

ITEM ORD 2014-6004

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
1/13/2015

SUBJECT:	SUBMITTED BY:
Special Use for a personal vehicle repair and maintenance facility at 2300 Wisconsin Avenue	Stan Popovich Planning Manager

SYNOPSIS

A special use ordinance has been prepared to permit a personal vehicle repair and maintenance facility at 2300 Wisconsin Avenue Units 301 & 302.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

n/a

RECOMMENDATION**UPDATE & RECOMMENDATION**

This item was discussed at the January 6, 2015 Village Council Meeting. Staff recommends approval on the January 13, 2015 Active Agenda.

BACKGROUND

The petitioner is requesting approval of a Special Use to expand an existing research and development based business to include personal vehicle repair and maintenance services at 2300 Wisconsin Avenue Units 301 & 302. The property is zoned M-1, Light Manufacturing district and the proposed use is permitted as a Special Use in the M-1 district.

The petitioner currently operates a research and development business out of 1,923 square foot Unit 301. The company researches and develops suspension components for non-street legal vehicles/racecars. The petitioner is proposing to expand the services of his business to include Unit 302 and to offer installation, fabrication and maintenance of suspension parts to non-street legal vehicles. The petitioner does not provide automotive services to vehicles that are commonly found on streets. The installation of suspension components on racecars is classified as “personal vehicle maintenance and repair”.

The petitioner is not proposing any exterior modification which would affect the bulk regulations of the Zoning Ordinance. However, the proposed use will require 10 off-street parking spaces. At this time, there is sufficient parking to accommodate such use. Staff will continue to monitor the parking requirements for the overall 2300 Wisconsin Avenue development as the remaining vacant units are occupied.

The proposal is consistent with the Comprehensive Plan which designates the property as light industrial/business park. Additionally, the Comprehensive Plan calls for the Ellsworth Industrial Park to be used for research and development and to expand existing businesses. The proposed use meets both of these goals.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated December 1, 2014

Draft Minutes of the Plan Commission Hearing dated December 1, 2014

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
A PERSONAL VEHICLE REPAIR AND MAINTENANCE FACILITY
AT 2300 WISCONSIN AVENUE UNITS 301 & 302**

WHEREAS, the following described property, to wit:

Lot 1 in Frank Lopata Resubdivision of Lots 10, 11 and 12 in the Resubdivision of Lots 8 to 13 inclusive in Ellsworth Park Unit 3, and Lot 24 in Ellsworth Park Unit 5 in the east half of the southwest quarter of Section 12, and the north half of the southeast quarter of Section 12, Township 38 North, Range 10 East of the third principal meridian, according to the plat of said Frank Lopata Resubdivision recorded August 13, 1965 as Document R65-30445, in DuPage County, Illinois.

Commonly known as 2300 Wisconsin Avenue, Units 301 & 302, Downers Grove, IL 60515 (PIN 08-407-006)

(hereinafter referred to as the "Property") is presently zoned "*M-1, Light Manufacturing District*" 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 12.050 of the Zoning Ordinance be granted to permit a personal vehicle repair and maintenance facility at 2300 Wisconsin Avenue, Units 301 & 302; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on December 1, 2014, 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. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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 a personal vehicle repair and maintenance facility at 2300 Wisconsin Avenue, Units 301 & 302 within the M-1 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 December 1, 2014, except as such plans may be modified to conform to the Village codes and ordinances;
2. The Special Use is limited to the research, development, installation and development of suspension related components for race cars. The petitioner shall not service vehicles that are not race vehicles;
3. No vehicles may be test driven on the subject property or in the surrounding areas; and
4. The use is allowed a maximum of three total service bays.

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:

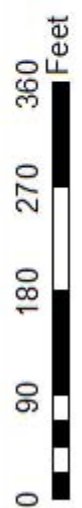
Published:

Attest: _____

Village Clerk



2300 Wisconsin Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 1, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 36-14 2300 Wisconsin Avenue Units 301 & 302	Special Use for Personal Vehicle Repair and Maintenance	Patrick Ainsworth Planner

REQUEST

The petitioner is requesting approval of a Special Use to operate a personal vehicle repair and maintenance business at 2300 Wisconsin Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: MacNeil Real Estate Holdings
1 MacNeil Court
Bolingbrook, IL 60440

APPLICANT: Timothy Olsen
Olsen Motor Sports
2300 Wisconsin Avenue Unit 301
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Light Industrial Building
PROPERTY SIZE: 5.07 acres
PINS: 08-12-407-006

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M-1, Light Manufacturing	Light Industrial / Business Park
SOUTH:	M-1, Light Manufacturing	Light Industrial / Business Park
EAST:	M-1, Light Manufacturing & ORM, Office, Research & Manufacturing	Light Industrial / Business Park
WEST:	M-1, Light Manufacturing	Light Industrial / Business Park

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 Narrative
3. Plat of Survey
4. Floor Plan Layout
5. Photos

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to operate a Personal Vehicle Repair and Maintenance business at 2300 Wisconsin Avenue, Units 301 & 302. The property is zoned M-1, Light Manufacturing. The proposed use is an allowable Special Use in the M-1 district.

The subject units are part of a larger development which was approved by Village Council in 2012 (Ordinance #5265) and was constructed in 2013 and 2014. Specifically, 2300 Wisconsin Avenue consists of three light industrial buildings with 55 units, cumulatively totaling 91,250 square feet with 147 off-street surface parking spaces (See attached Site Plan). The off-street parking spaces are not assigned to any individual space.

The petitioner is currently operating a research and development business out of 1,923 square foot Unit 301. The petitioner is a high end motorsport suspension engineering based business which researches and develops suspension components for non-street legal vehicles. Currently, the petitioner services suspension parts, but does not offer installation services at this location. The petitioner is proposing to expand the services of his business to offer installation, fabrication and maintenance of suspension parts to non-street legal vehicles as well as provide indoor vehicle storage for similar vehicles. At no time does the petitioner provide automotive services to vehicles that are commonly found on streets. The installation of the suspension components falls under the Downers Grove Zoning Ordinance land use classification of "personal vehicle maintenance and repair". The use of indoor vehicle storage is considered an accessory use to the primary use of research, development and installation of suspension components.

The petitioner is proposing to expand the business to include Unit 302. Unit 302 is 1,593 square feet in size which will total 3,516 square feet of space for this business. More specifically, the petitioner is proposing to service his client's vehicles inside of Unit 301 and offer indoor vehicle storage inside of Unit 302. The petitioner will also store equipment related to his business in both units (See attached Floor Plans). While the petitioner proposes to operate his business out of both spaces, he does not have intentions to internally connect the spaces at this time. Note, personal vehicle maintenance and repair services must adhere to specific operational regulations under Section 6.100 of the Downers Grove Zoning Ordinance. Those regulations include all repairs and service activities must be conducted within a completely enclosed building and no outside storage is allowed, except for customer vehicles waiting to be repaired or waiting for pick up.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the land use of the property as light industrial/business park, which primarily includes uses dedicated to design, assembly, processing, packaging, storage and transportation of products. The Plan also notes the Ellsworth Industrial Park should be used for research and development purposes. Currently, the petitioner tests and enhances auto-parts for racing vehicles which is

consistent with the land use and goals for light industrial/business park. Additionally, the Comprehensive Plan places an emphasis on expanding existing businesses in the Ellsworth Industrial Park. The petitioner's proposed business expansion will be increasing services to a specific clientele and will be reducing overall vacancy. Staff finds that the proposed use will be compatible with neighboring land uses. The proposed use is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The 2300 Wisconsin Avenue property is zoned M-1, Light Manufacturing. Per Section 5.010 of the Zoning Ordinance, personal vehicle maintenance and repair is an allowable Special Use. There are no exterior modifications proposed with the petitioner's application. Therefore, there are no bulk regulations to evaluate.

With regards to evaluating required off-street parking, the petitioner's application states that Unit 301 will hold up to three vehicles service bays. The petitioner is proposing to store vehicles and equipment inside of Unit 302. As such, the required off-street parking requirements are calculated as follows:

Unit	Proposed Use	Required Parking Per Zoning Ordinance Sections 28.7.030 & 7.130
#301	Research/Development & Personal Vehicle Maintenance and Repair	<u>Three</u> parking spaces required for three services bays and <u>Six</u> parking spaces required for stacking
#302	Vehicle Storage and Equipment Storage	<u>One</u> parking space required for 1,593 s.f. of space for storage and warehousing vehicles
Total Number of Required Parking Spaces		10 Parking Spaces

Per the table shown above, 10 off-street parking spaces are required for these two particular spaces. This is a more intense land use resulting in an average requirement of five off-street parking spaces per unit for the proposed business whereas the average number of parking spaces typically provided to each unit in this development is 2.67 spaces. However, it is anticipated that the remaining uses will contain a mix of businesses varying from storage/warehousing, artisan industrial, light industrial and professional offices. All of the aforementioned land uses have less intensive off-street parking requirements. Moreover, there are opportunities for the petitioner to accommodate parking inside Unit 302 to satisfy the stacking requirement. Staff finds that the amount of parking for this proposed use is satisfied as there are no other uses currently occupying any other unit. Staff will continue to monitor the required amount of off-street parking spaces as each unit is permitted and occupied.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no exterior modifications proposed with this application. Therefore, there are no public improvements proposed or required.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application and has no concerns.

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 Suburban Life*. Staff has not received any comments regarding the proposal at this time.

FINDINGS OF FACT

The applicant is requesting a Special Use approval for a personal vehicle repair and maintenance facility. The proposed use meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

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 constituent 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. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the M-1, Light Manufacturing zoning district. Under Section 5.010 of the Zoning Ordinance, personal vehicle repair and maintenance is listed as an allowable Special Use in the M-1 zoning district. This standard has been met.
2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed use will allow the petitioner to expand the services of the existing business and allow for him to expand into the adjacent vacant space. The proposed use is in the interest of public convenience and will contribute to the general welfare of the area as there is no business that offers the specific research, development and testing services that the petitioner is proposing inside of the Ellsworth Industrial Park. The petitioner's proposed use will meet various Comprehensive Plan goals including the expansion of an existing business and by targeting contemporary industrial users. This standard has been met.
3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed use will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. All activities directly associated with the proposed use will be conducted inside of the building. Moreover, specific conditions will be placed on the subject units to ensure that there will be no secondary impacts which will be detrimental to the health, safety or general welfare of the public. This standard has been 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 36-14 subject to the following conditions:

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. The Special Use is limited to the research, development, installation and development of suspension related components for race cars. The petitioner shall not service vehicles that are not race vehicles;
3. No vehicles may be test driven on the subject property or in the surrounding areas; and
4. The use is allowed a maximum of three total service bays.

PC 36-14, 2300 Wisconsin Avenue
December 1, 2014

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Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Division Manager

SP:pa
-att

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Olsen Motorsports Inc
2300 Wisconsin Ave, Unit 301
Downers Grove, IL 60515

To:

Village Of Downer Grove
801 Burlington Ave
Downers Grove, IL 60515

Special Use Permit Overview

Olsen Motorsports Inc is requesting a special use permit to include "personal vehicle repair and maintenance" to expand their business at 2300 Wisconsin Ave, Unit 301/302. It is the purpose of this letter to provide the Village of Downers Grove a concise and clear overview of the nature of the operations of Olsen Motorsports Inc and how they intend to make use of this special use permit.

Olsen Motorsports Inc is a high end motorsports suspension engineering based business. Currently we house and research and develop suspension components on three vehicles, One 2008 Porsche GT3Cup, one 2012 Porsche Cayman and one 2015 Subaru WRX STI. We research and develop custom suspension components for these three vehicles that ultimately become the industry standard in shock absorber valving used worldwide at the highest level of motorsports. These three vehicles are test platforms for prototype shock absorber components in various levels of testing (i.e. street and track testing).

Pending the outcome of Village of Downers Grove approving the additional zoning Olsen Motorsports Inc will also look to acquire adjacent unit (302) to expand the business to and include the following:

- 1) Storage for special use cars (i.e. race cars)
- 2) Expansion of business to include the following performance modifications:
 - a) Manufacturing of race cars to include:
 - i) Roll cage installation/fabrication
 - ii) Custom Engine building
 - iii) Custom gearbox building

1. All of the cars receiving these modifications will be weekend driver or non-street legal cars that are purpose built for racetracks.
2. None of the cars that are to be maintained or manufactured are owned by Olsen Motorsports Inc. All of these cars are privately owned and Olsen Motorsports Inc is contracted out for each project.

Downers Grove Municipal Code Section 28.12.050H

H Approval Criteria

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. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

28.12.050h.1

- 1) See above description of intended business. Current zoning is M-1.

28.12.050h.2

- 1) Store is minimal foot/vehicle traffic. Vehicles being worked on are the individuals second or third cars purpose built for the individual for racetrack use. Therefore they are not daily driven. These cars are not being worked on while the customer waits in office. They are left in the workshop for extended days while the build of the car is ongoing.
- 2) Hours of operation are 8am-5pm Monday through Friday, and Saturday by appointment only.
- 3) Unit 301 is the workshop so storage will be limited to projects ongoing and will be 2-3 cars.
- 4) Unit 302 will be long term storage of cars (6-8) as well as parts inventory, and pit equipment.
- 5) Per week 3-5 vehicles are expected to be in some stage of production.
- 6) Equipment is limited to light fabrication and metal working equipment, as well as hand tools, and general car service equipment. (i.e. jacks, jack stands, tables etc)

- 7) In some/most cases the vehicle is brought in using enclosed transportation. These transporters vary from one car enclosed trailer to multiple car trailers. Pick up and drop off is done in a timely manner (less than 30 minutes) by professional drivers who's sole business is coast to coast transportation of high end cars.
- 8) Noise is kept at a minimum as most cars are not driven due to the cost of the car and its drivetrain.

28.12.05oh.3

1. There is no foreseeable event in day to day operations that can be thought of as detrimental to the health, safety, and general welfare of individuals.
2. The business that Olsen Motorsports Inc intends to conduct will be contained inside the proposed units. No cars will be parked outside for long periods of time (except for employees personal vehicles) for multiple reasons:
 - a. High probability of theft
 - b. Most cars do not have windows so weather is an issue
 - c. Most cars do not contain engine coolant so freezing is an issue.
3. In order for Olsen Motorsports Inc to maintain its image and following within the high end car scene things must be kept spotless. Floors must be mopped daily, and the property must be kept in tip top shape otherwise that would be detrimental to business which is catered towards a top tier boutique shop.
4. The business and inside the building cannot look or function like a traditional repair shop as the public normally sees it. Odors must be kept at a minimum and cleanliness is a must as there are cars stored inside the premises.

Attached to this letter are:

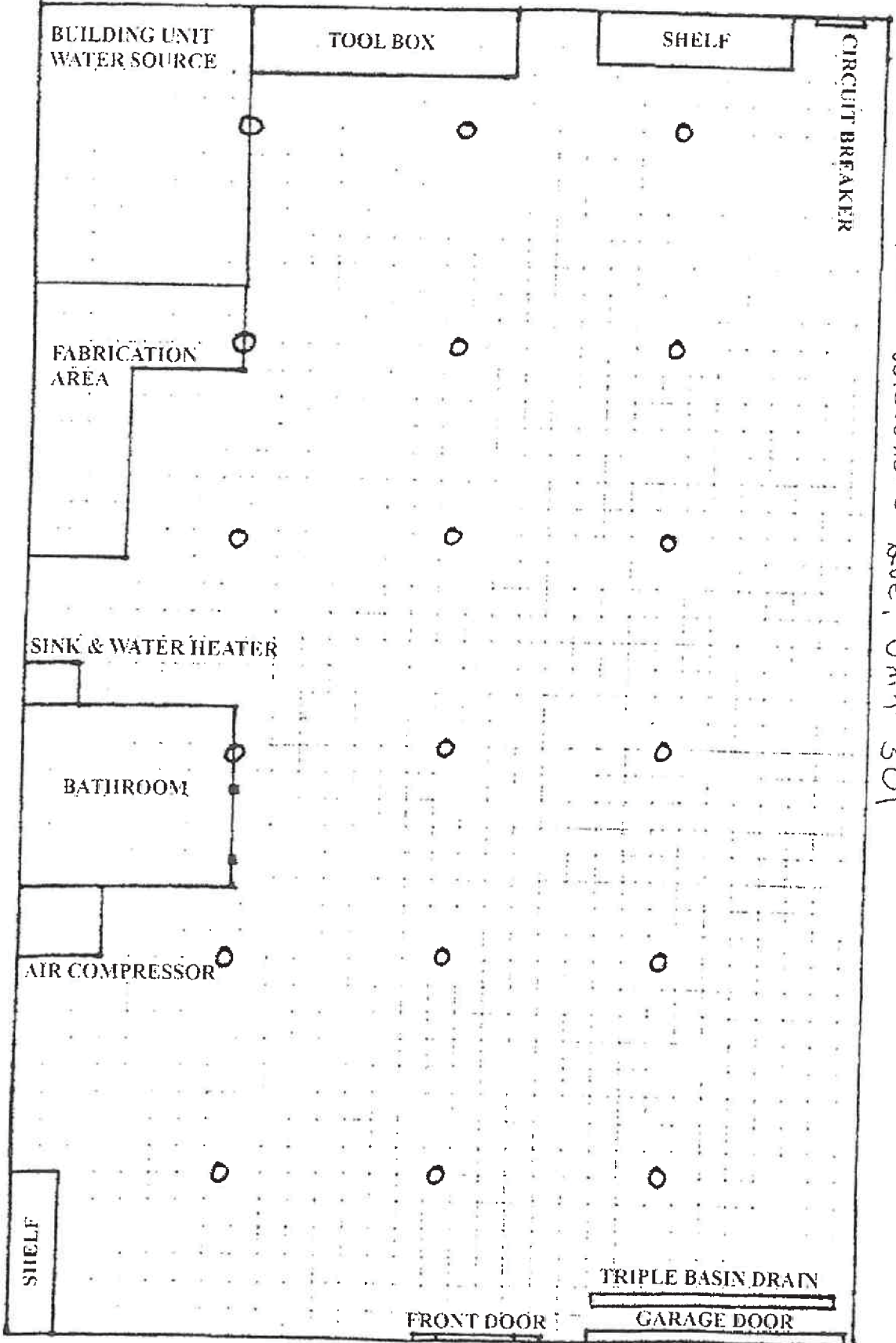
1. 6 copies of floor plans drawn to scale
2. 6 copies Registered Surveyors Plat of Survey
3. 6 copies List of surrounding property owners
 - a. List is provided by Janet Marinis of Baird and Warner Hinsdale.
4. 6 copies Engineered Site Plan
5. 6 Copies Detailed Site Plans
6. 6 Copies Proof Of Ownership

This sums up the written request, intended use, and compliance intent for 2300 Wisconsin Ave, Unit 301/302, Downers Grove, IL.

Olsen Motorsports Inc

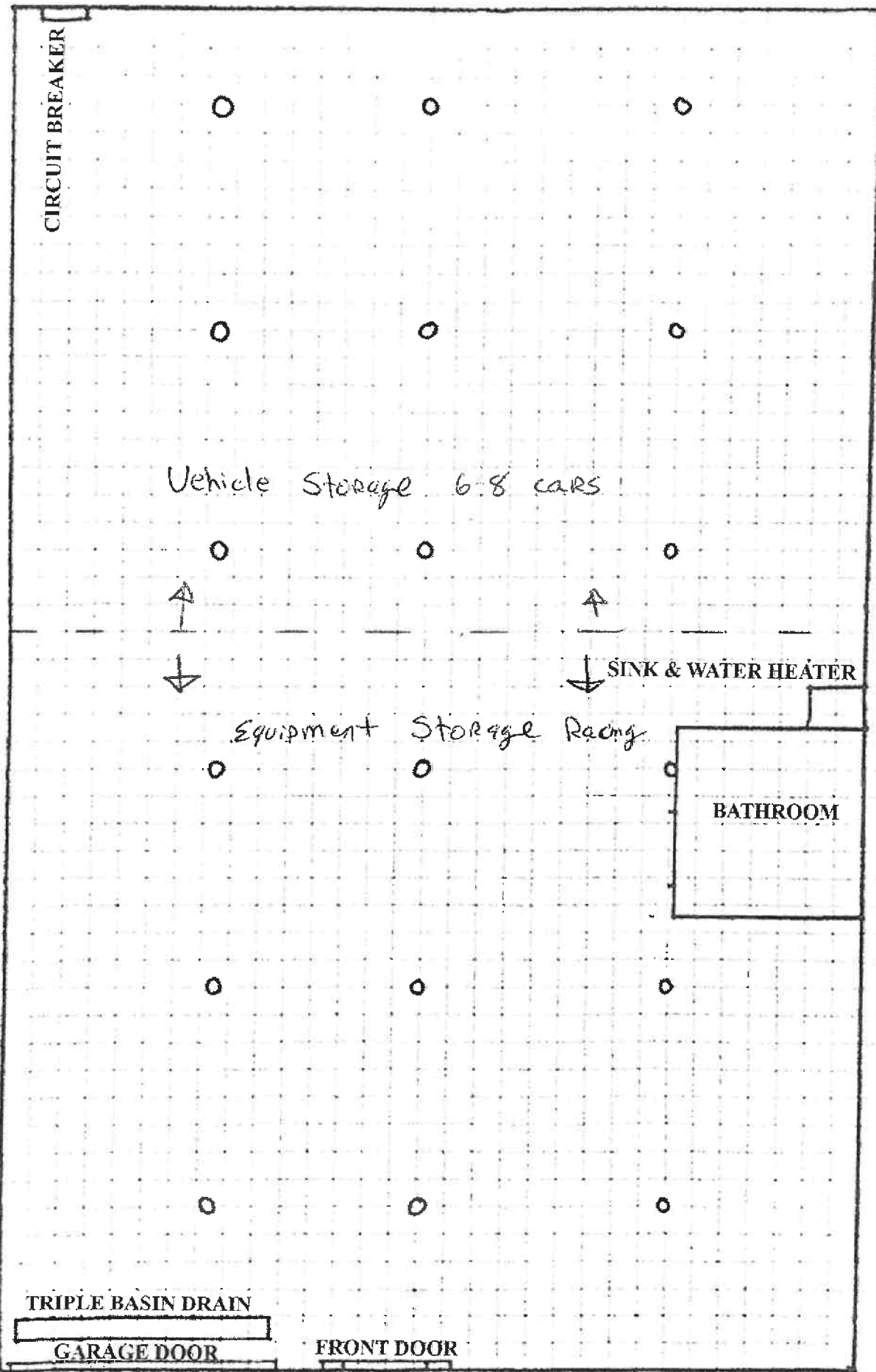


Tim Olsen



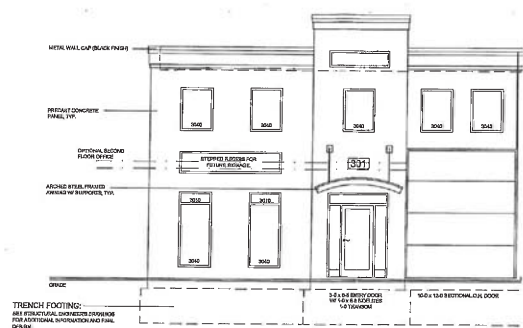
2300 Wisconsin Ave. Unit 301

Legend
O - Sprinkler



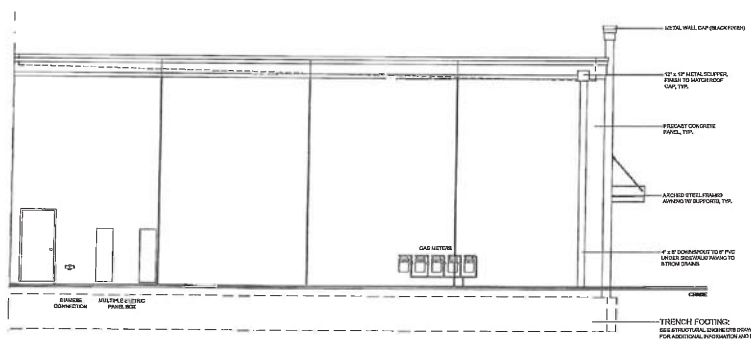
Legend
 O - Sprinkler

Unit 302



BUILDING 3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



BUILDING 3 WEST ELEVATION

SCALE: 1/4" = 1'-0"

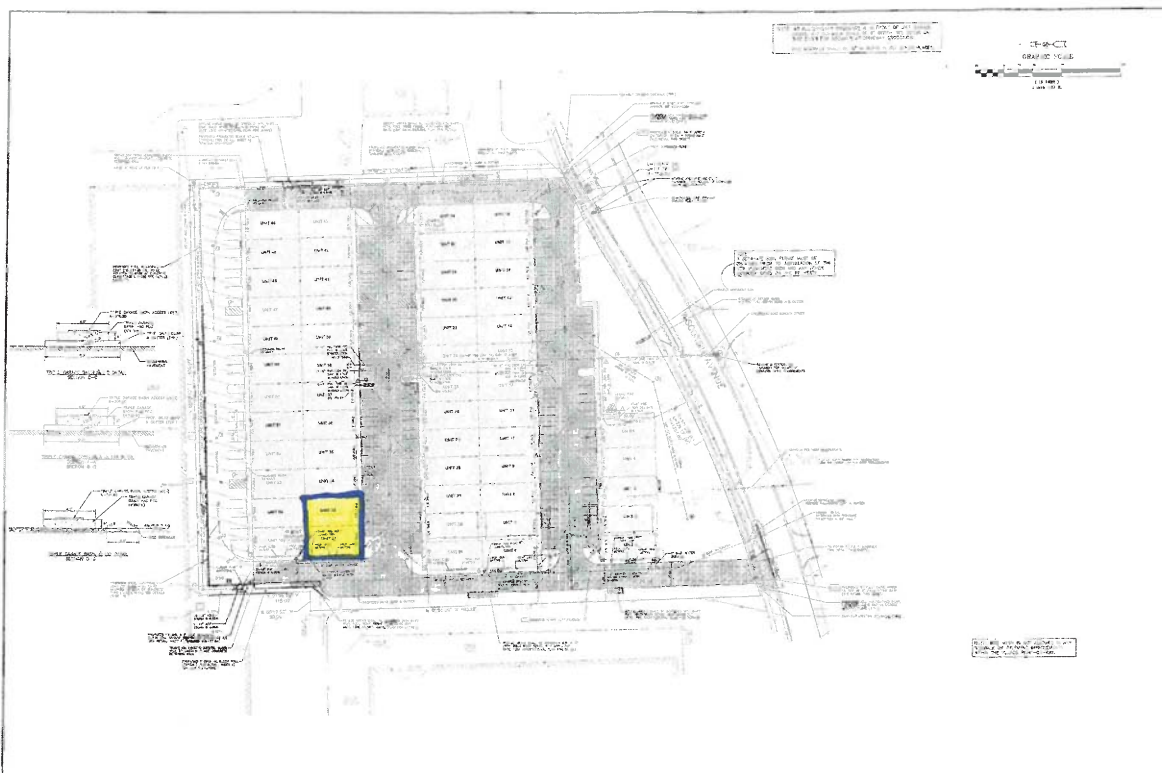
DATE:	REVISED:
BY:	BY:

2300 WISCONSIN OFFICE CONDOS
2300 WISCONSIN AVENUE, DOWNTOWN GROVE
DESIGNED BY FERGUSON ARCHITECTS, LLC

Ferguson Architects
FERGUSON ARCHITECTS, LLC
ARCHITECTS

00312
FEB 13, 2014

A19 of 20



VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ Applicant _____ DATE: January 13, 2015 _____
(Name)

RECOMMENDATION FROM: _____ FILE REF: PC-36-14 _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A PERSONAL VEHICLE REPAIR AND MAINTENANCE FACILITY AT 2300 WISCONSIN AVENUE UNITS 301 & 302", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 2300 Wisconsin, Units 301 & 302, to permit a personal vehicle repair and maintenance facility.

RECORD OF ACTION TAKEN:
