## Zoning Ordinance

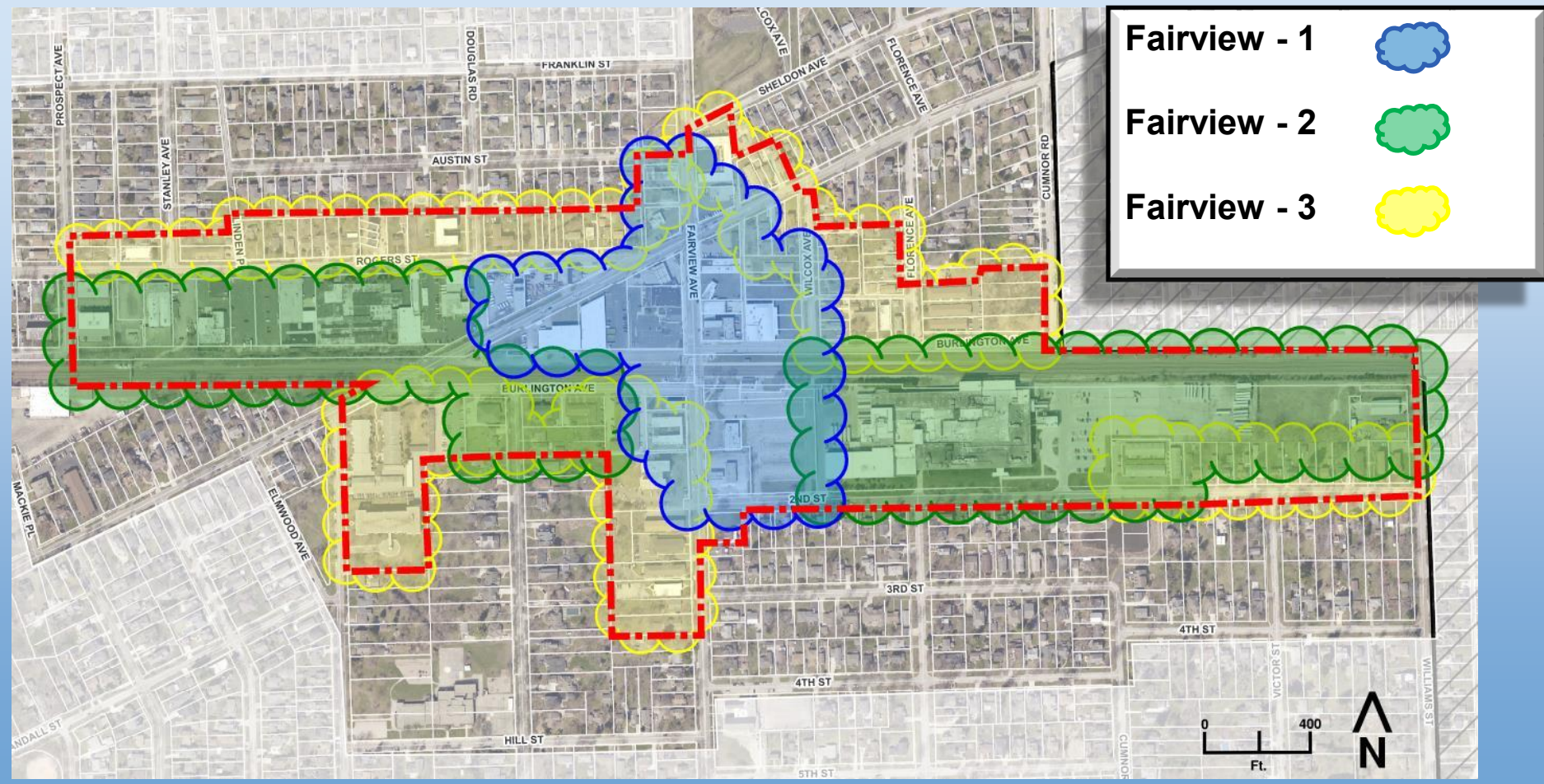
- Regulatory document
- Implements the Comprehensive Plan vision
- Regulations are legally binding
- Intended to create conditions that were recommended in the Comprehensive Plan



**WE ARE HERE**



# Fairview Focus Area



# Fairview – 1 & 2 Bulk Regulations

	Fairview - 1	Fairview - 2
Maximum Height	60 feet / 5 stories	48 feet / 4 stories
Minimum Height	24 feet / 2 stories	No minimum
Height Bonus	N/A	60 feet / 5 stories for portions of the building that are setback at least 1/2 of the lot depth.
<b>Setbacks</b>		
Street	0 feet [1]	0 feet [4]
Side	0 feet [2]	5 feet or 10% of lot width whichever is greater [5]
Rear	0 feet [3]	10 feet [6]
<b>Build-to-Zone</b>	<b>Yes</b>	<b>Yes</b>
Minimum / Maximum	0/5	0/10
Minimum % of building in primary street BTZ	80	80
Minimum % of building in secondary street BTZ	30	30



# Fairview – 1 & 2 Bulk Regulations

	Fairview - 1	Fairview - 2
Maximum Height	60 feet / 5 stories	<div><div>[4] If adjacent to F-3 = 25 ft. setback for first 35 ft. from the F-3 property line</div><div>[5] If adjacent to F-1 = No side setback required</div><div>[6] If adjacent to F-1 or the railroad tracks = No rear setback required</div></div>
Minimum Height	24 feet / 2 stories	
Height Bonus	N/A	
Setbacks		
Street	0 feet [1]	0 feet [4]
Side	0 feet [2]	5 feet or 10% of lot width whichever is greater [5]
Rear	0 feet [3]	10 feet [6]
Buildings		Yes
Maximum Building Coverage		0/10
Maximum Building Footprint		80
Maximum Setback		30

- [1] If adjacent to F-3 or R zoned property = 25 ft. setback for first 35 ft. from the F-3 property line

[2] If adjacent to F-3 or R zoned property = 5 ft. or 10% of lot width, whichever is greater

[3] If adjacent to F-3 or R zoned property = 20 ft. setback

# Fairview – 1 & 2 Bulk Regulations

	Fairview - 1	Fairview - 2
<b>Density</b>		
If I wanted to build apartments on my property, how many could I build?	54 per acre	43 per acre
Is there a density bonus for inclusive housing?	Staff exploring a density bonus	Staff exploring a density bonus
<b>Parking</b>		
How many parking spaces would I need for each apartment?	1.4 per apartment	1.4 per apartment
How many parking spaces would I need for a business?	0	1.5 per 1,000 sq. ft. or 1 per 8 occupants for assembly and entertainment uses
<b>Design Guidelines</b>		
Will I have to comply with the Design Guidelines?	Yes (New Buildings Only)	No

# Downtown and Fairview Density Comparisons

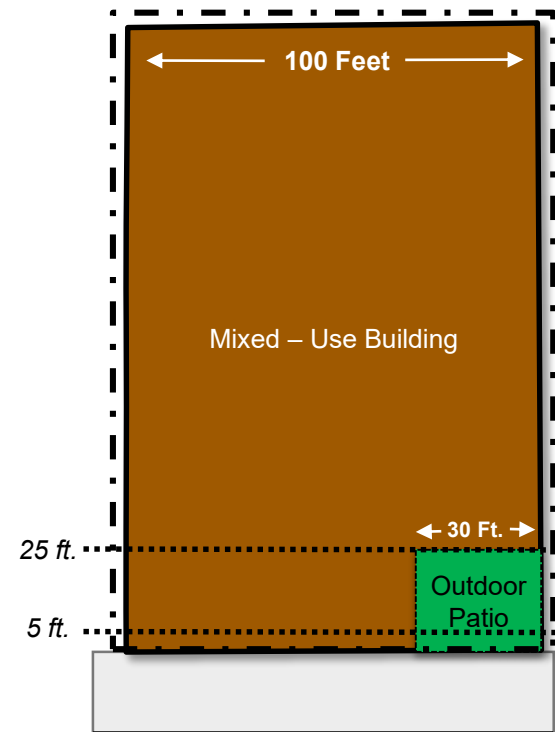
Development	Density	Height	Parking
Dash	124 units / acre	70 ft.	1.4 spaces / unit
Maple & Main	132 units / acre	70 ft.	1.41 spaces / unit
Burlington Station	81 units / acre	62 ft.	1.19 spaces / unit
Marquis on Maple	54 units / acre	59 ft.	1.44 spaces / unit
4929 Forest Avenue	46 units / acre	70 ft.	1.54 spaces / unit
1110 Grove Street	42 units / acre	55 ft. (est.)	1.36 spaces / unit
Prospect & Rogers	27 units / acre	43 ft.	2.0 spaces / unit
2 <sup>nd</sup> and Fairview	18 units / acre	34 ft.	2.0 spaces / unit



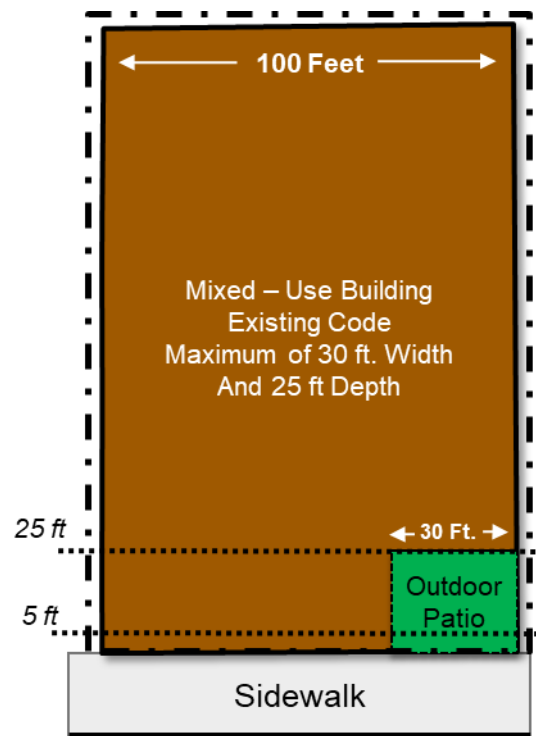
# Zoning Ordinance Definitions & Regulations

## Build-To-Zone

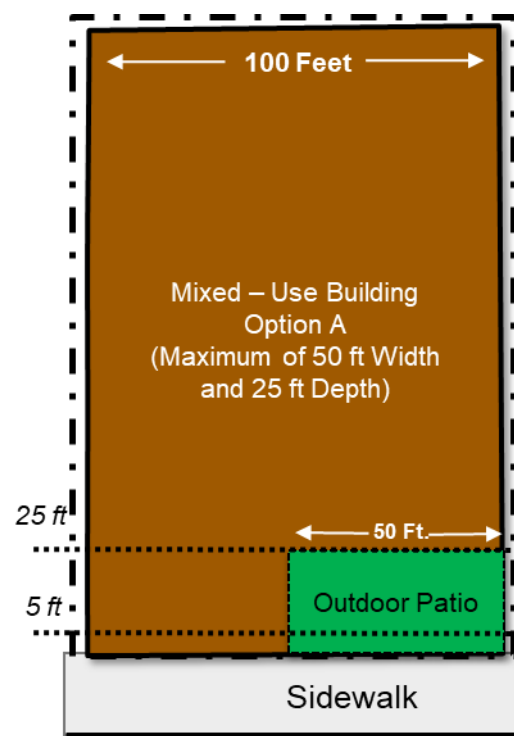
- Proposed for developments in F-1 and F-2
- % of street-facing building façade that must be no more than 5 to 10 feet from the street property line
- Outdoor dining or similar programmed spaces may count towards requirement
  - Maximum of 30' or 33% of façade whichever is less



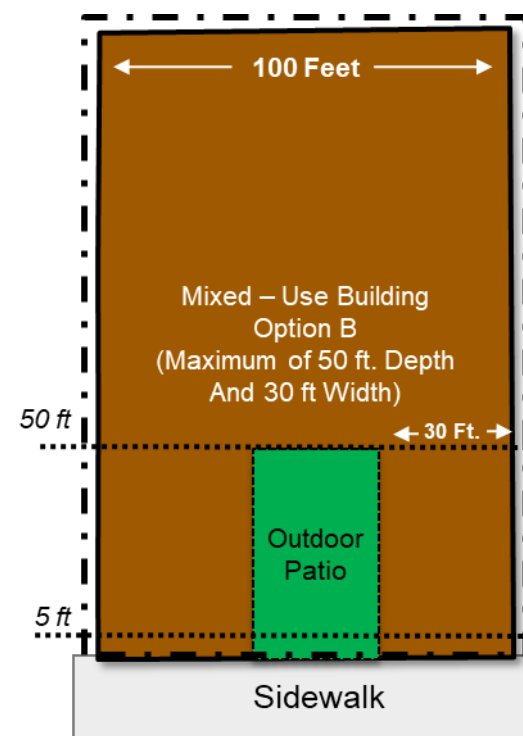
# Build-to-Zone Options



**A**

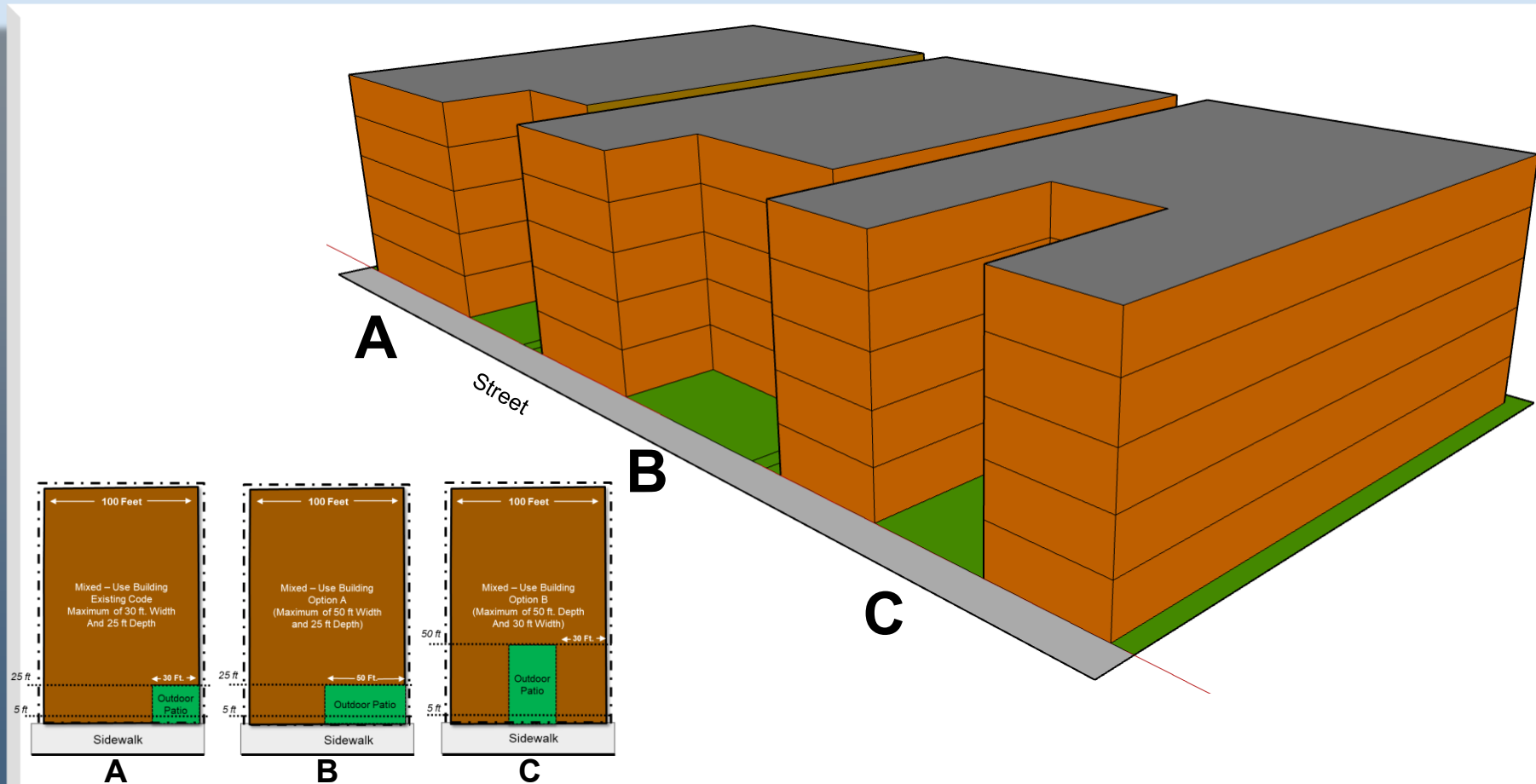


**B**

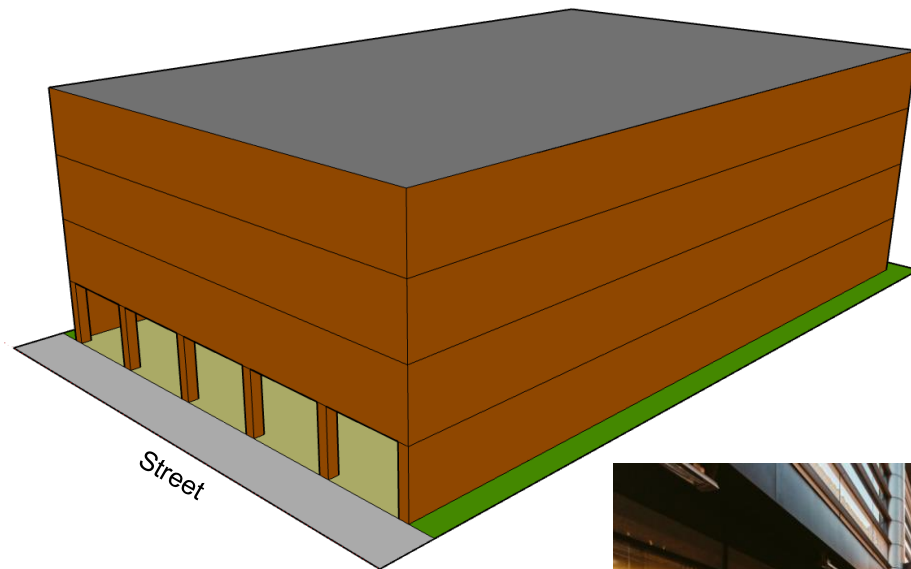
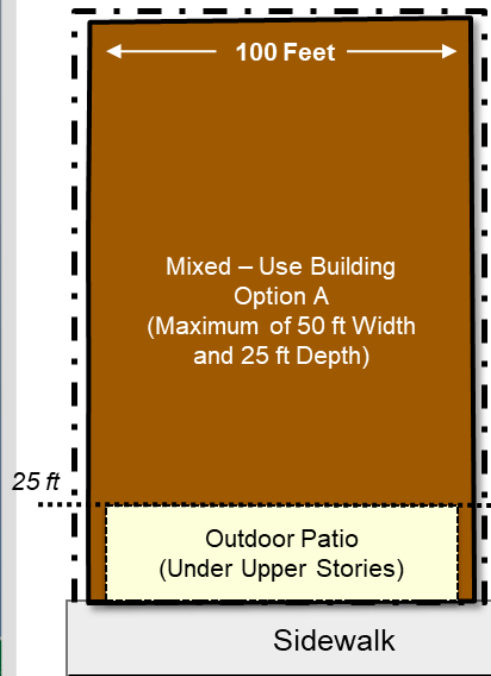


**C**

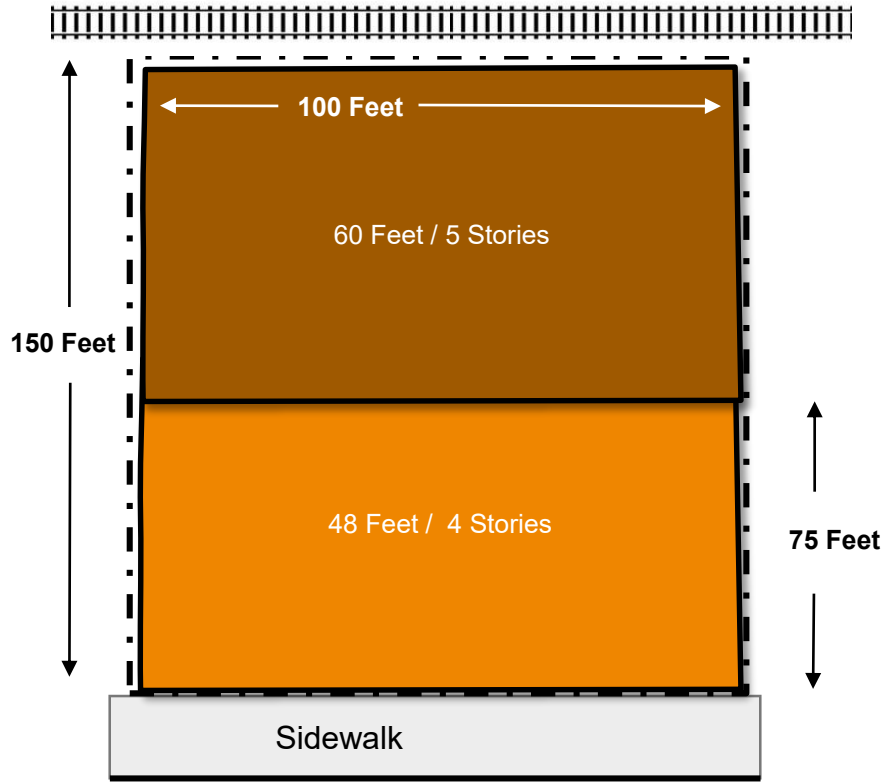
# Build-to-Zone Options



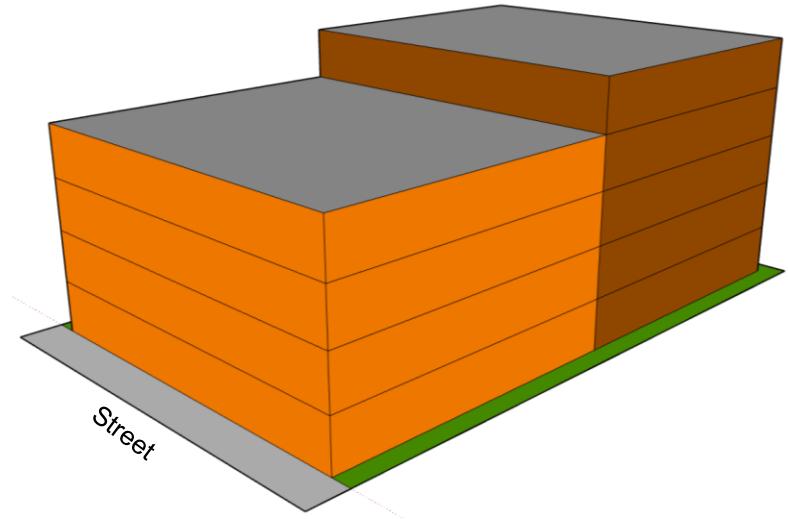
# Build-to-Zone Options



# Fairview - 2

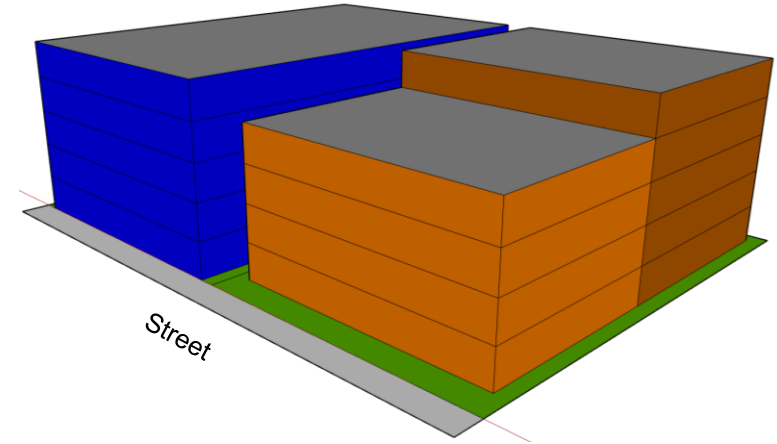
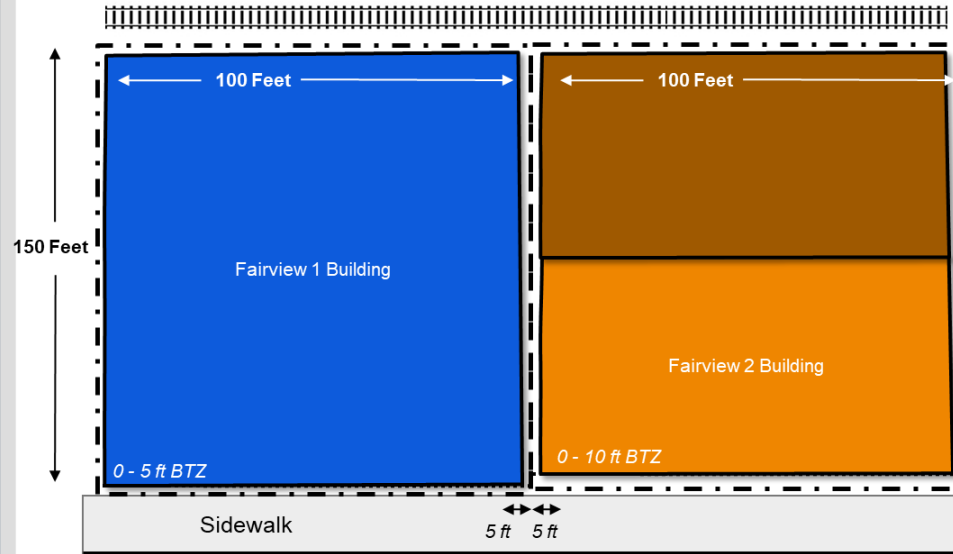


	Fairview - 2
Maximum Height	48 feet / 4 stories
Minimum Height	No minimum
Height Bonus	60 feet / 5 stories for portions of the building that are setback at least 1/2 of the lot depth.





# F-1 and F-2 Adjacent Buildings



# Fairview – 3 Bulk Regulations

	Fairview - 3
Maximum Height	35 Feet
Minimum Height	No Minimum
Height Bonus	N/A
<b>Setbacks</b>	
Street	25 feet
Side	5 feet or 10% of lot width whichever is greater
Rear	20 feet
<b>Build-to-Zone</b>	No
Minimum / Maximum	N/A
Minimum % of building in primary street BTZ	N/A
Minimum % of building in secondary street BTZ	N/A

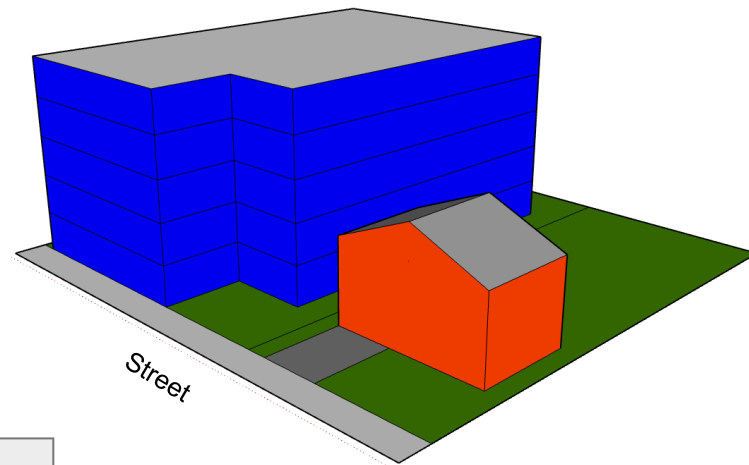
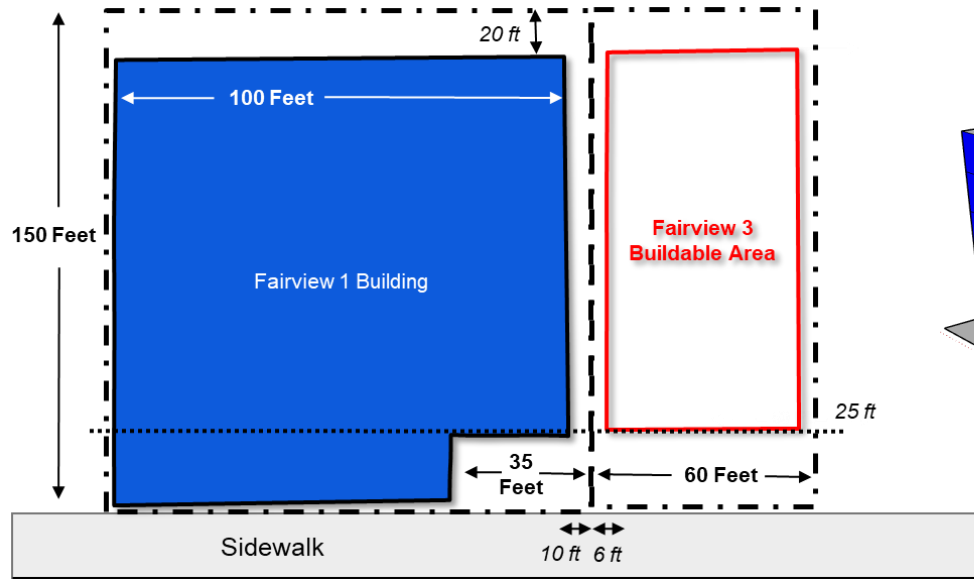


# Fairview – 3 Bulk Regulations

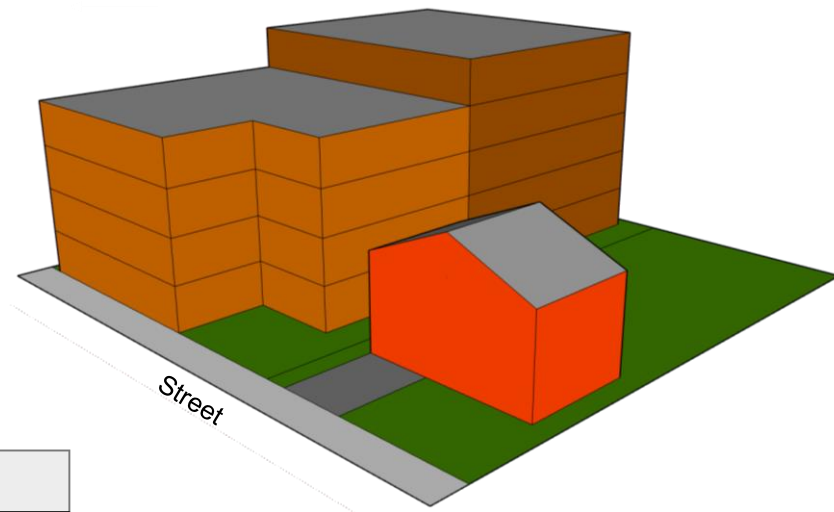
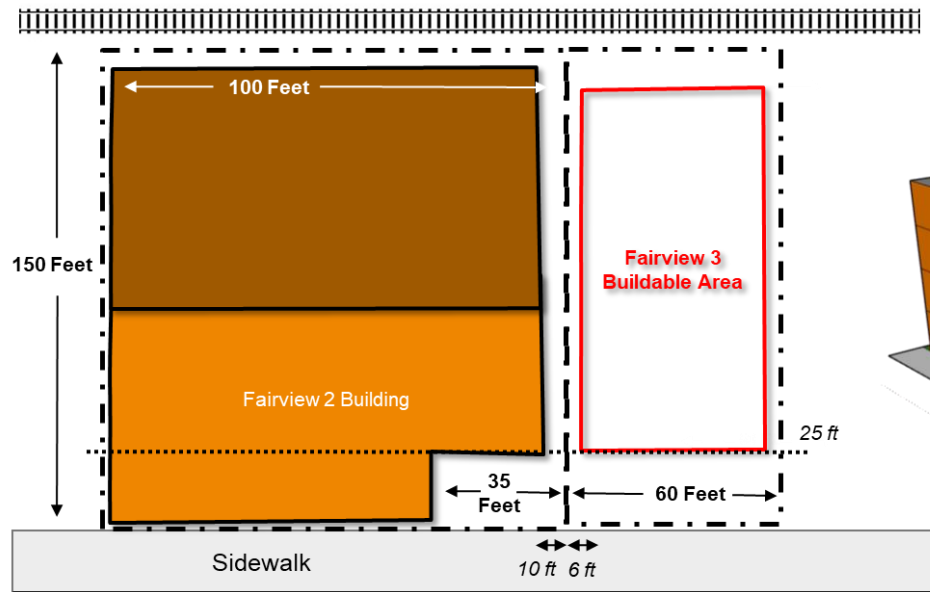
	Fairview - 3
<b>Density</b>	
If I wanted to build apartments on my property, how many could I build?	4 per acre
Is there a density bonus for inclusive housing?	No
<b>Parking</b>	
How many parking spaces would I need for each apartment?	2 per unit
How many parking spaces would I need for a business?	N/A
<b>Design Guidelines</b>	
Will I have to comply with the Downtown Design Guidelines?	No



# F-1 and F-3 Adjacent Buildings



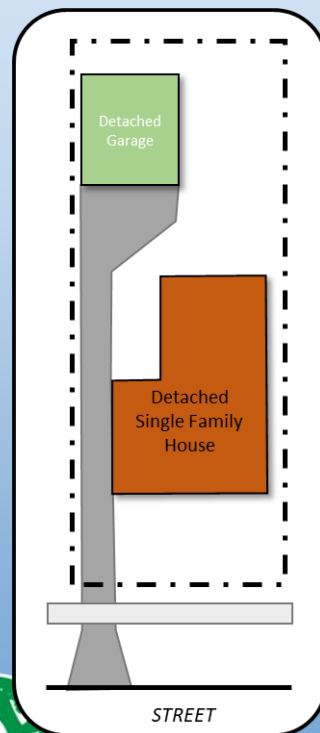
# F-2 and F-3 Adjacent Buildings



# Fairview - 3 – Residential Housing Types

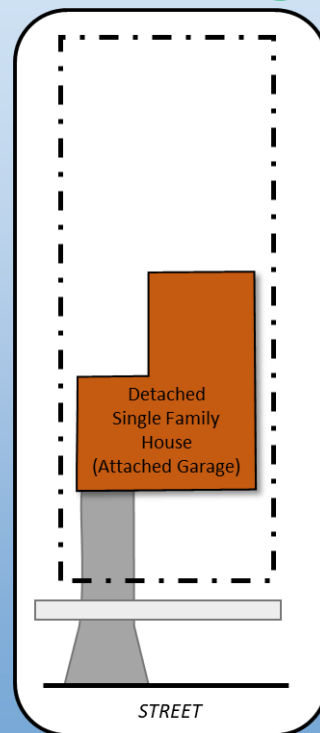
**A**

**OK**



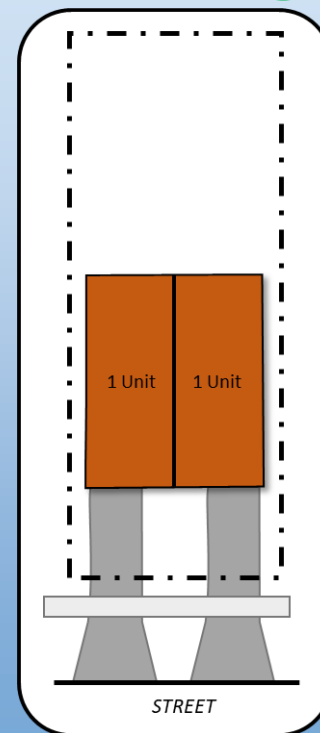
**A**

**OK**



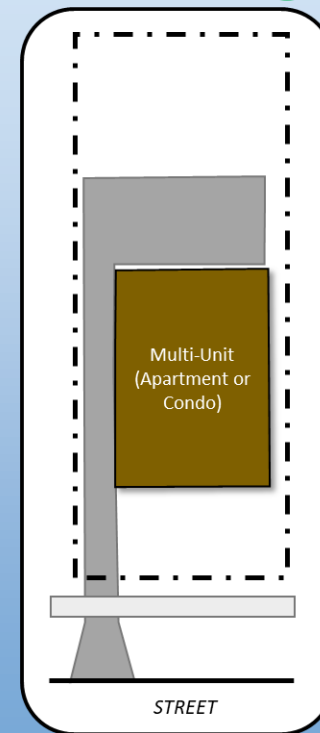
**B**

**OK**



**C**

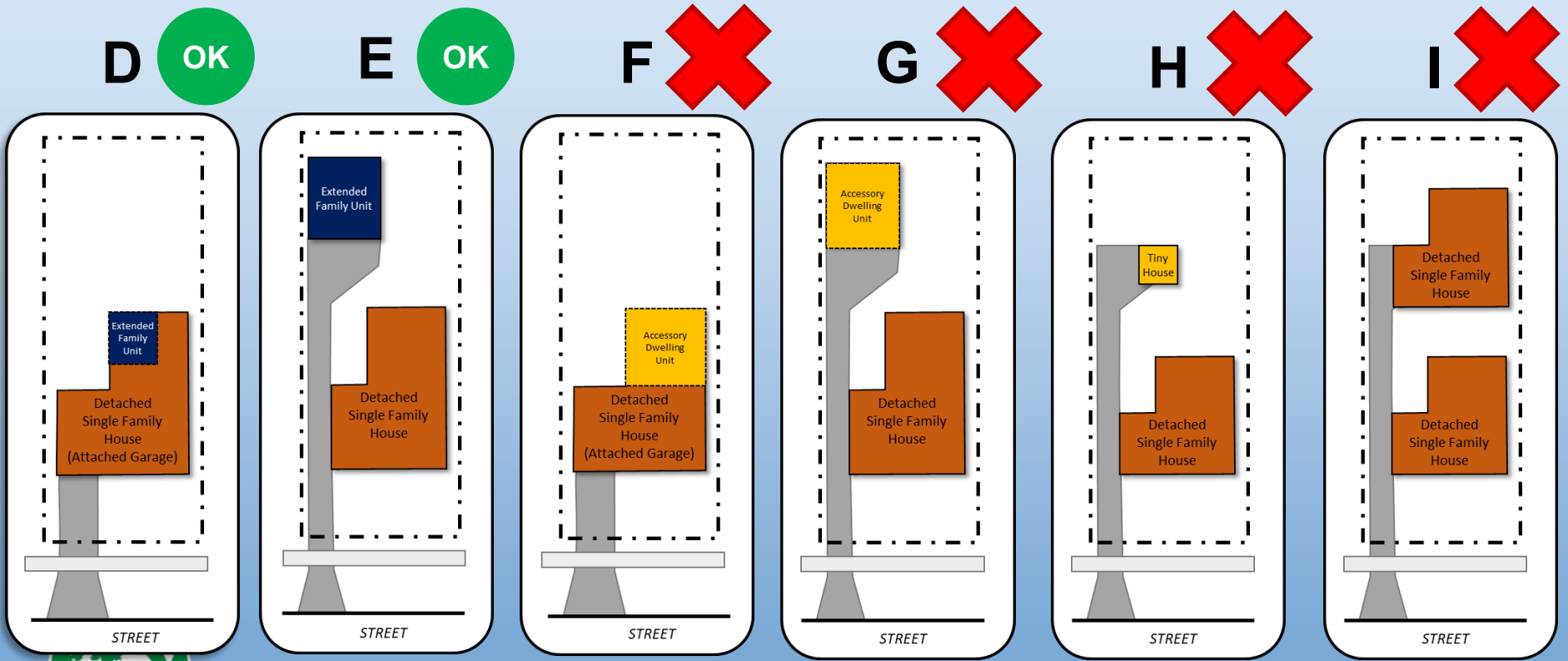
**OK**



**Currently allowed**



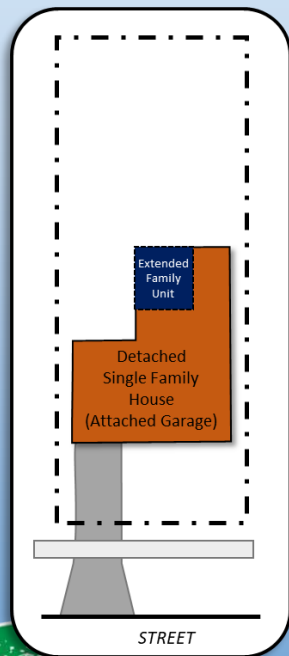
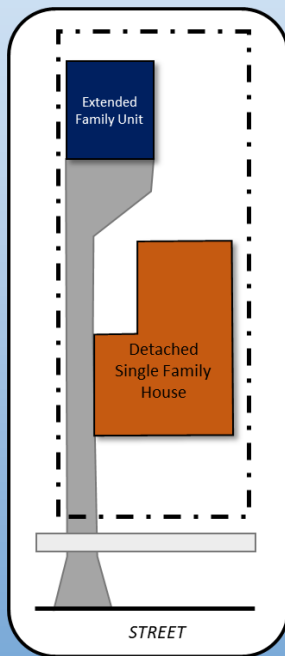
# Fairview – 3 – Residential Accessory Uses & Structures



**Allowed**

**Not currently allowed**

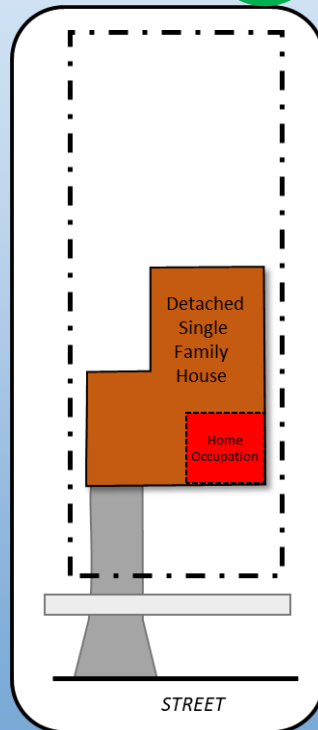
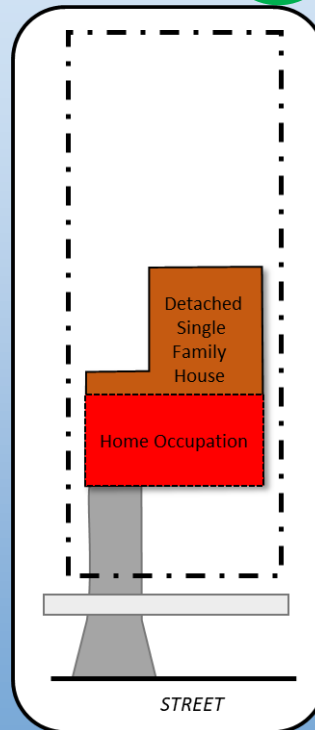
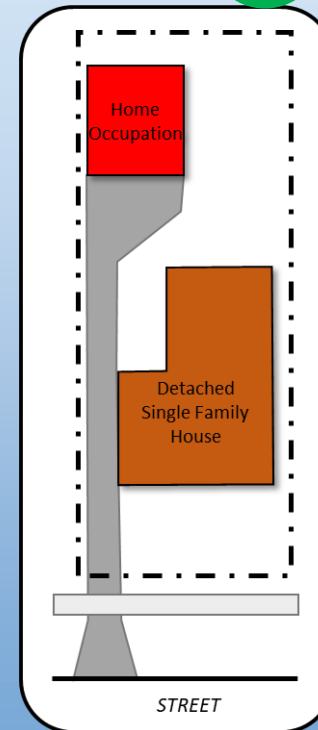
# Fairview – 3 – Extended Family Accessory Housing

**D****OK****E****OK**

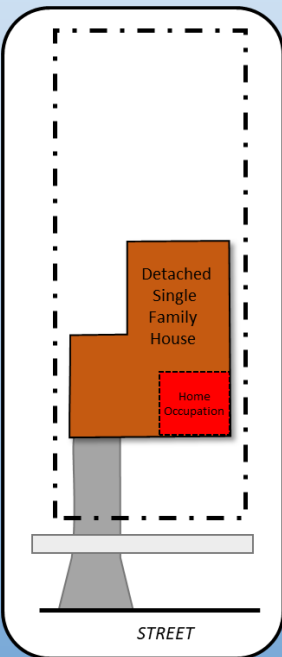
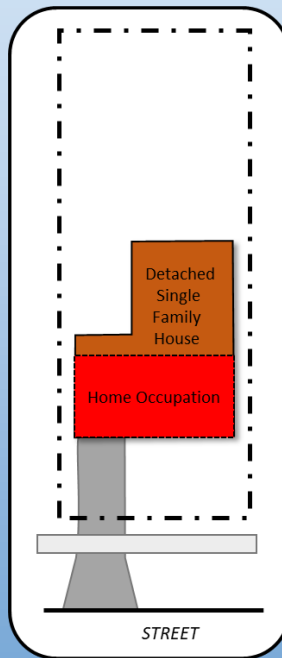
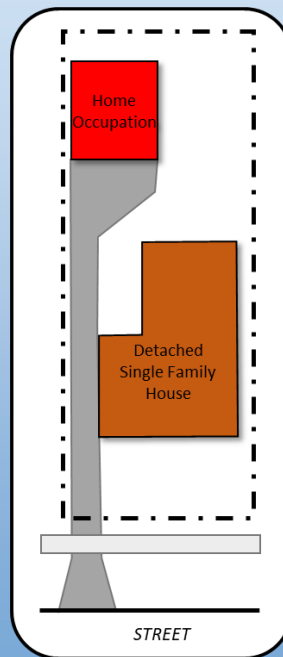
- Expand family member eligibility
- Allow unit to be in detached accessory structure
- Expand allowable size



# Fairview – 3 – Home Occupation Concepts

**J****OK****Allowed****K****OK****Not currently allowed****L****OK**

# Fairview – 3 – Home Occupation Concepts

**J****OK****K****OK****L****OK**

- Increase allowable size of home occupation
- Allow home occupation to be in detached accessory structure
- Allow multiple employees, but limit number of employees on site
- Allow additional service uses
  - No retail, restaurant, etc.

# Land Uses

RESIDENTIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Household Living							
Detached house	–	–	P	=	=	<u>P</u>	
Attached house	–	S[20]	P	=	=	<u>P</u>	Townhome
Two-unit house	–	S[20]	P	=	=	<u>P</u>	Duplex
Apartment/condo	S [17]	S	S	<u>S [17]</u>	<u>S</u>	<u>P</u>	
Group Living (except for the following)	–	–	–	=	=	<u>S</u>	Retirement centers, convent
Group home, small (8-person max. occupancy)	–	–	–	=	=	<u>P</u>	Long-term living with staff persons who provide care
Group home, large (9 or more occupants)	–	–	–	=	=	<u>S</u>	
Nursing home	–	–	–	=	<u>S</u>	<u>S</u>	
Sheltered Care	–	–	–	=	<u>S</u>	<u>S</u>	

[17] Located on 2nd floor or above.

[20] Requires minimum lot area of 1 acre.



# Land Uses

<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>	<b>DC</b>	<b>DB</b>	<b>DT</b>	<b><u>F-1</u></b>	<b><u>F-2</u></b>	<b><u>F-3</u></b>
Aircraft Landing Area	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>
Cemetery	S [6]	–	–	<u>–</u>	<u>–</u>	<u>–</u>
College or University	S	S	S	<u>S</u>	<u>S</u>	<u>–</u>
Community Center	S	S	S	<u>S</u>	<u>S</u>	<u>–</u>
Fraternal Organization	S	S	–	<u>S</u>	<u>S</u>	<u>–</u>
Governmental Facility	P	P	P	<u>S</u>	<u>S</u>	<u>–</u>
Hospital	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>
Library	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Museum or Cultural Facility	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>
Natural Resource Preservation	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Parks and Recreation	–	–	–	<u>–</u>	<u>P</u>	<u>P</u>
Religious Assembly	– [6]	– [6]	S	<u>–</u>	<u>–</u>	<u>S</u>
Safety Service	S	S	S	<u>P</u>	<u>P</u>	<u>S</u>
School	–	–	S	<u>–</u>	<u>–</u>	<u>S</u>
Utilities and Public Service Facility						
Minor	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>
Major	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Wireless Telecommunications						
Freestanding tower	S	S	S	<u>S</u>	<u>S</u>	<u>S</u>
Building or tower-mounted antenna	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>

[6] Special Use only if use was in existence on or prior to June 7, 2005.

# Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Adult Entertainment Establishment	–	–	–	–	–	–	
Animal Service							
Boarding or shelter	–	–	–	P	P	–	Kennels, pet hotels/day care, adoption centers
Grooming	P	P	P[18]	P	P	–	Dog, cat groomers
Veterinary care	S	S	S[18]	P	P	–	Animal clinics and hospitals
Assembly and Entertainment (except for the following uses)	S	S	–	P	P	–	Billiard center, bowling alley, arena
Auditorium	S	S	–	P	P	–	
Cinema	S	S	–	P	P	–	
Theater	S	S	–	P	P	–	
Broadcast or Recording Studio	–	–	–	P	P	–	Audio or video production businesses
Commercial Service							
Building service	–	S	–	–	–	–	Contractor offices
Business support service	P	P	–	P	P	–	Caterers, copy shops, photo developing labs
Consumer maintenance and repair service	P	P	–	P	P	–	Dry cleaners, locksmiths, electronic repair shop

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.



# Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Personal Improvement Services							
General personal improvement services	P	P	P[13]	<u>P</u>	<u>P</u>	<u>=</u>	Barber, beauty salon, day spa
Health and fitness services	P	P	P	<u>P</u>	<u>P</u>	<u>=</u>	Health club, yoga studio, martial arts studio
Studio or instructional services	P	P	S	<u>P</u>	<u>P</u>	<u>=</u>	Music education studio, artist studio
Fortune-telling or psychic service	-	-	-	<u>P</u>	<u>P</u>	<u>=</u>	
Massage therapy	-	-	-	<u>P</u>	<u>P</u>	<u>=</u>	
Tattoo & body piercing establishment	-	-	-	<u>P</u>	<u>P</u>	<u>=</u>	
Research service	S	S	S[18]	<u>P</u>	<u>P</u>	<u>=</u>	Research & testing labs in office settings
Day Care							
Day care home	-	-	P	<u>=</u>	<u>=</u>	<u>P</u>	
Day care center	-	S	S	<u>P</u>	<u>S</u>	<u>=</u>	
Eating and Drinking Establishment							
Restaurant	P	P	-	<u>P</u>	<u>P</u>	<u>=</u>	
Wine and/or Beer Boutique	P	P	S[18]	<u>P</u>	<u>P</u>	<u>=</u>	
Funeral or Mortuary Service	-	-	-	<u>=</u>	<u>=</u>	<u>=</u>	
Lodging	-	S	-	<u>=</u>	<u>=</u>	<u>=</u>	
Bed and Breakfast	-	S	S	<u>=</u>	<u>=</u>	<u>S</u>	

[13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.

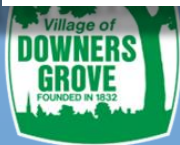
# Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Office							
Business and professional office	P	P	S	<u>P</u>	<u>P</u>	<u>-</u>	Corporate office, therapist, counselor
Medical, dental and health practitioner	P/S[8]	P/S[8]	S	<u>P</u>	<u>P</u>	<u>-</u>	Doctor / dentist office – no overnight stay
Parking, Non-Accessory	-	S	S	<u>-</u>	<u>-</u>	<u>-</u>	Public parking lot on private property
Retail Sales							
Convenience goods	P/S[12]	P	P[18]	<u>P</u>	<u>P</u>	<u>-</u>	Grocery store, drug store, wine shop
Consumer shopping goods	P/S[12]	P	P[18]	<u>P</u>	<u>P</u>	<u>-</u>	Department / electronic store, hobby shop
Guns and firearm supplies	-	-	-	<u>-</u>	<u>-</u>	<u>-</u>	
Building supplies and equipment	P/S[12]	P	-	<u>P</u>	<u>P</u>	<u>-</u>	Hardware store, home improvement store
Self-service Storage Facility	-	-	-	<u>-</u>	<u>-</u>	<u>-</u>	
Trade School	S	S	-	<u>P</u>	<u>P</u>	<u>-</u>	Cosmetology school, vocational school

[8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.

[12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.



# Land Uses

COMMERCIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Vehicle Sales and Service							
Commercial vehicle repair and maintenance	-	-	-	=	=	=	
Commercial vehicle sales and rentals	-	-	-	=	=	=	
Fueling station	-	-	-	=	=	=	
Personal vehicle repair and maintenance	-	-	-	=	=	=	
Personal vehicle sales and rentals	-	-	-	=	=	=	
Vehicle body and paint finishing shop	-	-	-	=	=	=	
Automobile dealership off-site storage	-	-	-	=	=	=	
WHOLESALE, DISTRIBUTION & STORAGE							
Equipment and Materials Storage, Outdoor	-	-	-	=	=	=	
Trucking and Transportation Terminals	-	-	-	=	=	=	
Warehouse	-	-	-	=	=	=	
Wholesale Sales and Distribution	-	-	-	=	=	=	



# Land Uses

INDUSTRIAL	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Artisan Industrial	–	S[19]	S[18]	<u>P</u>	<u>P</u>	<u>–</u>	Brewery, cabinet shop, ceramic studio
Limited Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
General Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Intensive Industrial	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Junk or Salvage Yard	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
RECYCLING/AGRICULTURE/OTHER							
Recyclable Material Drop-off Facility	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Recyclable Material Processing	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
AGRICULTURE							
Animal Agriculture	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Crop Agriculture	–	–	–	<u>–</u>	<u>–</u>	<u>–</u>	
Community Garden	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	

[18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.

[19] Use must include onsite retail sales.



# Land Uses

OTHER	DC	DB	DT	F-1	F-2	F-3	Typical Uses
Drive-in or Drive-through Facility	-	-	-	=	=	=	
Medical Cannabis Cultivation Center	-	-	-	=	=	=	
Medical Cannabis Dispensing Organization	-	-	-	=	=	=	
Adult Use Cannabis Business Establishments	-	-	-	=	=	=	
Adult Use Cannabis Craft Grower	-	-	-	=	=	=	
Adult Use Cannabis Cultivation Center	-	-	-	=	=	=	
Adult Use Cannabis Dispensing Organization	-	-	-	=	=	=	
Adult Use Cannabis Infuser Organization or Infuser	-	-	-	=	=	=	
Adult Use Cannabis Processing Organization or Processor	-	-	-	=	=	=	
Adult Use Cannabis Transporting Organization or Transporter	-	-	-	=	=	=	



# Fairview Focus Area – Next Steps

<b>February 13, 2024</b>	<b>Village Council discussion of regulatory framework</b>
<b>February 20 or March 6, 2024</b>	<b>Village Council consideration of motion to direct staff to pursue ordinance revisions to implement the Fairview Focus Area regulatory framework.</b>
<b>February - March, 2024</b>	<b>Creation of Fairview Focus Area Implementation Plan webpage</b>
<b>Spring 2024</b>	<b>Staff preparation of ordinances to implement the downtown regulatory framework.</b>
<b>Summer 2024</b>	<b>Village Council review of draft ordinance language and consideration of a motion to direct staff to implement the ordinances as drafted.</b>
<b>Summer - Fall 2024</b>	<p><b>Implementation of Council direction including Zoning Map Amendments (Rezoning) and Zoning Ordinance Text Amendments as necessary. This process would include:</b></p> <ul style="list-style-type: none"> <li>• <b>Open houses for business and property owners</b></li> <li>• <b>Information on Village's Fairview Focus Area Implementation webpage</b></li> <li>• <b>Meetings between staff and business or property owners</b></li> <li>• <b>Public hearing notices in newspaper and mailed out</b></li> <li>• <b>Posting of signs</b></li> <li>• <b>Publication of meeting agendas on the Village website</b></li> <li>• <b>Public hearing before the Plan Commission</b></li> <li>• <b>Meetings before the Village Council</b></li> </ul>



# Fairview Focus Area Implementation

February 13, 2024



# Zoning - Land Uses

Table 5-1: Allowed Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	F-1	F-2	F-3	Supplemental Regulations
Subcategory																							
Specific use (See Sec. 28.05.020)																							
<b>RESIDENTIAL</b>																							
<b>Household Living</b>																							
Detached house	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	P
Attached house	-	-	-	-	P	P	P	-	-	S	-	S[20]	P	-	-	-	-	-	-	-	-	-	P
Two-unit house	-	-	-	-	P	P	P	-	-	-	-	S[20]	P	-	-	-	-	-	-	-	-	-	P
Apartment/condo	-	-	-	-	-	P	P	P	P	S	S[17]	S	S	-	-	-	-	-	-	S[17]	S	S	P
Group Living (except for the following uses)	S	S	S	S	S	S	S	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	S
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	S
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S	-	-	-	S
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	-	-	-	S
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>																							
Aircraft Landing Area	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	S	S	-	S	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	S[6]	-	-	-	-	-	S	S	-	-	-	-
College or University	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	-	-	-	S	S	S	S	S	-	-	-	S	S	S	S	-
Community Center	S	S	S	S	S	S	S	-	-	-	S	S	S	-	-	-	-	S	P	S	S	S	-
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	S	S	-	-	-	-	-	S	S	S	S	S	-
Governmental Facility	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	P	P	P	-	-	-	-	P	P	S	S	S	-
Hospital	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	-	P	P	-	-	-	-	-	-	-	-	S	-	-	-	-
Library	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	-	-	-	S	S	S	S	S
Museum or Cultural Facility	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-	-	-	S	S	P	P	P	S
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parks and Recreation	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P
Religious Assembly	S	S	S	S	S	S	S	P	P	-	[6]	S	S	S	-	-	-	S	S	-	-	-	S
Safety Service	S	S	S	S	S	S	S	P	P	S	S	S	P	P	P	P	P	P	P	P	P	P	S
School	S	S	S	S	S	S	S	-	-	-	-	-	S	-	-	-	-	S	S	-	-	-	S
<b>Utilities and Public Service Facility</b>																							
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S	S
<b>Wireless Telecommunications</b>																							
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
<b>Animal Service</b>																							
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	P	P	-	-	P	P	-	-
Grooming	-	-	-	-	-	-	-	P	P	P	P	P	P[18]	-	-	P	P	-	-	P	P	-	-
Veterinary care	-	-	-	-	-	-	-	P	P	S	S	S[18]	-	-	P	P	-	-	-	P	P	-	-



# Zoning - Land Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	F-1	F-2	F-3	Supplemental Regulations
Subcategory Specific use (See Sec. 28.05.020)																							
<b>COMMERCIAL</b>																							
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	S	S	-	-	-	-	-	-	S	P	P	P	-
Auditorium	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	S	P	P	P	-
Cinema	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-	P	P	P	-
Theater	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	S	P	P	P	-
Broadcast or Recording Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-
<b>Commercial Service</b>																							
Building service	-	-	-	-	-	-	-	-	S	P	-	S	-	-	-	P	P	-	-	-	-	-	-
Business support service	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	-	-	P	P	P	-
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-	P	P	P	-
<b>Personal improvement service</b>																							
General personal improvement services	-	-	-	-	-	-	-	P	P	P	P	P	P[13]	-	-	-	-	-	-	P	P	P	-
Health and fitness services	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	S	S	-	-	P	P	P	-
Studio or instructional services	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-	P	P	P	-
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	P	P	P	-
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	P	P	P	-
Tattoo and body piercing establishment	-	-	-	-	-	-	-	P	P	P	-	-	-	-	P	P	-	-	-	P	P	P	-
Research service	-	-	-	-	-	-	-	-	-	P	S	S	S[18]	P	P	P	P	-	-	P	P	P	-
<b>Day Care</b>																							
Day care home	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Day care center	-	-	-	-	S	S	S	P	P	P	-	S	S	P	P	P	P	P	S	-	P	S	-
<b>Eating and Drinking Establishment</b>																							
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	-	P[7]	P[7]	-	-	-	-	P	P	P	-
Wine and/or Beer Boutique	-	-	-	-	-	-	-	P	P	P	P	P	S[18]	P	P	-	-	-	-	P	P	P	-
Financial Service	-	-	-	-	-	-	-	-	P	P	P	P	P[18]	P	P	P	-	-	-	P	P	P	-
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging	-	-	-	-	-	-	-	-	P	P	-	S	-	-	P	-	-	-	-	-	-	-	-
Bed and Breakfast	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-	-
<b>Office</b>																							
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	-	-	P	P	P	-
Medical, dental and health practitioner	-	-	-	-	-	-	S[4]	-	P	P	P	P	P	S	P	P	P	-	-	P	P	P	-
Parking, Non-Accessory	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	-	-	-	-	-	-
<b>Retail Sales</b>																							
Convenience goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-	P	P	P	-
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-	P	P	P	-
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	[11]	-	-	-	-	S	-	-	-	-	-	-	-
Building supplies and equipment	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	-	-	-	-	-	-	-	P	P	P	-
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Trade School	-	-	-	-	-	-	-	P	P	P	S	S	-	S	S	S	S	-	-	P	P	P	-



# Zoning - Land Uses

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	F-1	F-2	F-3	Supplemental Regulations
Subcategory																							
Specific use (See Sec. 28.05.020)																							
Vehicle Sales and Service																							
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	-	-	-	-	-	-	-
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-	-	-	-	-
Fueling station	-	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	-	-	-	-	-
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	-	-	-	-	-
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	-	S	-	-	-	-	-	-	-
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
WHOLESALE, DISTRIBUTION & STORAGE																							
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	P	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-	-	-	-	-
Wholesale Sales and Distribution	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	-	-	-	-	-	-
INDUSTRIAL																							
Artisan Industrial	-	-	-	-	-	-	-	-	-	P	-	S[19]	S[18]	-	P	P	P	-	-	P	P	-	-
Limited Industrial	-	-	-	-	-	-	-	-	-	P[11]	-	-	-	-	P	P	P	-	-	-	-	-	-
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RECYCLING																							
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	-	S	S	S	-	-	-	-	-	-
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AGRICULTURE																							
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
OTHER																							
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	S	S	-	-	-	-	S[15]	S[21]	S[15]	-	-	-	-	-	-	-
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Business Establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Craft Grower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Infuser Organization or Infuser	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Processing Organization or Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-
Adult Use Cannabis Transporting Organization or Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-



# Zoning - Land Uses

**NOTES**

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.
- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).
- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.
- [13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [14] Art galleries and studios only; must be on ground floor and may not exceed 3,500 square feet floor area.
- [15] Drive through banks and medical facilities only.
- [16] See Section 18.06 sBo.
- [17] Located on 2nd floor or above.
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.
- [19] Use must include on-site retail sales.
- [20] Requires minimum lot area of 1 acre.
- [21] Drive through banks and medical facilities only.





**Fairview Public Parking Spaces**

<b>Location</b>	<b>Number</b>
South of Tracks	223 (includes commuter lot)
On-street Burlington Ave, West of Fairview	38
On-street Burlington Avenue, East of Fairview	26
On-street Fairview Avenue between Burlington and Maple	10
<b>Total</b>	<b>297</b>

**Parking Ratios Existing Uses (Rogers Avenue)**

<b>Location</b>	<b>Square Footage (Est.)</b>	<b>Spaces Provided</b>	<b>Existing Parking Ratio</b>	<b>Parking Required per Current Zoning Ord.</b>
501/513 Rogers (Goldfinger, Dog Grooming, Building Services)	501 Rogers - 13,000 SF 513 Rogers - 14,000SF	61 Spaces	2.26 per 1,000 sq ft.	48 spaces
555 Rogers (PTL Laboratory, Moving Storage Use)	63,000 SF	12 Spaces	0.19 per 1,000 sq. ft.	42 spaces
603-635 Rogers (Various Offices)	603 Rogers 25,000 SF 633 Rogers 3,700 SF 635 Rogers 9,900 SF	123 Spaces	3.19 per 1,000 sq. ft.	106 spaces
703 Rogers (Moldtronics)	703 Rogers 21,000 SF	52 Spaces	2.47 per 1,000 sq. ft.	29 spaces

**Number of Single Family Homes in F-3 = 48****Lot R Permits in Downtown**

Lot R Permits	63 issued 66 available
Multi-Family Units	1,660