

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**5/14/2019**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2300 Wisconsin Units 306 & 307 - Special Use	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval of a Special Use to operate a personal vehicle repair and maintenance business at 2300 Wisconsin Avenue, Units 306 and 307.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the May 21, 2019 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and meets all of the standards for a Special Use found in Section 28.12.050.

**BACKGROUND**Property Information & Zoning Request

The petitioner is requesting approval of a Special Use to operate a Personal Vehicle Repair and Maintenance business at 2300 Wisconsin Avenue, Units 306 & 307. The subject property is zoned M-1, Light Manufacturing and consists of three light industrial buildings with 55 total units. The proposed high end automotive detailing business would operate out of both spaces, which are internally connected. After providing detailing services, client vehicles will be kept inside until the customer picks up their vehicle. The petitioner will also store equipment related to his business in both units.

Compliance with the Comprehensive Plan

The Future Land Use 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. Additionally, the Comprehensive Plan promotes attracting contemporary industrial users in the Ellsworth Industrial Park. The petitioner's proposed business will provide services to high end vehicle owners.

### Compliance with the Zoning Ordinance

The subject property is zoned M-1, Light Manufacturing. The automotive detailing business is a special use in the Light Manufacturing zoning district. There are no bulk regulations to evaluate considering that no exterior modifications are proposed. All service activities will be conducted within the building and no outside storage is proposed. With regards to off-street parking, each unit will have one vehicle service bay within the building. The petitioner is required to provide six parking spaces. The current tenant mix requires 84 parking spaces where 150 are currently located at the site. The property will be able to accommodate the six required spaces.

### Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

### **ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated April 1, 2019

Approved Minutes of the Plan Commission Hearing dated April 1, 2019

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2300 WISCONSIN AVENUE TO PERMIT A PERSONAL VEHICLE REPAIR AND MAINTENANCE BUSINESS**

WHEREAS, the following described property, to wit:

**PARCEL 1:**

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, Downers Grove, IL 60515

PINs: 08-12-407-006

(hereinafter referred to as the "Property") is presently zoned in the "*M-1, Light Manufacturing Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on April 1, 2019 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 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 Special Use of the Property is hereby granted to operate a personal vehicle repair and maintenance facility.

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

1. The Special Use shall substantially conform to the staff report dated April 1, 2019, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances;
2. No vehicles may be test driven on the subject property or in the surrounding areas; and
3. The use is allowed a maximum of two 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. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

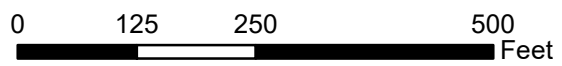
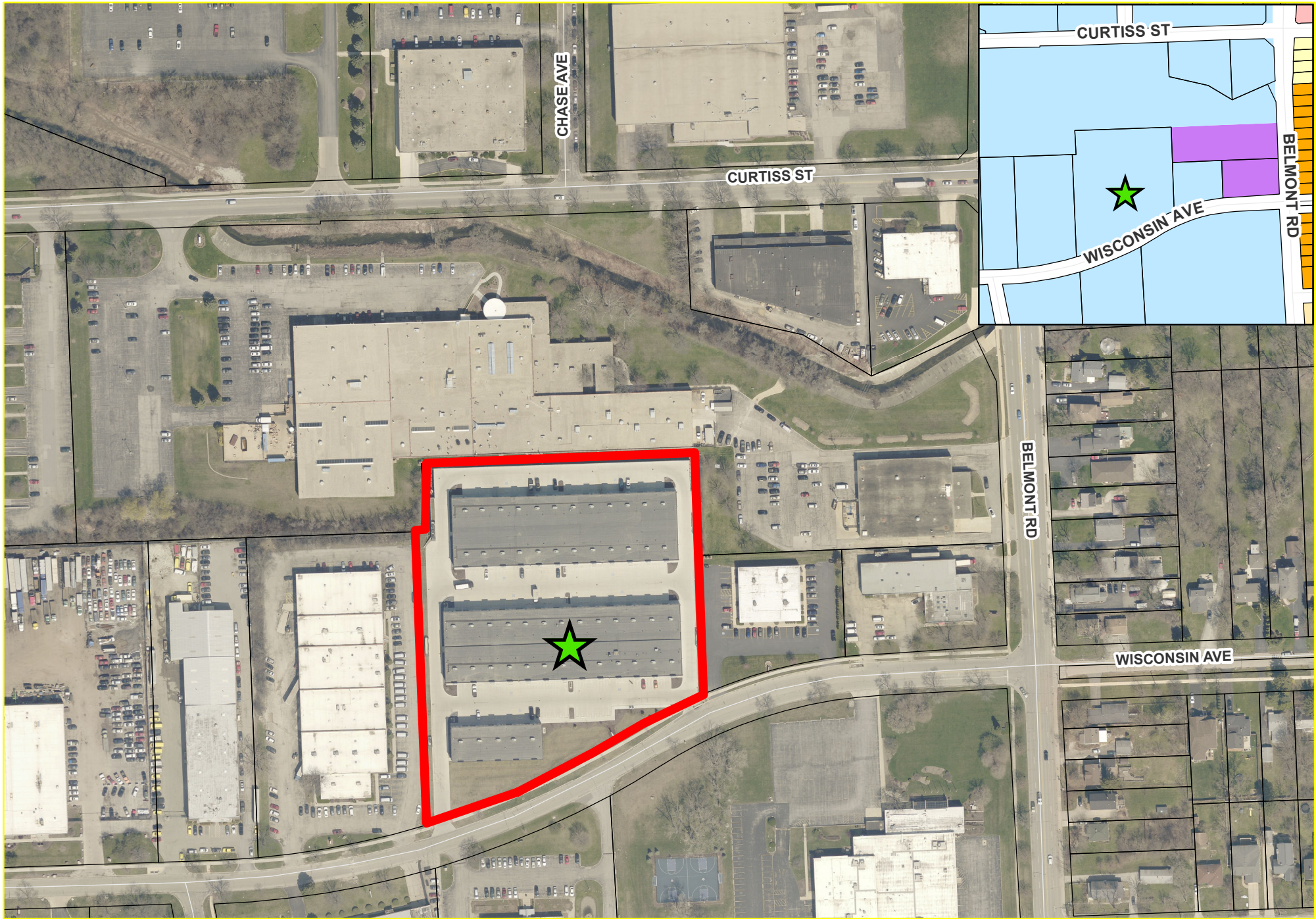
\_\_\_\_\_  
Mayor

Passed:



Published:

Attest: \_\_\_\_\_

Village Clerk



**2300 Wisconsin Avenue - Location Map**

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
APRIL 1, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-PLC-0005 2300 Wisconsin Avenue Units 306 & 307	Special Use for Personal Vehicle Repair and Maintenance	Flora Ramirez 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**

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

**APPLICANT:** Atif Ali/Murtuza Ali  
Detail City  
34 Stonehill Rd. Unit A  
Oswego, IL 60543

**PROPERTY INFORMATION**

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**EXISTING ZONING:** M-1, Light Manufacturing  
**EXISTING LAND USE:** Light Industrial Business Park  
**PROPERTY SIZE:** 5.07 acres (220,899 square feet)  
**PINS:** 08-12-407-006

**SURROUNDING ZONING AND LAND USES**

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

## **ANALYSIS**

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### **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. Special Use Criteria
4. Plat of Survey
5. Floor Plan Layout

### **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 306 & 307. The property is zoned M-1, Light Manufacturing. The proposed use is an allowable Special Use in the M-1 district. The property consists of three light industrial buildings with 55 total units, cumulatively totaling 91,250 square feet with 147 off-street surface parking spaces. The off-street parking spaces are not assigned to any individual space.

The petitioner is a high end automotive detailing business. The petitioner plans on working on 2-3 vehicles per week. The detailing process includes the following services, which will be conducted inside the building: hand wash/decontaminate, hand dry, buff out scratches and imperfections on paint, and coating application (wax, sealant, ceramic) for paint protection. In addition, the petitioner will use this space to photograph the vehicles if requested by their customers.

Units 306 and 307 are each 1,600 square feet in size which will total 3,200 square feet of space for this business. The petitioner is proposing to service his client's vehicles and will store vehicles inside until the customer picks up their vehicle. The petitioner will also store equipment related to his business in both units.

The petitioner proposes to operate his business out of both spaces considering that both units are already internally connected. 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. Additionally, the Comprehensive Plan promotes attracting contemporary industrial users in the Ellsworth Industrial Park. The petitioner's proposed business will provide services to a specific clientele.

### **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 off-street parking, the petitioner's application states that both Units 306 and 307 will each hold one vehicle service bay. As such, the petitioner is required to provide six parking spaces. The

current tenant mix requires 84 of parking spaces where 150 are currently located at the site. The property will be able to accommodate the six required spaces.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

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 *Enterprise Newspapers, Inc. (The Bugle)*. Staff has not received any comments regarding the proposal at this time.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Special Use approval for a personal vehicle repair and maintenance facility. The review and approval criteria is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report, and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### ***Section 28.12.050.H Standards for Approval of Special Uses***

*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 petitioner 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.*

#### **DRAFT MOTION**

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Staff will provide a recommendation at the April 1, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0005:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0005, 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. No vehicles may be test driven on the subject property or in the surrounding areas; and
3. The use is allowed a maximum of two total service bays.

19-PLC-0005, 2300 Wisconsin Avenue  
April 1, 2019

Page 4

Staff Report Approved By:

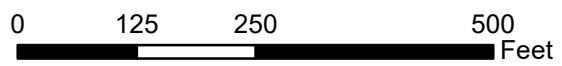


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Stanley J. Popovich, AICP  
Community Development Director

SP:fr  
-att

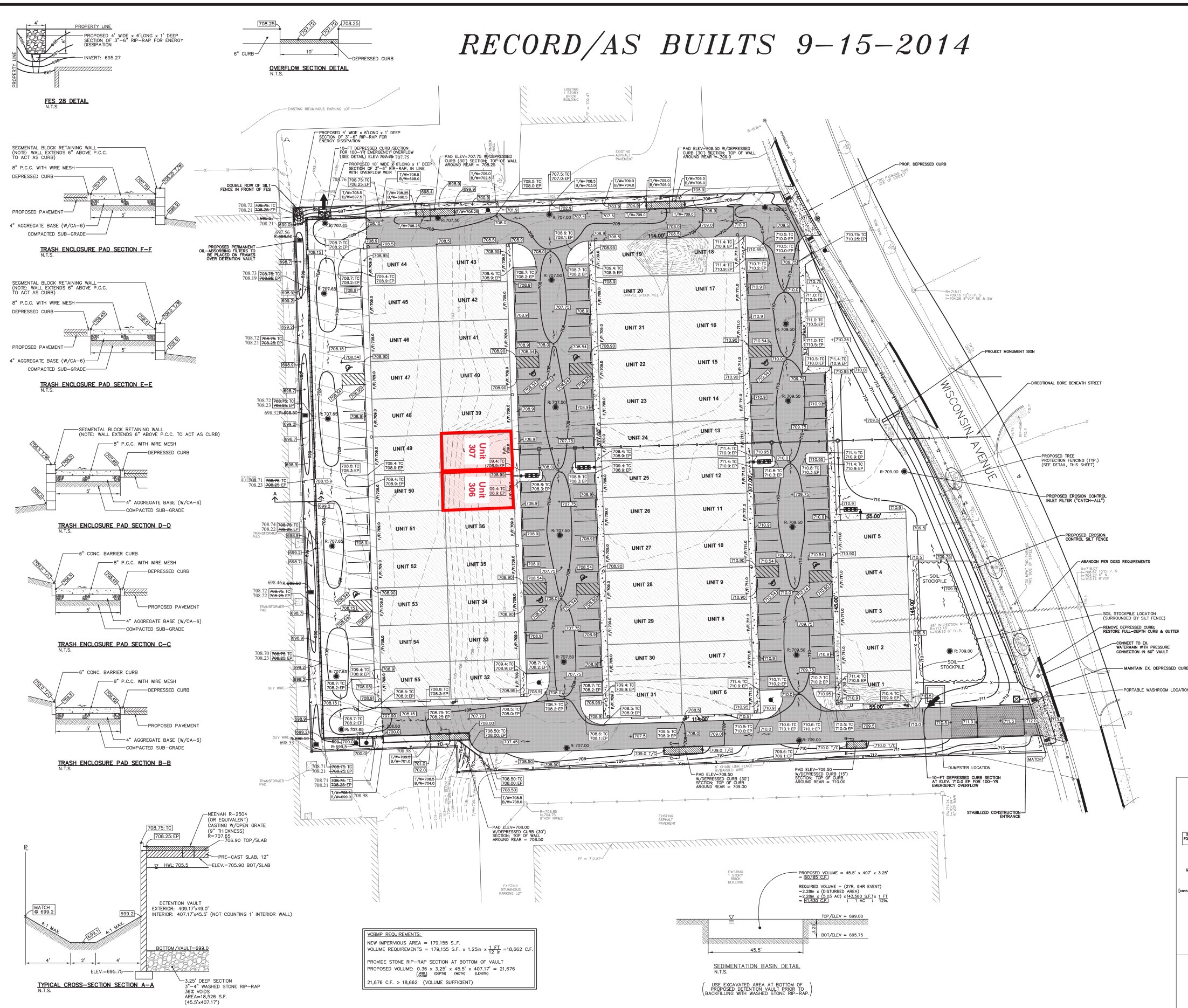
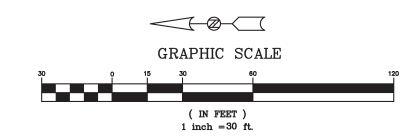
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**2300 Wisconsin Avenue - Location Map**

-  Subject Property
-  Project Location

# RECORD/AS BUILTS 9-15-2014



Municipal Code regarding trees, including tree preservation requirements for public parking areas, are located in Chapter 24 of the Downers Grove Municipal Code. The City of Downers Grove is committed to preserving the trees and landscaping on its streets and public areas. The City of Downers Grove is committed to preserving the trees and landscaping on its streets and public areas. The City of Downers Grove is committed to preserving the trees and landscaping on its streets and public areas.

**TREE PROTECTION REQUIREMENTS**

DATE: 02/20/13  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 APPROVED BY: JAC

- NOTES:
- SEE STORMWATER POLLUTION PREVENTION PLAN SHEET 5 FOR MORE INFORMATION.
  - ANY STORM WATER DRAINAGE STRUCTURES THAT HAVE THE POTENTIAL TO ACCEPT RUNOFF CONTAINING SUSPENDED SOLID PARTICLES SHALL BE SURROUNDED WITH INLET PROTECTION. STORM STRUCTURES IN GRASSY AREAS SHALL FOLLOW NCS DETAIL IL-560 AND IL-569 SF AND IN PAVED AREAS SHALL INCLUDE THE "CATCH-ALL" AS MANUFACTURED BY MARATHON MATERIALS, OR APPROVED EQUAL, AS SHOWN ON SHEET 5.

**STORMWATER DETENTION TABLE**

- DETENTION REQUIRED = 104,849 CF = 2.407 AC-FT  
 - DETENTION PROVIDED = 120,417 CF = 2.764 AC-FT  
 - HWL = 705.5  
 - BOTTOM OF VAULT = 699.00  
 - RESTRICTOR = 2.375' AT INV 699.00 LOCATED IN STORM STRUCTURE #23

**STAGE, STORAGE, DISCHARGE RELATIONSHIP**

PROJECT: 2300 Wisconsin Avenue - Downers Grove, IL Prepared by: BEW  
 ERA Project No.: 2804038 Date: 12/12/12

Stage	Storage	Discharge
19.00	104,849	0.000
18.00	104,849	0.141
17.00	104,849	0.262
16.00	104,849	0.282
15.00	104,849	0.282
14.00	104,849	0.282
13.00	104,849	0.282
12.00	104,849	0.282
11.00	104,849	0.282
10.00	104,849	0.282
9.00	104,849	0.282
8.00	104,849	0.282
7.00	104,849	0.282
6.00	104,849	0.282
5.00	104,849	0.282
4.00	104,849	0.282
3.00	104,849	0.282
2.00	104,849	0.282
1.00	104,849	0.282

**Design Specifics, Geotechnical Information**

NOTE: THIS IS A TYPICAL DETAIL ONLY. Final Foundation/Retaining Wall Design (prepared by Structural Engineer) will be provided to the client.

Design Specifics: Geotechnical Information

Parameter	Value
Duration of Design	3000 (YR)
Horizontal	Horizontal
Traffic Surcharge	12 KPa (250 lb/ft²)
Soil Region	228 x 305 (48 x 12)

Design Specifics Soil Information

Soil Region	Soil Type	Retained	Foundation	Base	Drainage
1	CL	CL	CL	CL	CL
2	CL	CL	CL	CL	CL
3	CL	CL	CL	CL	CL
4	CL	CL	CL	CL	CL
5	CL	CL	CL	CL	CL
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 Infill: Granular  
 DRH1924365

**REVISIONS:**

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
6/27/12	RT	VILLAGE COMMENTS			
12/7/12	AJ	VILLAGE COMMENTS			
7/19/13	BL	VILLAGE COMMENTS			

**DRAWN BY:** MS  
**CHECKED BY:** JC  
**APPROVED BY:** BW

**ENGINEERING RESOURCE ASSOCIATES, INC.**  
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

3070 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-3060  
 FAX (630) 393-2152

501 W. STATE STREET, SUITE 203  
 GENEVA, ILLINOIS 60134  
 PHONE (630) 262-8689  
 FAX (630) 262-8698

10 S. RIVERSIDE PLAZA,  
 SUITE 1800  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 683-0110

**PREPARED FOR:**  
**MACNEIL AUTOMOTIVE PRODUCTS, LTD.**  
 1 MACNEIL COURT  
 BOLINGBROOK, ILLINOIS 60440

**TITLE:**  
**GRADING AND SOIL EROSION CONTROL PLAN**

**SCALE:** 1" = 30'  
**DATE:** JUNE 8, 2012  
**JOB NO.:** 280403B  
**SHEET 4 OF 7**

**Detail City Inc  
2300 Wisconsin Ave, Unit 306 & 307  
Downers Grove, IL 60515**

To:

Village of Downers Grove

801 Burlington Ave

Downers Grove, IL 60515

### Special Use Permit Overview

Detail City Inc is requesting a special use permit titled M-1 for light manufacturing. Note that the proposed use falls under the category of “personal vehicle repair and maintenance” and that this use is expressly authorized as a Special use under the M-1 Zoning district (Allowed uses table 5-1). We wish to expand our business at 2300 Wisconsin Ave, Unit 306/307. 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 at Detail City Inc and how they intend to make use of the special use permit.

Detail City Inc is an automotive detailing based business which focuses on high-end vehicles. Downers Grove would be our second location for Detail City while our main location being Oswego, IL. In 2018, we detailed over 1500 cars just at the Oswego location. At Downers Grove, we are strictly focusing on detailing high-end vehicles which means vehicles that cost \$80,000+. As this being our focus, we do not plan on working on more than 2-3 vehicles per week. A simple breakdown of the detail process is as follows (All services provided will always be conducted inside the building in both units 306 & 307. Please note that there will be 2 service bays, 1 service bay in Unit 307 where process 1 and 2 will be conducted and 1 service bay in Unit 306 where process 3 and 4 will be conducted).

- 1) Hand Wash/Decontaminate
- 2) Hand Dry Vehicle
- 3) Buff out scratches and imperfections on paint
- 4) Apply Coating (Wax, Sealant, Ceramic) for paint protection

Depending on the size and condition of the vehicle, each vehicle from start to finish can take anywhere from 5-25 hours to complete. We will also be using this location to take pictures of the vehicle for the customers who request this service. We will be taking the pictures of the vehicles inside the premises at all times. In regard to the parking, Detail City will require 2 parking spots per unit (2 spots for Unit 306 and 2 spots for Unit 307). Please note that there will be no exterior modifications done to the building and also note that Unit 306 and 307 are already internally connected.



## Review and Approval Criteria SPECIAL USES

Plan Commission Number & Title: \_\_\_\_\_

**A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.**

***Section 28.12.050.H Approval Criteria (Special Uses)***

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.*

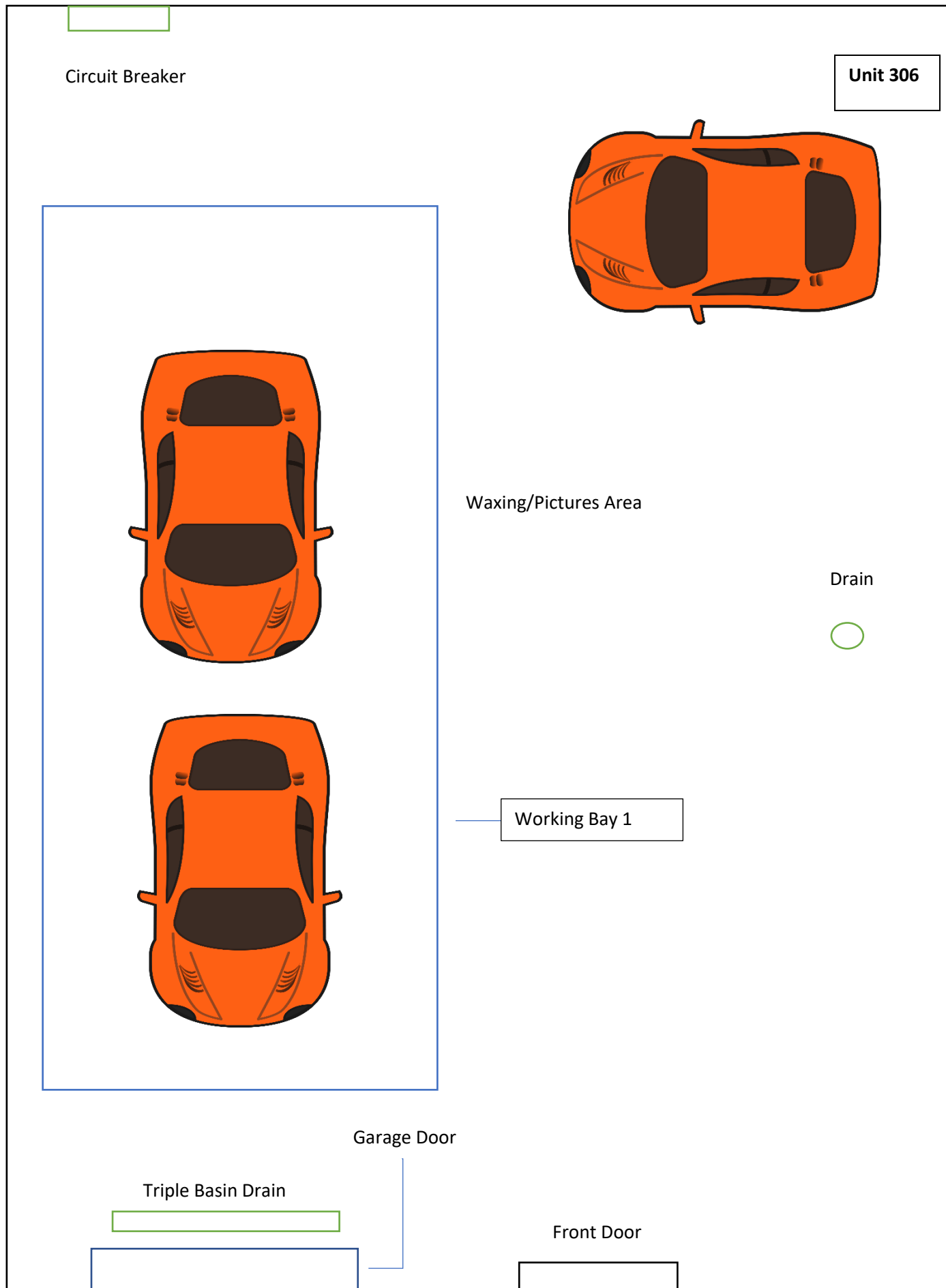
See special use permit overview. Current Zoning is M-1 Per Section 5.010

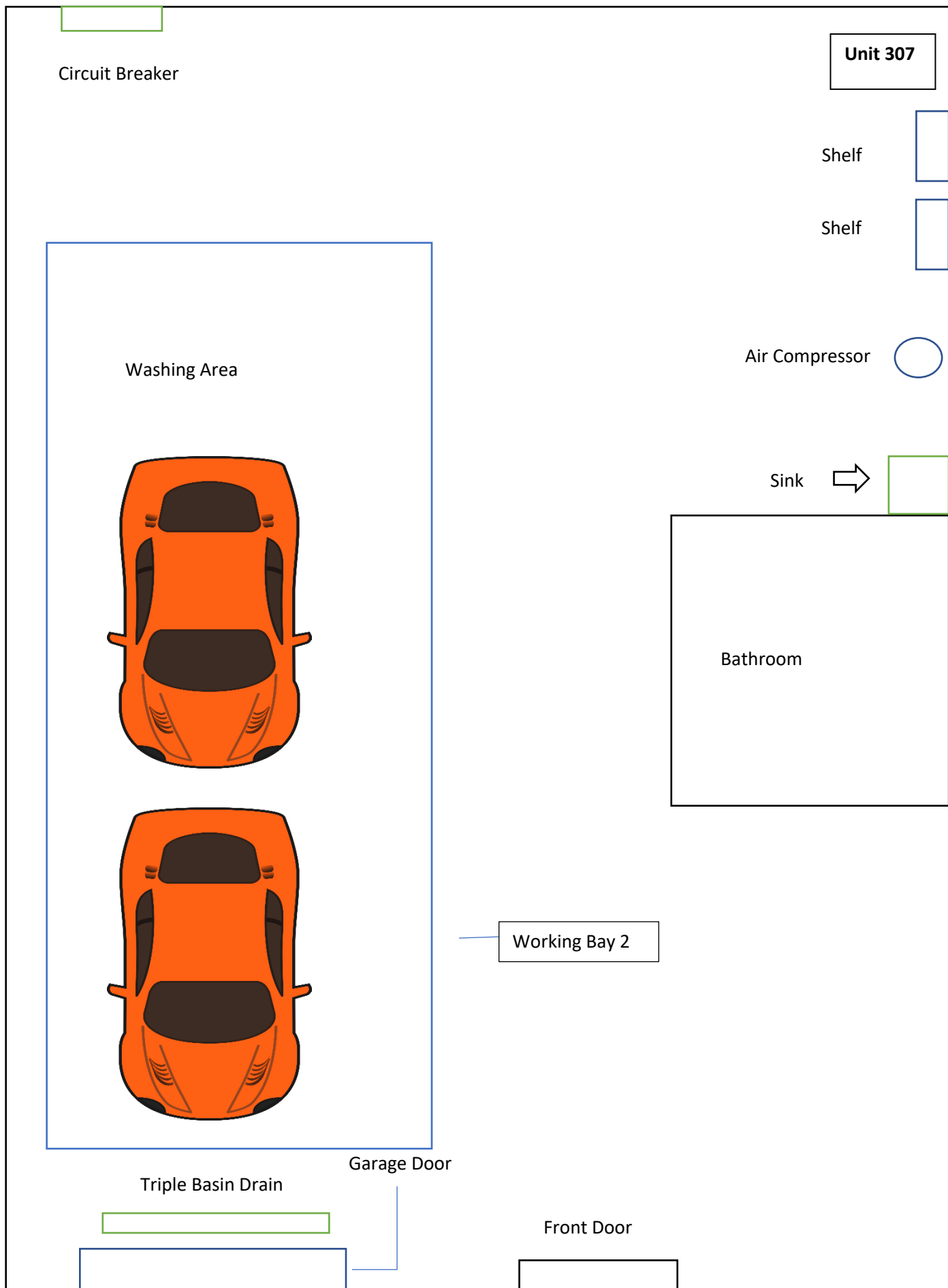
2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

- 1) Store is minimal foot/vehicle traffic. These vehicles are not being worked on while the customer waits. They are left for extended periods of time.
- 2) Hours of operation are 10am-7pm 7 days a week by appointment only.
- 3) Noise is kept at a minimum as most cars are not driven due to the cost of the car. Also, we can detail the car without it running.

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.*

- 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 Detail City Inc intends to conduct will be contained inside the proposed units. No vehicles will be parked outside (besides for employee vehicles or personal vehicles).
- 3) In order for Detail City Inc to maintain its image and following with 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.
- 4) All work will be done inside the premises at all times.
- 5) We would require 2 parking spots per unit. ( 2 spots for Unit 306 and 2 spots for Unit 307)





APPROVED – May 6, 2019

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
MINUTES FOR APRIL 1, 2019**

**19-PLC-0005: A petition seeking Special Use approval to operate a personal vehicle repair and maintenance business. The property is currently zoned M-1, Light Manufacturing. The property is located on the north side of Wisconsin Avenue, approximately 500 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Units 306 and 307, Downers Grove, IL (PIN 08-12-407-006). Atif Ali and Muruza Ali, petitioners and MacNeil Real Estate Holdings, Owner.**

Mr. Atif Ali of 34 Stonehill Road, Oswego, IL, introduced himself as an owner of Detail City, Inc. Detail City is requesting a special use permit in the M-1 Light Manufacturing District. He said this use falls under the category of personal vehicle repair and maintenance which is expressly authorized as a Special Use under the M-1 Zoning District. They are seeking to expand their business at 2300 Wisconsin Avenue, Unit 306-307. Mr. Ali provided background information on Detail City, stating that this location on Wisconsin Avenue would be their second location, with their main location located in Oswego, Illinois. Their Downers Grove location will focus primarily on high-end vehicles costing \$80,000-\$200,000. He then provided information as to their detailing process, stating they do not expect to work on more than 2-3 vehicles per week in the Downers location. The process includes hand wash/decontamination; hand drying of vehicle; buffing out scratches and imperfections on paint; application of coating such as wax, sealant and ceramic for paint protection. He described the location of the facility as well as activities that will take place in the detailing process previously mentioned. No exterior modifications will be made to the building. They have adequate parking.

Mr. Ali then reviewed the criteria for a Special Use as required by the Village's Ordinance. He noted that the location of their business at 2300 Wisconsin Avenue expressly authorizes a Special Use as requested by the applicant.

With regard to the second criteria, Mr. Ali stated that their store has minimal foot/vehicle traffic. Client vehicles are not being worked on while the customer waits, but are left for extended periods of time. Hours of operation are 10 AM-7 PM seven days a week by appointment only, and noise is kept at a minimum as most cars are not driven due to the cost of the car. Cars can be detailed without the engine running. Mr. Ali said that this criteria has been met.

With regard to the health, safety or general welfare of persons residing or working in the vicinity, Mr. Ali said that there is no foreseeable event in the day-to-operations that can be thought of as detrimental to the health, safety and general welfare of individuals. The business that Detail City, Inc. conducts will be contained inside the proposed units and

APPROVED – May 6, 2019

no vehicles will be parked outside, with the exception of employee vehicles or personal vehicles. In order for Detail City, Inc. to maintain its image and following with 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 it would be detrimental to business. He stated that all work on client cars will be done inside the premises at all times. They require two parking spots per unit and those are available. Mr. Ali said that they believe they have met all the criteria for a Special Use established by the Village.

Ch. Gassen opened the floor to questions from the Commission.

Ms. Johnson asked whether there were any chemicals used by the business that could create aromatic issues with surrounding neighbors. Mr. Ali replied that some detailers use acid-based products that are of concern. Detail City, Inc., uses no acid-based products and the degreasers they use are not potentially harmful to the health of others.

Mr. Maurer asked if they use water in the car wash, and what kind of drainage system. Mr. Ali said they do hand washing with no machinery. It only involves water and soap. He doesn't know about the drainage but can find out and get back to Ms. Ramirez on that.

Mr. Zawila said this would be subject to the Village's Building Code requirements. Prior to receipt of a Certificate of Occupancy, a Building Inspector visits the site to assure that all requirements are met.

Mr. Kulovany asked how many units are in the building and what the occupancy is. Mr. Ali said he thinks Detail City was the last company to occupy the building.

Ch. Gassen asked how many employees they expect to work there at one time. Mr. Ali said they expect two people in the Downers Grove facility, with a possibility for a third person. As to the number of cars in the facility, Mr. Ali said that the square footage is 3200 square feet, and they could handle 3-4 cars. He said that 90% of the time they go to the customer's home to inspect the car and arrange a pick-up/drop-off service.

Mr. Maurer clarified that with 3,200 square feet, the intention is not to be a car storage facility, and Mr. Ali said that was correct. There are no other transactions taking place in the building. Mr. Zawila added that if in fact their service changed they would have to come back to the Village for another Special Use.

Ch. Gassen called upon the public for additional comments. The person was sworn in.

Ms. Thompson of 4036 Cumnor Road asked about fumes and odors. She is sensitive to paints and odors. It was noted that Ms. Thompson was asking about the first petition. Ch. Gassen informed her that the first petition had been heard already and was referred for approval to the Village Council. She explained that Ms. Thompson could comment when it comes before the Council.

### **Staff Report April 1, 2019**

APPROVED – May 6, 2019

Village Development Planner Flora Ramirez explained that the petitioner is requesting approval of a Special Use to operate a personal vehicle repair and maintenance business at 2300 Wisconsin Avenue which is in the M-1 Light Manufacturing district. She displayed the plat of survey for the location and outlined the Special Use criteria as required by the Zoning Ordinance. Ms. Ramirez noted that a draft motion has been prepared on page 3 of Staff's Report dated April 1, 2019.

Ms. Johnson asked about condition two that states that no vehicles may be test driven on the subject property or in the surrounding area. Mr. Zawila responded that the condition is more of a safety precaution as the Special Use is for vehicle repair and maintenance.

Mr. Boyle said he thought this use was appropriate for the location and good for the community, but he wanted to confirm that Mr. Ali is not being limited to those two bays. Ms. Ramirez replied that if the petitioner wanted to come back for another unit they would have to request another Special Use.

Mr. Ali thanked the Commissioners and everyone for their time.

There being no further questions, Ch. Gassen closed the public portion of the meeting.

#### **Commission's Deliberations:**

Mr. Boyle said he thinks it is an appropriate use in the area, and he is glad that Mr. Ali chose Downers Grove to expand their services.

Mr. Maurer said he thought this is complimentary to the area and a great addition.

Ch. Gassen reiterated that this petition meets the Standards for Approval for a Special Use. She called for a Motion.

**Mr. Boyle stated that based on the petitioner's submittal, the staff report, and the testimony presented, he finds that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he moved that the Plan Commission recommend to the Village Council approval of 19-PLC-0005, 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. No vehicles may be test driven on the subject property or in the surrounding areas; and**
- 3. The use is allowed a maximum of two total service bays.**

APPROVED – May 6, 2019

**Mr. Maurer seconded the Motion.**

**AYES: Boyle, Maurer, Johnson, Kulovany, Rollins, Ch. Gassen**

**NAYS: None**

**The Motion passed unanimously.**

Mr. Zawila said this will go before the Village Council next month.