

VILLAGE OF DOWNERS GROVE
Report for the Village
5/18/2021

SUBJECT:	SUBMITTED BY:
Special Use - 2300 Wisconsin Avenue – Suites #201-203	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, Suites #201-203.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the May 11, 2021 Village Council meeting. Staff recommends approval on the May 18, 2021 Active Agenda.

RECOMMENDATION

Approval on the May 18, 2021 active agenda per the Plan Commission's unanimous 8:0 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, Suites #201-203. 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 automotive repair and detail 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 for two vehicles at a time. Suites #201-203 total 4,900 square feet in size, leaving room to park two additional 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 petitioner's application states Suites #201-203 will hold two vehicle service bays, thus the petitioner is required to have six parking spaces. Including the proposed use, the current tenant mix requires 122 parking spaces out of the 150 parking spaces 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 5, 2021

Approved Minutes of the Plan Commission Hearing dated April 5, 2021

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager **DATE:** May 18, 2021
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 21-PLC-0008
(Board or Department)

NATURE OF ACTION:

☒ Ordinance
☐ Resolution
☐ Motion
☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE
AUTHORIZING A SPECIAL USE FOR
2300 WISCONSIN AVENUE, SUITES #201-203
TO PERMIT A PERSONAL VEHICLE REPAIR
AND MAINTENANCE BUSINESS", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall authorize a special use for 2300 Wisconsin Avenue, Suites #201-203 to permit a personal vehicle repair and maintenance business.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
2300 WISCONSIN AVENUE, SUITES #201-203
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, Suites #201-203, 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 April 5, 2021 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 permit a personal vehicle repair and maintenance business.

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

1. The Special Use shall substantially conform to the staff report dated April 5, 2021, 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 (2) total service bays.
4. All vehicles shall be stored within the building.

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



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 5, 2021 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
21-PLC-0008 2300 Wisconsin Avenue Suites 201-203	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, Suites 201-203.

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

PETITIONER: Omar Sharif
AFA Performance LLC
2300 Wisconsin Ave, Suites 201-203
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	FUTURE LAND USE
NORTH:	M-1, Light Manufacturing	Light Industrial / Business Park
SOUTH:	M-1, Light Manufacturing	Light Industrial / Business Park
EAST:	M-1, Light Manufacturing & ORM, Office, Research & Manufacturing	Light Industrial / Business Park
WEST:	M-1, Light Manufacturing	Light Industrial / Business Park

ANALYSIS

SUBMITTALS

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

1. 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, Suites 201-203. 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 parking spaces.

The petitioner, AFA Performance LLC, will provide a high-end automotive repair and detail 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 for two vehicles at a time. Suites 201-203 total 4,900 square feet in size, leaving room to park two additional vehicles indoors.

Personal vehicle maintenance and repair services must adhere to specific operational regulations under Section 28.6.100 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.

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 28.5.010 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 suites 201-203 will hold two vehicle service bays, thus the petitioner is required to have 6 parking spaces. Including the proposed use, the current tenant mix requires 122 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.

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 April 5, 2021 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 21-PLC-0008:

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 21-PLC-0008, 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.
4. All vehicles shall be stored within the building.

Staff Report Approved By:

21-PLC-0008, 2300 Wisconsin Avenue
April 5, 2021

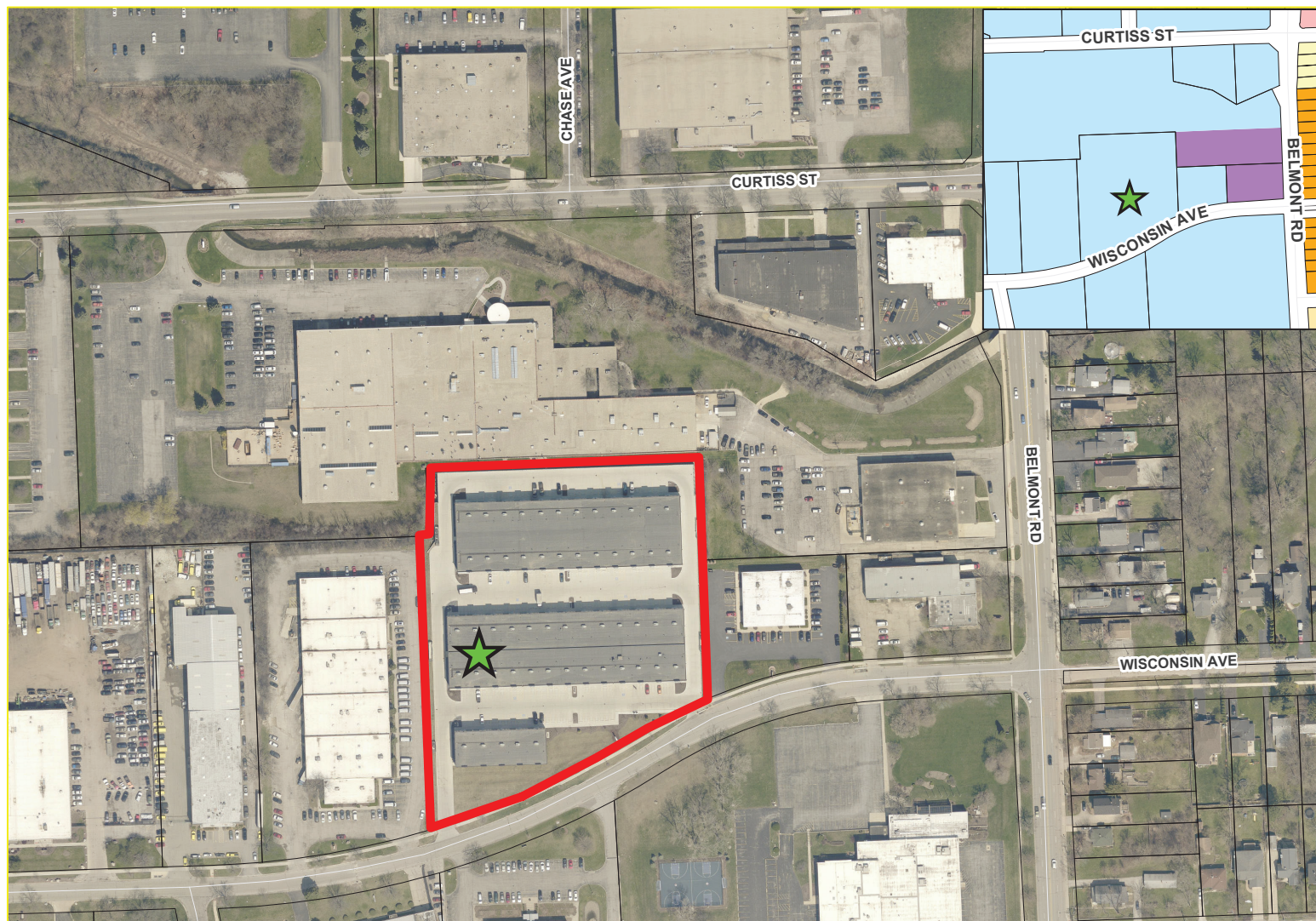
Page 4



Stanley J. Popovich, AICP
Community Development Director

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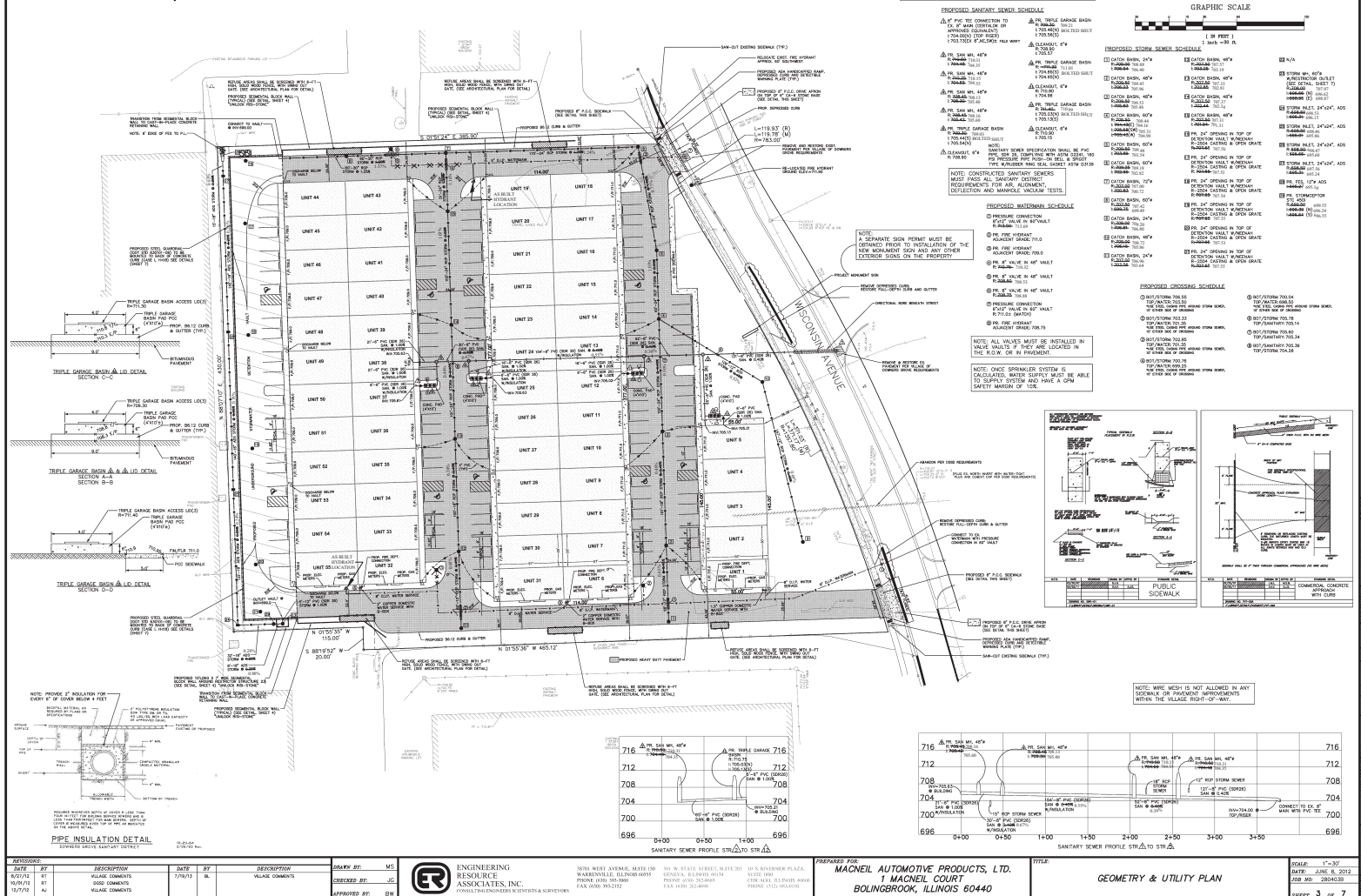
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2300 Wisconsin Avenue - Location Map

Subject Property
★ Project Location

NOTE: AT ALL DRIVEWAY CROSSINGS & IN FRONT OF UNIT GARAGE DOORS, PCC SIDEWALK SHALL BE 8" DEPTH. SEE DETAIL ON THIS SHEET FOR SIDEWALK AT DRIVEWAY CROSSINGS.

PCC SIDEWALK SHALL BE 5" IN DEPTH IN ALL OTHER PLACES.



AFA Performance LLC
2300 Wisconsin Ave, Suite 201-203
Downers Grove, IL 60515

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

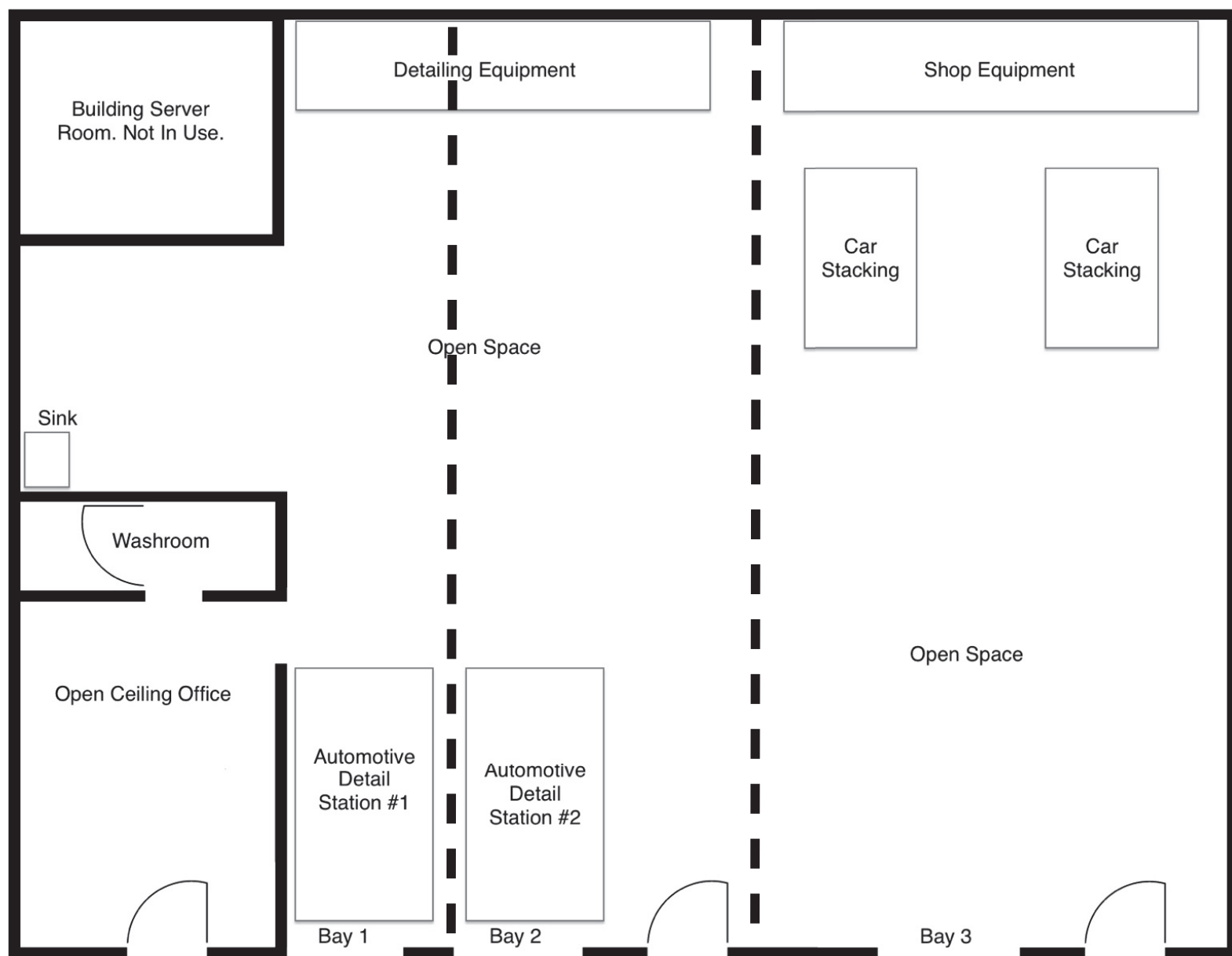
Special Use Permit Summary and Overview

AFA Performance 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). The purpose of this letter is to set forth a clear and concise overview of the nature of the operations AFA Performance LLC regarding the special use permit.

AFA Performance LLC will be a small, boutique style automotive repair and detail 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 vehicle serviced and detailed, where their only other option may be the dealer or drive through car wash. The work will be of a maintenance, repair and detailing nature and will not include a body work or repair or racing performance customization. The shop will combine three units 201-203 which will include a maximum of four vehicle repair locations, two of which will be used for car stacking in the shop. The two owners have a combined of 10 years of vehicle repair and detailing experience and will be the only employees at the opening of the facility. There will be no painting in the facility as our shop will only be focusing and working on the repairs and details of high end vehicles. The facility will be kept secured. So, work will be performed in the shop with the doors closed. Vehicles will not run in the building, except when moving them.

General Services performed will include but are not limited to:

1. Oil/Fluid changes
2. Detailing and wash of interior and exterior
3. Brake and suspension repairs and replacements
4. Auto motives computer programming of foreign vehicles
5. Clutch changes ETC





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 their high end vehicles with a detailed wash of their interior and exterior, 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 12 pm - 8 pm 6 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 of the building in the bay areas 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 will be no foreseeable events that are detrimental to public health, safety and general welfare in day to day operations
- 2) There will be no painting in the facility as our shop will only be focusing and working on the repairs and details of high end vehicles
- 3) All business will occur inside of the building in the designated bay areas for the safety and concern of our customers and employees
- 4) AFA Performance LLC is a small boutique-style repair and detail 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
- 5) The Interior of the shop will have three mechanic bays, where work will be performed. The third bay will be used for car "stacking". The six outside parking spaces will be reserved for employee vehicles and customer pick up,
- 6) Any hazardous materials will be stored and disposed observing all local, state and federal laws, in the most environmentally friendly ways possible.



0 125 250 500 Feet

2300 Wisconsin Avenue - Location Map

-  Subject Property
-  Project Location

APPROVED – 5/3/2021

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

April 5, 2021, 7:00 P.M.

FILE 21-PLC-0008: 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, Downers Grove, IL (PIN 08-12-407-006). Omar Sharif, Petitioner and MacNeil Real Estate Holdings, Owner

Petitioner, Mr. Frasz, 1403 Midwest Club Parkway, Oakbrook, IL, introduced his colleagues and explained he was in the process of opening up a shop but doing business as AFA Performance with most of the shop being under the requirements of the special use. Hours of operation would be by appointment only from the hours of 12:00 p.m. to 6:00 p.m. with minimum foot traffic due to customers dropping off their vehicle and then picking it up later. The shop will offer high end detailing to high end vehicles. Mr. Frasz believed it was a good service to provide to the public and he would work within the environmental guidelines.

Commissioners were invited to ask questions. None followed.

Chairman Pro tem Maurer invited the public to comment. No comments received. The petitioner also provided no further comment.

Development Planner Gabby Baldassari summarized the special use request before the commissioners, recalling that the commissioners had seen similar petitions in the past. A map of the site followed. Staff believed the criteria for the special use was met and referenced the draft motion in staff's report.

Chairman Pro tem Maurer invited the petitioner to make a closing remark wherein Mr. Frasz thanked the commission for its time.

Hearing no further comments, Chairman Pro tem Maurer closed public comments and entertained a motion.

Discussion followed regarding test driving and the fact that it was listed as a condition. Staff explained that it wanted to be consistent with the condition even if test driving was not necessarily taking place at the site. The condition would not affect the petitioner's business. Dialog followed as to what other services were provided and the fact that test driving would take place. Per questions, Planner Zawila indicated an oil/water separator would be located at every space within the building. Planner Baldassari addressed Commissioner Boyle's question about the parking spaces, explaining that this specific use only required 6 parking spaces. Overall, positive comments were received and the fact that a precedence had been set for the use.

Chairman Pro tem Maurer entertained a motion

APPROVED – 5/3/2021

COMMISSIONER ROLLINS MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 21-PLC-00008, SUBJECT TO THE FOUR CONDITIONS ON PAGE 3 OF STAFF’S REPORT. BASED ON THE PETITIONER’S SUBMITTAL, STAFF’S REPORT AND THE TESTIMONY PRESENTED, THE PETITIONER HAS MET THE STANDARDS FOR APPROVAL FOR THE SPECIAL USE, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE’S ZONING ORDINANCE, AND IT IS IN THE PUBLIC’S INTEREST.

SECOND BY COMMISSIONER PATEL. ROLL CALL:

AYE: ROLLINS, PATEL, JOHNSON, TOTH, MAURER, BOYLE, DMYTRYSZYN, MAJAUSKAS

NAY: NONE

MOTION PASSED. VOTE: 8-0

/s/ Celeste K. Weilandt

Recording Secretary

(As transcribed by MP-3 audio)