

ORDINANCE NO. 5868**AN ORDINANCE AMENDING
ZONING ORDINANCE PROVISIONS CONCERNING
DRIVE-THROUGH MEDICAL FACILITIES**

WHEREAS, the property commonly known as 2205 Butterfield Road, Downers Grove, IL 60515 PIN: 05-25-414-013 (hereinafter referred to as the "Property") is presently zoned in the "*O-R-M/PUD, Office Research & Manufacturing District/Planned Unit Development*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, currently, only drive-through banking facilities are allowed as a special use in the O-R-M Zoning District; and

WHEREAS, in order for the petitioner to request a special use for a drive-through medical facility on the Property, the Village Zoning Ordinance must be amended; and

WHEREAS, the owner of the Property filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a text amendment per Section 28.12.020 of the Zoning Ordinance be made to permit a drive-through medical facility; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission gave the required public notice, conducted a public hearing for the petition on May 3, 2021 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the text amendment; and,

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

1. That the proposed text amendment is in conformity with the policy and intent of the comprehensive plan; and
2. That the proposed zoning ordinance text amendment corrects an error or inconsistency in the zoning ordinance, meets the challenge of a changing condition or is necessary to implement established policy.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by underline/redline; deletions by ~~strikeout~~):

Section 1. That Section 28.5.010 (Table 5-1) of the Zoning Ordinance is hereby amended to read as follows:

See Table 5-1

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 28.05.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	P	P	-	-		
Grooming	-	-	-	-	-	-	-	P	P	P	P	P	P[18]	-	-	P	P	-	-		
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	S	S[18]	-	-	P	P	-	-	Sec. 28.06.160	
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	S	S	-	-	-	-	-	-	S		
Auditorium	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	S		
Cinema	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	-		
Theater	-	-	-	-	-	-	-	-	P	P	S	S	-	-	-	-	-	-	S		
Broadcast or Recording Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-		
Commercial Service																					
Building service	-	-	-	-	-	-	-	-	S	P	-	S	-	-	-	P	P	-	-		
Business support service	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	-	-		
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-	-		
Personal improvement service																					
General personal improvement services	-	-	-	-	-	-	-	P	P	P	P	P	P[13]	-	-	-	-	-	-		
Health and fitness services	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	S	S	-	-		
Studio or instructional services	-	-	-	-	-	-	-	P	P	P	P	P	S	-	-	-	-	-	-		
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-		
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	Sec. 28.06.070	
Tattoo and body piercing establishment	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	-	-		
Research service	-	-	-	-	-	-	-	-	-	P	S	S	S[18]	P	P	P	P	-	-		
Day Care																					
Day care home	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	-	Sec. 28.06.030	
Eating and Drinking Establishment																					
Restaurant	-	-	-	-	-	-	-	P	P	P	P	P	-	P[7]	P[7]	-	-	-	-		
Wine and/or Beer Boutique	-	-	-	-	-	-	-	P	P	P	P	P	S[18]	P	P	-	-	-	-		
Financial Service	-	-	-	-	-	-	-	-	P	P	P	P	P[18]	P	P	P	-	-	-		
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-		
Lodging	-	-	-	-	-	-	-	-	P	P	-	-	S	-	-	P	-	-	-		
Bed and Breakfast	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-		
Office																					
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	-	-	Sec. 28.06.090	
Medical, dental and health practitioner	-	-	-	-	-	-	S[4]	-	P	P	P/S[8]	P/S[8]	S	P	P	P	P	-	-		
Parking, Non-Accessory	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	S	S	-	-		
Retail Sales																					
Convenience goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-		
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P	P[18]	-	-	-	-	-	-		
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	-	S	-	-	-		

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 28.05.020)																					
	P = use permitted as of right S = special use approval required -- = not allowed																				
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	-	-	-	
Vehicle Sales and Service																					
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	-	-	-	-	
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-	-	
Fueling station	-	-	-	-	-	-	-	-	S	S	-	-	-	-	S	S	-	-	-	-	Sec. 28.06.040
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	-	-	Sec. 28.06.100
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	-	S	-	-	-	-	
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	Sec. 28.06.190
WHOLESALE, DISTRIBUTION & STORAGE																					
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	P	P	-	-	-	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-	-	
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	-	-	-	
INDUSTRIAL																					
Artisan Industrial	-	-	-	-	-	-	-	-	-	P	-	S[19]	S[18]	-	P	P	P	-	-	-	
Limited Industrial	-	-	-	-	-	-	-	-	-	P[11]	-	-	-	-	P	P	P	-	-	-	
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RECYCLING																					
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	-	S	S	S	-	-	-	Sec. 28.06.110
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
AGRICULTURE																					
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
OTHER																					
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	-	-	S[15]	S[15] S[21]	S[15]	-	-	-	-	Sec. 28.07.130
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	Sec. 28.05.100
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	Sec. 28.05.100
Adult Use Cannabis Business Establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5 A	R-6	B-1	B-2	B-3	DC	DB	DT	O-R	O-R - M	M-1	M-2	INP -1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Sec. 28.05.020)																					
	P = use permitted as of right S = special use approval required - = not allowed																				
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 Processing Organization or Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	Sec. 28.05.100	
Adult Use Cannabis Transporting Organization or Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	Sec. 28.05.100	

A. Specific Limitations

- [1] Requires minimum lot area of 40 acres. Maximum 25% building coverage.
- [2] Requires minimum lot area of 10 acres.
- [3] Requires minimum lot area of 25 acres. Maximum 25% building coverage.
- [4] Must be within 150 feet of a B district.
- [5] Requires special use approval if above one dwelling unit per 4,000 square feet of lot area.
- [6] Special Use only if use was in existence on or prior to June 7, 2005.
- [7] Requires minimum seating capacity of 125 persons.
- [8] Permitted as of right up to 3,000 sq. ft. (gross floor area); larger requires special use approval.
- [9] Must be in a completely enclosed building.
- [10] Maximum 10,000 sq. ft. (gross floor area).
- [11] Permitted only if ancillary to the following principal uses: sporting goods stores, uniform supply stores and public safety equipment stores.
- [12] Consignment stores and martial arts studios permitted as of right up to 3,000 square feet (gross floor area); larger requires special use approval. Other uses permitted as of right up to 15,000 sq. ft. (gross floor area); larger requires special use approval.
- [13] Barber shops, beauty shops and salons only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [14] Art galleries and studios only; must be on ground floor and may not exceed 2,500 square feet floor area.
- [15] Drive through banks only.
- [16] See Section 28.06.180.
- [17] Located on 2nd floor or above.
- [18] Maximum floor area is 2,500 square feet unless located along Main Street where there is no floor area limitation.
- [19] Use must include on-site retail sales.
- [20] Requires minimum lot area of 1 acre.
- [21] Drive through banks and medical facilities only.

(Ord. No. 5832 12/8/20; Ord. No. 5828 10/20/20; Ord. No., 5804 12/17/19; Ord. No. 5706, 7/10/18; Ord. No. 5571, § 1, 11/22/16; Ord. No. 5463, § 1, 6/2/15)

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

Section 3. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Passed: 06/08/2021
Published: 06/09/2021
Attest: 
Village Clerk



Mayor