



Village of Downers Grove

Planning and Zoning Commission – Agenda

Table 1 - Detailed information on this Planning and Zoning Commission Meeting

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	October 5, 2026 at 7:00 PM

Call to Order.

Roll Call.

Approval of Minutes.

- September 21, 2026

Public Hearing.

26-PZC-0050:

The petitioner is seeking approval a zoning exception to allow a vertical extension of a nonconforming wall. The property is east of the intersection of Saratoga Avenue and 68th Street, commonly known as 1110 68th Street, Downers Grove, IL (PIN: 09-20-300-007). Tony and Michelle Jancevich, Petitioner and Owner.

Old Business.

Zoning Ordinance Text Amendment Project:

Continued discussion regarding the updates to the Village of Downers Grove Zoning Ordinance as outlined in the Comprehensive Plan and Guiding DG

Plans. The topic for this meeting will focus on digital copy signs, accessory dwelling units, housing and land uses.

Public Comments.

Adjournment.

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Village of Downers Grove

Planning and Zoning Commission – Minutes

Table 1 - Detailed information on this Board or Commission meeting.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	September 21, 2026 at 7:00 PM

Call to Order.

Roll Call.

Present: Barry, Frankovic, Lincoln, Patel, Reyes, Chairman Rickard

Absent: Eberhardt, Wolf

Approval of Minutes.

A. August 24, 2026

Motion to approve the minutes by Commissioner Frankovic. Seconded by Commissioner Lincoln.

Public Hearing.

26-PZC-0044:

The petitioner is seeking approval of a zoning exception to allow a vertical extension of a nonconforming wall. The property is south of the intersection of Dunham Road and Blanchard Street, commonly known as 5708 Dunham Road, Downers Grove, IL (PIN: 09-18-207-048). Petitioner and Owner, Tim Neal

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Tim Neal explained he purchased the house at 5708 Dunham and would like to put a second floor on the home to give his family more space. He felt the home would fit in and modernize the block. He noted the current setback calls for 6 feet, and his currently sits at 5.8 feet from the next property line, and they are only extending the home vertically. He shared the current plans are consistent with all relevant purpose and intent statements of the Zoning Ordinance and Comprehensive Plan. He added this zoning exception will not have any adverse effect upon adjacent properties, the character of the area, or public, health, safety and general welfare, and no windows will impact abutting properties.

Chairman Rickard asked for questions for the petitioner.

Commissioner Reyes asked if the house to the north also is a two-story. Mr. Neal answered the house to the south is, and the house to the north is a one story and has a 14-foot shared driveway with him.

Chairman Rickard asked for public testimony.

Dale Irvin, Dunham Road resident, expressed this was a great idea, as it will improve everything.

Chairman Rickard asked for the staff report.

Carter Moran, Planner, presented on the petition for the zoning exception for 5708 Dunham Rd, to allow a vertical extension of a non-conforming building wall. He said the property is zoned R-3 and all noticing requirements were met, with no public comment. He stated because the lot is 60 feet wide, a 6 foot setback is required, and the existing building encroaches into building setback by 2.4 inches. He noted the exterior building wall to the north side of the house is what is under review, and the proposed addition will meet all other relevant zoning ordinance requirements. He said the Comprehensive Plan encourages residential new construction additions and renovations to compliment the established characters and scale of the Village's established neighborhood. Staff found all the standards of approval were met and recommend approval of the petition.

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Chairman Rickard asked for questions for staff.

Commissioner Lincoln asked what the code and setback was when the house was built. Mr. Zawila answered the same as today, 10%, which is 6 feet. He added sometimes buildings are not placed exactly where they were approved.

Commissioner Lincoln inquired how the lot width of that property was similar to others in that neighborhood and if they are all pretty narrow and tight like this one. Mr. Moran responded yes.

Chairman Rickard invited the petitioner back up to make any additional comments or address anything that came up. Mr. Neal declined.

Chairman Rickard asked for Commission deliberation.

Commissioner Barry expressed if the driveway was not there and they were looking at two buildings right next to each other it may be different, but it's only 2.4 inches and they have a substantial driveway. He also appreciated not putting windows on the second floor.

Commissioner Patel felt this was straightforward and all the standards were met and align with the Comprehensive Plan.

Commissioner Reyes agreed, as they should be encouraging renovations and this will not be a nuisance or detriment to any other neighbors.

Commissioner Lincoln did not want to deny a renovation or addition of another floor over 2 inches, so he was in favor.

Commissioner Frankovic expressed this seemed like an oversight that happened in the initial construction and does not seem to affect anybody negatively.

Chairman Rickard agreed with his fellow commissioners and did not see any reason to deny the petition.

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With respect to File 26-PZC-0044, based on the analysis above, the standards and criteria for granting the vertical exception have been met and Commissioner Barry made a motion that the Planning and Zoning Commission approve the requested exception and that it shall substantially conform to the staff report dated September 21, 2026 and architectural drawings prepared by Design House Architectural Services dated June 11, 2026, except that such plans may be modified to conform to the Village codes and ordinances.

The motion seconded by Commissioner Patel.

Aye: Barry, Frankovic, Lincoln, Patel, Reyes, Chairman Rickard

Nay: None

Motion Passed. Vote 6-0.

26-PZC-0047:

The petitioner is seeking approval of a petition seeking a rezoning from R-3, Residential Detached House 3 to R-4, Residential Detached House 4. The property is north of the intersection of Carpenter Street and Summit Street, commonly known as 5412 Carpenter Street, Downers Grove, IL (PIN: 09-08-311-014). Petitioner and Owner, Andrew Anderson

Andrew Anderson explained the petition is to add an extension on the back of his garage and to merge the two different residential zones found on his property so their addition on the garage can go through plan approval with the Village. He stated they did not realize there were two different zones when they built the garage currently there. He added nothing about the property would change with the zones coming together and the addition will be used for an office, family area, congregating area, and golf simulator.

Chairman Rickard asked for questions for the petitioner.

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Commissioner Reyes asked if the garage was on the back property and if there was a ton of space behind that. Mr. Anderson answered yes, it is a 250 foot lot.

Chairman Rickard asked for public testimony. There were none.

Chairman Rickard asked for the staff report.

Carter Moran, Planner, presented on the zoning map amendment from R-3, Residential Detached House 3 to R-4, Residential Detached House 4 for 5412 Carpenter St, to construct an addition to an accessory garage. He said the property is made up of two lots of record with two different zoning districts, as the street-facing eastern lot is R-4 and the rear western lot is R-3. He said all zoning requirements were met and staff received no public comment. He stated in order to build an addition onto the existing accessory building at a 5 foot setback, the entire lot would need to be zoned R-4 and consolidated. He noted the Comprehensive Plan offers guidance about land use and development, including single family detached residential housing areas should consist of a single detached household per lot and it encourages residential new construction, additions and renovations that complement the established character and scale of the neighborhoods. Staff found all standards of approval were met and recommended approval of the petition.

Chairman Richard commented all the properties to the north seem to have a similar situation. He asked if they all have differing zoning districts from the addresses at the street and all owned by the people who own the street address. Mr. Moran answered they are one property and shared on pin number, but two lots of record. He added this is a very unique case, as there are only four lots on the block that have both two lots of record and two zoning districts.

Commissioner Barry asked why they went with the Maplewood side versus the Carpenter side when zoning. Mr. Moran responded that was hard to say, as it goes back longer than they have zoning maps to show in some cases. He said the oldest printed zoning map they have on file, from 1965, which showed the map conditions

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were the same. Mr. Zawila added it appears the parcel were likely owned by the previous property owner of Maple and deeded to each of the properties along Carpenter.

Commissioner Lincoln asked why they have not been consolidating them. Mr. Moran answered because people have not come in for a petition yet.

Commissioner Lincoln inquired if this would meet the requirements for either zoning district or only one of them. Mr. Moran answered R-4 would fit in its existing form more appropriately.

Chairman Rickard invited the petitioner back up to add anything additional. Mr. Anderson declined.

Chairman Rickard asked for Commission deliberation.

Commissioner Barry said if it is compliant with where the main house is zoned and essentially just a locked in lot that is not zoned consistent with the other, he could not justify disapproving this.

Commissioner Lincoln could not see how it could affect other people and agreed the extra lot of record should match the zoning of the house.

Commissioner Frankovic expressed this seems to be one of those weird things that they don't find until they look at it on paper, and it needs to be amended.

Commissioner Patel agreed with his fellow commissioners and supported a recommendation for approval.

Chairman Rickard concurred and added it fits the approval and review criteria.

With respect to File 26-PZC-0047, based on the petitioner's submittal, staff report, and the testimony presented, it is found that the petitioner has met the standards of approval for rezoning, as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest. Therefore, Commissioner Patel made a

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motion that the Planning and Zoning Commission recommend the Village Council approve File 26-PZC-0047, subject to the lot consolidation.

The motion seconded by Commissioner Reyes.

Aye: Barry, Frankovic, Lincoln, Patel, Reyes, Chairman Rickard

Nay: None

Motion Passed. Vote 6-0.

26-PZC-0039:

The petitioner is seeking approval of a Planned Unit Development Amendment and a Special Use Amendment to construct a mixed-use 13-unit apartment building. The property is currently zoned DC/P.D. #74, Downtown Core/Planned Development #74. The property is located on the west side of Forest Avenue between Gilbert Avenue and Curtiss Street, commonly known as 5112-5120 Forest Avenue (PINs: 09-08-301-008, -009, -030, and -031) Petitioner, Brownstone Homes, LTD; Owners, Brownstone Homes, LTD and 1024 Division Commons, LLC.

Kelly Casson expressed Forest Pointe has already been through an extensive review and approval process, but they are asking for a focused amendment to the plan. She explained they continue to test the plan against the market and the best chance of long term success, and they found they could improve the balance in the original plan. She shared the first floor would be essentially unchanged, but they are reducing office space from 100% to around 50% on the second floor and adding five new residential units. She added on the third floor, they are going from six residential units to eight and significantly increasing parking within the building to total 25 spaces. She noted there is a balcony shift on the west elevation as a result of the improved interior layout. She added they are not requesting any new variances, relief, or deviations. In regard to traffic, the revised mix of occupancy would result in approximately 15 fewer trips per day. She emphasized the use

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remains compatible with the surrounding area and continues to apply with the applicable standard.

Commissioner Frankovic asked if the cost of the residential units would be more affordable, as they are going down quite a bit in size. Ms. Casson answered there would be more diverse options in terms of size of the units but the units would be luxury.

Commissioner Barry asked why they reduced office space. Don Brown, owner and developer, stated due to bank loan rates for office space, they felt they would be better off getting rid of some of the office space, as well as parking concerns for the those using the office spaces.

Commissioner Patel stated there was a reduction in parking on the first level from 6 to 4. He asked if they were exclusive for the retail tenants or for customers as well. Ms. Casson they are for everyone, but they just happen to be on that level.

Commissioner Reyes asked if 18 out of the 24 spaces were for residents and the rest would be reserved for office space. Ms. Casson answered yes.

Commissioner Lincoln was confused why they reduced the office space, as when this was first talked about, there was a strong argument for having office space in the suburbs from the petitioners, so he was struggling with the reason just being from the banking standpoint. Ms. Casson responded to keep in mind that those who spoke to that previously might have been those who needed office space in Downers Grove. She reiterated there is nothing more to the change than what was stated. Mr. Brown added they were concerned about a huge office space and not being able to lease it, and they can always lower rent with an apartment.

Commissioner Frankovic inquired if there were any parking spaces on the exterior of the property. Ms. Casson answered there are two loading zones and two parking spots in front of the building currently and those will all stay the same.

Chairman Rickard asked for public testimony.

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Sue Tierney, Curtiss Street resident, felt the development was awesome and a huge improvement over what was there before.

Scott Richards, Warren Ave resident, expressed he was not against the building, but he was concerned on if downtown could support the additional parking. He said this seemed like a lot for the parking they are offering inside the building, and stated they should not rely on the parking lot next to the library, as it is always full. He did not understand why they are not every worried about parking.

Ms. Whittingham stated the building is lovely but is a luxury apartment building, and couples will have two cars. She said it may meet the parking requirements for residential, but it will not be enough, and she felt they should be protecting the parking for the library above all else, as it is one of their biggest and best resources.

Chairman Rickard asked for the staff report.

Flore Leon, Senior Planner, expressed the petition for 5112 through 5120 Forest Avenue, for a request to amend the original Special Use and Planned Unit Development. She said all noticing requirements were met and they received no additional comments from the public. She discussed the proposed changes, including the dwelling count going from 6 units to 13 units, increase in school and park district fees, 17 parking spaces to 25, modified balconies along the western side interior, and a detention vault underneath the building in the stormwater infrastructure. Staff found the elevation guidelines continue to be met. She discussed all the ways this new amendment aligns with the Comprehensive Plan. Staff found all special use and planned unit development criteria were met, and they recommended approval for the petition.

Chairman Rickard asked for questions for staff.

Commissioner Lincoln asked if they chose not to approve this new amendment, would the previously approved petition remain in place. Ms. Leon answered yes.

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Chairman Rickard invited the petitioner back up to add additional information or address any comments. The petitioner declined.

Chairman Richard asked for Commission deliberation.

Commissioner Lincoln expressed he was still confused about the change in office space, but it is not super relevant, and he did not see any reason to deny this.

Commissioner Barry said the actual question is allowing two more balconies, reduction in some standard apartment sizes, and shift with some office space, which is largely inconsequential to the impact it would have the community.

Commissioner Reyes stated they could make the argument about the density since they added all the residential units, but he did not think that was the case. He felt parking would stay the same and adding more residents would decrease traffic probably. He noted he was concerned with parking in the original petition, but did not see a problem with approving the new changes.

Commissioner Lincoln added they are well beyond the minimum requirement for parking, so they cannot put their dislike of the current rules for parking on this one building. He said issues with parking needs to be a bigger conversation.

Commissioner Frankovic felt this development is very dense for the space and now they are going over that by adding more people and trying to cram as much as they could in the space. She wished there was some adjustment in the price point of the apartments, as they need more affordable housing and less luxury. However, what has been approved has been approved, and she was happier having more residents in Downers Grove, as the parking situation is more conducive to having better situation for residential. She felt they have done what they can to amend the potential issue with parking and residential with the new amendment.

Commissioner Patel felt the standards were met and supported the amendment.

Chairman Rickard voiced parking concerns come up all the time, but all the buildings downtown are intended to be pedestrian centric. However, there is

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always parking in the garage downtown and a couple of lots scattered throughout the area, and he felt they had more of a walking problem than a parking problem. He said this application increases parking. He added when the parking garage and other public facilities fill up, then there will be a need for another parking facility.

Commissioner Reyes noted there are a lot of residents in Downers Grove who do not live within walking distance to downtown, and his experience in trying to go to the library in the winter for toddler story hour is there is no parking at all, so there are situations where parking is an issue. He felt that should be looked into further.

Chairman Rickard agreed library parking is tight.

With respect to File 26-PZC-0047, based on the petitioner's submittal, staff report, and the testimony presented, it is found that the petitioner has met the standards of approval for a Planned Unit Development amendment and a Special Use amendment, as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest. Therefore, Commissioner Lincoln made a motion that the Planning and Zoning Commission recommend the Village Council approve File 26-PZC-0047, subject to the conditions outlined in the staff report.

The motion seconded by Commissioner Patel.

Aye: Barry, Frankovic, Lincoln, Patel, Reyes, Chairman Rickard

Nay: None

Motion Passed. Vote 6-0.

Public Comments.

George Lesko, Gilbert Ave resident, shared downtown has been a combat zone all summer with all the sidewalks torn up, and it is not easy to walk downtown. He said everything is torn up between the train station and all the corners downtown.

Chairman Rickard stated construction is temporary and outside their purview.

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Mr. Zawila announced their next meeting is scheduled for October 5, 2026, with one public hearing, and they will be having their final workshop for the Text Amendment Project. He added the actual public hearing for the Text Amendment Project will be at the end of the year.

Adjournment.

The meeting was adjourned. Upon a motion by Commissioner Reyes, second by Commissioner Frankovic. A voice vote followed and the motion passed unanimously.



Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	October 5, 2026 at 7:00 PM
Subject	26-PZC-0050. 1110 68 th Street
Type	Zoning Exception
Submitted by	Carter Moran, Planner

Request.

The petitioner is seeking a vertical zoning exception to allow for a second-story addition to be six (6) feet from the east property line where a 7.5 foot side (interior) setback is required per Section 28.2.030 of the Zoning Ordinance.

Notice.

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

General Information.

Table 2 – Details about the petitioner's identity and location.

Petitioner Name	Petitioner Address
Keith R. Larson	701 N York Road. Downers Grove, IL 60521.

Table 3 - Property ownership details for primary and additional owner(s).

Owner Name	Owner Address
Tony & Michelle Jancevich	1110 68 th Street. Downers Grove, IL 60516.

Property Information.

Table 4 - Detailed subject property summary (parcel identification, size, and zoning)

Existing Zoning	R-3, Residential Detached House 3
Existing Land Use	Single-Family Detached
Property Size	10,400 square feet (0.24 acres)
PINs	09-20-300-007

Table 5 - Details regarding the surrounding properties, zoning, and land uses.

Direction	Zoning	Future Land Use
East	R-3, Residential Detached House 4	Single-Family Detached
West	R-3, Residential Detached House 3	Single-Family Detached
North	R-1, Residential Detached House 1	Park / Open Space
South	R-3, Residential Detached House 3	Single-Family Detached

Analysis.

Submittals

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

1. Location Map
2. Project Narrative

3. Approval Criteria
4. Plat of Survey
5. Site Plan
6. Elevations
7. Floor Plans

Project Description

The petitioner is requesting a zoning exception to vertically extend walls located in the required side (interior) setback. The property is located northwest of the intersection of 68th Street and Carpenter Street and is zoned R-3, Residential Detached House 3. The existing single-family home is considered a legal non-conforming structure as it was constructed lawfully, but has become non-conforming due to Zoning Ordinance revisions.

The eastern exterior walls of the house are set back six (6) feet from the east property line. The minimum side (interior) setback in the R-3 zoning district is six (6) feet or 10% of the lot width, whichever is greater, per Section 28.2.030 of the Municipal Code. The lot is 75 feet wide; thus, the required side setback is 7.5 feet. As such, the petitioner is requesting an exception to vertically extend walls of the encroaching part of the house to accommodate a second-floor addition.

Per the requirements of the Zoning Ordinance, the petitioner does not propose windows on the second story of the encroaching wall. Aside from the current legal non-conforming side (interior) setback, the proposed addition will meet all requirements of the Zoning Ordinance.

Analysis

As noted above, the petitioner is requesting an exception from the required side (interior) to extend the addition vertically where it is prohibited per Section 28.2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning

Exception in Section 28.12.080.G, and the nonconforming structure alterations criteria in Section 28.11.040.C.2 of the Zoning Ordinance, must be met.

Findings of Fact

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested exception to the Planning and Zoning Commission at the public hearing.

Section 28.12.080.G Standards and Review Criteria

Zoning Exceptions require evaluation per Section 28.12.080 of the *Zoning Ordinance, Standards and Review Criteria*: "Zoning exceptions may be approved by the Planning and Zoning Commission only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:"

- (1) The exception is consistent with all relevant purpose and intent statements of this zoning ordinance and with the general purpose and intent of the comprehensive plan;*

The purpose of the Zoning Ordinance is to protect and promote the public health, safety and general welfare and implement the policies and goals of the Guiding DG Comprehensive Plan. The proposed vertical extension will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. Additionally, the proposed addition advances the goals of the Guiding DG Comprehensive Plan which includes re-investment in the current housing stock and encouraging a variety of housing types, sizes and prices. This standard is met.

- (2) The exception will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare;*

The proposed vertical extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed vertical extension meets all other bulk requirements of the Zoning Ordinance.

- (3) The exception will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations;*

The proposed vertical extension continues a second floor of a home that is consistent with other two-story and split-level homes in the surrounding area. The only required relief item is the extension itself, so the standards of the Zoning Ordinance are otherwise met. This standard is met.

- (4) The exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity; and*

The proposed addition vertically extends the existing brick wall with siding, a combination of materials common to the surrounding residential neighborhood. This material constitutes high-quality design and is compatible with nearby single-family residences. This standard is met.

- (5) Adverse impacts resulting from the zoning exception will be mitigated to the maximum extent feasible.*

The proposed vertical extension does not encroach farther into the side setback than the existing house, representing a mitigation of impacts on the surrounding neighborhood. The proposed second-story addition meets the requirements of the R-3 zoning district, limiting adverse impacts. This standard is met.

Section 28.11.040.C.2 Alterations and Expansions

Additionally, extending existing building walls located within a required setback requires conformity with Section 28.11.040.C.2 of the Zoning Ordinance, which states that “a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area, except that the Planning and Zoning Commission may approve either a horizontal or vertical extension of the non-conforming exterior walls of a detached house in accordance with the zoning exception procedures of Section 28.12.080. In order to approve such horizontal or vertical extension, the Planning and Zoning Commission must find that all of the following criteria have been met”:

- a) The extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback);*

The proposed addition will comply with all other applicable lot and building regulations as identified in Section 28.2.030 of the Zoning Ordinance. This standard is met.

- b) The extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than fifteen percent (15%) of its existing length;*

The proposed vertical extension encroaches no farther into the required 7.5 foot side (interior) setback than the existing exterior building wall and does not include any horizontal extension. The vertical extension will comply with all other applicable lot and building regulations as identified in Section 28.2.030 of the Zoning Ordinance. This standard is met.

- c) The horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house;*

The vertical extension does not include any windows in the second story building wall. This standard is met.

- d) The appearance of the expansion will be compatible with the adjacent property and neighborhood; and*

The siding material proposed conforms to the design aesthetics of single-family residences in the surrounding neighborhood. This standard is met.

- e) The expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.*

The proposed vertical extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare.

The proposed extension will meet all other bulk requirements of the Zoning Ordinance. The proposed vertical extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

Neighborhood Comment

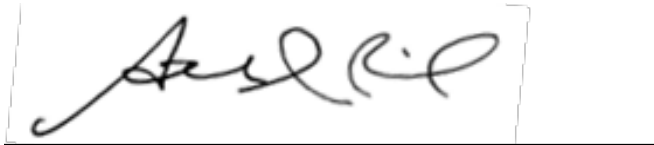
Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign and publishing a legal notice in the Daily Herald. Staff received one public inquiry prior to the hearing, which was general in nature.

Recommendation and Motion.

Based on the analysis above, staff believes the standards and criteria for granting the vertical exception have been met. Staff recommends approval of the requested exception and has prepared a draft motion that the Planning and Zoning Commission may make for the approval of 26-PZC-0050:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Zoning Exception as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Planning and Zoning Commission approve the requested Zoning Exception, subject that it shall substantially conform to the staff report dated October 5, 2026 and architectural drawings prepared by Keith R. Larson Architects dated August 27, 2026, except that such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

A handwritten signature in black ink, appearing to read "Stanley J. Popovich", is enclosed within a thin black rectangular border. Below the signature, there is a horizontal line.

Stanley J. Popovich, AICP
Director of Community Development



130 65 0 130 Feet



1110 68th Street - Location Map

-  Subject Property
-  Sign Location

Project Narrative Letter – Jancevich Property – 1110 68th Street, Downers Grove, IL

August 27, 2026

Permit # 26-RAD-0035

To Village of Downers Grove Planning and Zoning Team

Attention: Mr. Carter Moran

This letter is to provide a brief narrative of the proposed project.

The project consists of a second story addition above an existing garage.

The existing garage is setback 6 feet on the east side. The current zoning requires 7.5 feet.

We are asking for a variance to build the second floor addition at the current 6 foot setback.

(Vertical extension).

We are uploading files showing the plat of survey, and the proposed project and elevations to the Permit Portal.

The addition is intended to be an exercise room and lounge.

If you have any questions or comments, please contact me.

Sincerely,

Anthony Jancevich tjancevich@yahoo.com

847-922-9307

Keith Larson keith.larson.architect@gmail.com

630-476-2418



Zoning Exception

Form #PZC7

Address of Project Site: 1110 68th Street Downers Grove

A zoning exception grants relief to specific zoning regulations for non-conformities that would not otherwise meet the standards and review criteria for a variation.

From the Downers Grove Municipal Code [Chapter 28 – Zoning Ordinance](#), Article 12.080, Zoning Exceptions:

Section 28.12.080.B Authorized Exceptions

The zoning board of appeals is authorized to grant the following zoning exceptions:

1. Expansion of non-conforming uses, in accordance with Sec. 11.030.C.2;
2. Re-establishment of an abandoned non-conforming use, in accordance with Sec. 11.030.F.1.d; and
3. Extension of an existing building wall located within a required setback, in accordance with Sec. 11.040.C.2.

The following standards must be addressed in order for the Zoning Board of Appeals to grant a zoning exception.

Section 28.12.080.G Standards and Review Criteria

Zoning exceptions may be approved by the zoning board of appeals only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:

1. The requested zoning exception is consistent with all relevant purpose and intent statements of this zoning ordinance and with the general purpose and intent of the comprehensive plan;

The new addition is located above the existing garage and will not further impact the setback
There will be no windows facing the east toward the neighboring home

2. The requested zoning exception will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare;

It will not have any adverse effect on the adjacent Property

3. The proposed zoning exception will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

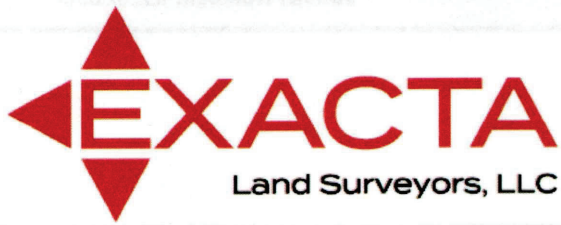
The Architectural design and construction will be in character and quality of the homes in the immediate Facility and will not interfere with the use and development of neighboring property (s)

4. The proposed zoning exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity; and

The design is high quality and will use construction materials of high quality and will be compatible with the quality of homes and colors of neighboring homes.

5. Any adverse impacts resulting from the zoning exception will be mitigated to the maximum extent feasible.

Yes, we do not see any adverse impacts from the zoning exception but any impact will be mitigated as much as feasible



www.exactaland.com | office: 773.305.4011

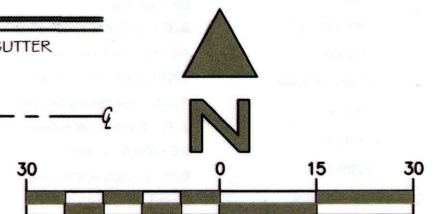
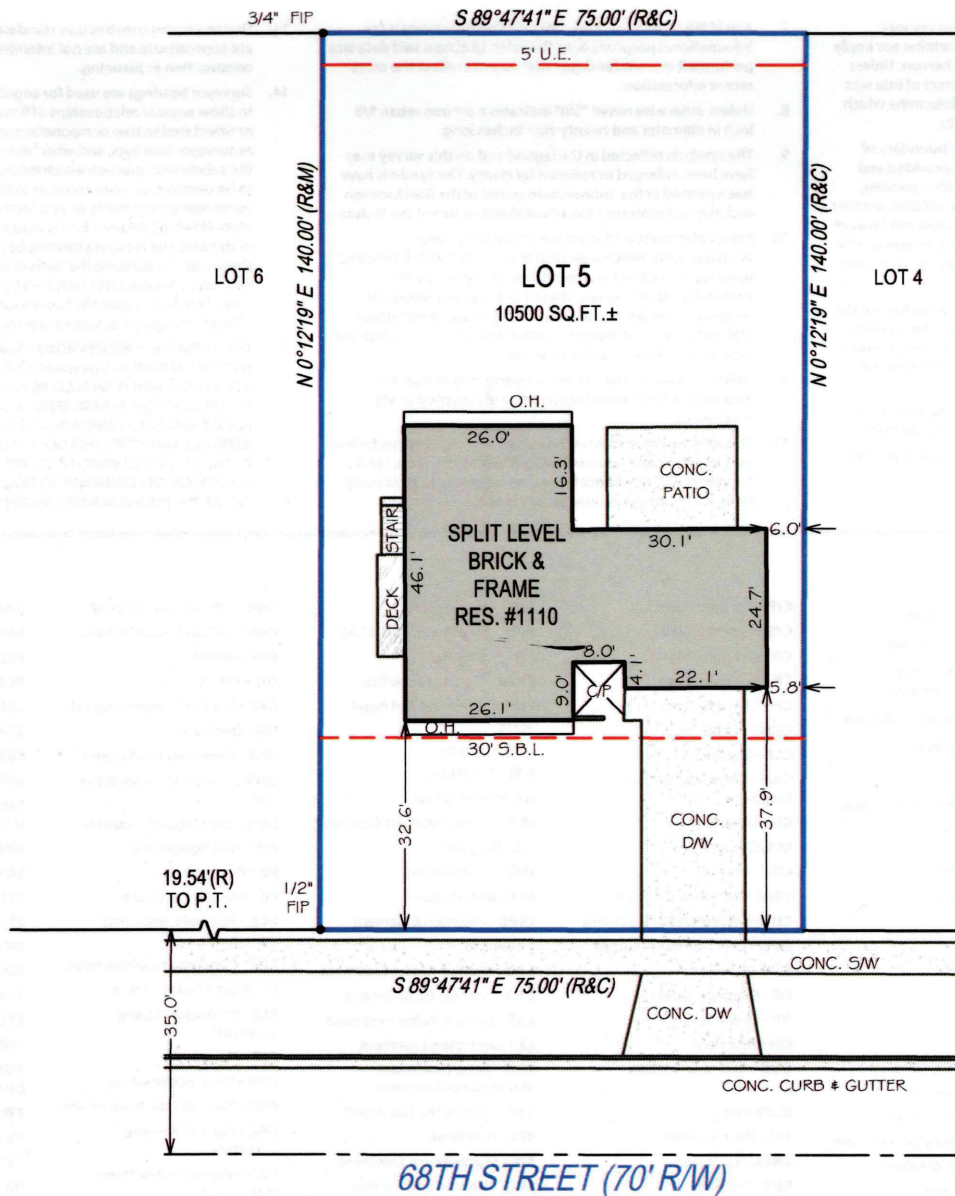


PROPERTY ADDRESS: 1110 68TH STREET, DOWNERS GROVE, ILLINOIS 60516

SURVEY NUMBER: IL2302.0511

23020511
BOUNDARY SURVEY
DUPAGE COUNTY

09-20-300-013



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO

POINTS OF INTEREST:
NONE VISIBLE

CONFORM TO IECC 2024
BUILDING COMPONENT PER IECC 2024

FENESTRATION U FACTOR	0.28
SKYLIGHT U-FACTOR	0.50
GLAZED FENESTRATION	
CEILING R- VALUE	R-49 PER DG AMENDMENT
WOOD FRAMED R -VALUE	R-30 OR R 20+5 CI OR R-13 &R-10 CI OR R-30 CI
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	R-15 CI OR R-19 OR R-13 & R-5CI
SLAB R-VALUE AND DEPTH	10, 4 FEET
CRAWL SPACE R-VALUE	R-15 CI OR R-19 OR R-13 & R-5 CI

DESIGN LOADS

AREA	LIVE LOAD	DEAD LOAD
BALCONIES (EXTERIOR)	100 PSF	10 PSF
DECKS	100 PSF	10 PSF
ROOF LIVE LOAD	30 PSF	10 PSF
ROOF RAFTERS	30 PSF	10 PSF
ROOF RAFTERS CATHERDRAL	30 PSF	10 PSF
ATTIC LIMITED STORAGE	20 PSF	10 PSF
FLOORS (EXCEPT SLEEPING RM)	40 PSF	10 PSF
FLOORS (SLEEPING RM)	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS (SINGLE CONCENTRATED LOAD)	200 PSF	---
WALLS STUD	5 PSF	-----
WALLS BRICK & STUD	50 PSF	-----
INTERIOR PARTITIONS	5 PSF	-----
HORIZONTAL WIND LOAD (< 30 " 40MPH 3 SEC)	15 PSF	-----
HORIZONTAL WIND LOAD (> 30<40" 40MPH 3 SEC)	20 PSF	-----

TYPICAL HEADER SIZES

PER TABLE 18C 2021
TABLE 602.7(1) UNLESS NOTED OTHERWISE
UP TO 3' 2) 2 x 8
3'1" TO 6' 2) 2 x 10
6'1" TO 10' 2) 2 x 12
THIS PROJECT;
SUBSTITUTE
2.0e LVL - 2) 1.75 X 11 3/4 for 2) 2x 12"

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2	850 PSI	1,300,000
SPF # 2(CANADIAN)	875 PSI	1,400,000
MICROLAM LVL	2600 PSI	1,900,000
PARALAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LVL	1700 PSI	1,300,000
1.5 E TIMBERSTRAND LVL	2250 PSI	1,500,000
2.0 E TIMBERSTRAND LVL	2700 PSI	2,000,000

GENERAL NOTES SMOKE DETECTOR

1. PROVIDE A 110 v/W BATTERY BACK UP SMOKE ALARM INSTALLED AS FOLLOWS
 - 1.1 EVERY LEVEL OF HOME
 - 1.2 OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (WITHIN 15'). EACH ALARM SHALL BE INTERCONNECTED. SECTION 314.1 & THE ILLINOIS SMOKE DETECTOR ACT(425 ILCS 60 / 1 ET SEQ)
 - 1.2. INSTALL A SMOKE DETECTOR IN EACH SLEEPING ROOM.
 2. DO NOT LOCATE DETECTORS WITHIN 3 FEET OF BLADES OF A CEILING FAN.
 3. SMOKE DETECTORS TO BE HARD WIRED WITH A 10 YEAR BATTERY
- GENERAL NOTES CARBON MONOXIDE DETECTORS**
1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY (WITHIN 15') OF THE BEDROOMS IN DWELLING UNITS WHERE FUEL-FIRED ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES . (SECTION R 315 & THE ILLINOIS CARBON MONOXIDE DETECTOR ACT (425 ILCS 135/ 1 ET.SEQ)

APPLICABLE CODES

CURRENT DOWNERS GROVE ZONING ORDINANCE
CURRENT DOWERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE
2021 INTERNATIONAL BUILDING CODE W/ DG AMENDMENTS
2020 NATIONAL ELECTRIC CODE W/ DG AMENDMENTS
CURRENT STATE OF ILLINOIS PLUMBING CODE W/ DG AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE WITH DG AMENDMENTS
2021 INTERNATIONAL FUEL CODE W/ DG AMENDMENTS
2024 INTERNATIONAL ENERGY CONSERVATION CODE WITH DG AMENDMENTS AND STATE OF ILLINOIS AMENDMENTS
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE W/ DG AMENDMENTS
2021 INTERNATIONAL FIRE CODE W/ DG AMENDMENTS
2015 LIFE SAFETY CODE NFPA 101
CURRENT STATE OF ILLINOIS ACCESSIBILITY CODE

SHEET INDEX

T-1 TITLE SHEET
SITE ARCHITETURAL SITE PLAN
A 1.1 L.L. AND MAIN EXIST
A 1.2 PROPOSE FLOOR PLANS
A 1.3 SCHEDULES
A 2.1 ELEVATIONS
A 3.1 SECTION DETAILS
MP 1.1 MECH/ LAYOUTS
MP 1.2 NOTES
P 1.1 PLUMBING VENTS/RISERS
E 1.1 ELECTRICAL FIXTURE LAYOUT AND LIGHTING. AND SPECIFICATIONS

PROJECT SCOPE

NEW EXERCISE ROOM ABOVE CURRENT GARAGE
W/ BATH
NEW STAIR AND REAR EXIT
SIDE YARD SETBACK VARIANCE REQUIRED

CONFORM TO 2020 NEC AND
2024 INTERNATIONAL ENERGY CODE FOR ELECTRICAL POWER AND LIGHTING SYSTEMS
SEE T 1.1 OF THIS SET FOR LIST OF CODES.
1. PROVIDE GFCI TO THE FOLLOWING AREAS PER 2020 NEC
BATHROOMS, BASEMENTS, KITCHEN COUNTERTOP RECEPTACLES, SINKS, LAUNDRY AREAS, ALL INSIDE AND DAMP LOCATIONS

LICENSED ARCHITECT
KEITH R. LARSON
001-011935
STATE OF ILLINOIS
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE CORRESPOND TO ALL APPLICABLE CODES ELECTRONICALLY SIGNED THIS DATE 3.17.26
KEITH R. LARSON
EXP 11.30.2026

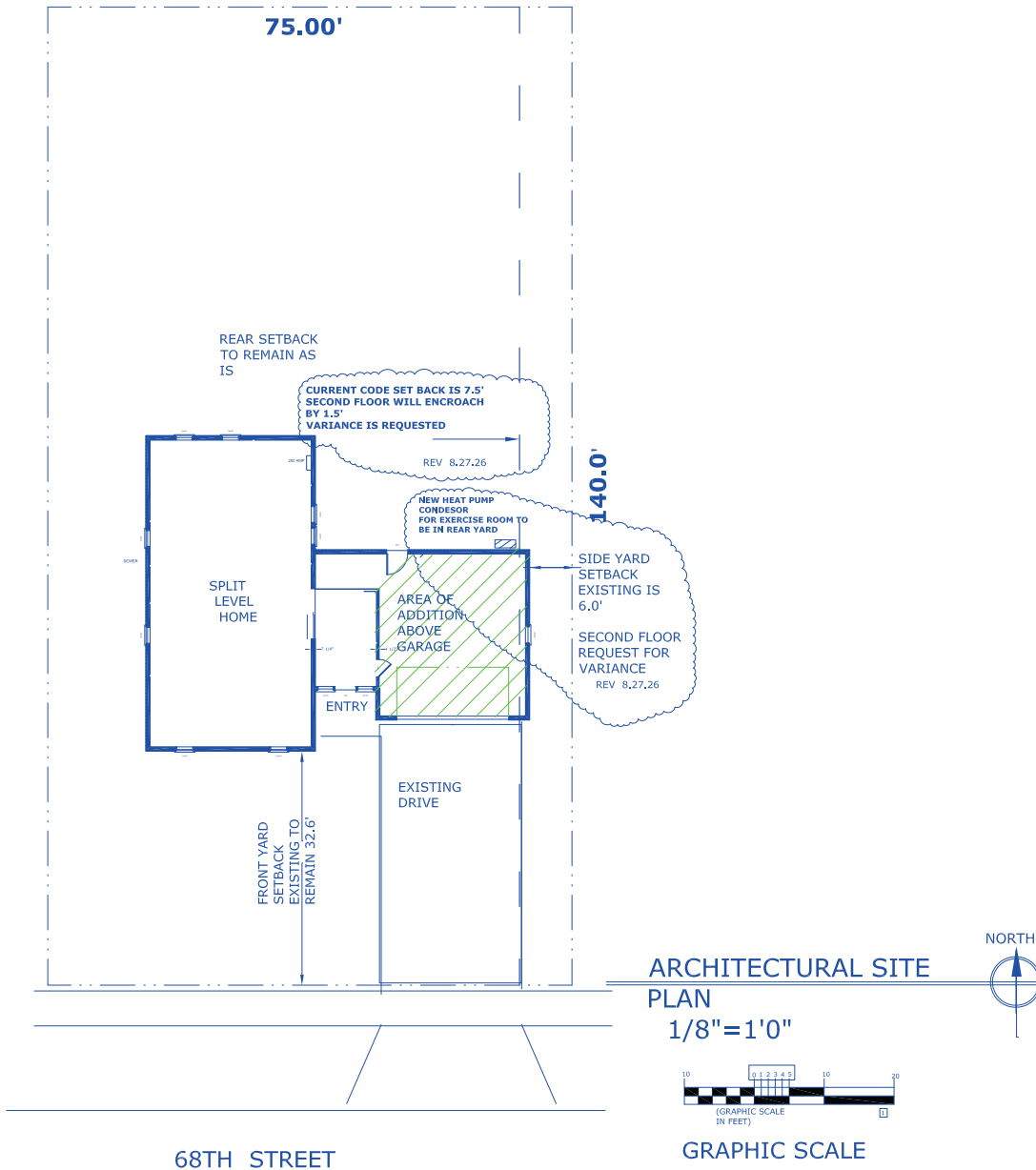
REV 8.27.26

REVISIONS

KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418

JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE , IL

T 1.1



SITE DATA

SINGLE FAMILY HOME

SETBACKS FRONT 32.6' EXISTING
REAR 61.1' EXISTING
SIDE 6.0' EXISTING

LOT AREA 10,400SF

ALLOWABLE/PROPOSED BUILDING COVER

EXISTING TO REMAIN NO CHANGE

TOTAL BUILDING COVER 1813 SF

IMPERVIOUS COVER

EXISTING 2750 SF

.EXISTING TO REMAIN NO CHANGE

KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect@gmail.com

JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE , IL

SITE
1.1



REV 8.27.26
SETBACKS



**JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE, IL**



LICENSED ARCHITECT
KEITH R. LARSON
001-011935
STATE OF ILLINOIS

Keith R. Larson

THESE PLANS WERE PREPARED
UNDER MY DIRECTION
AND TO THE BEST OF MY
KNOWLEDGE CORRESPOND
TO ALL APPLICABLE CODES
ELECTRONICALLY SIGNED THIS
DATE 6.6.26
KEITH R. LARSON
EXP 11.30.2026

JUNE 6, 2026
REVISED
8.27.26

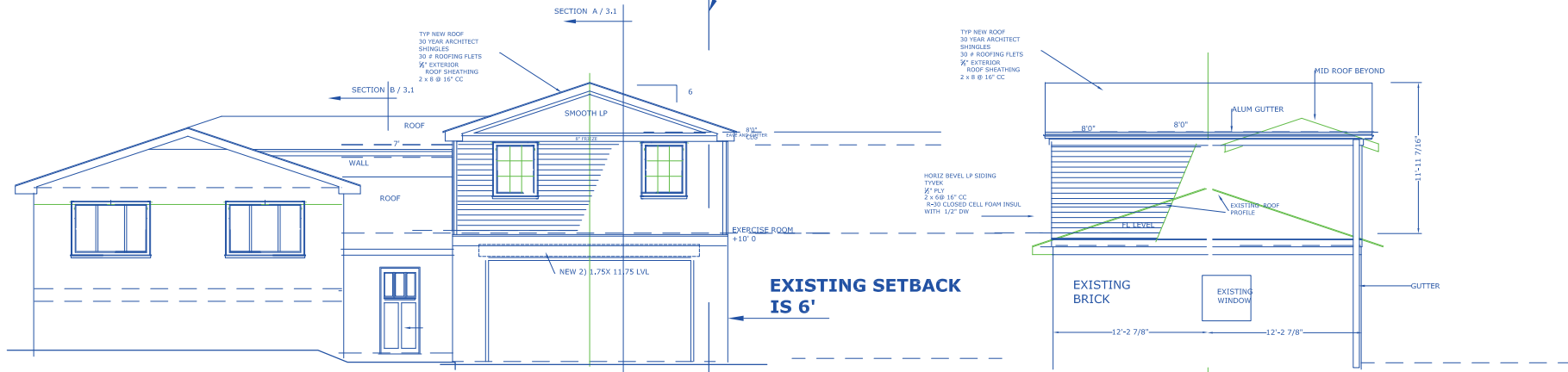


REVISED
8.27.26

**JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE, IL**

A 1.2

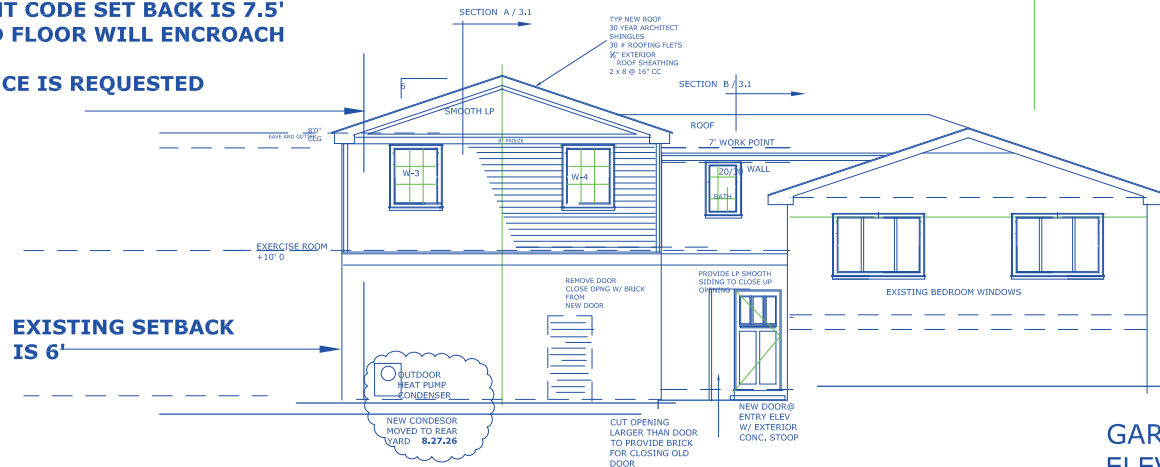
**CURRENT CODE SET BACK IS 7.5'
SECOND FLOOR WILL ENCROACH
BY 1.5'
VARIANCE IS REQUESTED
8.27.26**



FRONT ELEVATION NEW

RIGHT ELEVATION EAST

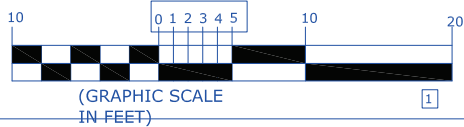
**CURRENT CODE SET BACK IS 7.5'
SECOND FLOOR WILL ENCROACH
BY 1.5'
VARIANCE IS REQUESTED**



**EXISTING SETBACK
IS 6'**

REAR ELEVATION SOUTH

**GARAGE
ELEVATION**

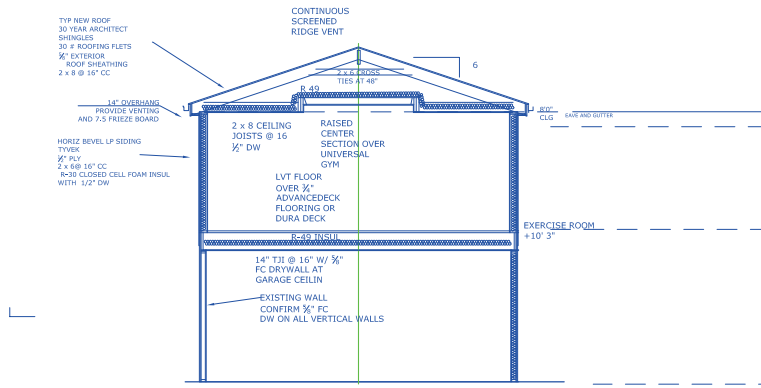


REV 8.27.26

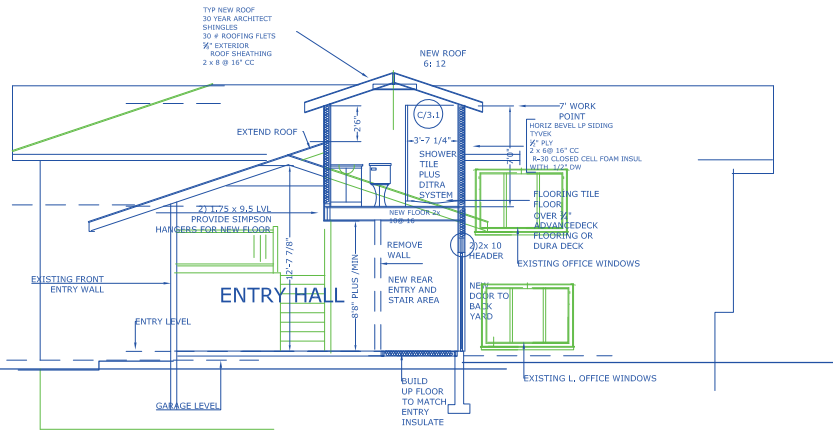
KEITH R. LARSON - ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect@gmail.com

JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE, IL

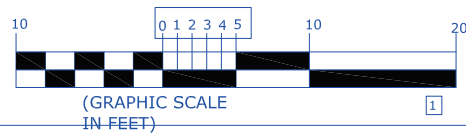
A 2.1



SECTION A / 3.1
VIEW WEST

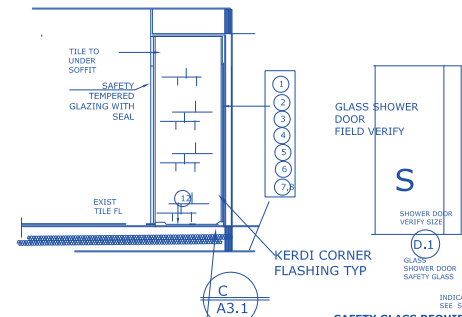


SECTION B / 3.1
VIEW WEST



REV 8.27.26

SHOWER
DETAILS
NO SCALE



SCHLUTER KERDI
NICHE

CONFIRM W OWNER

1. CERAMIC OR STONE TILE
2. UNMODIFIED THIN SET MORTAR
3. SCHLUTER KERDI BOARD WATERPROOFING MEMBRANE
4. SCHLUTER KERDI BOARD WATERPROOF BUILDING PANEL
5. SCHLUTER KERDI BOARD 2T WASHERS
6. SCHLUTER KERDI BOARD WATERPROOFING STRIPS
7. SCHULETER KERDI KEREK -F WATERPROOFING CORNERS
8. SCHLUTER KERDI SEAL PS/MV SEALS
9. SCHLUTER KERDI LINE DRAIN
10. BASE KERDI SHOWER-ST
11. SCHLUTER KERDI SHOWER SC CURB
12. SUBFLOOR
13. BENCH SCHLUTER KERDI SHOWER-SB BENCH
14. SCHLUTER KERDI BOARD NICHE SN
15. SCHLUTER DITRA HEAT MAT

SAFETY GLASS REQUIREMENTS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
1. GLAZING IN EGRESS AND INGRESS DOORS- GLAZING THAT IS BOTH WITHIN 24" OF DOORS HORIZONTALLY AND LESS THAN 60" AFF
2. GLAZING IN THE FIXED AND SLIDING PANELS OF PATIO DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS,
3. GLAZING IN STORM DOORS
4. GLAZING IN SHOWER DOORS AND ENCLOSURES FOR HOT TUBS
5. GLAZING THAT MEETS THE FOLLOWING CONDITIONS
5.1 EXPOSED AREA OF AN INDIVIDUAL PANE THAT EXCEEDS 9 SF
5.2 GLAZING WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 18" ABOVE THE FLOOR
6. SAFETY GLAZING IS REQUIRED WHEN GLAZING IS ADJACENT TO STAIRWAYS, LANDINGS, AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, SECT. R 308.6(4). PLANS ARE INDICATED WITH A "S" OR "T" ON EACH WINDOW IN ELEVATION.

INDICATES SAFETY GLAZING REQUIRED
SEE SCHEDULES

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE CORRESPOND TO ALL APPLICABLE CODES ELECTRONICALLY SIGNED
KEITH R. LARSON
EXP 11.30.2026

KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
keith@larsonarchitect.com

JANEVICH RESIDENCE
1110 68TH ST
DOWNERS GROVE, IL

A 3.1



Village of Downers Grove

Planning and Zoning Commission - Report

Table 1 - Detailed information on this Planning and Zoning Commission Report.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	October 5, 2026 at 07:00 PM
Subject	26-PZC-0002 Zoning Ordinance Text Amendments
Type	Zoning Ordinance Text Amendments
Submitted by	Stan Popovich, AICP Director of Community Development

Background.

In 2025, the Village adopted the Guiding DG plans, including the Active Transportation Plan (ATP), the Comprehensive Plan (CP), and the Environmental Sustainability Plan (ESP). The CP included an implementation chapter that identified updating the Zoning, Building and Subdivision Ordinance as a key item to be completed. The Zoning Ordinance is the primary regulatory tool that is used to implement the vision of the Guiding DG plans.

At the October 5, 2026 meeting, staff will present background information and proposed text amendments related to the following topics:

- Digital Signs
- Accessory Dwelling Units
- Two-Unit and Attached Housing

- Use Table

Digital Signs.

A priority action item for the Village Council was to review the Sign Ordinance as it relates to digital signs. Currently, digital signs are prohibited in the Village. Staff is proposing changes which would allow digital signs in all Business and Employment Districts (B-1, B-2, B-3, O-R, O-R-M, M-1 and M-2) and Institutional Districts (INP-1 and INP-2). Additionally, marquee signs for cinemas and live entertainment venues would be permitted to be digital. The proposed text amendments limit the number of digital signs, the size and setbacks of the digital signs.

Accessory Dwelling Units.

Both the Guiding DG Comprehensive Plan and Attainable Housing Study identified considering the allowance for accessory dwelling units as a recommendation. In 2025, the Village Council approved text amendments for the Fairview Focus Area, which included regulations permitting Accessory Dwelling Units, in the Fairview Transition District. With the proposed text amendments, Accessory Dwelling Units would be allowed in all the Residential (R) zoning districts, the Downtown Transition (DT) zoning district and the Fairview Transition (FT) zoning district.

Two-Unit and Attached Housing.

Both the Guiding DG Comprehensive Plan and Attainable Housing Study identified considering the allowance of two-unit (duplex) and attached (townhouse) housing in the Village as a recommendation. Specifically in Guiding DG, the recommendation was to support incremental increases in housing such as duplexes and small-scale multi-family to address the need for diverse housing options. With the Attainable Housing study, it was further recommended to allow for development of two-unit and attached housing in select areas. The proposed text amendments lower the density requirements in the R-5, R5-A, R-6, Downtown Transition (DT) and Fairview Transition District (FT) zoning districts to allow more

properties to be eligible for two-unit and attached housing development. The proposed text amendments will also permit attached houses and two-unit houses in the R-1, R-2, R-3, R-4 zoning districts that abut a major or minor arterial street, as defined in the Village's current Comprehensive Plan.

Use Table.

The Zoning Use Table (Table 5-1) has been updated to reflect the text amendments related to two-unit and attached housing. Furthermore, the Guiding DG Comprehensive Plan recommends that the Village continues to examine development regulations to ensure commercial nodes and corridors are adaptable for future market conditions, ensuring their long-term relevance and viability within Downers Grove. Certain Zoning Districts have been amended to allow additional uses as appropriate to address this recommendation.

Summary of Proposed Text Amendments.

The table below provides a summary of the proposed text amendments.

Table 2 – Summary table of all proposed text amendments

Section	Description	Attachment Page
28.7.030 Lot and Building Regulations.	The density requirements (minimum lot area minimum lot area per dwelling unit, and minimum lot width) in the R zoning districts have been lowered to allow more eligible properties for two-unit and attached housing development. Updated to allow attached houses and two unit houses in the R-1, R-2, R-3, R-4 that abut a major or minor arterial street, as defined in the Village's current Comprehensive Plan.	Pages 1 to 3
Sec 28.4.010 D, Downtown Districts.	The density requirements (minimum lot area and minimum lot area per dwelling unit) in the DT zoning district have been lowered to allow more eligible properties for two-unit and attached housing development.	Pages 3 to 6
Sec 28.4.040 F, Fairview Districts.	The density requirements (minimum lot area, minimum lot area per dwelling unit and minimum lot width) in the FT zoning district have been lowered to allow more eligible properties for two-unit and attached housing development.	Pages 6 to 9

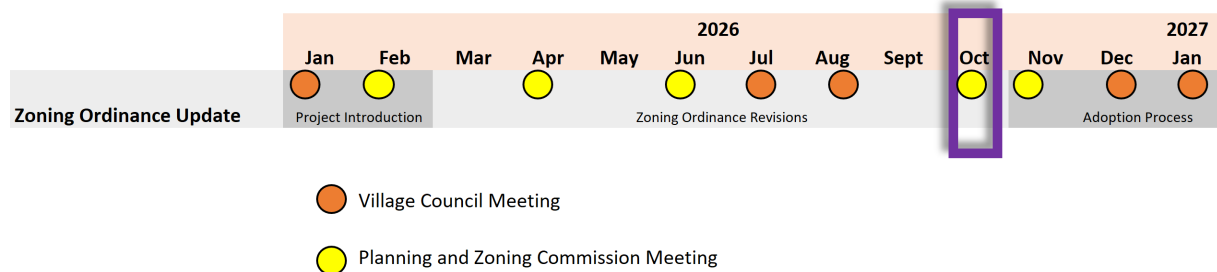
Section	Description	Attachment Page
Sec 28.5.030 Residential Use Category.	Provides additional terminology for attached and two-unit houses.	Page 9
Sec 28.5.050 Commercial Use Category.	Adds live entertainment venue as an additional Assembly and Entertainment use. Assembly and Entertainment is further refined because of this use added.	Pages 11 to 12
Sec 28.5.050 Commercial Use Category.	Clarifies fortune telling or psychic services use.	Page 13 to 14
Sec 28.5.050(f) Day Care Homes.	The maximum number of children permitted for a dwelling unit has been increased from eight to twelve.	Page 14
Sec 28.5.050(g) Eating and Drinking Establishments.	Adds a definition for a brewing facility.	Page 15

Section	Description	Attachment Page
Sec 28.5.060 Wholesale, Distribution And Storage Use Category. Sec 28.5.070 Industrial Use Category.	Adds incidental retail sales to certain warehouse and industrial uses.	Pages 15 to 17
Sec 28.6.010 Accessory Uses.	Adds accessory dwelling unit regulations which are proposed for allowance by-right in all the Residential (R) zoning districts, the Downtown Transition (DT) zoning district and the Fairview Transition (FT) zoning district. Removes extended family regulations because of the allowance of ADUs.	Pages 18 to 22
Sec 28.9.020 Prohibited Signs And Sign Characteristics.	Signs containing electronic changeable copy/message board, will no longer be prohibited.	Page 23

Section	Description	Attachment Page
Sec 28.9.050 Sign Regulations Generally.	Adds provisions related to the quantity of allowable digital copy signs.	Pages 24 to 26
Sec 28.9.070 Special Sign Types.	Adds regulations for digital copy signs.	Pages 27 to 29
Sec 28.11.020 Nonconforming Lots.	Revises the non-conforming lot regulations were to reflect the allowance of two-unit and attached housing uses.	Pages 30 to 31
Sec 28.14.080 Building Coverage.	Replaces the term extended family accessory unit with the term accessory dwelling unit.	Pages 32 to 33
Sec 28.15.240 Words And Terms Beginning With "A".	Adds the term accessory dwelling unit and revises the term Extended Family Accessory Unit.	Page 33

Section	Description	Attachment Page
Sec 28.15.220 Words And Terms Beginning With "S".	Adds the term sign, digital copy. Revises the definition for marquee signs to allow digital copy signs.	Page 33
Table 5-1.	Updates Zoning Use Table (Table 5-1) to reflect the text amendments related to two-unit and attached housing, expansion of uses in certain districts and proposed new uses.	Table 5-1

Schedule.



Sec 28.2.030 Lot And Building Regulations

The lot and building regulations of Table 2-2 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in Article XIV of this Chapter. Additional regulations governing accessory uses and structures can be found in DGMC Section 28.6.010. See also Figure 2-1. Additional regulations governing non-conforming lots can be found in DGMC Section 28.11.020.

Table 2-2: R District Lot and Building Regulations

	Regulations	R-1	R-2	R-3	R-4	R-5	R5-A	R-6
	Minimum District Area (square feet)	20,000	15,000	10,500	7,500	87,120	87,120	87,120
L ₁	Minimum Lot Area (square feet)							
	Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
	Attached house (applies to development not individual units)	20,000 [5]	15,000 [5]	10,500 [5]	7,500 [5]	8,000 7,500	8,000 7,500	10,500 7,500
	Two-unit house	20,000 [5]	15,000 [5]	10,500 [5]	7,500 [5]	10,500 7,500	10,500 7,500	10,500 7,500
	Apartment/condo	-	-	-	-	-	-	10,500 7,500
	Other buildings/uses	20,000	15,000	10,500	7,500	10,500	10,500	10,500
Minimum Lot Area per Dwelling Unit (square feet)								
	Detached house	20,000	15,000	10,500	7,500	7,500	7,500	7,500
	Attached house	6,667 [5]	5,000 [5]	3,500 [5]	2,500 [5]	4,000 2,500	4,000 2,500	2,500

	Regulations	R-1	R-2	R-3	R-4	R-5	R5-A	R-6
	Two-unit house	<u>10,000</u> <u>[5]</u>	<u>7,500</u> <u>[5]</u>	<u>5,250</u> <u>[5]</u>	<u>3,750</u> <u>[5]</u>	5,250 <u>3,750</u>	5,250 <u>3,750</u>	5,250 <u>3,750</u>
	Apartment/condo	-	-	-	-	-	-	1,000
	Other buildings/uses	-	-	-	-	-	-	-
L ₂	Minimum Lot Width (feet)							
	Detached house	100	85	75	50	50	50	50
	Attached house [1]	<u>100 [5]</u>	<u>85 [5]</u>	<u>75 [5]</u>	<u>50 [5]</u>	80 <u>50</u>	80 <u>50</u>	80 <u>50</u>
	Two-unit house	<u>100 [5]</u>	<u>85 [5]</u>	<u>75 [5]</u>	<u>50 [5]</u>	80 <u>50</u>	80 <u>50</u>	80 <u>50</u>
	Apartment/condo	-	-	-	-	-	-	80 <u>50</u>
	Other buildings/uses	100	85	75	50	80	80	80
L ₃	Minimum Street Frontage [1]	40	40	40	40	40	40	40
	Minimum Building Setbacks							
S ₁	Street (feet)	40	35	30	25	25	25	25
S ₂	Side (interior) (% lot width/feet, whichever is greater)	[2]	10/7	10/6	10/5	10/5	10/5	10/5[3]
S ₃	Rear (feet)	20	20	20	20	20	20	20
	Maximum Floor Area Ratio							
	Residential	-	-	-	-	-	-	1.50
	Nonresidential	0.60	0.60	0.60	0.60	0.80	0.80	1.50
C	Maximum Building Coverage (% of lot, principal + accessory)	32	32	32	32	32	32	40
	Maximum Building Height (feet)							
	Overall (highest point)	35	35	35	35	35	35	35
	Eave [4]	25	25	25	25	25	25	-

Notes to Table 2-2:

[1] Minimum lot frontage and lot width requirements do not apply to individual units in attached house projects.

[2] R-1 minimum side setback is ten percent (10%) of lot width or ten feet (10'), whichever is less, with no side setback less than seven feet (7').

[3] Minimum interior side setback for ~~apartment/condo~~ or nonresidential building on lots abutting R-1 through R-5A districts is twenty feet (20'), plus one foot (1') of additional setback for each foot of building height above twenty feet (20'). See Figure 2-2.

[4] The maximum eave height regulation does not apply to dormers, provided that individual dormers do not exceed four and one-half feet (4.5') in width and the combined width of all dormers projecting from a single side of the building does not exceed twenty-five percent (25%) of the length of that side of the building and the dormers are separated by a distance of at least five feet (5'). See Figure 2-3.

[5] An attached house or two-unit house are permitted on lots that:

- a) about a major or minor arterial street, as defined in the Village's current Comprehensive Plan, or**
- b) in the case of through lots, two or more directly abutting lots must have direct access to the major or minor arterial street as of (insert actual date).**

Sec 28.4.010 D, Downtown Districts

(d) Lot and Building Regulations. The lot and building regulations of Table 4-2 apply to all principal uses and structures in D districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to lot and building regulations and rules for measuring compliance can be found in Article XIV of this Chapter.

Additional regulations governing accessory uses and structures can be found in DGM Section 28.6.010. See also Figure 2-1.

Table 4-2: D District Lot and Building Regulations

	Regulations	DC	DB	DT
L ₁	Minimum Lot Area (square feet)			
	Detached house	-	-	7,500
	Attached house (applies to development not individual units)	-	-	10,500 <u>7,500</u>
	Two-unit house (applies to development not individual units)	-	-	10,500 <u>7,500</u>
	Apartment/condo	-	-	10,500 <u>7,500</u>
	Other nonresidential buildings / uses	-	-	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	900	800	1,800 / 4,000 [1]
	<u>Detached house</u>	<u>-</u>	<u>-</u>	<u>7,500</u>
	<u>Attached house (applies to development not individual units)</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>
	<u>Two-unit house (applies to development not individual units)</u>	<u>-</u>	<u>3,750</u>	<u>3,750</u>
	<u>Apartment/condo</u>	<u>900</u>	<u>800</u>	<u>2,500</u>
	<u>Other nonresidential buildings / uses</u>	<u>-</u>	<u>-</u>	<u>7,500</u>
L ₂	Minimum Lot Width (feet)	-	-	50
	Minimum Building Setbacks (feet)	-	-	-
S ₁	Street	-	-[2] [1]	10 [3] [2]

	Regulations	DC	DB	DT
S ₂	Side (Interior)	-	-[4] [3]	5
S ₃	Rear	-	-[5] [4]	20
	Build-to Zone			
	Minimum/maximum (feet)	0/5	0/10	-
	Minimum percent of building in primary street BTZ	80	80	-
	Minimum percent of building in secondary street BTZ	30	30	-
	Maximum Floor Area Ratio			
	Apartment / Condo	-	-	2.5
	Nonresidential	-	-	2.5
C	Maximum Building Coverage (% of lot, principal + accessory)	-	-	-
	Building Height (feet)			
	Maximum	40/3 [7] [6]	70	36/3 [6] [8][5][7]
	Minimum	24/2 [9] [8]		24/2 [9] [8]

~~[1] Attached house and apartment-condo/detached house and two-unit house.~~

~~[2]~~^[1]When the extension of a front or street side lot line coincides with a front or street side lot line of an abutting R-zoned lot, a street setback must be provided on the DB-zoned lot. The street setback in such cases must extend at least thirty-five feet (35') from the abutting R-zoned lot and be at least as deep as the street setback required on the abutting R-zoned lot. A street setback at least eight feet (8') feet in depth must be provided along the remainder of the front or street side lot line. See Figure 4-1.

~~[3]~~^[2]No street setback required if street lot line abuts DB zoning districts.

~~[4]~~~~[3]~~ A side setback is required when abutting the side or rear lot line of an R-zoned lot. The setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot (1') of additional setback for each foot of building height in excess of twenty feet (20'). See Figure 4-2.

~~[5]~~~~[4]~~ A rear setback is required when abutting the side or rear lot line of an R-zoned lot. When abutting the rear lot line of an R-zoned lot, the setback must be at least twenty feet (20') in depth, plus one foot of additional setback for each foot of building height in excess of twenty feet (20'). When abutting the side lot line of an R-zoned lot, the setback must be at least as deep as the side setback required on the abutting R-zoned lot, plus one foot (1') of additional setback for each foot of building height in excess of twenty feet (20'). See Figure 4-3.

~~[6]~~~~[5]~~ Detached houses, attached houses and two-unit houses subject to thirty-five foot (35') maximum height.

~~[7]~~~~[6]~~ Maximum height is forty feet (40') or three (3) stories, whichever is less.

~~[8]~~~~[7]~~ Maximum height is thirty-six feet (36') or three (3) stories, whichever is less.

~~[9]~~~~[8]~~ Minimum height is twenty-four feet (24') or two (2) stories, whichever is more.

Sec 28.4.010 F, Fairview Districts

Table 4-2: F District Lot and Building Regulations

	Regulations	FC	FB	FT
L ₁	Minimum Lot Area (square feet)			
	Detached house	-	-	7,500
	Attached house	-	-	8,000 7,500
	Attached house (applies to development not individual units)			10,500 7,500

	Regulations	FC	FB	FT
	Two-unit house (applies to development not individual units)	-	-	10,500 <u>7,500</u>
	Apartment/condo	-	-	7,500
	Other nonresidential buildings / uses			
	Minimum Lot Area per Dwelling Unit (square feet)			
	Detached house	-	-	7,500
	Attached house	-	-	2,500
	Two-unit house	-	-	5,250 <u>3,750</u>
	Apartment / Condo	800	1,000	1,000
	Other buildings / uses	-	-	-
L ₂	Minimum Lot Width (feet)			
	Detached house	-	-	50
	Attached house	-	-	80 <u>50</u>
	Two-unit house	-	-	80 <u>50</u>
	Apartment / Condo	-	-	80 <u>50</u>
	Other buildings / uses	-	-	50
	Minimum Building Setbacks (feet)	-	-	-
S ₁	Street	[1]	[1]	25
S ₂	Side (Interior)(% lot width/feet, whichever is greater)	[2]	10/5 [5]	10/5
S ₃	Rear	[3]	10 [6]	20
	Build-to Zone			
	Minimum/maximum (feet)	0/5	0/10	-
	Minimum percent of building in primary street BTZ	80	80	-

	Regulations	FC	FB	FT
	Minimum percent of building in secondary street BTZ	30	30	-
	Maximum Floor Area Ratio			
	Apartment / Condo	-	-	-
	Nonresidential	-	-	-
C	Maximum Building Coverage (% of lot, principal + accessory)	-	-	40%
	Building Height (feet)			
	Maximum	60/7[7]	48/4 [4][8]	60/7[7]
	Minimum	24/2	-	-

[1] If adjacent to FT or R-zoned property, a twenty-five foot (25') setback is required for the first thirty-five feet (35') from the FT property line.

[2] If adjacent to FT or R-zoned property, a ten percent (10%) of lot width or five foot (5') setback of abutting FT or R district is required, whichever is greater.

[3] If adjacent to FT or R zoned property, a twenty foot (20') setback is required.

[4] Where the rear yard of the property is located adjacent to the railroad right-of-way, a height bonus of twelve feet (12') or one (1) story is permitted for portions of the building that are setback a minimum of half the lot depth.

[5] If adjacent to FC, no side setback is required.

[6] If adjacent to FC or railroad right-of-way, no rear setback is required.

[7] Maximum height is sixty feet (60') or five (5) stories, whichever is less. For all areas that are within thirty-five feet (35') of FT or R zoned lot, the maximum height is thirty-five feet (35').

[8] Maximum height is forty-eight feet (48') or four (4) stories, whichever is less. For all areas that are within thirty-five feet (35') of an FT or R zoned lot, the maximum height is thirty-five feet (35').

Sec 28.5.030 Residential Use Category

This category includes uses that provide living accommodations for one (1) or more persons. The residential use subcategories are as follows:

(a) Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging. The following are household living specific use types:

(1) Detached House. A detached house is a principal residential building occupied by one dwelling unit located on a single lot with private yards on all sides. Detached houses are not attached to and do not abut other dwelling units.

(2) Attached House. An attached house is a dwelling unit that is attached to ~~one~~ **two (2)** or more dwelling units, each of which is joined together by party wall or walls or is located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance. **These units are commonly known as townhomes or rowhomes.**

(3) Two-unit House. A two-unit is a residential building occupied by two (2) dwelling units, both of which are located on a single lot. The dwelling units are attached and may be located on separate floors or side-by-side. **These units are commonly known as duplexes.**

(4) Apartment/condo. An apartment/condo building is a residential building on a single lot that is occupied by three (3) or more dwelling units that share common walls and/or common floors/ceilings.

(5) Manufactured Housing Unit. A manufactured housing unit is a residential building that complies with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§5401, et seq.). Manufactured housing units are expressly prohibited in the Village.

(6) Mobile Home. A vehicle without motive power used or adaptable for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirting, that does not meet building code requirements and has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place. Mobile homes are expressly prohibited in the Village.

(7) Mobile Home Park. A mobile home park is a lot upon which mobile homes or manufactured housing units are available for lease or upon which spaces for mobile homes or manufactured housing units are available for lease. Mobile home parks are expressly prohibited in the Village.

(8) Caretaker/Security Dwelling. A single dwelling unit that is accessory to an allowed use and that is occupied solely by an individual who is responsible for maintenance or security in association with the principal non-residential use of the property.

(b) Group Living. Residential occupancy of a building or any portion of a building by a group other than a household. Group living uses typically provide communal kitchen/dining facilities. Examples of group living uses include group homes, convents, monasteries, nursing homes, assisted living facilities, sheltered care facilities, retirement centers, homeless centers, shelters and halfway houses. The group living subcategories are as follows:

(1) Group Home. A detached house shared by persons with disabilities who live together as a single housekeeping unit in a long-term, household-like environment in which staff persons provide care, education, and participation in community activities for the residents with a primary goal of enabling the resident to live as independently as possible. Group homes do not include pre-release, work-release, probationary, or other programs that serve as an alternative to incarceration. See also DGMC Section 28.6.050.

(2) Nursing Home. A “long-term care facility,” as defined in 210 ILCS 45/1-113, that provides skilled nursing care. See also DGMC Section 28.6.080.

(3) Sheltered Care. A “long-term care facility,” as defined in 210 ILCS 45/1-113, that provides maintenance and personal care.

Sec 28.5.050 Commercial Use Category

(c) Assembly and Entertainment. Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include arenas, billiard centers, video game arcades, auditoriums, bowling centers, **and** cinemas **and theaters**. The following uses are included in the assembly and entertainment use subcategory but are expressly prohibited in the Village, regardless of any underlying or overlay zoning designation:

(1) Auditorium. A large building or hall primarily used for public gatherings, typically stage performances.

(2) Cinema. A motion picture theater.

(3) Live Entertainment Venue. An establishment primarily used for the presentation of live entertainment and performances typically for a fee or admission charge for participants or spectators. May feature other live performances, including plays, motion pictures, or other dramatic

performances, so long as such performances constitute less than fifty percent (50%) of all events.

~~(4) Theater. A building or outdoor area in which plays, movies and other dramatic performances are given.~~

(4)(5) **Expressly Prohibited.** The following uses are included in the assembly and entertainment use subcategory but are expressly prohibited in the Village, regardless of any underlying or overlay zoning designation:

a. ~~(1) off-track w~~Wagering facilities ~~locations~~ (as defined in 230 ILCS 5/1); and

b. ~~(2) H~~hookah lounges, which are defined as facilities or locations whose business operation, whether as a principal use or as an accessory use, includes the smoking of tobacco or other substances through one or more hookah pipes (also commonly referred to as a hookah, waterpipe, shisha or narghile), including but not limited to establishments known variously as hookah bars, hookah parlors or hookah cafés.

(d) Broadcast or Recording Studio. Uses that provide for audio or video production, recording or broadcasting.

(e) Commercial Service. Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products.

(1) Building Service. Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include contractor offices, janitorial, landscape maintenance, extermination, plumbing, electrical, HVAC, window cleaning and similar services.

(2) Business Support Service. Uses that provide personnel services, printing, copying, photographic services or communication services to businesses or

consumers. Typical uses include employment agencies, copy and print shops, caterers, telephone answering services and photo developing labs.

(3) Consumer Maintenance and Repair Service. Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service technicians who visit customers' homes or places of business are classified as a "building service."

(4) Personal Improvement Service. Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs.

a. General Personal Improvement Services. Uses serving individual necessities, such as personal grooming and general well-being. Typical uses include barbers, beauty and nail salons, day spas, **and** microblading. **and businesses purporting to offer fortune-telling or psychic services.**

b. Health and Fitness Services. Uses that provide physical fitness services and leisure time activities. Typical uses include health clubs, yoga studios, martial arts studios, dance studios, and gymnastics studios

c. Studio or Instructional Services. Uses in an enclosed building that focus on providing education, individual or group instruction or training in music, drama, fine arts, arts studios, language or similar activities. Also includes artist studios and photography studios.

d. **Fortune-telling or Psychic Service. Uses pertaining to predictions of the future based on intuitive or mental powers or**

supernatural influences and not statistical or otherwise empirical evidence.

e. Massage Therapy Services. Establishments whose primary business is that of providing massage – defined as any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such persons behalf, will pay money or give other consideration or any gratuity therefor. See also DGMC Section 28.6.070.

e.f Tattoo and body piercing establishments as defined in 410 ILCS 54/1.

(f) Day Care. Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than twenty-four (24) hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the Illinois Child Care Act.

(1) Day Care Center. A facility licensed by the State of Illinois that provides day care for more than eight (8) children or any number of adults. See also Sec. 6.030.

(2) Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of **eight (8) twelve (12)** children, **excluding including** all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.

(g) Eating and Drinking Establishments

(1) Restaurant. Uses that prepare and serve food and beverages for on- or off-premise consumption as their principal business. Typical uses include cafés, restaurants, cafeterias, ice cream/yogurt shops, coffee shops and similar establishments, which may include a bar area that is customarily incidental and subordinate to the principal use as an eating establishment and that complies with Chapter 3 of this Code.

(2) Wine and/or Beer Boutique. An establishment where the retail sale of wine and/or beer, wine and/or beer tastings and wine and/or beer education seminars/classes are conducted on a regular basis and on-site consumption of wine and beer is allowed subject to provisions of the wine and/or beer boutique license classification (see Chapter 3 of this Code).

(3) Brewing Facility: Brewing facilities are engaged predominantly in manufacturing, but may include a bar or restaurant, and incidental sales. A place kept, used, maintained, advertised or held out to the public as a place in which the primary business is the distribution, manufacture, packaging, sale and storage of craft beer produced on the premises in compliance with Federal and State laws. On-site consumption of wine, beer or alcoholic liquor is allowed subject to provisions of Chapter 3 of this Code.

Sec 28.5.060 Wholesale, Distribution And Storage Use Category

This category includes uses that provide and distribute goods in large quantities, principally to retail sales, commercial services or industrial establishments. Long-term and short-term storage of supplies, equipment, commercial goods and personal items is included. The wholesale, distribution & storage subcategories are as follows:

(a) Equipment and Materials Storage, Outdoor. Uses related to outdoor storage of equipment, products or materials, whether or not stored in containers.

- (b) Trucking and Transportation Terminal. Uses engaged in the dispatching and long-term or short-term storage of trucks, buses and other vehicles, including parcel service delivery vehicles, taxis and limousines. Minor repair and maintenance of vehicles stored on the premises is also included. Includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.
- (c) Warehouse. Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.” [Such uses may also include incidental retail sales.](#)
- (d) Wholesale Sales and Distribution. Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. This subcategory expressly includes the following uses: bottled gas and fuel oil sales, ice distribution centers, monument sales, storage building sales, vending machine sales, auctioneers and frozen food lockers.

Sec 28.5.070 Industrial Use Category

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. The industrial subcategories are:

- (a) *Artisan Industrial*. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties. [Such uses may also include incidental retail sales.](#)

- (b) *Limited Industrial*. Manufacturing and industrial uses that process, fabricate, assemble, treat or package finished parts or products without the use of explosive or petroleum materials. Uses in this subcategory do not involve the assembly of large equipment and machinery and have very limited external impacts in terms of noise, vibration, odor, hours of operation and truck and commercial vehicle traffic. [Such uses may also include incidental retail sales.](#)
- (c) *General Industrial*. Manufacturing and industrial uses that process, fabricate, assemble or treat materials for the production of large equipment and machines as well as industrial uses that because of their scale or method of operation regularly produce odors, dust, noise, vibration, truck/commercial vehicle traffic or other external impacts that are detectable beyond the property lines of the subject property. [Such uses may also include incidental retail sales.](#)
- (d) *Intensive Industrial*. Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This subcategory also includes petrochemical tank farms, gasification plants, smelting, asphalt and concrete plants and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation and truck/commercial vehicle traffic.
- (e) *Junk or Salvage Yard*. An area or building where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled for reclamation, disposal or other like purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.

Sec 28.6.010 Accessory Uses

~~(f)(i) Extended Family Accessory Housing~~

~~(1) Where Allowed. Extended family accessory housing units may be approved in R-1, R-2, R-3 and R-4 districts, in accordance with the special use procedures of DGMC Section 28.12.050.~~

~~(2) Location. An extended family accessory housing unit must be located within the principal detached house. It may not be located in an accessory structure.~~

~~(3) Regulations. Approved extended family accessory housing units are subject to all of the following regulations.~~

~~a. Only one (1) extended family accessory housing unit is allowed within any detached house.~~

~~b. A separate exterior entrance may be added to serve an extended family accessory housing unit, provided that the door does not face the street.~~

~~c. The principal dwelling unit or the extended family accessory housing unit must be occupied by the legal or beneficial owner of the subject lot.~~

~~d. Only persons related by blood, marriage, or adoption to the occupants of the primary unit may occupy the extended family accessory housing unit. Further, at least one (1) of the units—the principal dwelling unit or the extended family accessory housing unit—must be occupied by a person either sixty-two (62) years of age or older or by a person with a physical or developmental disability that renders joint occupancy of the detached house medically necessary, beneficial, or desirable. Applicants for special use approval for extended family accessory housing have the burden of proving that such physical or developmental condition renders the joint occupancy of the detached house medically necessary, beneficial or desirable. Special use~~

~~approval for any extended family accessory housing unit will remain valid and in effect only such period of time as the occupancy requirements of this Section are met.~~

~~e. No additional roomers or boarders are allowed in any detached house occupied by an extended family accessory housing unit.~~

~~f. Detached houses containing extended family accessory dwelling unit must retain the appearance of a detached house. Floor plans and other specifications must be submitted and approved at the time of special use approval. Occupancy of an extended family accessory housing unit is subject to compliance with an approved floor plan for construction or conversion of the principal and accessory units, and to elevation drawings depicting the exterior appearance of the principal dwelling.~~

~~g. All owners of any extended family accessory housing dwelling are required to permit an annual inspection of the premises to assure continuing compliance with the requirements of this Section, and to submit to the Village on or before January 31 of each year a sworn affidavit certifying continued compliance with these regulations. The affidavit must identify all owners and the occupants of the principal and accessory units and their relationship to one another. Failure to maintain compliance with these regulations or failure to file the required affidavit will result in lapse of approval of the special use on the thirtieth (30th) day following notice of noncompliance, unless within that 30-day period, the owner of the extended family accessory housing unit remedies any defects causing noncompliance and obtains village approval that compliance has been established.~~

~~h. Special use approval for an extended family accessory housing unit will also lapse and be of no further effect if the owner occupying one (1) of the units transfers his or her interest to any other person or ceases to occupy the unit, unless the transfer is to a person who meets all applicable criteria and the~~

~~Village is notified of the transfer, or unless the village approves a new special use for the extended family accessory housing unit.~~

~~i. Within one hundred twenty (120) days of any expiration of special use approval for an extended family accessory housing unit, the property must be converted to a detached house (that does not contain an accessory housing unit) pursuant to reconversion plans submitted at the time of application for special use approval, unless the reconversion period is extended by the community development director for just cause shown.~~

~~(f)(ii) Extended Family Accessory Housing in the Fairview Transitional (FT) Zoning District: Notwithstanding anything in subsection (f)(i) above, to the contrary, the following general extended family accessory housing regulations, apply to properties located in the FT district.~~

~~(1) Where Allowed. Extended family accessory housing units are permitted in the FT district.~~

~~(2) Location. An extended family accessory housing unit may be located within the principal or accessory structure.~~

~~(3) Regulations. Approved extended family accessory housing units are subject to all of the following regulations.~~

~~a. Only one (1) extended family accessory housing unit may be located on a single lot of record.~~

~~b. A separate exterior entrance may be added to a principal detached house to serve an extended family accessory housing unit, provided that the door does not face the street.~~

~~c. The principal dwelling unit or the extended family accessory housing unit must be occupied by the legal or beneficial owner of the subject lot.~~

~~d. Only persons related by blood, marriage, adoption, or civil union to the occupants of the primary unit may occupy the extended family accessory housing unit.~~

~~e. No additional roomers or boarders are allowed in any principal or accessory structure occupied by an extended family accessory housing unit.~~

~~f. Detached houses containing extended family accessory dwelling units must retain the appearance of a detached house.~~

~~g. Floor area devoted to the extended family accessory housing unit located within the principal structure may not exceed forty percent (40%) of the floor area of the primary structure or one thousand (1,000) square feet, whichever is less. Within an accessory structure the floor area devoted to the extended family accessory housing unit may not exceed one thousand (1,000) square feet. See DGMC 28.6.010 for additional regulations on residential accessory buildings.~~

(f) Accessory Dwelling Units (ADUs)

(1) All Extended Family Accessory Housing Units created prior to the (insert actual date) of this ordinance shall be deemed a legal conforming ADU.

(2) Where Allowed. ADUs are allowed by-right in all the Residential (R) zoning districts, the Downtown Transition (DT) zoning district and the Fairview Transition (FT) zoning district.

(3) Location. An ADU may be located within a principal or accessory structure.

(4) Regulations. ADUs are subject to all of the following regulations.

a. Only one (1) ADU is allowed on a single lot of record.

b. Only one (1) household may reside in an ADU.

c. A separate exterior entrance may be added to a principal detached house to serve an ADU.

- d. The principal dwelling unit or the ADU must be occupied by the legal or beneficial owner of the subject lot.
- e. Detached houses containing an ADU must retain the appearance of a detached house.
- f. Floor area devoted to an ADU located within the principal structure may not exceed forty percent (40%) of the floor area of the primary structure or one thousand (1,000) square feet, whichever is less. Within an accessory structure the floor area devoted to an ADU may not exceed one thousand (1,000) square feet. See DGM 28.6.010 for additional regulations on residential accessory buildings.
- g. One (1) additional parking space shall be provided on-site for the ADU.
- h. All utilities associated with the ADU shall be provided from the principal structure.
- i. In cases where an ADU is located in an accessory structure, both the ADU and the land upon which the ADU is located shall remain under the same ownership of the principal structure and may not be subdivided.

Sec 28.9.020 Prohibited Signs And Sign Characteristics

The following are expressly prohibited under this ordinance:

- a) any sign or structure that constitutes a hazard to public health or safety;
- b) any signs attached to utility, traffic signal poles, light poles, or standards except for governmental signs;
- c) signs, that by their color, location, or design resemble or conflict with traffic control signs or signals;
- d) except for governmental signs erected by, or on behalf of, the unit of

government having jurisdiction, no sign may be located on the public right-of-way, or affixed to or upon public property. This prohibition includes any sidewalk, parkway, crosswalk, curb, curbstone, street lamppost, hydrant, tree, shrub, tree stake or guard, electric light or power, CATV, telephone or telegraph system, fire alarm, lighting system, public bridge, drinking fountain, trash receptacle, street sign or traffic sign;

- e) portable signs, except for sandwich board signs that are allowed in the DC, DB, DT, FC, FB or FT zoning districts;
- f) vehicle signs when the vehicle is not licensed, insured or operational;
- g) advertising off-premise signs;
- h) moving signs;
- i) **LED and** flashing signs;
- j) signs with bare bulb illumination, except for marquees located in the DC, DB, DT, FC, FB or FT zoning districts;
- k) attention-getting devices;
- l) signs containing exposed gas tubing, exterior to the building, including argon and neon;
- m) roof signs;
- n) box-type signs in the DC, DB, DT, FC, FB or FT zoning districts;
- o) any sign that advertises, identifies, or pertains to a business no longer conducted, or a product no longer sold, on the premises where such sign is located, within the previous thirty (30) days;
- p) any sign painted directly on a wall, roof, or fence;
- q) any sign placed or attached to a telecommunications tower, pole or antenna;
- r) signs containing manual changeable copy consisting of more than two (2) lines, except that fueling stations, governmental agencies, schools and religious assembly uses have up four (4) lines of manual changeable copy.

The changeable copy surface area is included in the total surface area allowed;

~~s) signs containing electronic changeable copy/message board;~~

~~t) s)~~ single pole signs with a base of less than two feet (2') in width; and

~~u) t)~~ any other sign not expressly permitted in this Article.

Sec 28.9.050 Sign Regulations Generally

The regulations of this Section apply to signs in all areas of the Village except the DC, DB, DT, FC, FB and FT zoning districts.

- a) *Maximum Total Sign Area.* The maximum allowable sign area may not exceed one and one half (1.5) square feet per linear foot of tenant frontage, plus any signs expressly excluded from maximum sign area calculations. Buildings set back more than three hundred feet (300') from the abutting street right-of-way are allowed a maximum allowable sign area of two (2) square feet per linear foot of tenant frontage, plus any allowed excluding menu boards, window and temporary signs. In no case, may a single tenant exceed three hundred (300) square feet in total sign surface area.
- b) *Monument Signs and Shingle Signs.* Unless otherwise expressly stated, each lot is allowed either one (1) monument sign or one (1) shingle sign.

(1) Monument Signs

- a. Monument signs are limited to a maximum of two (2) sign faces and are subject to the height and area limitations of Table 9-1.

Table 9-1: Monument Sign Height and Area Regulations

	Lot Size		
Monument Sign Regulations	Less than 100 ft. Lot Width	100–259 ft. Lot Width	260 ft. or Greater Lot Width and at Least 2.5

			Acres in Area (B-3 District Only)
Maximum Height (feet)	8	10	15
Maximum Area (sq. ft.)	24	36	60

- b. Monument signs must be set back at least ten feet (10') from all street rights-of-way and at least twenty-five feet (25') from all other lot lines. Monument signs that are greater than ten feet (10') in height and thirty-six (36) square feet in size must be set back at least one hundred feet (100') from interior (non-street) lot lines.
- c. Monument signs are subject to the intersection visibility regulations of DGMC Section 28.10.020.
- d. Monument signs must display the address number of the subject property with numbers or characters between eight inches (8") and ten inches (10") in height. Address numbers are excluded when calculating the area of the monument sign.
- e. Lots with more than one (1) street frontage are allowed two (2) monument signs, provided the signs are located on different street frontages and separated by a minimum distance of one hundred feet (100'). **Only one (1) monument sign may be a digital copy sign and is subject to the provisions of DGMC Section 28.9.070(f).**
- f. The base of all monument signs must be landscaped. Every permit application for a monument sign must be accompanied by a landscape plan demonstrating compliance with the following standards:
 - 1. Signs must be surrounded by a landscaped area of at least three feet (3') in width, measured outward from the face of the sign.
 - 2. Landscaping within the required landscape area must consist of shrubs, evergreens, perennial or annual flowers, ornamental grasses, vegetative ground cover or some combination of such live

plants. Sodded, seeded, mulched or rocked areas may not be counted as meeting these monument sign landscaping requirements.

3. Monument sign landscaping is subject to the landscape maintenance provisions of DGMC Section 28.8.060(i).

(2) Multi-tenant Shopping Centers

- a. Multi-tenant shopping centers located on lots with more than five hundred feet (500') of street frontage are allowed two (2) monument signs, provided the signs are separated by a minimum distance of two hundred feet (200'). Such signs may not exceed fifteen feet (15') in height or sixty (60) square feet in area and must contain the names of more than one (1) tenant. A shopping center tenant's panel sign is not counted toward allowable sign surface area. **Only one (1) shopping center sign may be a digital copy sign and is subject to the provisions of DGMC Section 28.9.070(f).**
- b. Multi-tenant shopping centers located on lots with one hundred feet (100') to five hundred feet (500') of street frontage are allowed a maximum of one (1) monument sign. The sign may not exceed ten feet (10') in height or thirty-six (36) square feet in area and must contain the names of more than one (1) tenant. A shopping center tenant's panel sign is not counted toward allowable sign surface area.
- c. Multi-tenant shopping centers located on lots with less than one hundred feet (100') of street frontage are allowed a maximum of one monument sign. The sign may not exceed eight feet (8') in height or twenty-four (24) square feet in area and must contain the names of more than one (1) tenant. A shopping center tenant's panel sign is not counted toward allowable sign surface area.

- (3) Tollway Corridor. Signs on lots abutting the right-of-way of I-88 or I-355 are subject to all regulations of this Article, with the following exceptions:

- a. In addition to the monument sign otherwise allowed by DGMC Section 28.9.050(b), one (1) additional monument sign is allowed for lots with a minimum frontage of one hundred feet (100') along the tollway or on IDOT frontage along the tollway.
- b. The additional monument sign must be placed adjacent to the tollway and may not exceed two hundred twenty-five (225) square feet in area or twenty feet (20') in height. The additional monument sign will not be counted in calculating the lot's total sign area.
- c. Monument signs must be separated by a minimum distance of thirty feet (30') from any existing tollway signs.
- d. Digital copy signs are expressly prohibited as a Tollway Corridor monument sign.**

Sec 28.9.070 Special Sign Types

(f) Digital Copy Signs.

- 1) Where Allowed. Digital copy signs are permitted in all Business and Employment Districts (B-1, B-2, B-3, O-R, O-R-M, M-1 and M-2) and Institutional Districts (INP-1 and INP-2).**
- 2) A digital copy sign shall be constructed as a monument, freestanding, multi-tenant shopping center sign type only.**
- 3) The digital sign area shall comply with sign area regulations identified in DGMC Section 28.9.050.**
- 4) The digital sign height shall comply with sign regulations identified in DGMC Section 28.9.050.**
- 5) Only one (1) monument, freestanding or multi-tenant shopping center sign may be a digital copy sign, per DGMC Section 28.9.050.**
- 6) The setback of digital copy signs shall comply with regulations identified in DGMC Section 28.9.050. Additionally, no digital copy**

sign shall be located within 100 feet of a principal residential structure, regardless of the zoning district that the principal residential structure is located in.

- 7) Digital copy signs must be oriented perpendicular to the roadway.
- 8) The area immediately adjacent to a digital copy sign shall be landscaped in accordance with regulations identified in DGMC Section 28.9.050(b)(1)(f).
- 9) Only high resolution, full color electronic displays are allowed. Digital copy signs shall be maintained in 'like new' operating condition, or cease operation of the sign.

10) Operational Standards

- a. Digital copy sign shall have a static display only. Scrolling, fading, flashing, animation, or video is prohibited.
- b. Sound from digital copy signs is prohibited.
- c. Messages must be displayed for a minimum of ten (10) seconds.
- d. The message change shall be a full screen replacement without fading, motion or other action techniques.
- e. All digital copy sign components shall be in full color with a minimum pitch resolution of 16 millimeter spacing or better.
- f. Digital copy signs must use auto-dimming photocell technology or a similar device that automatically adjusts the display brightness based on ambient lighting conditions. Brightness shall be limited to 0.3 footcandles maximum above ambient lighting conditions at a distance of 100 feet from each face of the sign. Manufacturer's product data and specification for the digital copy sign.

including written certification verifying auto-dimming function set to 0.3 footcandles maximum above ambient lighting conditions shall be provided.

- g. In case of a mechanical failure, the digital copy sign shall be designed to default to a static display.

(g) Marquee Signs

(1) In lieu of a permitted wall sign, one (1) marquee sign is permitted in any zoning district when associated with an allowed cinema or live entertainment venue use.

(2) A marquee sign may contain digital copy.

(3) The total sign area of a marquee sign shall not exceed three (3) square feet per one (1) lineal foot of tenant frontage or three-hundred (300) square feet, whichever is less. The total surface area of each face of the marquee sign is measured for the purposes of measuring total marquee sign area. The area of permanent lettering on a marquee sign shall be counted in determining sign area for the marquee sign. Any permanent lettering that is attached to the marquee may not extend more than twelve (12) inches from the vertical plane of the marquee to which it is attached.

(4) A marquee sign shall comply with the digital copy sign operational standards shown in DGM Section 28.9.070(f)(7).

(5) A marquee sign must be placed to allow at least eight feet (8') of vertical clearance above the ground directly beneath the sign.

(6) A marquee sign may extend no more than five (5) feet from the building wall into the public right-of-way, subject to an Encroachment License Agreement approved by the Village Attorney, but no closer than one (1) foot from any curb line.

Sec 28.11.020 Nonconforming Lots

(a) Description. A nonconforming lot is a lot that was lawfully created in accordance with lot area and lot width regulations in effect at the time of the lot's establishment but that does not comply with currently applicable lot area or lot width regulations.

(b) Use of and Building on Nonconforming Lots

(1) A nonconforming lot in an R district ~~may be used improved with a single detached house~~ may be improved with any residential use allowed in the subject zoning district or accessory structure, subject to compliance with applicable lot and building regulations other than those pertaining to lot area and lot width, provided that when a structure is constructed across common lot lines of two (2) or more contiguous nonconforming lots that are held in common ownership, the lots must be consolidated in order to meet or come closer to meeting applicable minimum lot area and lot width requirements. Except that lot consolidations are not required for decks, front porches and stoops or when:

- a. an addition does not exceed three hundred fifty (350) square feet;
or
- b. an addition does not include the installation of a foundation, footers or piers; or
- c. the construction of an accessory structure is less than eight hundred (800) square feet.

(2) Nonconforming lots in nonresidential districts may be improved with any use allowed in the subject zoning district, provided that:

- a. the lot area is ~~not less than~~ seventy-five percent (75%) or more of the minimums required in the subject zoning district, or the lot width

is ~~at least~~ ~~not less~~ fifty feet (50') and the lot area is ~~not less~~ ~~more~~ than seven thousand five hundred (7,500) square feet;

b. if the zoning allows a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with applicable lot area and lot width standards, while others would not, then only the uses or intensities that comply with applicable standards are permitted.

c. when a structure is constructed across common lot line(s) of two (2) or more contiguous nonconforming lots are held in common ownership, the lots must be consolidated in order to meet or come closer to meeting applicable minimum lot area requirements.

(3) All flag lots lawfully created before March 18, 2008 are deemed nonconforming lots. In addition to complying with the other nonconforming lot provisions of this Section, nonconforming flag lots are subject to the following additional requirements:

a. the pole of the flag lot must be at least twenty feet (20') in width;

b. an access corridor, including a paved surface with a width of at least ten feet (10'), must be maintained along the entire length of the pole. No encroachments that would interfere with emergency vehicle access are allowed within this access corridor;

c. the street setback must be measured from a line parallel to the street where the lot meets the minimum width requirement of the subject zoning district;

d. the address of the flag lot must be clearly displayed within three feet (3') feet of the property line adjacent to the public street and in a manner that clearly differentiates the flag lot from abutting property; and

e. if there is no fire hydrant located within sixty feet (60') of the street property line of the pole section of the flag lot, a fire hydrant must be installed at the property owner's expense. If a new hydrant is required, it must be operational prior to issuance of an occupancy permit. The fire department may, in its sole discretion, permit the property owner to install a dry-system standpipe on the flag lot property instead of requiring a new hydrant to be installed.

(4) All lots created by lot split before May 16, 2006 may be improved provided any such improvement complies with the lot and building regulations of the subject zoning district, provided that:

a. the lot area and lot width are not less than seventy-five percent (75%) of the minimums required in the subject zoning district; or

b. the lot width is not less fifty feet (50') and the lot area is not less than seven thousand five hundred (7,500) square feet.

(5) Lawfully established buildings and improvements on nonconforming lots may be used, maintained, repaired and replaced, provided that the amount, quantity or degree of any existing nonconformity is not increased and no new nonconformity is created.

Sec 28.14.080 Building Coverage

Building coverage is measured as the area of the lot that is occupied by principal and accessory buildings and by structures with a surface area of more than four (4) square feet and a height of eighteen inches (18") or more, including pergolas and pools. All areas beneath a roof are counted for purposes of measuring building coverage, except on FT or R-zoned lots with a lot width of sixty feet (60') or less, detached garages, **Accessory Dwelling Units** ~~Extended Family Accessory Housing~~ or Home Occupation units in the rear yard and rear-loading attached garages with a building footprint of five hundred (500) square feet or less are not counted towards overall building coverage provided that the detached garage, **Accessory**

Dwelling Units ~~Extended Family Accessory Housing~~ or Home Occupation units in the rear yard or the rear-loading attached garage is the only garage or unit on the subject property.

Sec 28.15.240 Words And Terms Beginning With "A"

Accessory Dwelling Unit. A smaller, secondary dwelling unit that complies with the regulations of DGMC Section 28.6.010(f).

Sec 28.15.080 Words And Terms Beginning With "E"

Extended Family Accessory Housing Unit. A secondary dwelling unit (within a detached house) that ~~is~~ **was** approved as a special use prior to **(insert actual date).** ~~and that complies with the regulations of DGMC Section 28.6.010(f).~~

Sec 28.15.220 Words And Terms Beginning With "S"

Sign, Digital Copy. A sign containing text, graphics, or images that can be changed or updated electronically (on-site or remotely) without manually replacing the physical sign face.

Sign, Marquee. A permanent roof-like structure made of durable, rigid material extending from the entrance of a building over a pedestrian or vehicular thoroughfare. A marquee is supported by the exterior wall of the building and contains a sign board, ~~or~~ changeable copy **or a digital copy sign**. See Figure 15-20.



Allowed Use Tables Based on Zoning Districts

Residential Use

Table 1. Details living accommodations for one (1) or more persons by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Detached house	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	
Attached house	P [21]	P [21]	P [21]	P [21]	P	P	P	-	-	-	-	S [20]	P	-	-	-	-	-	-	-	-	P	
Two-unit house	P [21]	P [21]	P [21]	P [21]	P	P	P				-	S [20]	P	-	-	-	-	-	-	-	-	P	
Apartment/condo	-	-	-	-	-	-	P	P	P	S	S [17]	S	S	-	-	-	-	-	-	S [17]	S	S	
Group Living (except for the following uses)	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	Section 28.06.050
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	Section 28.06.050
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S	-	S	S	Section 28.06.080
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	-	S	S	Section 28.06.080

Table 1 Notes

- [17] Located on the second floor or above.
- [20] Requires minimum lot area of 1 acre.
- [\[21\] See Sec 28.2.030 Table 2-2 Note \[5\].](#)

Public, Civic and Institutional Use

Table 2. Details public, quasi-public, and private uses that provide unique services that benefit the public at-large by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations	
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	–		
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	–		
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	–		
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		
Museum or Cultural Facility	–	–	–	–	–	–	–	–	–	S	S	S	S	S	S	–	–	S	S	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		
Parks and Recreation	S	S	S	S	S	S	S	–	–	–	–	–	–	–	–	–	–	P	P	–	P	P		
Religious Assembly	S	S	S	S	S	S	S	S	P	P	– [6]	– [6]	S	S	S	–	–	S	S	–	–	S	Sec. 28.06.120	
Safety Service	S	S	S	S	S	S	S	S	P	P	S	S	S	P	P	P	P	P	P	–	–	–		
School	S	S	S	S	S	S	S	–	–	–	–	–	S	–	–	–	–	S	S	–	–	S		
Minor: Utilities and Public Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–		
Major: Utilities and Public Service Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	–	–	–		
Wireless Telecommunications: Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	–	–	–	Sec. 28.06.170	
Wireless Telecommunications: Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	–	–	–	Sec. 28.06.170	

Table 2 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.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.

Commercial Use

Table 3. Details general commercial use categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	Sec. 28.06.020
Animal Service																							
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	-	Sec. 28.06.160
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	S	S	-	-	-	-	-	-	S	P	P	-	
Auditorium	-	-	-	-	-	-	-	P	P	P	S	S	-	-	-	-	-	-	S	P	P	-	
Cinema	-	-	-	-	-	-	-	P	P	P	S	S	-	-	-	-	-	-	-	P	P	-	
Live Entertainment Venue	-	-	-	-	-	-	-	P	P	P	S	S	-	-	-	-	-	-	-	P	P	-	
Theater	-	-	-	-	-	-	-	-	P	P	S	S		-	-	-	-	-	S	P	P	-	
Broadcast or Recording Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	

Table 3 Notes

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

Table 4. Details commercial categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Building Service	-	-	-	-	-	-	-	-	S	P	-	S	-	P	P	P	P	-	-	-	-	-	
Business Support Service	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	-	-	P	P	-	
Consumer Maintenance and Repair Service	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	-	-	P	P	-	
Personal Improvement Service: General Personal Improvement Services	-	-	-	-	-	-	-	P	P	P	P	P	P [18]	P	P	P	P	-	-	P	P	-	
Personal Improvement Service: Health and Fitness Services	-	-	-	-	-	-	-	P	P	P	P	P	P [13]	P	P	-	-	-	-	P	P	-	
Personal Improvement Service: Studio or Instructional Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	S	S	-	-	P	P	-	
Personal Improvement Service: Fortune-telling or Psychic Service	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-	P	P	-	
Personal Improvement Service: Massage Therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	P	P	-	Sec. 28.06.070
Personal Improvement Service: Tattoo and Body Piercing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	
Research Service	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	-	-	P	P	-	
Day Care Home	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	Sec. 28.06.030
Day Care Center	-	-	-	-	S	S	S	P	P	P	-	S	S	P	P	P	P	S	-	-	S	-	Sec. 28.06.030
Eating and Drinking Establishment: Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	S	P [7]	P [7]	-	-	-	-	P	P	-	
Eating and Drinking Establishment: Wine and/or Beer Boutique	-	-	-	-	-	-	-	P	P	P	P	P	S [18]	P	P	-	-	-	-	P	P	-	
Eating and Drinking Establishment: Brewing	-	-	-	-	-	-	-	P	P	P	P	P	S [18]	P	P	P	P	-	-	P	P	-	

Categories	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	FC	FB	FT	Supplemental Regulations
Facility																							
Financial Service	-	-	-	-	-	-	-	-	P	P	P	P	P [18]	P	P	P	-	-	-	P	P	-	
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	
Lodging	-	-	-	-	-	-	-	-	P	P	-	S	-	-	P	-	-	-	-	-	-	-	
Lodging: Bed and Breakfast	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	S	
Office: Business and Professional Office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	-	-	P	P	S	Sec. 28.06.090
Office: Medical, Dental, and Health Practitioner	-	-	-	-	-	-	S [4]	-	P	P	P/S [8]	P/S [8]	S	P	P	P	P	-	-	P	P	S	
Parking, Non-Accessory	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	-	-	-	-	-	
Retail Sales: Convenience Goods	-	-	-	-	-	-	-	P	P	P	P/S [12]	P	P [18]	-	-	-	-	-	-	P	P	-	
Retail Sales: Consumer Shopping Goods	-	-	-	-	-	-	-	P	P	P	P/S [12]	P	P [18]	-	-	-	-	-	-	P	P	-	
Retail Sales: Guns and Firearm Supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	-	S	-	-	-	-	-	-	
Retail Sales: Building Supplies and Equipment	-	-	-	-	-	-	-	P	P	P	P/S [12]	P	-	-	-	-	-	-	-	-	-	-	
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.06.130
Trade School	-	-	-	-	-	-	-	P	P	P	S	S	-	S	S	S	S	-	-	P	P	-	
Vehicle Sales and Service: Commercial Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	-	-	-	-	-	-	
Vehicle Sales and Service: Commercial Vehicle Sales and Rentals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-	-	-	-	
Vehicle Sales and Service: Fueling Station	-	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	-	-	-	-	Sec. 28.06.040
Vehicle Sales and Service: Personal Vehicle Repair and	-	-	-	-	-	-	-	-	S [10]	S	-	-	-	-	S	S	-	-	-	-	-	-	Sec. 28.06.100

Categories	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	FC	FB	FT	Supplemental Regulations
Maintenance																							
Vehicle Sales and Service: Personal Vehicle Sales and Rentals	-	-	-	-	-	-	-	-	S [10]	S	-	-	-	-	-	S	-	-	-	-	-	-	-
Vehicle Sales and Service: Vehicle Body and Paint Finishing Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	
Vehicle Sales and Service: Automobile Dealership Off- site Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	Sec. 28.06.190

Table 4 Notes

- [4] Must be within 150 feet of a B district.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval.
- [10] Maximum 10,000 square feet (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 square feet (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.
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.

Wholesale, Distribution and Storage Use

Table 5. Details general wholesale categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	P	-	-	-	-	-	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	S [16]	P	P	P	-	-	-	-	-	
Wholesale Sales and	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	-	-	-	-	-	

Categories	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	FC	FB	FT	Supplemental Regulations
Distribution																							

Table 5 Notes

- [16] See [Sec. 28.06.180](#).

Industrial Use

Table 6. Details industrial categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Table 6 Notes

- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [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.

Recycling Use

Table 7. Details recycling categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	-	S	S	S	-	-	-	-	-	Sec. 28.06.110
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Agricultural Use

Table 8. Details agricultural categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
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	-	-	-	

Other Use

Table 9. Details other use categories by their specific use types and zoning districts.

Categories	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	FC	FB	FT	Supplemental Regulations
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	-	-	S [15]	S [21]	S [15]	-	-	-	-	-	-	Sec. 28.07.130
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis Business Establishments	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis Craft Grower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis Infuser Organization or Infuser	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100
Adult Use Cannabis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100

Categories	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	FC	FB	FT	Supplemental Regulations
Processing Organization or Processor																							
Adult Use Cannabis Transporting Organization or Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	Sec. 28.05.100

Table 9 Notes

- [15] Drive through banks and medical facilities only.
- [21] Drive through banks and medical facilities only.