

ITEM ORD 2015-6223

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/19/2015

SUBJECT:	SUBMITTED BY:
Zoning Ordinance Text Amendments to Articles 5 (Allowed Uses), 6 (Supplemental Use Regulations), 9 (Signs) and 13 (Administration and Enforcement)	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

An ordinance has been prepared to amend the text of the Zoning Ordinance to:

1. allow the storage, processing and distribution of finished consumer ready products as a Special Use in the O-R zoning district; and
2. clarify sign and enforcement provisions.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

n/a

RECOMMENDATION

Approval on the June 9, 2015 active agenda per the Plan Commission's 6-0 positive recommendation. The Plan Commission found that all proposed text amendments are compatible with the Comprehensive Plan and meet all standards for approval of a Zoning Ordinance Text Amendment found in Section 28.12.020.

BACKGROUNDRequest #1

The proposed text amendment would allow via a Special Use the storage, processing and distribution of consumer ready products in the O-R, Office-Research zoning district. The proposed amendment would place this use within the 'warehouse' category in the existing use table, Table 5-1, of the Zoning Ordinance and create supplemental regulations in Article 6. The supplemental regulations include performance measures and approval criteria in an attempt to minimize the impact of the activity on the individual building and O-R district. Specifically, the performance measures:

1. Limit the size of the storage, processing and distribution use
2. Limit the type of product to finished consumer ready products
3. Limit the distribution methods
4. Limit the use of mechanical equipment associated with the use

By making this use a Special Use, the proposed amendment provides a transparent, public review process to determine the compatibility of the proposed use with surrounding buildings, land uses and development patterns. The additional Special Use approval criteria accounts for operational and vehicular impacts to determine the compatibility of the proposed use with surrounding buildings and land uses and development patterns.

The proposed text amendment is consistent with the Comprehensive Plan and the review and approval criteria for Zoning Ordinance Text Amendments.

Request #2

There are three proposed clarification amendments proposed. The first amendment clarifies that monument and freestanding signs in the DB (Downtown Business), DT (Downtown Transition) and Fairview Concentrated Business District include the street address. This provision was inadvertently removed from the Zoning Ordinance during the comprehensive 2014 Zoning Ordinance update.

The second amendment clarifies the timeframe that signs in violation of the Sign Ordinance are required to be removed. The amendment clarifies that signs that are allowed without a sign permit (i.e. political signs and garage sale signs) and temporary signs are required to be removed within a 24 hour notice period while other sign violations are allowed a 10 day notice period for removal.

The final amendment provides an accurate reference to the location of fines in the Municipal Code. During the Zoning Ordinance update, a reference to the location of fines was inadvertently changed.

The proposed text amendments are consistent with the Comprehensive Plan and the review and approval criteria for Zoning Ordinance Text Amendments.

Public Comment

No public comment has been received.

ATTACHMENTS

Ordinance

Staff Report with attachments dated May 4, 2015

Draft Minutes of the Plan Commission Hearing dated May 4, 2015

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE
DOWNERS GROVE ZONING ORDINANCE**

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

Section 1. That Table 5.1 is hereby amended follows:

SEE ATTACHED 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	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory																				
Specific use (See Error! Reference source not found.)																				
P = use permitted as of right S = special use approval required - = not allowed																				
RESIDENTIAL																				
Household Living																				
Detached house	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	
Attached house	-	-	-	-	P	P	P	-	-	S	-	P	-	-	-	-	-	-	-	
Two-unit house	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	
Apartment/condo	-	-	-	-	-	-	P	P	P	S	S	S	-	-	-	-	-	-	-	
Group Living (except for the following uses)																				
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	S	S
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	S
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	-	S
PUBLIC, CIVIC AND INSTITUTIONAL																				
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	
Community Center	S	S	S	S	S	S	S	-	-	-	S	S	-	-	-	-	-	S	P	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	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	
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	
Museum or Cultural Facility	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	S	S	
Natural Resource Preservation	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
Religious Assembly	S	S	S	S	S	S	S	S	P	P	S[6]	S	S	S	-	-	-	S	S	
Safety Service	S	S	S	S	S	S	S	S	P	P	S	S	P	P	P	P	P	P	P	
School	S	S	S	S	S	S	S	-	-	-	-	S	-	-	-	-	-	S	S	
Utilities and Public Service Facility																				
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	
Wireless Telecommunications																				
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	P	
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL																				
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Animal Service																				
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	P	P	-	-	-	
Grooming	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	-	-	-	
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	-	-	-	P	P	-	-	-	

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Error! Reference source not found.)																				
P = use permitted as of right S = special use approval required - = not allowed																				
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	S	
Auditorium	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	S	
Cinema	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	-	
Theater	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	S	
Commercial Service																				
Building service	-	-	-	-	-	-	-	-	S	P	S	-	-	-	P	-	-	-	-	
Business support service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-	-	-	
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-	-	-	
Personal improvement service	-	-	-	-	-	-	-	P	P	P	P	P[13]	-	-	S	S	-	-	-	
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	
Research service	-	-	-	-	-	-	-	-	-	P	S	-	P	P	P	P	-	-	-	
Day Care																				
Day care home	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	
Day care center	-	-	-	-	S	S	S	P	P	P	S	S	P	P	P	P	S	-	-	
Eating and Drinking Establishment																				
Restaurant	-	-	-	-	-	-	-	P	P	P	P	-	P[7]	P[7]	-	-	-	-	-	
Wine boutique	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	-	
Financial Service	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	-	
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	
Lodging	-	-	-	-	-	-	-	-	P	P	S	-	-	-	P	-	-	-	-	
Office																				
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	S	P	P	P	P	-	-	-	
Medical, dental and health practitioner	-	-	-	-	-	-	S[4]	-	P	P	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]	-	-	-	-	-	-	-	-	
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P[14]	-	-	-	-	-	-	-	
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	S	-	-	-	-	
Building supplies and equipment	-	-	-	-	-	-	-	P	P	P	P/S[12]	-	-	-	-	-	-	-	-	
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
Studio, Instructional or Service	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-	-	-	-	-	
Trade School	-	-	-	-	-	-	-	P	P	P	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	S	-	-	-	
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	-	

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations
Subcategory																			
Specific use (See Error! Reference source not found.)																			
P = use permitted as of right S = special use approval required - = not allowed																			
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	S	-	-	-	S	-	-	-	
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
WHOLESALE, DISTRIBUTION & STORAGE																			
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	S	P	P	-	-	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-	
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	-	-	
INDUSTRIAL																			
Artisan Industrial	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	
Limited Industrial	-	-	-	-	-	-	-	-	-	P[11]	-	-	-	P	P	P	-	-	
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RECYCLING																			
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	S	S	S	-	-	
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
AGRICULTURE																			
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
OTHER																			
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	S	S[15]	S[15]	S[15]	-	-	-	
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	

D. 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 6.180.

Section 2. That Section 28.6.180 is hereby added follows:

6.180 Warehousing in the O-R zoning district

A. Performance Standards

1. The use is limited to the storage, processing and distribution of finished consumer ready product only. The assemblage of parts to create the finished product is prohibited.
2. The use is limited to a gross floor area of no more than 10,000 square feet per warehouse tenant.
3. No more than 25% of the gross floor area of any single building may be dedicated to warehouse uses.
4. The use may only take place within a principal building
5. No forklifts or other mechanical devices, such as automated storage and retrieval systems, may be used to process or prepare materials for distribution.
6. No on-site sales or pick-up of product may occur.
7. Pick-up and delivery of all product is limited to delivery vans and trucks. The use of tractor-trailers for pick-up and delivery of goods is prohibited.

B. Approval Criteria

In addition to the Special Use approval criteria in Section 12.050.H, no special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. The proposed use will not be detrimental to the existing parking, loading and circulation patterns on the premises.
2. The existing building is suitable for the proposed use in being able to accommodate the size, weight and dimensions of the proposed finished consumer ready product.
3. The proposed use will not be injurious to adjacent building tenants via noise, odor, vibration or other environmental concerns.

Section 3. That Section 28.9.060 is hereby amended as follows:

Section 9.060 Sign Regulations for Downtown and Fairview Concentrated Business District

C. Monument, Shingle and Freestanding Signs

Unless otherwise expressly stated, each lot is allowed either one monument sign, one shingle sign or one freestanding sign, subject to the following regulations. Monument and freestanding signs must display the address number of the subject property with numbers or characters between 8 and 10 inches in height. Address numbers are excluded when calculating the area of the monument sign.

Section 4. That Section 28.9.120 is hereby amended as follows:

Section 9.120 Enforcement

A. Notice of Violation

Unless otherwise provided in this article, if the community development director finds that any sign has been erected in violation of the provisions of this article, or is unsafe or insecure, the community development director ~~may~~ must issue a citation and/or cause the sign to be removed by the village upon 10 days written notice. However, the community development director may cause any sign that poses an immediate threat of harm to persons or property to be removed summarily and without notice. The cost of such removal will be collected from the owner and/or occupant of the property by an action at law or assessed as a lien against the subject property after notice to the property owner.

B. Signs Allowed without a Sign Permit and Temporary Signs

If the community development director finds that any ~~temporary sign~~ or signs pursuant to Sections 9.030 and 9.040 ~~have~~ has been erected in violation of the provisions of this article, or is unsafe or insecure, written notice must be provided to the owner and/or occupant of the property on which the sign is located or to the person or organization whose message is on the sign. If the sign is not removed or altered to comply with the provisions of this article within 24 hours of such notice, the community development director ~~must~~ may issue a citation and/or cause such sign to be removed by the village without further notice. The owner and occupant of the property are jointly responsible for the cost of such removal, which may be recovered by the village in an action at law or by filing a lien against the property after notice to the property owner.

Section 5. That Section 28.13.020 is hereby amended as follows:

Section 13.020 Violations, Penalties and Enforcement

D. Remedies and Enforcement Powers

The village has all remedies and enforcement powers allowed by law, including the following:

1. Fines

Fines may be levied in accordance with ~~the User Fee, License & Fine Schedule~~ Chapter 1 of the Municipal Code.

Section 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 4, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0011	Zoning Ordinance Text Amendments	Stanley J. Popovich, AICP Planning Manager

REQUEST

There are two proposed Zoning Ordinance text amendments under consideration:

1. Revise the Zoning Ordinance to allow limited storage, processing and distribution of finished consumer ready products as a Special Use in the O-R, Office-Research zoning district; and
2. Clarify various provisions in Articles 9 and 13.

NOTICE

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

GENERAL INFORMATION

APPLICANT: Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Zoning Ordinance
3. Proposed Amendments

PROJECT DESCRIPTION

The Village is requesting review of various text amendments to the Zoning Ordinance. Specifically, staff is proposing:

1. To allow limited storage, processing and distribution of finished consumer ready product activities as a Special Use in the O-R, Office-Research zoning district
2. Clarify various provisions in Articles 9 and 13.

Request #1 – Storage, processing and distribution of finished consumer ready products in the O-R zoning district*Proposed Amendment*

The proposed text amendment is to allow via a Special Use the storage, processing and distribution of consumer products in the O-R, Office-Research zoning district. Section 3.010.B.4 of the Zoning Ordinance identifies the Office-Research zoning district as primarily intended to accommodate office, research and development activities in an office-like setting. Permitted and special uses within the O-R zoning district are shown in Table 5-1 of the Zoning Ordinance (shown on pages 3 – 6 of this staff report) and identified below:

Permitted Uses	Special Uses
<ul style="list-style-type: none"> • Natural Resource Preservation • Safety Service • Minor Utilities and Public Service Facility • Wireless Telecommunications • Research Service (scientific and testing research) • Day Care Center • Restaurants (more than 125 seats) • Wine Boutique • Financial Service • Office <ul style="list-style-type: none"> ○ Business and Professional Office ○ Medical, Dental and Health Practitioner • Community Garden 	<ul style="list-style-type: none"> • Aircraft Landing Areas • College or University • Library • Museum or Cultural Facility • Religious Assembly • Major Utilities and Public Service Facility • Parking, Non-Accessory • Trade School • Drive-In or Drive-Through Facility

There are 14 O-R zoned parcels in the Village covering approximately 75 acres of land. Thirteen parcels are located around the intersection of Highland Avenue and 31st Street. The only other O-R zoned property is at 3041 Woodcreek Drive.

The proposed amendment would place the storage, processing and distribution of finished consumer ready products within the ‘warehouse’ category in the existing use table, Table 5-1, and would also include new supplemental use regulations in Article 6 of the Zoning Ordinance. The proposed amendment has been carefully crafted in an attempt to minimize the impact of the activity on the individual building and O-R district. Specifically, the amendment to allow this use as a Special Use includes the following items:

1. Provides a transparent, public review process to determine the compatibility of the proposed use with surrounding buildings and land uses and development patterns.
2. Limits the size of the storage, processing and distribution use
3. Limits the type of product to finished consumer ready products
4. Limits the distribution methods
5. Limits the use of mechanical equipment associated with the use

Additionally, the requested Special Use will have to meet the Special Use approval criteria noted in Section 12.050.H of the Zoning Ordinance as well as three new criteria listed in the new supplemental use regulations in Article 6. The existing use table and proposed text amendments are shown over the next five pages. The proposed Table 5.1 amendments are highlighted within a red box on pages 5 and 6. The new proposed supplemental use regulations are shown on page 7.

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations
Subcategory Specific use (See Error! Reference source not found.)																			
P = use permitted as of right S = special use approval required - = not allowed																			
RESIDENTIAL																			
Household Living																			
Detached house	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	
Attached house	-	-	-	-	P	P	P	-	-	S	-	P	-	-	-	-	-	-	
Two-unit house	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	-	
Apartment/condo	-	-	-	-	-	-	P	P	P	S	S	S	-	-	-	-	-	-	
Group Living (except for the following uses)																			
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	S	S
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S
PUBLIC, CIVIC AND INSTITUTIONAL																			
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
Community Center	S	S	S	S	S	S	S	-	-	-	S	S	-	-	-	-	-	S	P
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	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
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
Museum or Cultural Facility	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	S	S
Natural Resource Preservation	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
Religious Assembly	S	S	S	S	S	S	S	S	P	P	S[6]	S	S	S	-	-	-	S	S
Safety Service	S	S	S	S	S	S	S	S	P	P	S	S	P	P	P	P	P	P	P
School	S	S	S	S	S	S	S	-	-	-	-	S	-	-	-	-	-	S	S
Utilities and Public Service Facility																			
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	
Wireless Telecommunications																			
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL																			
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	
Animal Service																			
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	P	P	-	-	
Grooming	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	-	-	
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	-	-	-	P	P	-	-	

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Error! Reference source not found.)																				
P = use permitted as of right S = special use approval required - = not allowed																				
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	S	
Auditorium	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	S	
Cinema	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-		
Theater	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	S	
Commercial Service																				
Building service	-	-	-	-	-	-	-	-	S	P	S	-	-	-	P	-	-	-		
Business support service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-	-		
Consumer maintenance and repair	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-	-		
Personal improvement service	-	-	-	-	-	-	-	P	P	P	P	P[13]	-	-	S	S	-	-		
Fortune-telling or psychic service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-		
Massage therapy	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-		
Research service	-	-	-	-	-	-	-	-	-	P	S	-	P	P	P	P	-	-		
Day Care																				
Day care home	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-		
Day care center	-	-	-	-	S	S	S	P	P	P	S	S	P	P	P	P	S	-		
Eating and Drinking Establishment																				
Restaurant	-	-	-	-	-	-	-	P	P	P	P	-	P[7]	P[7]	-	-	-	-		
Wine boutique	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-		
Financial Service	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-		
Funeral or Mortuary Service	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-		
Lodging	-	-	-	-	-	-	-	-	P	P	S	-	-	-	P	-	-	-	-	
Office																				
Business and professional office	S	S	S	S	S	S	S	P	P	P	P	S	P	P	P	P	-	-		
Medical, dental and health practitioner	-	-	-	-	-	-	S[4]	-	P	P	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]	-	-	-	-	-	-	-		
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P/S[12]	P[14]	-	-	-	-	-	-		
Guns and firearm supplies	-	-	-	-	-	-	-	[11]	[11]	[11]	-	-	-	-	S	-	-	-		
Building supplies and equipment	-	-	-	-	-	-	-	P	P	P	P/S[12]	-	-	-	-	-	-	-		
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-		
Studio, Instructional or Service	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-	-	-	-		
Trade School	-	-	-	-	-	-	-	P	P	P	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	S	-	-	-		
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	S	S	-	-	-		

USE CATEGORY	R-1	R-2	R-3	R-4	R-5	R-5A	R-6	B-1	B-2	B-3	DB	DT	O-R	O-R-M	M-1	M-2	INP-1	INP-2	Supplemental Regulations	
Subcategory Specific use (See Error! Reference source not found.)																				
P = use permitted as of right S = special use approval required - = not allowed																				
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	S	-	-	-	S	-	-	-		
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-		
WHOLESALE, DISTRIBUTION & STORAGE																				
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	S	P	P	-	-		
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	S[16]	P	P	P	-	-		
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	-	-		
INDUSTRIAL																				
Artisan Industrial	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	-	-		
Limited Industrial	-	-	-	-	-	-	-	-	P[11]	-	-	-	-	P	P	P	-	-		
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-		
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-		
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
RECYCLING																				
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	S	S	S	-	-	-	S	S	S	-	-		
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
AGRICULTURE																				
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
OTHER																				
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	S	S[15]	S[15]	S[15]	-	-	-		
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-		
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-		

D. 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 6.180.

6.18o Warehousing in the O-R zoning district

A. Performance Standards

1. The use is limited to the storage, processing and distribution of finished consumer ready product only. The assemblage of parts to create the finished product is prohibited.
2. The use is limited to a gross floor area of no more than 10,000 square feet per warehouse tenant.
3. No more than 25% of the gross floor area of any single building may be dedicated to warehouse uses.
4. The use may only take place within a principal building
5. No forklifts or other mechanical devices, such as automated storage and retrieval systems, may be used to process or prepare materials for distribution.
6. No on-site sales or pick-up of product may occur.
7. Pick-up and delivery of all product is limited to delivery vans and trucks. The use of tractor-trailers for pick-up and delivery of goods is prohibited.

B. Approval Criteria

In addition to the Special Use approval criteria in Section 12.050.H, no special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. The proposed use will not be detrimental to the existing parking, loading and circulation patterns on the premises.
2. The existing building is suitable for the proposed use in being able to accommodate the size, weight and dimensions of the proposed finished consumer ready product.
3. The proposed use will not be injurious to adjacent building tenants via noise, odor, vibration or other environmental concerns.

Analysis

Comprehensive Plan

The Comprehensive Plan has a goal to enhance the economic vitality, productivity, appearance and function of the Village's commercial and office corridors. The promotion of this goal and the promotion of the O-R zoned properties is noted throughout the Plan. The Comprehensive Plan designates the O-R zoned properties as Office / Corporate Campus in the Land Use Plan. This designation notes that:

These offices include large-scale buildings and office parks that have a significant presence in Downers Grove and should continue to play an important role in the local economy. The Village should continue to support office development along the I-88, I-355 and Butterfield Road corridors to maximize visibility and minimize potentially negative impacts on residential areas. As prominent features along major regional roadways, office development should be of a high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.

Approval of the proposed text amendment should meet this goal. The amendment should be crafted to ensure that the addition of this use to O-R zoned properties will not decrease the high-quality of the existing business parks. The amendment should also minimize any potential negative impacts on adjacent residential areas.

Additionally, the Commercial Areas Policy Recommendations provide two recommendations that are relevant to the O-R district:

- Recommendation #6. The Village should continue to support office development along the I-88, I-355 and Butterfield Road corridors.
- Recommendation #7. As prominent features along major regional roadways, office developments should be of a high quality and reflect the character of the Village.

Approval of the proposed text amendment should ensure that the addition of this use to the O-R district will not significantly reduce the amount of office development or inhibit the future development of offices in the Village. The proposed amendment must ensure that the proposed use will not diminish the high quality of the office developments in the Village.

Operational Impacts on O-R Zoned Buildings

The O-R zoning district is a distinct area that is known for its Class A office spaces. Class A office spaces are generally the most prestigious buildings that compete for premier office users. They are generally the best buildings with the best construction and high quality building infrastructure. Class A office buildings are well-located, have good access and are professionally managed. Based on these factors, they can command the highest rents while attracting the highest quality tenants.

The inclusion of storage, processing and distribution of finished consumer ready products into these Class A office spaces should be reviewed on a case-by-case basis as part of the Special Use approval process. The proposed activities should not negatively affect the tenants within the building. The proposed activity should be reviewed on the following factors:

- The level of noise, odor or vibration created
- The type of product being processed
- The hours of operation
- The appropriateness of the consumer product in relationship to the spatial limitations of the building. The spatial limitations could include the availability of freight elevators and the size, design and use of existing hallways and loading areas.

Vehicular Impacts

Office uses are not traffic intensive as they experience medium to low turnover during the day. Employees tend to arrive in the morning and leave in the evening, with the occasional break out of the office. Occasional package deliveries may also generate traffic to the building. The addition of storage, processing and distribution of finished consumer ready goods to office parks may lead to increased vehicular traffic impacts as the frequency and size of deliveries could increase. The proposed activity should be reviewed on the following factors:

- The number of daily deliveries
- The type of vehicle used to deliver the product
- The impact on parking, loading and site circulation

Request #2 – Clarify provisions of Article 9 (Signs) and 13 (Administration and Enforcement)**Section 9.060 Sign Regulations for Downtown and Fairview Concentrated Business District**

During the Zoning Ordinance update in 2014, the Sign Ordinance (Article 9) was reformatted but no substantial revisions were complete. The reformatting inadvertently omitted the requirement that all monument signs, regardless of the zoning district they are located in, are required to display the address number of the subject property. As such, staff is proposing a text amendment to Section 9.060 (shown below) to clarify that monument signs in the DB (Downtown Business), DT (Downtown Transition) and Fairview Concentrated Business District include the street address. The proposed text is shown below with additions underlined and removals ~~struck through~~.

Section 9.060 Sign Regulations for Downtown and Fairview Concentrated Business District**C. Monument, Shingle and Freestanding Signs**

Unless otherwise expressly stated, each lot is allowed either one monument sign, one shingle sign or one freestanding sign, subject to the following regulations. Monument and freestanding signs must display the address number of the subject property with numbers or characters between 8 and 10 inches in height. Address numbers are excluded when calculating the area of the monument sign.

Section 9.120 Enforcement

The second proposed clarification relates to the enforcement of the Sign Ordinance. Section 9.120 of the current ordinance does not clearly identify whether a violation of the Sign Ordinance requires removal of a sign within 10 days (Section 9.120.A) or within 24 hours (Section 9.120.B). The Village has provided clarification language which notes that signs that are allowed without a sign permit and temporary signs require the 24 hour removal while all other signs allow the 10 day removal.

Section 9.120 Enforcement**A. Notice of Violation**

Unless otherwise provided in this article, if the community development director finds that any sign has been erected in violation of the provisions of this article, or is unsafe or insecure, the community development director ~~may~~ must issue a citation and/or cause the sign to be removed by the village upon 10 days written notice. However, the community development director may cause any sign that poses an immediate threat of harm to persons or property to be removed summarily and without notice. The cost of such removal will be collected from the owner and/or occupant of the property by an action at law or assessed as a lien against the subject property after notice to the property owner.

B. Signs Allowed without a Sign Permit and Temporary Signs

If the community development director finds that any ~~temporary sign~~ or signs pursuant to Sections 9.030 and 9.040 ~~have~~ has been erected in violation of the provisions of this article, or is unsafe or insecure, written notice must be provided to the owner and/or occupant of the property on which the sign is located or to the person or organization whose message is on the sign. If the sign is not removed or altered to comply with the provisions of this article within 24 hours of such notice, the community development director ~~must~~ may issue a citation and/or cause such sign to be removed by the village without further notice. The owner and occupant of the property are jointly responsible for the cost of such removal,

which may be recovered by the village in an action at law or by filing a lien against the property after notice to the property owner.

Section 13.020 Violations, Penalties and Enforcement

The final text update pertains to Section 13.020, Violations, Penalties and Enforcement. During the Zoning Ordinance update, staff revised the fine reference within the Zoning Ordinance to reflect the current User-Fee, License & Fine Schedule (Schedule). The Schedule is an administrative document that contains fees for all Village services. However, the Schedule does not contain fines. Chapter 1, General Provisions, of the Municipal Code contains fines associated with violations in the Municipal Code. As such, staff is requesting the following revisions to provide an accurate fine reference:

Section 13.020 Violations, Penalties and Enforcement

D. Remedies and Enforcement Powers

The village has all remedies and enforcement powers allowed by law, including the following:

1. Fines

Fines may be levied in accordance with ~~the User-Fee, License & Fine Schedule Chapter 1~~ of the Municipal Code.

PUBLIC COMMENT

The legal notice was published in the *Downers Grove Suburban Life*. At this time, no public comments have been received on any proposed text amendment.

FINDINGS OF FACT

Section 12.020.F Review and Approval Criteria of Zoning Ordinance Text Amendments

The decision to amend the zoning ordinance text is a matter of legislative discretion that is not controlled by any one standard. In making recommendations and decisions about zoning ordinance text amendments, review and decision-making bodies must consider at least the following factors:

(1) Whether the proposed text amendment is in conformity with the policy and intent of the comprehensive plan

Request #1 – Storage, processing and distribution of finished consumer ready products in the O-R zoning district

The Commercial Areas Policy Recommendation #4 notes the Village should conduct a thorough review of permitted uses in the zoning ordinance on a regular basis to ensure compatibility with the Comprehensive Plan. The Village is completing this goal with this proposed text amendment.

The Comprehensive Plan notes the O-R zoned office parks should continue to enhance the vitality, productivity and appearance of the Village. The inclusion of storage, processing and distribution of finished consumer ready product into the O-R zoning district should support this goal. The impacts of this use on adjacent building tenants should be minimized through careful examination during the Special Use approval process.

Request #2 – Revise Articles 9 and 13

The proposed text amendments are consistent with the policy and intent of the Comprehensive Plan. The Comprehensive Plan notes that the Zoning Ordinance should be regularly reviewed and updated. In this case, the proposed revisions clarify oversights made during the Zoning Ordinance update in 2014. This standard is met.

(2) **Whether 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.**

Request #1 – Storage, processing and distribution of finished consumer ready products in the O-R zoning district

The proposed amendment does not correct an error nor is it necessary to implement an established policy. The proposed text amendment does provide a means to meet the challenge of a changing condition in the distribution of finished consumer ready products.

Request #2 – Revise Articles 9 and 13

The proposed text amendments correct minor errors and omissions in Articles 9 and 13. The proposed revisions are consistent with the intent of the Zoning Ordinance and ensure consistency within the ordinance. This standard is met.

RECOMMENDATION

Request #1 – Storage, processing and distribution of finished consumer ready products in the O-R zoning district

At the discretion of the Plan Commission, they may forward a positive recommendation to the Village Council, if the Plan Commission finds that:

1. the proposed use is consistent with the Comprehensive Plan
2. the proposed use is appropriate in the O-R zoning district;
3. the proposed text amendment offsets the impacts of the proposed use on the O-R district; and
4. the text amendment meets the review and approval criteria identified in Section 12.020.F of the Zoning Ordinance

Request #2 – Revise Articles 9 and 13

The proposed revisions to Articles 9 and 13 of the Zoning Ordinance meet the review and approval criteria identified in Section 12.020.F of the Zoning Ordinance. Staff recommends the Plan Commission forward a positive recommendation to the Village Council regarding this request.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Manager

DRAFT

15-PLC-0011: A petition seeking an amendment to Article 5, Allowed Uses; Article 9, Signs; and Article 13, Administration and Enforcement, of Chapter 28 of the Municipal Code. The purpose of the request is 1) to amend Section 28.5.010 to permit limited warehousing activities in the O-R Office Research zoning district; and 2) to amend various sections within Articles 9 and 13 with regard to enforcement provisions and fines. Village of Downers Grove, Petitioner.

For the village, Mr. Popovich explained that two amendment requests were before the commissioners: the first was to allow storage, processing and distribution of finished consumer-ready products, as a special use, and the second request was to clarify provisions in Articles 9 (sign ordinance) and 13 (administration and enforcement provision). He explained there were basically two locations for O-R Office Research districts in the village -- 31st and Highland Avenue, and a single site in the Esplanade Properties. Allowed uses in the O-R district were referenced. Proposed was a special use for storage/warehouse and staff was requesting a special use so that a public review process took place. The text amendment would limit the size of such warehousing and limit the type of product that would be completed. It also limited the distribution methods for the products. Mr. Popovich explained where such text amendment would be listed in the village's ordinance, noting there the special use standards would have to be followed, along with three additional approval criteria: 1) the use would not be detrimental to the existing parking, loading and circulation patterns; 2) the existing building was suitable for the proposed use; and 3) the use would not be injurious to other tenants in the building.

Commissioners were asked to consider the use and how it related to the village's O-R districts within the comprehensive plan and how it supported office development along Interstates 88, 355, and the Butterfield Road corridors. Per staff, the use would have to be compatible with other uses in the O-R district and the Class A office space that is found within the O-R district. Lastly, Mr. Popovich reminded the commissioners that the parking and circulation would also have to be considered.

Regarding revisions to Article 9, changes would include placing a numerical address to the monument signage under Section 9.060, the *Downtown Business/Downtown Transition*, in the Fairview concentrated business district. Under Section 9.120, *Enforcement*, temporary signs and signs that did not require a permit were better clarified, such as garage sale signs or political signs. Illegal signs would be given a ten-day removal notice since they were more a permanent-style installation.

Lastly, Section 13.020, *Enforcement Provisions for Fines*, etc., clarified where the fines were located, i.e., Chapter 1.

Dialog followed on how manufacturing and processing were becoming less of a fine line and having the extra overview by the commission was beneficial. Adding to that, it was pointed out by Mr. Webster that this appeared to be an active request to change how Class A properties could be leased and he agreed that having such checks and balances were appropriate.

Chairperson Urban opened up the meeting to public comment.

Mr. Michael Cassa, President of the Downers Grove Economic Development Corporation, 5159 Mogul, Downers Grove, stressed the importance of the Class A office market being very important to the village's local economy and thanked staff for their attention to detail on this matter.

DRAFT

No further public comment followed; public hearing closed.

Per a question, Mr. Popovich stated he did review some similar ordinances in Illinois regarding this matter, but there were variations in the ordinances, such as being classified under Research & Development. Mr. Ainsworth also shared his own experience, coming from another community, and mentioned the request was in line with many other communities in Illinois. General questions followed on whether the special use would be tied to the building or the tenant. Chairperson Urban shared her own experiences with such use, noting it becomes a case by case basis.

WITH RESPECT TO FILE 15-PLC-0011, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCI, AS PRESENTED.

SECONDED BY MR. RICKARD. ROLL CALL:

**AYE: MR. WEBSTER, MR. RICKARD, MR. BASSLER, MR. QUIRK, MR. MATEJCZYK,
CHAIRPERSON URBAN**

NAY: NONE

MOTION CARRIED. VOTE: 6-0