

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
11/22/2016

SUBJECT:	SUBMITTED BY:
Zoning Ordinance Text Amendments	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The Village is requesting a Zoning Ordinance text amendment to permit off-site automobile storage as a Special Use in the M-1, Light Manufacturing zoning district. An ordinance has been prepared to amend the text of the following Zoning Ordinance sections:

1. Section 5.010 Table 5-1 – Add Automobile Dealership Off-Site Storage as an allowed Special Use in M-1 district
2. Section 5.050.Q – Add definition for Automobile Dealership Off-Site Storage
3. Section 6.190 – Performance standards for Automobile Dealership Off-Site Storage

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the November 15, 2016 Village Council meeting. Based on council discussion, #7 of Section 2 shall be updated to reflect the storage of vehicles be limited to “operable” for sale or for lease personal vehicles.

Staff recommends approval on the November 22, 2016 Active Agenda.

BACKGROUND

The requested text amendments would permit automobile dealerships to store extra vehicle inventory in the M-1, Light Manufacturing zoning district. The Village, working with the Downers Grove Economic Development Corporation, requested the text amendments to allow automobile dealerships, via a Special Use, to store ‘for sale’ and ‘for lease’ vehicles off-site of their principal dealership location in limited situations in the M-1, Light Manufacturing zoning district. There are three sections of the Zoning Ordinance that are proposed to be modified.

Request #1 – Section 5.010 – Add Use to Table 5-1

The proposed text amendment would place the off-site storage of automobile dealership inventory within the ‘vehicle sales and service’ category in the existing use table, Table 5-1. This use is classified as a

Special Use which would provide a public review process to determine the compatibility of the proposed use with surrounding buildings, land uses and development patterns.

Request #2 – Section 5.050.Q – Add Definition

This section is modified to provide a definition of “Automobile Dealership Off-Site Storage.” The definition is: “A use that provides for the storage of ‘for sale’ or ‘for lease’ personal vehicles that are parked on a separate parcel that is not contiguous to the principal business location. See also Sec. 6.190.”

Request #3 - Section 6.190 – Add Special Use Criteria

This section includes new performance standards. The supplemental standards have been carefully crafted in an attempt to minimize the impact of the activity on the M-1 district and nearby business and residential uses. The additional standards account for operational and vehicular impacts to determine the compatibility of the proposed use with surrounding buildings, land uses and development patterns.

The Plan Commission recommended removal of condition #4, shown below:

4. Screening and landscaping of the entire storage area is required only when the property is within 100 feet of a residential use or residential zoning district. Screening shall be in the form of an eight foot tall solid fence and landscaping shall comply with Section 8.020.

The Plan Commission felt that landscaping should only be required in accordance with Section 8.020 when a new parking lot is constructed for this use. Staff finds that landscaping should be required for both new and existing parking lots to minimize the impact that automobile storage would have on nearby residential properties.

Public Comment

The Downers Grove Economic Development Corporation and one additional speaker at the October 3 Plan Commission meeting expressed support of the request. A third speaker requested that the Village consider a more permanent storage facility including a test track.

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

ATTACHMENTS

Ordinance

Staff Report with attachments dated October 3, 2016

Letter from the Downers Grove Economic Development Corporation

Draft minutes of the Plan Commission meeting dated October 3, 2016

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney
(Name)

DATE: November 22, 2016

RECOMMENDATION FROM: Plan Commission
(Board or Department)

FILE REF: 16-PLC-0043

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AMENDING PROVISIONS OF THE DOWNERS GROVE ZONING ORDINANCE TO ALLOW AUTOMOBILE DEALERSHIPS OFF-SITE VEHICLE STORAGE AS A SPECIAL USE IN THE M-1, LIGHT MANUFACTURING ZONING DISTRICT", as presented.



SUMMARY OF ITEM:

Adoption of this motion shall amend the Zoning Ordinance to allow automobile dealerships off-site vehicle storage as a special use in the M-1, Light Manufacturing Zoning District.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING PROVISIONS
OF THE DOWNERS GROVE ZONING ORDINANCE
TO ALLOW AUTOMOBILE DEALERSHIPS OFF-SITE VEHICLE STORAGE AS A
SPECIAL USE IN THE M-1, LIGHT MANUFACTURING ZONING DISTRICT**

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

Section 1. That Table 5.1 is hereby amended follows:

SEE ATTACHED TABLE 5.1:

16-PLC-0043, Zoning Ordinance Text Amendment
October 3, 2016

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
RESIDENTIAL																			
Household Living																			
Detached house	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-
Attached house	-	-	-	-	-	-	-	-	S	-	-	P	-	-	-	-	-	-	-
Two-unit house	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Apartment/condo	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Group Living (except for the following uses)																			
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.050
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	Sec. 6.050
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	Sec. 6.080
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	Sec. 6.080
PUBLIC, CIVIC AND INSTITUTIONAL																			
Aircraft Landing Area																			
Cemetery	-	-	-	-	-	-	-	-	S	S	-	-	S	S	S	-	-	-	-
College or University	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	-	-	-	S[6]	-	-	-	-	-	-	-	-
Community Center	S	S	S	S	S	S	S	-	-	-	-	S	-	-	-	-	-	-	-
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	-	-	-	-	-	-	-	-	-
Governmental Facility	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	P	P	P	P	P	-	-	-	-	-	-	-
Hospital	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	S[3]	-	-	-	-	-	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Museum or Cultural Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Resource Preservation	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	-	-	-	-	-	-	-	-	-	-	-	-
Religious Assembly	S	S	S	S	S	S	S	S	P	P	S[6]	S	S	S	-	-	-	-	Sec. 6.120
Safety Service	S	S	S	S	S	S	S	S	P	P	S	S	P	P	P	P	P	P	-
School	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	-
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Wireless Telecommunications																			
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	Sec. 6.170
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.170
COMMERCIAL																			
Adult Entertainment Establishment																			
Animal Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-
Grooming	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	-	Sec. 6.160

P = use permitted as of right | S = special use approval required | - = not allowed

16-PLC-0043, Zoning Ordinance Text Amendment
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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 Sec. 5.020)																				
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	-	-	-	-	-	-	S	-	-
Theater	-	-	-	-	-	-	-	-	P	P	S	-	-	-	-	-	-	S	-	-
Commercial Service																				
Building service	-	-	-	-	-	-	-	-	S	P	S	-	-	-	-	-	-	-	-	-
Business support service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-
Consumer maintenance and repair	-	-	-	-	-	-	-	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	-
Research service	-	-	-	-	-	-	-	-	-	P	S	-	-	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]	-	-	-	-	-	-
Wine boutique	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	-	-
Financial Service																				
Funeral or Mortuary Service	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-
Lodging	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-
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	S	P	P	P	P	-	-	-	-
Parking, Non-Accessory																				
Retail Sales	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S	-	-	-	-
Convenience goods	-	-	-	-	-	-	-	P	P	P	P	S	[12]	-	-	-	-	-	-	-
Consumer shopping goods	-	-	-	-	-	-	-	P	P	P	P	P	[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																				
Studio, Instructional or Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Trade School																				
Trade School	-	-	-	-	-	-	-	P	P	P	P	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	-	-	-	-

16-PLC-0043, Zoning Ordinance Text Amendment
 October 3, 2016

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-1	M-2	INP-1	INP-2	Supplemental Regulations
Subcategory																			
Specific use (See Sec. 5.0.20)																			
Personal vehicle sales and rentals	-	-	-	-	-	-	-	-	S[10]	S	S	-	-	-	S	-	-	-	-
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
WHOLESALE, DISTRIBUTION & STORAGE																			Sec. 6.190
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	S	P	P	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	P[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	P	P	P	P	P	P	P	P	P	P	P	P
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
OTHER																			
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	-	-	-

P = use permitted as of right | S = special use approval required | - = not allowed

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.

Section 2. That Section 28.5050.Q is hereby amended as follows:

5.050.Q Vehicle Sales and Service

Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service subcategory includes the following specific use types:

7. Automobile Dealership Off-Site Storage

A use that provides for the storage of operable 'for sale' or 'for lease' personal vehicles that are parked on a separate parcel that is not contiguous to the principal business location. See also Sec. 6.190.

Section 3. That Section 28.6.190 is hereby added as follows:

6.190 AUTOMOBILE DEALERSHIP OFF-SITE VEHICLE STORAGE

A. PERFORMANCE STANDARDS

1. Off-site storage must be located within a 3.5-mile radius of the use served by the off-site storage area, measured between the nearest property lines of both uses.
2. Off-site storage areas shall be separated from each other by a distance of 1,000 feet, measured between the nearest property lines of both uses.
3. A parking study shall be required. Such study shall identify the number of required parking spaces for the existing use on the storage site per Table 7-1 and the number of excess parking spaces that the storage site has available. The number of storage spaces provided may not exceed the amount of available parking per the study.
4. Screening and landscaping of the entire storage area is required only when the property is within 100 feet of a residential use or residential zoning district. Screening shall be in the form of an eight foot tall solid fence and landscaping shall comply with Section 8.020.
5. All stored vehicles must be located within a designated area. Such designated area shall be depicted on the Special Use application and clearly identified on the property. Stored vehicles must be parked within a striped parking space and must be in compliance with parking lot site design standards in Section 7.100.
6. Only employees of the personal vehicle sales office shall be allowed on the storage site. Customers are prohibited from being on the storage site and any sales are prohibited from occurring on the storage site.
7. Storage areas are to be only for the storage of operable vehicles 'for sale' or 'for lease.' Vehicles that have been damaged or waiting for repair or service or that are rental cars may not be stored in the storage area.
8. The off-site storage area may be under separate ownership only if an agreement is provided, in a form approved by the Village Attorney, guaranteeing the availability of the storage, commensurate with the number of available storage spaces. Off-site storage privileges will continue in effect only as long as the agreement, binding on all

parties, remains in force. If an off-site storage agreement lapses or is no longer valid, then the stored vehicles must be removed.

9. Any Special Use approval shall be limited to only the applicant, the approval is non-transferable.

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

Section 5. 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
OCTOBER 3, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0043	Zoning Ordinance Text Amendments	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The Village is requesting to revise the Zoning Ordinance to allow automobile dealership off-site vehicle storage as a Special Use in the M-1, Light Manufacturing zoning district.

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, working with the Downers Grove Economic Development Corporation, is requesting review of a text amendment to the Zoning Ordinance to allow automobile dealership off-site vehicle storage as a Special Use in the M-1, Light Manufacturing zoning district. The proposed text amendment would allow automobile dealerships, via a Special Use, to store 'for sale' and 'for lease' vehicles off-site of their principal dealership location in limited situations in the M-1, Light Manufacturing zoning district.

Section 3.010.B.6 of the Zoning Ordinance identifies the Light Manufacturing zoning district as primarily intended to accommodate office, research, employment, warehousing and industrial activities. Permitted and special uses within the M-1 zoning district are shown in Table 5-1 of the Zoning Ordinance (shown on pages 3 – 6 of this staff report). There are three areas of Downers Grove with M-1 zoned parcels: the north side of Warrenville Road, west of Finley Road; Ellsworth Industrial Park; and the parcels flanking the BNSF railroad corridor through the center of the Village.

The proposed amendment would place the off-site storage of automobile dealership inventory within the 'vehicle sales and service' category in the existing use table, Table 5-1, and would also include new supplemental use regulations in Article 6 of the Zoning Ordinance (28.6.190). The proposed amendment has been carefully crafted in an attempt to minimize the impact of the activity on the M-1 district, businesses, and nearby residential uses. 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 density and frequency of the use within a geographic area
3. Limits the potential location of off-site storage to areas within a limited radius of automobile dealerships
4. Requires a parking study to protect existing on-site parking demands and prevent unintended spillover onto other nearby properties
5. Requires landscaping and screening when in close proximity to residential uses
6. Limits site access to only employees of the personal vehicle sales office
7. Sales are prohibited from occurring on the site
8. Limits on-site activities to only include storage of street-ready vehicles 'for sale' or 'for lease'
9. Prohibits the storage of rental vehicles and vehicles waiting for repair
10. Requires a binding agreement, as approved by the Village attorney, to allow storage on a property under separate ownership
11. Limits the Special Use to the immediate applicant and is non-transferable

The requested Special Use will have to meet the existing Special Use approval criteria noted in Section 12.050.H of the Zoning Ordinance as well as nine 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 six pages. The proposed Table 5-1 amendments are highlighted within a red box on page 5. 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 Sec. 5.020)																				
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)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	
Group home, small (8-person max. occupancy)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	Sec. 6.050
Group home, large (9 or more occupants)	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	Sec. 6.050
Nursing home	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S	Sec. 6.080
Sheltered Care	S	S	S	S	S	S	S	P	P	S	-	-	-	-	-	-	-	-	S	Sec. 6.080
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	Sec. 6.120
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	Sec. 6.170
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.170
COMMERCIAL																				
Adult Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	Sec. 6.020
Animal Service																				
Boarding or shelter	-	-	-	-	-	-	-	-	S	P	-	-	-	-	P	P	-	-	-	
Grooming	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	-	-	-	
Veterinary care	-	-	-	-	-	-	-	-	P	P	S	-	-	-	P	P	-	-	-	Sec. 6.160

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 Sec. 5.020)																				
P = use permitted as of right S = special use approval required - = not allowed																				
Assembly and Entertainment (except for the following uses)	-	-	-	-	-	-	-	-	-	P	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	-	-	Sec. 6.070	
Research service	-	-	-	-	-	-	-	-	-	P	S	-	P	P	P	P	-	-		
Day Care																				
Day care home	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	Sec. 6.030	
Day care center	-	-	-	-	S	S	S	P	P	P	S	S	P	P	P	P	S	-	Sec. 6.030	
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	-	-	Sec. 6.090	
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	-	-	Sec. 6.130	
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	-	-	Sec. 6.040	
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	S[10]	S	-	-	-	-	S	S	-	-	Sec. 6.100	

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 Sec. 5.020)																				
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	-	-	-		
Automobile dealership off-site vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec 6.190	
WHOLESALE, DISTRIBUTION & STORAGE																				
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	S	-	-	-	S	P	P	-	-		
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	P[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	-	-	Sec. 6.110	
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
AGRICULTURE																				
Animal Agriculture (except as allowed under Chapter 5 of the Downers Grove Municipal Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Crop Agriculture	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
OTHER																				
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	S	S	-	S	S[15]	S[15]	S[15]	-	-	-		
Medical Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	Sec. 6.060	

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.

5.050.Q Vehicle Sales and Service

Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service subcategory includes the following specific use types:

7. Automobile Dealership Off-Site Storage

A use that provides for the storage of 'for sale' or 'for lease' personal vehicles that are parked on a separate parcel that is not contiguous to the principal business location.

See also [Sec. 6.190](#).

6.190 AUTOMOBILE DEALERSHIP OFF-SITE VEHICLE STORAGE**A. PERFORMANCE STANDARDS**

1. Off-site storage must be located within a 3.5-mile radius of the use served by the off-site storage area, measured between the nearest property lines of both uses.
2. Off-site storage areas shall be separated from each other by a distance of 1,000 feet, measured between the nearest property lines of both uses.
3. A parking study shall be required. Such study shall identify the number of required parking spaces for the existing use on the storage site per Table 7-1 and the number of excess parking spaces that the storage site has available. The number of storage spaces provided may not exceed the amount of available parking per the study.
4. Screening and landscaping of the entire storage area is required only when the property is within 100 feet of a residential use or residential zoning district. Screening shall be in the form of an eight foot tall solid fence and landscaping shall comply with Section 8.020.
5. All stored vehicles must be located within a designated area. Such designated area shall be depicted on the Special Use application and clearly identified on the property. Stored vehicles must be parked within a striped parking space and must be in compliance with parking lot site design standards in Section 7.100.
6. Only employees of the personal vehicle sales office shall be allowed on the storage site. Customers are prohibited from being on the storage site and any sales are prohibited from occurring on the storage site.
7. Storage areas are to be only for the storage of vehicles 'for sale' or 'for lease.' Vehicles that have been damaged or waiting for repair or service or that are rental cars may not be stored in the storage area.
8. The off-site storage area may be under separate ownership only if an agreement is provided, in a form approved by the Village attorney, guaranteeing the availability of the storage, commensurate with the number of available storage spaces. Off-site storage privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If an off-site storage agreement lapses or is no longer valid, then the storage must be removed.
9. Any Special Use approval shall be limited to only the applicant, the approval is non-transferable.

Analysis

Comprehensive Plan

The Comprehensive Plan notes residential, commercial, industrial and institutional properties require modernization from time to time in order to remain competitive in the marketplace and to avoid becoming functionally obsolete. In the case of some automobile dealerships, the smaller lots along Ogden Avenue create difficulties for the dealership to accept and store the number of vehicles on site that the manufacturer would prefer. While the lots may have been appropriately sized in the past, the consolidation of dealerships after the great recession has led to the requirement that each dealer keep more makes and models on site than in the past. Smaller lots create challenges for the dealerships to remain competitive. The need to ensure that these sites do not become obsolete by offering an alternative off-site storage opportunity meets the intent of the Comprehensive Plan.

The Comprehensive Plan identified catalyst site 26 as a potential location for a shared automobile dealership parking garage for car dealerships in the vicinity. The Plan noted this could be a competitive advantage for dealerships along Ogden Avenue. Catalyst site 26 is now split into two with the recent development of the Supportive Living Facility along Lacey Road. The desire for off-site automobile parking remains in the Village and could be a competitive advantage for dealerships in the community. The ability to provide this use is consistent with the Comprehensive Plan.

The Comprehensive Plan has a goal to enhance the economic vitality, productivity, appearance and function of the Village's commercial corridors. The promotion of this goal and the promotion of the M-1 zoned properties is noted throughout the Plan. The proposed amendment will assist in enhancing the economic vitality of the Village and meets the goals of the Comprehensive Plan.

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

The Commercial Areas Policies are intended to maintain and expand the range of goods provided throughout the Village. The addition of automobile dealership off-site storage into the M-1 zoning district would enable existing dealerships to expand their inventory and grow their business while optimizing and repurposing already dedicated parking spaces. The policies are also intended to minimize conflicts between residential and commercial areas, which the Special Use process will address.

The Comprehensive Plan notes the need to modernize to remain competitive and the desire for off-site automobile dealership parking. This proposal is consistent with the Comprehensive Plan. 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.

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 order to provide supplemental storage of street-ready automobile inventory for dealerships. This standard is met.

RECOMMENDATION

As detailed above, the proposed text amendment meets the review and approval criteria identified in Section 12.020.F of the Zoning Ordinance. The proposed amendments are in conformity with the Comprehensive Plan and meet the challenge of a changing condition. Staff recommends the Plan Commission forward a positive recommendation to the Village Council regarding these requests.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

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Downers Grove Economic Development Corporation

5159 Mochel • Downers Grove, IL 60515
630.729.0380 • www.dgedc.com

Date: September 30, 2016

To: Village of Downers Grove Plan Commission

From: Michael Cassa

Re: Auto Dealer Off-Site Parking

Earlier this year, the Downers Grove Economic Development Corporation was contacted by two local auto dealers. They had the same issue, and the same request: the size of their auto dealer lots was too small, and was there a way they could store cars off-site on a temporary or seasonal basis? The issue of lot size and lot depth in the Ogden Avenue corridor has been raised in the past by other Downers Grove auto dealers. It has also been raised as an objection by auto dealers that were looking for sites in Downers Grove. The DGEDC has not been able to identify potential sites for off-auto site storage that meets the Village's Code requirement that the M1 site must be a fully screened.

The automobile dealership sector is an important part of our local economy, generating significant sales tax revenue. *The Economic Development Plan to Enhance the Sales Tax Base*, presented to the Village Council on March 22, 2016 indicates that the Village should "attract and retain automobile dealerships, expanding the auto dealer row on Ogden Avenue."

The Village of Downers Grove competes for auto dealerships with neighboring communities. Many of these competing communities do not have the same size and lot depth issues that we have on Ogden Avenue in Downers Grove. The inventory capacity of auto dealers on Ogden Avenue in Downers Grove has a direct impact on the dealers' opportunity to generate vehicle sales and sales tax revenues. In some cases, auto dealers in Downers Grove are not able to carry all versions of new models. Customers may have to visit another dealer in another municipality to see the model they are interested in. One dealer indicated that 10 to 30 vehicles are scheduled for delivery on a single day. The dealer must have the capacity to take delivery. Finally, it is important to note that auto companies monitor sales and inventory levels at their dealerships.

The small size and lack of lot depth for sites in the Ogden Avenue corridor is a critical issue for the auto dealer sector. The trend since the recession has been for auto companies to consolidate dealer locations rather than add additional auto dealerships. Consolidation of dealer locations will often require larger sites. In our efforts to identify M1 properties that could accommodate storage of vehicles, the screening requirement was the issue. It is simply not realistic to expect that the owner of an M1 property will permit or pay for the construction of a fully screened fence for what may be a short term or seasonal ground lease.

In addition to being a retention issue for existing auto dealers in Downers Grove, this is an issue for our ability to attract new auto dealerships to the Ogden Avenue corridor. Several dealers have told us in the

past that our sites on Ogden are too small, and could not accommodate the storage of their inventory. These auto dealerships must locate within territories established by the auto companies, and select sites that meet auto company specifications. The small size of sites in the Ogden Avenue corridor is, in some cases, a barrier to entry.

The ability of auto dealers in the Ogden Avenue corridor in Downers Grove to maintain inventory levels is a critical issue that impacts: (1) sales and sales tax revenues at existing dealers; (2) the retention of existing dealerships in Downers Grove; (3) expansion opportunities of existing dealerships; and (4) the attraction of new dealerships to Downers Grove.

The Downers Grove Economic Development Corporation supports the proposed text amendment to the Zoning Ordinance permitting automobile dealership off-site vehicle storage as a Special Use in M1 Districts.

APPROVED 11/7/16

FILE 16-PLC-0043: A petition seeking to amend various Articles within Chapter 28 of the Municipal Code to allow offsite vehicle storage for automobile dealerships as a Special Use in the M-1, Light Manufacturing zoning district. Village of Downers Grove, Petitioner.

Representing the village and petitioner, Senior Planner, Rebecca Leitschuh briefed the commissioners on the proposal that was a text amendment to the Zoning Ordinance to allow for automobile dealership off-site vehicle storage as a special use in the M-1 Light Manufacturing zoning district. Ms. Leitschuh identified three M-1 zoning areas in the village, explaining that tonight's discussion would pertain only to these sites for the zoning amendment request. She reminded the commissioners that the village's comprehensive plan focuses on the Ogden Avenue Corridor, which one of the goals is to continue to develop the auto industry along that corridor. However, she pointed out that lots were shallow and were developed when car dealerships, general commercial, and general manufacturing had different needs for lot sizes, resulting in built-out and adjoining properties, which created a challenge for dealerships to expand north or south on their property. Additionally, established residential districts sat near these sites.

Ms. Leitschuh summarized that since the recession, many smaller dealerships merged, creating larger dealerships which now have the expectation to have larger inventory. She further explained that the special use, along with staff's conditions, will provide a transparent public review process for off-site storage for each request. Details followed regarding the conditions that would need to be satisfied. (A review of Table 5-1 of the zoning ordinance followed as well as staff identifying the category of where the special use would be placed within the table.) Along with the table modification, Ms. Leitschuh stated that a text amendment adding a specific definition was also being requested by the village, wherein staff read the definition and where the text would be placed within the ordinance -- Vehicles, Sales and Service.

It was pointed out by staff that the special use request will have to meet the regular three (3) requirements of Section 12.050.h of the zoning ordinance as well as meet the requirements of a new Section 6.190, *Automobile Dealership Off-Site Vehicle Storage, A. Performance Standards*. Details of the nine (9) requirements under the new section were read by staff.

Next, a review of the two criteria required (under Section 12.020.F) for a zoning text amendment followed. Per staff, the first criteria addressed whether the amendment was in conformity with the policy and intent of the comprehensive plan. Ms. Leitschuh provided a detail summary of how this criteria was met. The second criteria addressed whether the proposed text amendment corrected an error/inconsistency in the zoning ordinance, whether it met the challenge of a changing condition or was necessary to implement an established policy. Again, staff reviewed how the criteria was met as it pertained to meeting the challenge of a changing condition.

Chairman Rickard questioned staff as to where loading/unloading of vehicles at these off-site areas would take place. Was it treated differently than Ogden Avenue, and would it be site-specific? Leitschuh indicated staff did not get into detailed discussion on that matter but offered to look into it if that was the commission's desire.

APPROVED 11/7/16

Ms. Leitschuh then confirmed that if businesses could show, through the process, they had surplus parking on-site, they could sign an agreement and provide off-site storage of vehicles, allowing two different businesses to operate on the same property.

Mr. Maurer pointed out how that was addressed currently in Section 6.190.3 but said there was some confusion/contradiction between “required spaces,” “excess spaces,” and “available spaces” that needed clarification. He suggested considering the longer range implications where a dealership can consider purchasing a lot entirely and fill it with surplus parking. In that scenario, he added, there was no existing use, no surplus was available and it could be a situation that could occur. An example followed. Mr. Maurer stated he wanted some flexibility for the dealerships.

Other questions followed on how staff would handle a business changing its use with a current parking agreement; could a dealership purchase a separate lot for the specific purpose of excess inventory; could a dealership have a parking garage/structure; and what was the term of an agreement? The chairman and other commissioners saw this no different than a business leasing office space. Instead, it was leasing asphalt with a timeline agreed to by two parties.

Ms. Leitschuh proceeded to explain in detail the difference between the proposed use under discussion versus the existing *Parking, Non-Accessory* use for commissioners. The proposed use was for storage which she felt could be misleading, since it fell under the Vehicle, Sales and Service section. The chairman, commenting on a personal experience, proceeded to ask if the size of the parking stalls would be enforced and what size would they have to be? Staff confirmed all of the village’s parking standards would have to be met, including the dimensions for aisles and spaces. As for loading/unloading vehicles, Leitschuh stated that Public Works normally does not encourage loading/unloading of vehicles on public streets. It was something that staff did not discuss but felt that the activity would be operating under the village’s parking standards.

Other questions/comments followed regarding when landscaping would be required; the fact that this was a good opportunity to make use of unused parking that should not have been constructed in the first place; how would security be addressed; and a comment that the screening seemed slightly extreme for the M-1 district. Staff believed the screening protected the residents even though some residents already lived next to an M district.

The chairman invited the public to speak.

Mr. Michael Cassa, president of the Downers Grove Economic Development Corporation (“EDC”), 5159 Mochel, Downers Grove, explained that his company was contacted by two auto dealerships who had inquired whether there was a way they could store vehicles off-site either on a temporary or seasonal basis due to lack of space at their current locations, due to lot and depth issues.

Mr. Cassa relayed that the EDC was not able to identify potential sites for auto site storage that met the village’s current code requirement -- that M-1 sites must be fully screened -- which was the issue. He explained that the inventory capacity that auto dealers on Ogden Avenue have a

APPROVED 11/7/16

direct impact in the dealer's opportunity to generate vehicle sales and sales tax revenue and that auto companies monitor the sales inventory and capacity of their dealerships. It was also unrealistic, he said to expect an owner of an M-1 property to permit/pay for a fully screened fence for a short-term/seasonal ground lease. Mr. Cassa provided a couple of scenarios and pointed out there would be costs associated for the insurance and security, time involved, and existing vehicles would have to be driven to the off-site lots while vehicles were being unloaded at the dealership. The restrictions being recommended to be put in place were too much for something he considered a temporary issue. This matter would be a last resort for dealers that had no more room on their lot.

Mr. Cassa believed that not many property owners would be lining up for this initiative because many did not want to take on the liability and the hassle of cars parking in their lot, nor installing a fence for a short period of time. Neither was the dealership interested in the costs. Lastly, he said the M-1 district provided a further challenge. While he believed the village's proposal was not going to address every issue for every dealer on Ogden Avenue, it offered to the existing dealerships a potential solution if they were willing to go through the village's process and locate a site that would allow them to park their vehicles. For new dealerships, it provided them an opportunity to park cars temporarily.

In summary, Mr. Cassa said the EDC supported the proposed text amendment.

Mr. Cronin questioned the length of the process for a dealership to even get approved. He recommended that the property owner obtain the parking study and not the dealership, as well as make the process easier in general.

Mr. Cassa relayed that the few property owners he did speak to did not want to bear the costs or time associated with the process and that it should be the dealer that has to bear those costs/liability. However, the property owners that did want to lease their spaces but had no screening, said they would do it as long as the dealership would do the work and pay the costs. It was not the primary business of the property owner.

Taking into consideration Mr. Cronin's comments about making the process easier, Ms. Leitschuh stated that staff would have to investigate it as a more significant change to the zoning ordinance and making the process a "permitted by right" type of use, which the village had never done.

Discussion then was raised on how long a parking study would take, the costs involved, and the length of the application process for the special use.

Mr. Cassa elaborated on the various scenarios that could take place under this text amendment. Ms. Leitschuh reiterated the reason why staff recommended this request going through the more intense special use process was because the village, in general, did not allow outside storage and it was not desirable in a community because a community does not want to see it. She explained what happens when the process becomes relaxed for other uses.

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The chairman pointed out that while the amendment was considered “vehicle storage,” the locations would have to include standard size parking stalls, aisles, and all parking requirements that were in place. The special use allowed the commission to review applications on a per project basis because there was something unique about them. However, he was struggling with the idea of having an 8-ft. fence for a parking lot when, in fact, it looked like a parking lot and, if anything, the fence would be the larger impact to the neighborhood. The chairman was also trying to lessen a formal process.

Ms. Johnson raised the idea that a specific time period could determine if a fence gets installed or not. One or two days, there may not be a need for a fence; however, if longer periods of time were needed, then a fence would be required. Mr. Cassa, again, stated the issue was not the screening so much as finding the site and a willing property owner.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, who works for One-Way Ministries on Ogden Avenue explained his own experience working with the Honda dealership across the street. He explained the ministries building he works in has an unused parking lot on the east side which the Honda dealership leases on a temporary basis – six weeks or 6 months. It became a win-win for both parties. However, he questioned staff regarding the goal of the screening. Personally, he believed a fence would have been a detriment to the ministry because of its existing landscaping.

Mr. Jim Wilkinson, 1125 Black Oak, Downers Grove, and a commissioner on the village’s Transportation and Parking Commission, stated his concern was that the concept would be spread around the village and would eventually trickle down to the neighborhoods, with residents complaining about on-street parking and congestion. He believed the issues to be a reoccurring yet temporary issue by the dealerships. Mr. Wilkinson suggested considering a long-term solution, such as that done by the City of Naperville, where all of the dealerships had access to an expanding/ contracting parking area as well as a test track. He said it would have to be a joint venture. He proceeded to read parts of a news article regarding the test track, but stated that nine acres was available on Finley Road and it could be a joint venture to acquire the land.

Mr. Cassa returned and summarized that the village competes with itself and not Naperville. The concern was that the area the village had, as it relates to car dealerships, included Downers Grove, Westmont and Lisle, with Westmont not having any lot depth issues. He explained that if Downers Grove loses a dealership to Westmont, it was because enough acreage was provided for that dealership. He emphasized that he did not want to see car dealerships leaving the village because their company was going to strip them of their dealership franchise because not enough inventory was being carried in. Having the temporary sites would allow that. Mr. Cassa reinforced his statement that the village’s comprehensive plan, sales tax enhancement plan, and the EDC’s strategic plan, emphasized that the village should remain competitive and also be the destination for car dealerships in the Westmont-Lisle-Downers Grove corridor.

For his own clarification, Chairman Rickard understood from Mr. Cassa that the process would not be the hindrance, but instead would be the costs associated with the improvements to the property; otherwise, if a dealership did locate a property in an M-1 district, it would be a one-time process to “qualify” the property owner to take the cars. Furthermore, he understood that

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the property owner did not necessarily have to limit itself to one dealership. The chairman believed it simplified the process, as long as there were no major changes to a property.

Should this proposal be approved by village council, Mr. Cassa said that he would contact the two dealerships and tell them to locate a site and strike a deal now with the property owners.

Ms. Leitschuh returned and explained to the commissioners that the category use for this proposal was like a hybrid in that if an application were to qualify it as parking, then it would have to meet the parking requirements. If one was constructing a development to the parking standards, then landscaping islands and perimeter screening would have to be done. But this proposal, she described, was less parking and more storage, which was why staff was limiting it to the M-1 district – to have more restrictive standards yet have some relaxed standards.

Hearing no further comments from the public, the chairman closed the public hearing.

Very briefly, Ms. Leitschuh summarized how other communities were addressing this issue: Westmont and Aurora had certain areas requiring special uses and certain areas for “by-right” without screening; Schaumburg allowed one lot as a storage lot with a special use including compliance with its landscape ordinance; Elmhurst did not allowed at all as a primary use on site.

Chairman Rickard shared his thoughts that the issue should remain a special use due to some M-1 districts being located directly across from residences which could be impacted. The village needed the ability to review special cases to determine whether the use would work in that location or adjust what was being proposed due to the proximity to any residences. He felt the 8-ft. fence requirement could be “backed off” especially where smaller lots existed because the fact was, it already looked like a parking lot and what would be the purpose? Ms. Gassen also concurred with the chairman’s comments.

Other commissioner comments included: whether the neighbors would be allowed to “weigh in” on any headlight issue; the challenges of some neighbors wanting a fence while others may not; and the fact that some people know what they are getting into when they move next to a parking lot.

Mr. Cronin recommended not requiring the individual parking study to which Ms. Leitschuh stated such issue would come before the Plan Commission to review and it would determine the threshold for the applicant. Ms. Leitschuh walked through what would be required when conducting a parking study, either by the applicant or by an individual traffic consultant. She also added that a formal study provides more confidence that the parking demand is met. Personally, the chairman believed that a parking study was less costly than a formal traffic study, especially when doing a parking study for functionality. Conversation followed on various examples that could be used for a parking study.

Referring to the two standards required to meet the zoning text amendment, the chairman was confident the two standards were met. He asked the commissioners if they were in agreement.

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No opposition was voiced. The chairman entertained a motion to be made with any adjustments to staff's conditions.

Regarding the fence, staff requested that when the commissioners discuss it, to clarify between the fencing and landscaping requirements or both. Ms. Johnson suggested that the village's proposal meet the landscaping/screening requirements of a parking lot (i.e., for a new parking lot or one undergoing development/construction).

WITH RESPECT TO FILE 16-PLC-0043, MS. JOHNSON MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT INCLUDES THE APPROVED AMENDMENT TO PLACE OFF-SITE STORAGE AUTOMOBILES INTO TABLE 5-1 AND INCLUDE THE 9 SPECIAL USE REQUIREMENTS PROPOSED, WITH THE EXCEPTION OF THE SCREENING (FENCING) AND LANDSCAPING FOR THE ENTIRE STORAGE AREA WHEN THE PROPERTY IS WITHIN 100 FEET OF THE RESIDENTIAL. IN LIEU OF, THE PLAN COMMISSION RECOMMENDS SCREENING AND LANDSCAPING MEETING THE REQUIREMENTS OF A "PARKING LOT."

SECONDED BY MS. GASSEN. ROLL CALL:

**AYE: MS. JOHNSON, MS. GASSEN, MR. BOYLE, MR. CRONIN, MS. HOGSTROM,
MR. MAURER, MR. THOMAN, CHAIRMAN RICKARD.**

NAY: NONE

MOTION PASSED. VOTE: 8-0