

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 21, 2013 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for an Automobile Laundry and Repair Shop 946 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for an automobile laundry (car wash) and repair shop at 946 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION**UPDATE & RECOMMENDATION**

This item was discussed at the May 14, 2013 Village Council meeting. Staff recommends approval on the May 21, 2013 Active Agenda.

BACKGROUND

The petitioner is requesting Special Use approval to open an automobile laundry (car wash) and repair shop at 946 Ogden Avenue. The property is zoned B-3, General Services and Highway Business and both proposed uses are allowed as special uses in the B-3 district. The eastern half of the building is currently vacant while the western half is occupied by Mr. Trim, an automobile upholstery shop, and the second floor houses an office use.

The petitioner is proposing to renovate the eastern half of the building for their proposed automobile business. The proposal calls for the creation of seven interior service bays; four for automobile detailing, one for minor automobile repairs and two for intake and evaluation. The detailing work includes hand and power washing, waxing and interior cleaning treatments. The minor automobile repairs are limited to oil changes, radiator flushes, air conditioning recharges, tune-ups and brake services. All detailing and repair work will take place entirely within the building.

Patrons will enter the site via the entry drive immediately west of the building and enter the business from the rear (north). After service is complete, the customer can pull through the building and exit the site directly onto Ogden Avenue.

The existing and proposed uses in the building require a total of 13 parking and 10 stacking spaces. Currently, the majority of parking is provided at 4249 Highland Avenue per a Conditional Use granted by the Village on June 6, 1969. The petitioner is proposing to provide a total of 21 parking and stacking spaces on this parcel with another seven parking and stacking spaces provided on the 946 Ogden Avenue parcel.

The proposal is consistent with the Comprehensive Plan which designates the property as Corridor Commercial and notes the Ogden Avenue corridor is auto-oriented. The proposed automobile uses are consistent with the Corridor Commercial designation and will serve the daily needs of local residents and provide commercial services to the larger region. Additionally, the property owner has submitted a separate request to rezone the 4249 Highland Avenue property so that additional commercial zoning depth can be established at this location in accordance with the Comprehensive Plan.

The Plan Commission considered the petition at their April 1, 2013 meeting. At the Plan Commission meeting, public comments were offered concerning the maintenance and use of the parking lot, along with the noise associated with the automobile laundry and repair. It was noted that the petitioner is proposing to repair the parking lot, provide additional landscaping through the installation of interior landscape islands, and that cars would not be idling in the parking lot waiting for service, rather the cars will be parked and turned off. With regard to noise, the garage doors will be primarily closed during operating hours but may be open occasionally.

The Plan Commission found that the proposed automobile laundry and repair shop was appropriate on Ogden Avenue and is compatible with the Corridor Commercial designation in the Comprehensive Plan. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. Based on their findings, the Plan Commission unanimously recommended approval of the special use request.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated April 1, 2013

Draft Minutes of the Plan Commission Hearing dated April 1, 2013

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** May 21, 2013
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-08-13
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
☐ Resolution
☐ Motion
☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE
AUTHORIZING A SPECIAL USE TO PERMIT AN
AUTOMOBILE LAUNDRY AND REPAIR SHOP
AT 946 OGDEN AVENUE", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use to permit an automobile laundry and repair shop at 946 Ogden Avenue.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
AN AUTOMOBILE LAUNDRY AND REPAIR SHOP
AT 946 OGDEN AVENUE**

WHEREAS, the following described property, to wit:

Lots 18, 19, 20, 21 and 26 in Block 10 in Lyman Park being a subdivision of part of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 15, 1926 as Document No. 213564 in DuPage County, Illinois.

Commonly known as 946 Ogden Avenue, Downers Grove, IL 60515
(PINs 09-05-118-012 & -025)

(hereinafter referred to as the "Property") is presently zoned "*B-3 -General Services and Highway Business District*" and "*R-4, Single Family Residential*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.609 of the Zoning Ordinance be granted to permit an automobile laundry and repair shop at 946 Ogden Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on April 1, 2013, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

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

with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit an automobile laundry and repair shop at 946 Ogden Avenue within the B-3 zoning district.

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

1. The Special Use shall substantially conform to the staff report, plans and documents attached to the staff report dated April 1, 2013 except as such plans may be modified to conform to the Village codes and ordinances.
2. All automobile detailing and repair work shall take place entirely within the existing building. No work shall take place outside of the building.
3. The minor automobile repairs shall be limited to the following services: oil change, radiator flushing, air conditioner recharging, tune-ups, and brake services.
4. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. Signage directing patrons to available parking in the rear of the building shall be installed.

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

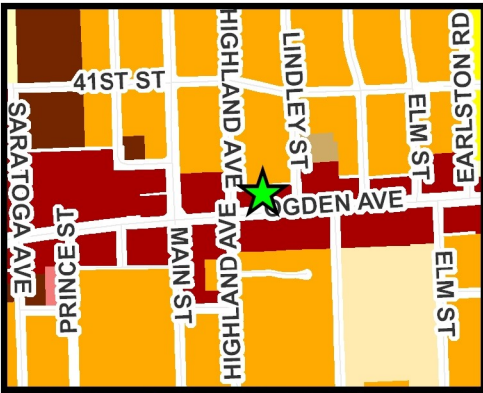
SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 25 50 75 100 Feet

946 Ogden Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 1, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 08-13 946 Ogden Avenue	Special Use for an Automobile Laundry and Repair Shop	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a special use to permit an automobile laundry and automobile repair shop in an existing building located at 946 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: The Chicago Trust Co., N.A. TR# BEV-3311
10258 S. Western Avenue
Chicago, IL 60643

APPLICANT: Hesham El Defrawy
215 W. 59th Street, Apt 22
Hinsdale, IL 60527

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business and
R-4, Single Family Residence

EXISTING LAND USE: Commercial

PROPERTY SIZE: 0.47 acres (20,473 square feet)

PINS: 09-05-118-012 and -025

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Single Family Residence	Single Family Residential
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS

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

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

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to operate an automobile detailing and minor automobile repair business at 946 Ogden Avenue. The property at 946 Ogden Avenue is zoned B-3, General Services and Highway Business and includes a two-story building. The proposed use would be located in the eastern half of the building. An existing automobile upholstery shop is located in the western half of the building while a 1,500 square foot office occupies the second floor.

Parking for the property is provided at 4249 Highland Avenue, which is immediately north of the subject property and is zoned R-4, Single Family Residential. A Conditional Use (known today as a Special Use) for the parking lot was granted by the Village on June 6, 1969. Both parcels are under the same ownership.

The petitioner is proposing to operate an automobile detailing and minor automobile repair business in the eastern half of the building. The proposal calls for the creation of seven interior service bays. Four bays will be dedicated to automobile detailing, one bay will be dedicated for minor automobile repairs while the remaining two bays will be used for customer intake and evaluation. All detailing and repair work will take place entirely within the building.

The detailing work includes hand and power washing, waxing and interior cleaning treatments. A complete list of detailing services is provided in the petitioner's narrative letter. The minor automobile repairs are limited to oil changes, radiator flushes, air conditioning recharges, tune-ups and brake services. These are the only services that will be provided at this location as noted in the petitioner's narrative letter.

Patrons will enter the site via the entry drive immediately west of the building and enter the business from the rear (north). After their service is complete, the customer can pull through the building and exit the site directly onto Ogden Avenue. The driveway extending south from the building will be signed as 'exit only.'

The petitioner is not proposing any exterior building improvements as part of this petition. The property owner did receive an Ogden Avenue Site Improvement Strategy (OASIS) grant to undertake exterior façade and landscape improvements that will be completed this spring.

A total of 13 parking spaces and 10 stacking spaces are required based on the existing and proposed uses. The petitioner is proposing to provide 28 total parking and stacking spaces. A small parking area immediately north of the building will be striped with five parking spaces, including one handicap space. The existing parking lot will be striped to include 21 parking and stacking spaces while two stacking spaces will be provided at the exit of the proposed shop. The striped parking areas are available to all tenants of the building. Signage directing patrons to the parking in the rear of the building will be provided at various locations on the building.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The property is designated as Corridor Commercial in the Comprehensive Plan. Corridor Commercial uses include a blend of commercial retail, office, regional commercial retail, service and multi-family uses. The proposed automobile detailing and service uses are consistent with the Corridor Commercial designation.

The Comprehensive Plan notes Ogden Avenue is an auto-oriented corridor. The proposed automobile detailing and repair shop is consistent with the automobile orientation of the corridor and nearby automobile uses, including the adjacent upholstery shop. The Comprehensive Plan also notes the Ogden Avenue corridor should continue to function in its dual role by serving the daily needs of local residents and providing commercial services to the larger region. The proposed automobile uses provide a service to both local residents and regional automobile dealerships that may choose to have their cars detailed or repaired at this location. The proposed use is consistent with the Comprehensive Plan.

The Comprehensive Plan also has a goal of increasing the depth of commercial properties along Ogden Avenue. The property owner should pursue the rezoning of 4249 Highland Avenue from R-4 Single Family Residential to B-3, General Services and Highway Business. The existing parking lot is commercial in nature and based on the break in Highland Avenue to the west of the property, the property will not be developed as residential in the future. The rezoning would assist in the future redevelopment potential for the adjacent Ogden Avenue properties. To not impact the petitioner's timeframe, the Village will work with the property owner to pursue the rezoning of this property under a separate action.

COMPLIANCE WITH THE ZONING ORDINANCE

The 946 Ogden Avenue property is zoned B-3, General Services and Highway Business. Per Section 28.609(d) and (e) of the Zoning Ordinance, automobile laundries (detailing) and automobile repair shops are permitted as Special Uses. The existing building complies with the bulk requirements of the Zoning Ordinance. The proposed uses comply with the Zoning Ordinance.

The parking lot located at 4249 Highland Avenue will undergo improvements which will bring the parking lot into compliance with the parking lot design standards in the Zoning Ordinance. The parking lot is currently permitted as a Conditional Use. To provide additional commercial depth to Ogden Avenue for future redevelopment, this property should be rezoned to B-3, General Services and Highway Business. To assist the petitioner, the Village will work with the property owner in pursuing the rezoning. As currently proposed, the parking lot complies with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site which would result in public improvements. All required infrastructure exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. The building is equipped with sprinkler and fire alarm systems. The sprinkler and alarm systems will be reviewed during the building permit phase to ensure a proper level of protection.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Reporter*. Staff has received a few general inquiries regarding the proposed use.

Additionally, staff spoke with the property owner of 950 Ogden Avenue who was concerned about the

availability of parking spaces for the proposed use, the undesired use of their parking lot by patrons of 946 Ogden Avenue and the increase of cut-through traffic on her parcel. Staff explained that traffic for the proposed shop would use the existing drive aisle immediately west of the building and park in the improved rear parking lot. It was also noted that cars leaving the site would exit directly onto Ogden Avenue either from the garage or the west drive aisle. These concerns were forwarded to both the petitioner and property owner who noted that wall signage can be placed on the building to direct clients of all tenants in the building to the dedicated parking spaces to the rear of the building.

FINDINGS OF FACT

The applicant is requesting a Special Use to operate an automobile laundry and repair shop in the B-3 zoning district. Staff believes the development meets the standards for granting a special use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

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

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The proposed automobile uses will provide a desirable service to the community and will contribute to the general welfare of the neighborhood and the community. The proposal is consistent with the Corridor Commercial designation in the Comprehensive Plan and the goal of providing for both the daily needs of residents as well as providing commercial services to the larger region. This standard is met.

- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The proposed automobile detailing and repair shop will not be detrimental to the health, safety, morals or general welfare of the community. All automobile detailing and repair will take place entirely within the building and no work will be performed outside. The existing parking lot will be improved to provide adequate parking and stacking facilities for both the existing and proposed uses in the building. Traffic will be self contained on the site using the existing drive aisles. This standard is met.

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. This standard is met.

- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

Automobile laundries and automobile repair shops are listed in Sections 28.609(d) and (e) of the Zoning Ordinance as allowable special uses in the B-3 zoning district. This standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC 08-13 subject to the following condition:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.
2. All automobile detailing and repair work shall take place entirely within the existing building. No work shall take place outside of the building.
3. The minor automobile repairs shall be limited to the following services: oil change, radiator flushing, air conditioner recharging, tune-ups, and brake services.
4. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. Signage directing patrons to available parking in the rear of the building shall be installed.
6. The property owner shall apply for a rezoning of 4249 Highland Avenue from R-4 Single Family Residential to B-3, General Services and Highway Business prior to a certificate of occupancy being issued for the proposed automobile detailing and repair shop. Failure of the property owner to apply for the rezoning will result in the Village pursuing the rezoning.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att

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0 25 50 75 100 Feet

946 Ogden Avenue Location Map



**Narrative Statement
Special Use Petition
Ogden Main Auto Spa
946 Ogden Avenue
Downers Grove, Illinois**

The owner and operator of the proposed Ogden Main Auto Spa, Hesham El Defrawy is requesting approval for a special use under the provisions Section 28-1900 of the Downers Grove Zoning Ordinance as it is objective to operate an automobile detailing and minor auto repair business on property commonly known as 946 Ogden Avenue. It is intended that the business will be named Ogden Main Auto Spa. The subject property is zoned B-3 and under Section 28.609 (d) Automobile Laundries are authorized as a special use and under sub-section (e) Automobile Repair is listed as an authorized special use.

Ogden Main Auto Spa will provide hand auto detailing primarily to the consumer market but will also provide its services to the automobile sales market.

This business is primarily a hand detailing business with limited use of mechanical equipment in contrast to a "tunnel style" car wash, which would depend upon large equipment to wash and wax automobiles. In addition to automobile detailing, the business intends to provide limited automobile repair services to its customers.

The proposed automobile detailing and service business is proposed to be located within the easterly 3,745 square foot unit as measured exterior wall to exterior wall or to center of common wall to unit to the west) of the building commonly known as 946 Ogden Avenue. The proposed floor plan calls for 4 bays for automobile detailing activities and one bay to be equipped with an automobile hoist for mechanical service. In addition there is to be space for two additional interior spaces for customer intake and evaluation activities. All automobile services are to be provided solely within the building.

The hours of operation for Ogden Main Auto Spa are to be from 7:00 A.M. to 6:00 P.M. Monday through Friday and from 8:00 A.M. to 3:00 P.M. on Saturdays. The business will be closed on Sundays.

The automobile detailing end of the business will provide a full range of automobile cleaning and beautification services. The customer can choose from the menu of services depending upon their needs and desires. Following is a list of typical services, which are to be available:

Automobile Detailing Services

Exterior:

Hand or power wash exterior of car
Hand dry exterior of car
Bug and Tar removal

Tree Sap removal
Clay finish exterior to remove any irregularities
Clean wheel rims
Clean and dress tires
Restore and polish oxidized headlight covers
Hand wax and polish exterior

Interior:

Vacuum interior
Vacuum trunk or cargo area
Interior wipe down
Clean and detail doorjambs
Clean interior of windows
Carpet and mat shampooing or steam cleaning
Plastic and vinyl cleaning
Leather and vinyl conditioning
Clean upholstery car seats
Console and vent cleaning
Air freshener
Eliminate odors

Other Cleaning Services:

Engine compartment cleaning and detailing
Power wash undercarriage

Automobile Repair and Maintenance Services:

Oil change*
Radiator flushing
Air conditioner recharging
Tune-ups
Brake service

Note: The storage of both new and waste oil shall be conducted in accordance with quantity and safety regulations of the Downers Grove Fire Department and shall be disposed of under contract with a disposal company per State and Federal E.P.A. regulations.

Automobile services, which will not be offered:

Body, fender and sheet metal or frame repair work
Painting
Engine overhaul or replacement
Muffler or tailpipe repair or replacement

In order to best understand the nature of the operation of the business a list of the typical tools and typical supplies, which are used by the employees of the proposed Special Use business have been listed below.

Tools Typical Used for Automobile Detailing:**Detailing Tools:**

Hand towels
Sponges
Spray bottles
Buckets
Brushes
Hoses
Hand buffer
Carpet cleaning machine
Power washer
Steam cleaner
Vacuum
Air compressor

Note: The air compressor equipment will be constructed in a sound insulated compartment.

Mechanic's Tool:

Electrical auto hoist
Typical automobile hand and power tools

Supplies Typical Used for Automobile Detailing:

The supplies to be used for automobile detailing are typically of the same nature as consumers may purchase in an automobile supply store. The only significant difference is that the products will be purchased in commercial sized containers rather than the small consumer containers that individuals tend to purchase for home consumption. Such supplies consist of the following typical products:

Soaps
Shampoos
Cleaners for tar and bug removal
Waxes and auto finish treatments
Carpet cleaners
Wheel and tire cleaners and preparations
Deodorizers for the interior of the cars

Standards for Approval of a Special Use

The provision of Section 28-1902 establishes a series of standards for the Village Council to consider in its determination of authorizing approval of a Special Use.

In general, the proposed use is located in an area zoned B-3 which is the Village's General Service and Highway Business District. Additionally, the subject property appears in the Village of Downers Grove Comprehensive Plan under the Commercial Areas Plan, with the land use category Corridor Commercial. As noted in the Downers Grove Comprehensive Plan narrative: "Corridor commercial areas are those areas that developed to cater to the automobile and are typically organized in a linear fashion. Uses include a blend of neighborhood-oriented commercial retail, offices, smaller regional

commercial retail (such as auto dealers), service uses and multi-family uses." The proposed Special Use for an automobile detail and automobile service business clearly is consistent with the intent of the Village's Comprehensive plan.

More specifically, Section 28-1902 subsections a, b, c and d establishes four standards for the Village Council to consider in its deliberations.

Subsection (a) provides: *"That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community."*

The proposed automobile detailing and service business is located within the Village's principal automobile service and sales business area, the Ogden Avenue corridor. Such uses are a normal and customary business activity which are present and are patronized by consumers as it is clearly desirable that automobile owners both want and need their automobiles to be operable, well maintained and be of a clean and well appearing nature. The proper care and maintenance improves the functionality and therefore the enjoyment and utility of automobiles as well as their value and longevity.

Subsection (b) provides: *"That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity."*

The proposed automobile care business is being designed to operate with all services to be conducted within the building. The nature of the services to be provided and the equipment and supplies to be used are normal and typical of other automobile care and service business currently conducting business. The proposed business activities are to be separated sufficiently from adjacent residences commensurate with the relatively low-key nature of the primarily hand labor nature of this type of automobile care business.

Subsection (c) provides: *"That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802."*

Every effort has been made to comply with the regulations specified for the underlying B-3 zoning district in general. Additionally, the petitioner has satisfied the requirements of the Village and the Downers Grove Sanitary District concerning a triple basin floor drain, which is in place and has passed an inspection by the Sanitary District. Furthermore, the petitioner's business space is protected by a sprinkler fire suppression system that has passed the most recent inspection by the Fire Department inspector.

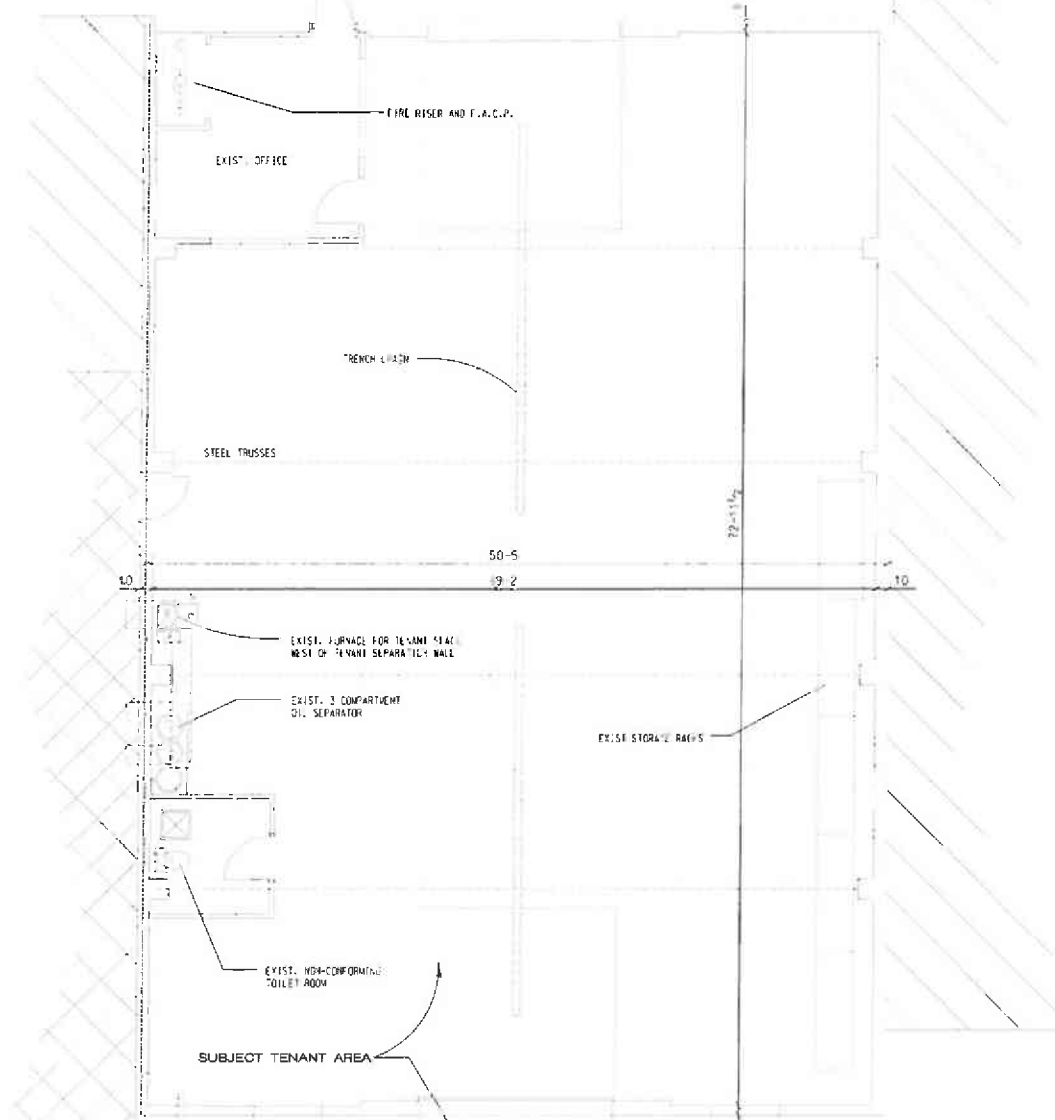
Finally, in order for a business, regardless of it being a permitted use or a special use, must successfully navigate a rather exhaustive review and inspection process conducted by the Building Department and the Fire Prevention Division prior to being permitted to conduct business operations.

Subsection (d) provides: *"That it is one of the special uses specifically listed for the district in which it is to be located."*

The Zoning Ordinance lists the proposed uses requested under this Special use petition as authorized Special Uses in the underlying B-3 zoning District. More specifically, Automobile Laundries are listed as an authorized use under Section 28.609 (d) and Automobile Repair is listed as an authorized use under Section 28.609(e)

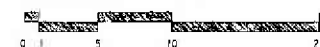
EXISTING BUILDING SECTION

SCALE: 3/16" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

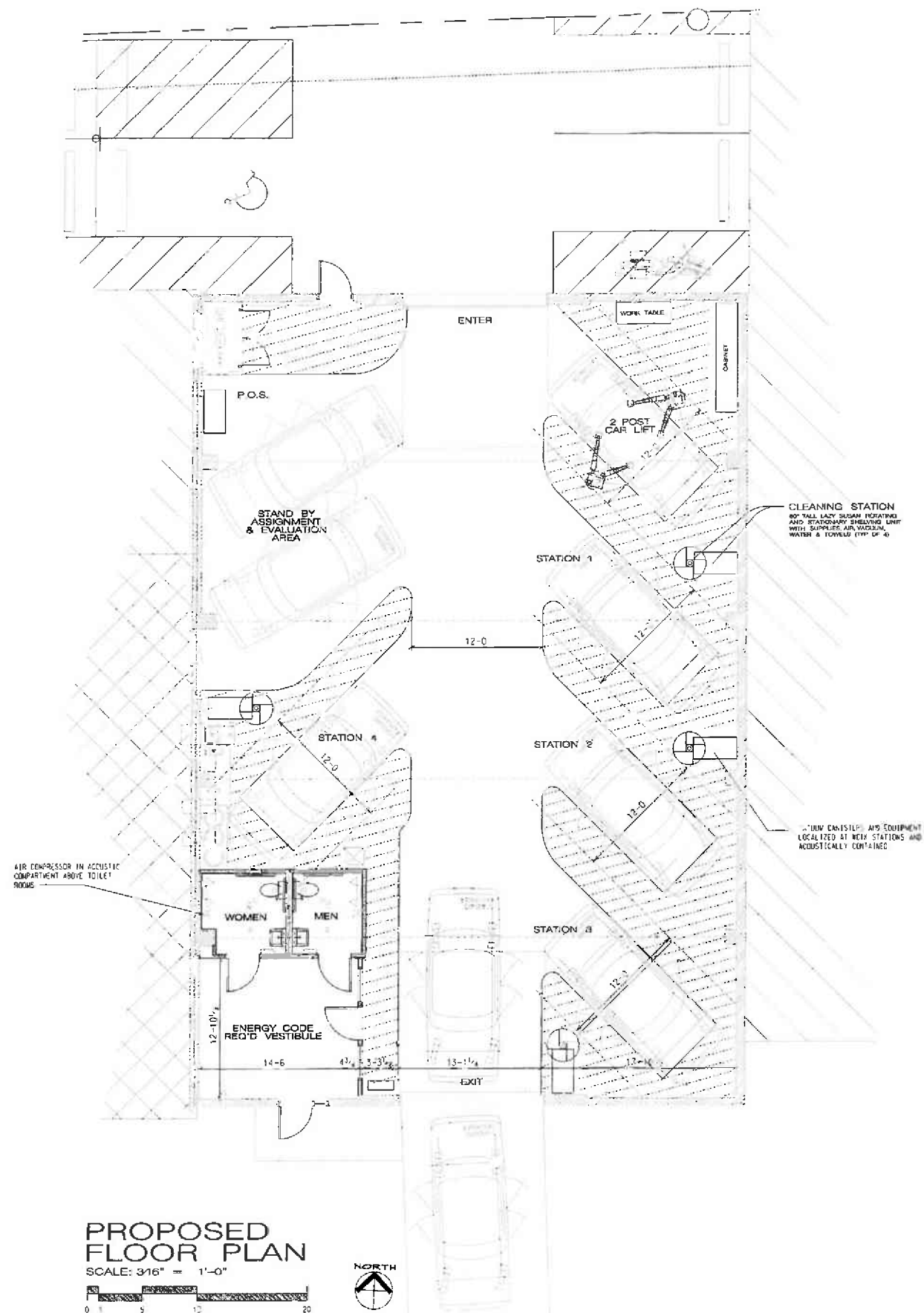


BUILDING AREA LEGEND:

FIRST FLOOR WEST	2230 SQ. FT. GROSS (APPROX)
FIRST FLOOR EAST	3745 SQ. FT. GROSS (APPROX)
SECOND FLOOR	1692 SQ. FT. GROSS (APPROX)
S.T. GROSS BUILDING	7507 SQ. FT.

PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"



DEAN M. POZARYSKI, P.A.
ARCHITECT
4728 MAIN STREET, DOWNERS GROVE, IL 60015
PHONE 630-580-1448
FAX 630-580-1449
WWW.DMPA.COM

Rathje Planning Services, Inc.
412 CHICAGO AVENUE
DOWNERS GROVE, IL 60055
PHONE 630-580-1448
FAX 630-580-1449
WWW.RATHJE.COM

DATE ISSUED
17 JAN 2003 10:00 AM
BY JPM 2003 10:00 AM
REV 1 17 JAN 2003 10:00 AM
REV 2 17 JAN 2003 10:00 AM
REV 3 17 JAN 2003 10:00 AM
REV 4 17 JAN 2003 10:00 AM

SPECIAL USE APPLICATION
FOR
OGDEN MAIN AUTO SPA
948 OGDEN AVENUE, DOWNERS GROVE, IL
EASTERN TENANT AREA

SHEET TITLE
FLOOR PLAN

PROJECT NO. D-COM-113
SHEET
A-3

24 OF 24 TOTAL SHEETS

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 1, 2013, 7:00 P.M.

Chairman Hose called the April 1, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mrs. Rabatah, Ms. Urban, Mr. Webster

ABSENT: Mr. Quirk, Mr. Waechtler

STAFF PRESENT: Village Planner, Damir Latinovic; Village Planner, Stan Popovich

VISITORS: Mr. Ken Rathje, Rathje Planning Services, 412 Chicago Avenue, Downers Grove, IL; Mr. Hesham El Defrawy, Petitioner; Mr. Dean Pozarzynski, 4728 Main Street, Downers Grove; Ms. Marge Earl, 4720 Florence Avenue, Downers Grove; Ms. Lillian Blake, 1029 S. Fairfield, Lombard; Mr. Ron Blake, 1029 S. Fairfield, Lombard

APPROVAL OF THE MARCH 4, 2013 MINUTES

THE MARCH 4, 2013 MINUTES WERE APPROVED ON MOTION BY MR. MATEJCZYK, SECONDED BY MS. URBAN. MOTION CARRIED BY VOICE VOTE OF 7-0.

Chairman Hose reviewed the meeting's protocol.

PC 08-13 A petition seeking Special Use approval for an automobile laundry and repair use in an existing building. The property is located on the north side of Ogden Avenue, 100 feet east of the intersection of Highland and Ogden Avenues, commonly known as 946 Ogden Avenue, Downers Grove, IL (PINs 09-05-118-012 and -025). Hesham El Defrawy, Petitioner; The Chicago Trust Co., N.A. TR# BEV-3311, Owner.

Village Planner, Mr. Stan Popovich, summarized that the petitioner was requesting a special use for an automobile laundry and repair shop at 946 Ogden Avenue. Four interior bays would include hand wash and power wash services; two bays would include intakes and evaluation; and one bay would be used for minor repair work. The site is comprised of two parcels -- one fronting on Ogden Avenue (zoned B-3 General Services and Highway Business) and the other parcel fronting Highland Avenue (zoned R-4 Single Family Residential) with a parking lot permitted as a conditional use granted in 1969. The proposed special use would be located in the eastern half of the existing building on Ogden Avenue. Currently, in the western half of the building, a custom

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automobile upholstery shop exists on the first floor with offices on the second floor. A floor plan was referenced.

Per staff, all auto work, washing and detailing would be completed inside the building with auto repairs to be limited to oil changes, radiator flushes, air conditioner recharges and tune-ups. No exterior improvements to the building were planned; however, the property owner did receive an OASIS (Ogden Avenue Site Improvement Strategy) grant with some exterior improvement to be made to the building.

A review of how the vehicles would enter and exit the site followed. Staff reported that the petitioner was providing 28 parking and stacking spaces, including one space for handicap parking. Details followed.

Per staff, the proposal met the requirements of the Village's Comprehensive Plan. The use is consistent with the uses along the Ogden Avenue Corridor, and staff was encouraging that the north parcel be rezoned to a B-3 use to be more consistent with the parking lot use and to be more in line with the goals of the Village's Comprehensive Plan. The proposal meets the requirements of the Village's Zoning Ordinance and was a permitted special use under the B-3 zoning district. The parking lot improvements would also meet the requirements of the zoning ordinance.

Per the Fire Prevention Division, Mr. Popovich reported that the existing fire alarm and sprinkler system will be reviewed when they apply for the building permit to ensure both systems were adequate for the special use, as proposed.

Continuing, proper public notice was published in the *Downers Grove Reporter* and notices were sent to the neighbors within 250 feet of the property. The property owner to the north voiced concern about increased traffic, hours of operation, use of the parking lot and screening of the parking lot. Staff spoke with the owner of 950 Ogden Avenue, who had concerns about increased cut-through traffic through his parking lot and patrons from 946 Ogden Avenue using his parking lot. Staff discussed their follow-up with the owner regarding that issue.

Mr. Popovich reviewed the Standards for Approval for a Special Use individually noting all standards have been met. In conclusion, he recommended that the Plan Commission forward a positive recommendation to the Village Council regarding the petition, along with staff's six conditions listed in its staff report.

Per commissioner questions, staff confirmed there would be no fumes or obnoxious smells emitted from the building. With regard to the alley, the Village had not explored any vacation of the alley at this time. Mr. Matejczyk thought it would be advantageous to do so for both properties. Staff concurred but mentioned there was a cost associated with the vacation. Clarification followed that automobile "laundry" was basically the same as a car wash or car detailing.

Per Mr. Beggs's question regarding the removal of the last sentence in staff's Condition No. 6, Mr. Popovich explained that staff preferred to keep the last sentence because staff believed it was important for the subject property to be rezoned for the good of the community and the Comprehensive Plan. Asked if it would restrict matters too much to have another right-turn only sign on the western drive of the property, Mr. Popovich responded that he did not feel that the level of traffic exiting was significant enough to the point that drivers needed to be limited. Besides, the

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property owners at 950 Ogden had concerns about cut-through traffic heading eastbound on Ogden Avenue. Details followed on the effects. Lastly, Mr. Popovich confirmed for Mr. Beggs that the special use would continue with a subsequent owner who wanted to operate the same type of business with the specified conditions, and as cited in staff's Condition No. 3.

With the re-striping of the parking lot, Mr. Popovich agreed that existing pavement was in poor condition and the lot needed to be repaired to meet the Village's standards but it would not have to come before this commission to be heard again, nor would lighting be required, as stated in the 1969 special use provision. An explanation then followed on the Village's process for rezoning a property and the costs/time associated with same. Asked if there was something that would have triggered the process in getting the owner to start landscaping improvements, Mr. Popovich indicated there was not because the requested special use was on the inside of the building and the site did not offer much opportunity for green space yet have the ability to function throughout the site.

Chairman Hose proceeded to swear in those who would speak on the petition.

On behalf of the petitioner, Hesham El Defrawy, Mr. Ken Rathje, with Rathje Planning Services, Downers Grove, introduced himself and architect Mr. Dean Pozarzycki, 4728 Main Street, Downers Grove. Mr. Rathje summarized the history and location of his client's site and explained that his client was seeking a special use for a combined business of auto detailing and repair comprising of two parcels. His client's business was specifically the easterly unit which had a total area of 3,475 sq. feet. Mr. Rathje provided details about the building, hours of operation and the services that will be provided. A list of services covered and not covered under automobile repair also followed. Mr. Rathje noted these details were also provided in the staff report.

Addressing parking, Mr. Rathje confirmed that 28 parking and stacking spaces would be provided, with 21 of those spaces located on the lot to the north (which included the previously approved conditional use). He referenced a list of hand tools that would be utilized and asked that they be part of the record as detailed in the staff report. The hand tools include an air compressor to be located above the washroom facilities and enclosed in a sound-dampening structure.

In summary, Mr. Rathje referenced the number of auto-oriented businesses located along Ogden Avenue, pointing out that the petition was a typical business that would be found along Ogden Avenue. He addressed the four Standards of Approval for a Special Use and each of staff's six conditions listed in its staff report, noting compliance would be met. As to the last condition, wherein staff was urging the rezoning of the 4249 Highland Avenue property from R-4 zoning to B-3 zoning, Mr. Rathje noted that while it was noteworthy and he did seek staff's support for the rezoning, however, he stated the petitioner did not need to pursue any rezoning in order for the special use to be approved. Mr. Rathje asked that the special use proceed on its own and he expected the rezoning to proceed on its own as well.

Responding to questions about left turns, Mr. Rathje explained that a left turn lane did exist in the center of the roadway and that a vehicle exiting the site could seek "refuge" in that center lane and eventually merge with traffic. In addition, he understood that during peak a.m. and p.m. hours, the majority of traffic would have to "find its way" to access the property primarily from a westbound movement. Details followed. Mr. Rathje agreed that some of the parking lot was in poor repair and stated that the property owner would repair or repave it, depending upon what his contractor found.

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Re-striping of the lot was described as well as mention of two landscaping islands to be installed.

As to chemical disposal and the like, Mr. Rathje explained that oil and fluids would be contained in waste containers inside the facility, consistent with the Fire Prevention department's requirements. Waste removal is to be contracted with a waste removal company. Mr. Rathje confirmed that a triple-basin trench system already existed within the interior of the building.

Chairman Hose opened up the meeting to public comment.

Ms. Lillian Blake, 1029 S. Fairfield, Lombard, Illinois, whom was interested in the petition due to the property north of the parking lot, voiced concern that there was not much green space planned for the parking lot and wanted to see about ten feet of green space between the residential property and the proposal, especially at the north edge of the parking lot. She asked for clarification of the diagonal parking spaces, how many customers would patronize the site, and voiced concern about exhaust fumes, noise, keeping the fence maintained, the dumpster location, lighting, and how the parking lot, if rezoned, would affect the residents' requests in any future changes to the area.

Mr. Ronald Blake, 1029 S. Fairfield, Lombard, IL, clarified that the property they were vested in was 4245 Highland Avenue and he had concerns about how the petition would affect the property. He wanted to ensure that the bay doors would be closed to avoid hearing repair noises.

Mr. Popovich addressed the dumpster issue, the additional green space that would be added to the parking islands, the existing grass along the north property line, and some of the fencing being an open design due to the fact that it was a front yard and is residential zoning. He further explained traffic flow on the site, the fact that he does not anticipate idling vehicles in the parking lot, and the fact that the bay doors will be closed, but may be open occasionally. Should noise become an issue, he said they could be addressed under the Village's noise regulations. Should lighting be proposed for the parking lot, the Village would require a photometric plan to be submitted by the petitioner.

Ms. Marge Earl, 4720 Florence Avenue, Downers Grove, asked for clarification about the parking lot being "permitted as a conditional use". Mr. Popovich explained that the conditional use was granted to allow a parking lot on the residentially zoned property for the business at 946 Ogden Avenue. At that time, the use at 946 Ogden was a by-right use which did not require special approvals to operate. There was no tie between the parking lot and another special use that would have expired.

Ms. Earl voiced concern about staff's wording of Condition No. 6 and did not want to see the Village being ultimately responsible for the rezoning of the property, since there were costs involved, wherein, Mr. Popovich stated the costs basically involved staff's time which was covered by the current application fees. Should the property become rezoned, Ms. Earl queried whether it would change what was allowed as a layout, wherein Mr. Popovich responded that it would permit additional fencing requirements and parking lot landscaping. By doing the rezoning later, Mr. Popovich confirmed with Ms. Earl there was no landscape buffering for the neighbors that was being lost.

Mr. Blake returned to the podium and asked about the status of the north four-and-one half feet of the property and whether it would be grass, wherein Mr. Rathje confirmed the deterioration that took place but stated that the plan was to have a curvilinear front green space along the west side

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approaching the 10 to 12 foot range in green space. The north side would not have any added green space due to the tight nature of the property and the parking lot width requirements. Mr. Rathje also pointed out that the juxtaposition of the bay doorway was well away from the nearby residences.

Ms. Lillian Blake returned and asked about the bay door that faces a residential back yard to the east of the parking lot, mentioning there used to be more green space between the two.

Hearing no further comments, public comment was closed by the chairman. Mr. Rathje was invited to provide closing comments.

Mr. Rathje believed the proposal would be a benefit to the Ogden Avenue business community and stated his client does care about the community. He and his team worked hard to come up with a plan that was consistent with the Comprehensive Plan, the Zoning Ordinance, and to be a good neighbor to the businesses and to the residents.

Mr. Matejczyk believed the proposal was very appropriate and hoped that in the future the properties would become consolidated for the good of Ogden Avenue. Ms. Urban believed the reuse of the building was appropriate for the location. The existing structure was maximized, the parking worked efficiently, and the site was being upgraded and improved which was an asset. Mr. Webster suggested that the owner address the light facing the north and that it have "cut-off" and not shine on the property to the north. Staff referenced back to the wording in the 1969 Conditional Use which addressed lighting but thought the lighting issue could be better addressed through the Village's Property Maintenance department and not place a condition in the Special Use Ordinance.

Chairman Hose also believed the petition was appropriate and fit well with the Ogden Avenue plan and it was a good business to have on Ogden Avenue. He supported the petition. Mrs. Rabatah agreed the petition was well presented. A motion was entertained by the chairman:

WITH RESPECT TO FILE PC 08-13, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO STAFF REPORT DATED 04/01/2013 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. ALL AUTOMOBILE DETAILING AND REPAIR WORK SHALL TAKE PLACE ENTIRELY WITHIN THE EXISTING BUILDING. NO WORK SHALL TAKE PLACE OUTSIDE OF THE BUILDING.**
- 3. THE MINOR AUTOMOBILE REPAIRS SHALL BE LIMITED TO THE FOLLOWING SERVICES: OIL CHANGE, RADIATOR FLUSHING, AIR CONDITIONER RECHARGING, TUNE-UPS, AND BRAKE SERVICES.**
- 4. THE BUILDING SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**

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5. **SIGNAGE DIRECTING PATRONS TO AVAILABLE PARKING IN THE REAR OF THE BUILDING SHALL BE INSTALLED.**
6. **THE PROPERTY OWNER SHALL APPLY FOR A REZONING OF 4249 HIGHLAND AVENUE FROM R-4 SINGLE FAMILY RESIDENTIAL TO B-3, GENERAL SERVICES AND HIGHWAY BUSINESS PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROPOSED AUTOMOBILE DETAILING AND REPAIR SHOP. FAILURE OF THE PROPERTY OWNER TO APPLY FOR THE REZONING WILL RESULT IN THE VILLAGE PURSUING THE REZONING.**

SECONDED BY MRS. RABATAH.

ROLL CALL:

AYE: MR. MATEJCZYK, MRS. RABATAH, MS. URBAN, MR. WEBSTER, MR. BEGGS, MR. COZZO, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 7-0

Mr. Popovich stated staff anticipates holding a May meeting.

THE MEETING WAS ADJOURNED AT 8:35 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MS. URBAN. MOTION CARRIED BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)