

VILLAGE OF DOWNERS GROVE
Report for the Village
11/12/2019

SUBJECT:	SUBMITTED BY:
Special Use - 2300 Wisconsin Ave, Unit 318	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, Unit 318.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 19, 2019 active agenda per the Plan Commission's unanimous 9:0 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, Unit 318. The subject property is zoned M-1, Light Manufacturing and consists of three light industrial buildings with 55 total units. The petitioner will provide a high-end specialty automotive repair service. The service provided will be vehicle maintenance and will not include any body work or customizations. The shop will be set up to provide service to two vehicles at a time. Suite 318 is 1,600 square feet in size, leaving room for parking of vehicles indoors.

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 repair and maintenance 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, the unit will have two service bays within the building, and will be required to provide six parking spaces. The current tenant mix requires 92 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 October 7, 2019

Approved Minutes of the Plan Commission Hearing dated October 7, 2019

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2300 WISCONSIN AVENUE, SUITE #318
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, Ste. 318, 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, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a personal vehicle repair and maintenance business; 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 October 7, 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 October 7, 2019, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances;
2. All test drives are limited to arterial streets as defined by the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue, and Main Street;
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.

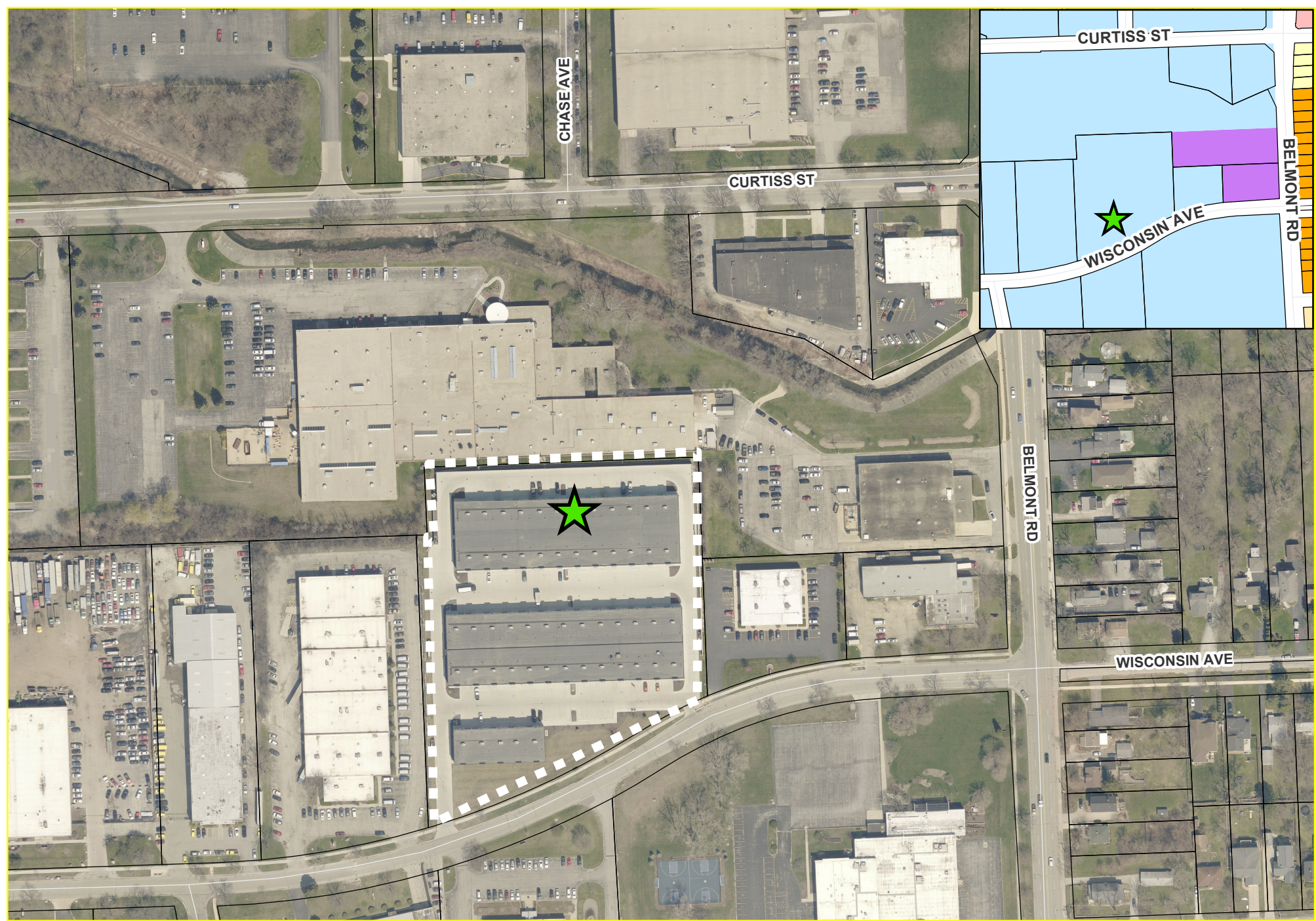
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 125 250 500 Feet

2300 Wisconsin Avenue Unit 318 - Location Map



Subject Property



Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCT 7, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-PLC-0025 2300 Wisconsin Avenue Suite 318	Special Use for Personal Vehicle Repair and Maintenance	Gabriella Baldassari, Planner

REQUEST

The petitioner is requesting approval of a Special Use to operate a personal vehicle repair and maintenance business at 2300 Wisconsin Avenue, Suite 318.

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: Robert D. Paul Jr.
Auto-Motive LLC
2300 Wisconsin Ave, Suite 318
Downers Grove, IL 60615

PROPERTY INFORMATION

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

ZONING

NORTH: M-1, Light Manufacturing
SOUTH: M-1, Light Manufacturing
EAST: M-1, Light Manufacturing &
ORM, Office, Research & Manufacturing
WEST: M-1, Light Manufacturing

FUTURE LAND USE

Light Industrial / Business Park
Light Industrial / Business Park
Light Industrial / Business Park
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. Applicant's Petition for Special Use
2. Project Narrative
3. Special Use Criteria
4. Plat of Survey
5. Floor Plan

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to operate a Personal Vehicle Repair and Maintenance business at 2300 Wisconsin Avenue, Suite 318. 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 150 off-street surface parking spaces. The off-street parking spaces are not assigned to any individual space.

The petitioner, Auto-Motive LLC, will provide a high-end specialty automotive repair service. The service provided will be vehicle maintenance and will not include any body work or customizations. The shop will be set up to provide service to two vehicles at a time. Suite 318 is 1,600 square feet in size, leaving room for parking of vehicles indoors.

Personal vehicle maintenance and repair services must adhere to specific operational regulations under Section 6.100 of the Downers Grove Zoning Ordinance. These 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 suite 318 will hold two vehicle service bays, thus the petitioner is required to have 6 parking spaces. Including this petition, the current tenant mix requires 92 parking spaces out of the 150 parking spaces 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.

19-PLC-0025, 2300 Wisconsin Avenue
October 7, 2019

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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

Staff will provide a recommendation at the October 7, 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-0025:

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-0025, 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. All test drives are limited to arterial streets as defined by the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue, and Main Street;
3. The use is allowed a maximum of two total service bays.

Staff Report Approved By:

19-PLC-0025, 2300 Wisconsin Avenue
October 7, 2019

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Stanley J. Popovich, AICP
Community Development Director

SP:gb
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Auto-Motive LLC.
2300 Wisconsin Ave. Suite 318
Downers Grove, IL 60515

To:
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Special Use Permit Summary and Overview

Auto-Motive LLC. is requesting a special use permit to operate a "personal vehicle repair and maintenance" facility in an M-1 zoned district. This is permitted as a special use in the district (Sec 5.010 Allowed Uses) (Exhibit A). The purpose of this letter is to set forth a clear and concise overview of the nature of the operations Auto-Motive LLC. regarding the special use permit.

Auto-Motive LLC. Will be a small, boutique-style automotive repair facility, focusing on high-end foreign and domestic personal automobiles. It is the intent to provide our clients with a competitive option to get their vehicles serviced, where their only other option may be the dealer. The work will be of a maintenance and repair nature, and will not include body work or repairs or racing performance customizations. The shop will include a maximum of 2 vehicle repair locations, leaving room for the stacking of 2 vehicles inside the shop (Exhibit B). The two owners have a combined 20 years of vehicle repair experience, and will be the only employees at the opening of the facility. The facility will be kept secure, so work will be performed in the shop with the door closed. Vehicles will not be run in the building, except when moving them.

General Services Performed will include but are not limited to:

1. Oil/ fluid changes
2. Brake and suspension repairs/ replacements
3. Automotive computer programming of foreign vehicles
4. Clutch changes ETC

Summary of Exhibits

- Exhibit A. Table from Sec 5.010 Downers Grove Municipal Code
- Exhibit B. Letter of permission from property owner
- Exhibit C. Current Floor Plan of Ste. 318
- Exhibit D. Map of 2300 Wisconsin and Ste. Locations
- Exhibit E. List of property owners in surrounding area from Lisle Assessor's Office
- Exhibit F. Map of properties included in Exhibit E



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.*

The current zoning of the building is M-1. Per the Downers Grove Municipal Code Chapter 28 Sec.5.010, personal vehicle repair and maintenance facilities are permitted pending special use permit.

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 of the facility will be to provide owners of high end vehicles with an alternative option in regards to their vehicle service, providing healthy competition to the personal vehicle repair market place.

-There will be minimum foot traffic, as most customers will not be waiting for their vehicles

-Hours of operation will be 10AM- 7PM 7 days per week by appointment only

-Noise will be kept to a minimum as vehicles will only run to be moved in and out of the building, and all work will be performed inside the building with the door closed for security reasons.

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 are no foreseeable events that will be detrimental to public health, safety and general welfare in day to day operations.

2) All business will occur inside of the buildings in the designated shop areas for the safety and security of our clients and employees.

3) Auto-Motive LLC. is a small boutique-style repair shop tailored to high end customers and high end vehicles, so its facilities will maintain an image that reflects that. The building and shop will remain clean and environmentally friendly overall.

4) The interior of the shop will have two mechanic bays, where work will be performed. This leaves two more spaces inside for car "stacking." The three outside parking spaces will be reserved for employee vehicles and customer pick up.

5) Any hazardous materials will be stored and disposed observing all local, state and federal laws, in the most environmentally friendly ways possible.

RECORD/AS BUILTS 9-15-2014

NOTE: AT ALL OVERLAP CROSSINGS & IN FRONT OF UNIT GARAGE THIS SHEET FOR SANITARY AT DRIVEWAY CROSSINGS AND OVERLAP SHALL BE 2" IN WIDTH IN ALL OTHER PLACES.

GRAPHIC SCALE



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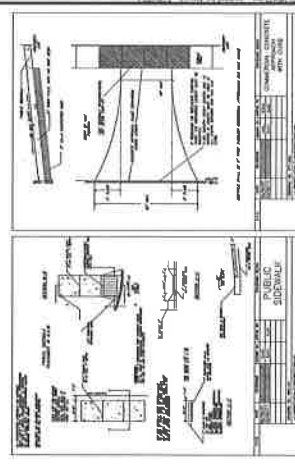
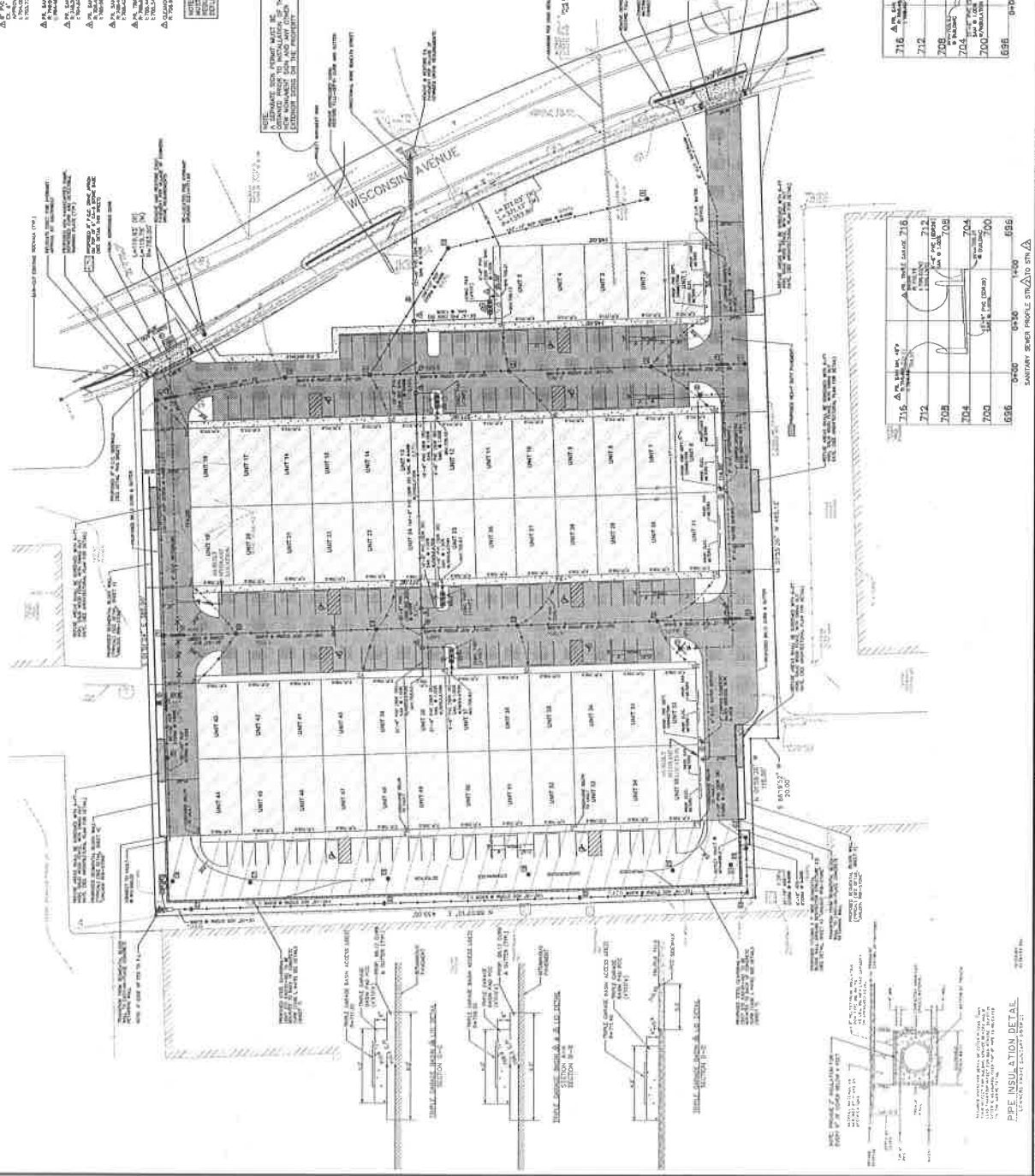
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UNIT NO.	UNIT TYPE	UNIT AREA (SQ. FT.)	UNIT PRICE	TOTAL UNIT PRICE
716	1/1	1,100	110,000	110,000
712	1/1	1,100	110,000	110,000
708	1/1	1,100	110,000	110,000
704	1/1	1,100	110,000	110,000
700	1/1	1,100	110,000	110,000
696	1/1	1,100	110,000	110,000
TOTAL				660,000

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TOTAL				660,000

ENGINEERING ASSOCIATES, INC. 1100 N. LAKE ST. CHICAGO, IL 60610

PROJECT: 1100 N. LAKE ST. CHICAGO, IL 60610

DATE: 09/15/2014

SCALE: AS SHOWN

DESIGNED BY: [Name]

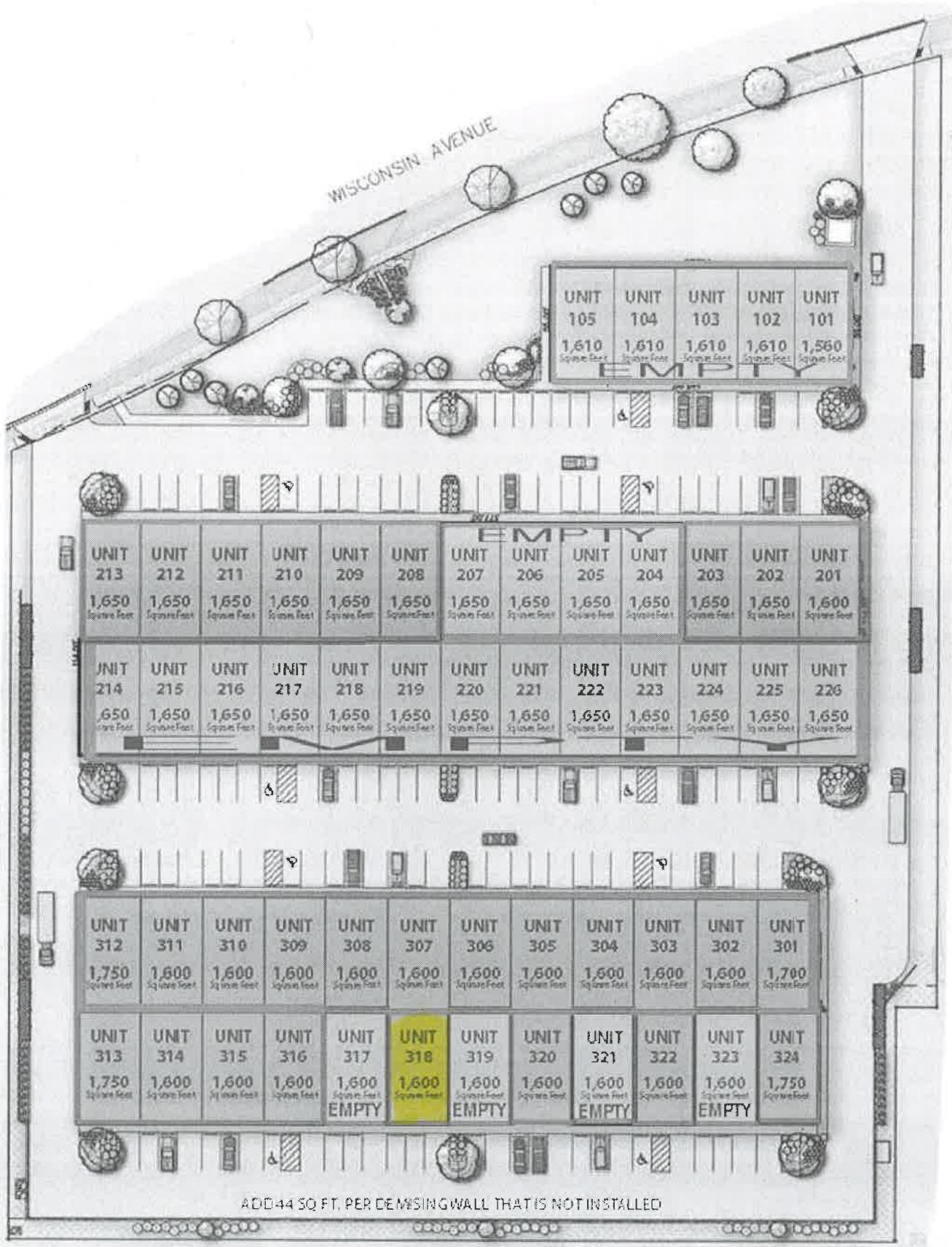
CHECKED BY: [Name]

APPROVED BY: [Name]

PROJECT NO.: [Number]

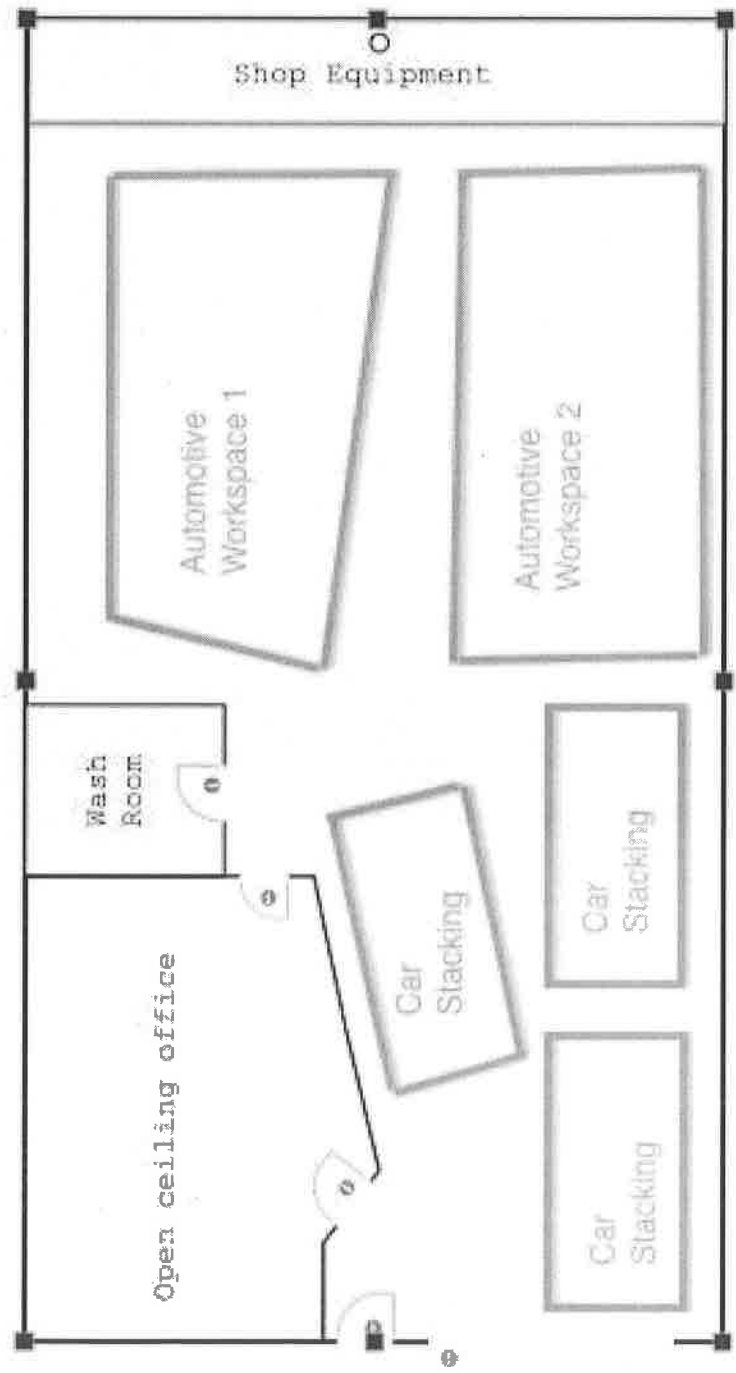
SHEET NO.: 12 OF 17

CLIENT: MACHIEL AUTOMOTIVE PRODUCTS, LTD. 1 MACHIEL COURT BOUNSBROOK, ILLINOIS 60440



2300 WISCONSIN AVENUE

2300 Wisconsin Avenue | Downers Grove, IL 60515
Phone: 800-943-9250 | 630-769-1500 | Fax: 630-769-0300



Site:	2300 Wisconsin Ave. Unit 318	Drawings:	000001	Project:	00000001	Drawn:	Robert Paul	Notes:	Auto-Motive LLC. 2300 Wisconsin Ave. Unit 318 Downers Grove, IL 60516
Title:	Auto-Motive Shop Layout	Scale:	1/8" = 1'-0"	Date:	08/21/2019	Rev:	A		

DRAFT MINUTES

19-PLC-0020: 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, Unit 318, Downers Grove, IL (PIN 08-12-407-006). Robert D. Paul, Jr., Petitioner and MacNeil Real Estate Holdings, Owner.

Petitioner's Presentation:

Mr. Robert Paul of 74107 Seminole Court, Woodridge, IL and Michael Cuomo of 1260 Andrews Avenue, Downers Grove, IL introduced themselves as petitioners. Mr. Paul said they are starting a small boutique-type repair shop at 2300 Wisconsin Avenue, Suite 318. It is a personal repair facility for high-end cars, particularly German cars. It provides an alternative to pricey vehicle service. He said that they have always wanted to have such a business in Downers Grove. He said all work will be performed indoors, and the facility will be kept secure. Vehicles will be stored overnight for security reasons and business will be conducted by appointment only. There are no foreseeable events that would effect public safety and health of surrounding people. It is anticipated to be a small shop with three spaces for cars.

Ms. Majauskas asked how they would get their business. Mr. Paul replied through general advertising and people they know in the car industry. His father owned a shop in Bridgeview and there is an existing client base from that business. He further responded regarding disposal of oil and fluids, saying that they work with a company that picks up disposal barrels of the fluids.

Mr. Paul further stated that they would not have any tires or inventory on the premises, and that most deliveries would be small scale. They have three spots leased outside of the building for deliveries of customers. Their general plan is to keep one day for oil changes, and another day for other services. They don't anticipate a lot of traffic entering or leaving the premises. Regarding the three stacked cars, Mr. Paul said they would be in the shop.

Ch. Rickard called upon the public to make any comments regarding this petition at this time. There were no comments from the public.

Staff's Presentation:

Ms. Baldassari, Development Planner with the Village, said that the property is located north of Wisconsin and west of Belmont. Staff has applied conditions of approval with this site which are consistent with other vehicle uses at the 2300 Wisconsin location and Staff finds that the petition complies with the Special Use criteria and therefore recommends that the Plan Commission provide a positive recommendation to the Village Council to approve this special use for personal vehicle repair and maintenance at 2300 Wisconsin Avenue, Unit 318 subject to the recommended conditions for approval.

DRAFT MINUTES

In response to Ms. Gassen's inquiry, Ms. Baldassari stated that the conditions of approval are consistent with conditions placed on other vehicle establishments and are included as a means of maintaining continuity for service businesses of this type.

It was noted that a similar petition to this was approved within the last year. Staff noted that this was the fourth similar petition within the last 18 months.

Ms. Majauskas asked if the type of business requires the Special Use, and Mr. Zawila stated it relates to the type of business in an M-1 District. A question was raised as to the number of parking spots. Ms. Baldassari responded that with two service bays, the petitioner is required to have six parking spaces. The site will be able to accommodate the six required spaces from the 150 parking spaces currently located at the site.

Ms. Gassen said this appears to be a good use for the site.

Ms. Majauskas said her concern is that the parking spaces are not restricted to the particular business use. Mr. Zawila said there are restricted spaces provided for specific tenants or users. More of the parking concerns have to do with the south side of the development near Alter Brewing.

Mr. Paul said that there would be no issue with test drives. He thanked the Commission.

There being no further discussion, Ch. Rickard closed the opportunity for further public comment.

Commission Deliberation:

Ch. Rickard asked if the Commissioners had any comments regarding this proposal. It was recognized by the Commission that this is an allowed Special Use, and is permitted by the Village. A Commissioner noted he is happy to see this become a destination for car enthusiasts.

Ms. Gassen stated that based on the petitioner's submittal, the Staff report, and the testimony presented, she 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 moves that the Plan Commission recommend to the Village Council approval of 19-PLC-0025, 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. All test-drives are limited to arterial streets as defined by the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street;**
- 3. The use is allowed a maximum of two total service bays.**

Motion seconded by Commissioner Maurer.

DRAFT MINUTES

AYES: Gassen, Maurer, Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Ch. Rickard

NAYS: None

The Motion passed unanimously

Mr. Zawila introduced new Commissioners, Mr. Dmytryszyn and Mr. Patel. He then provided updates on previous Plan Commission cases, noting there were two petitions for next month's meeting.

There being no further discussion, Ch. Rickard called for a Motion to adjourn.

**Ms. Gassen moved to adjourn the meeting, seconded by Ms. Johnson.
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 7:26 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)