VILLAGE OF DOWNERS GROVE
Report for the Village
9/8/2020

SUBJECT:	SUBMITTED BY:
Special Use - 250 Ogden Avenue	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 250 Ogden Avenue.

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 September 1, 2020 Village Council meeting. Staff recommends approval on the September 8, 2020 Active Agenda.

BACKGROUND

Property Information & Zoning Request
The petitioner is requesting approval of a Special Use to operate a Personal Vehicle Repair and Maintenance business at 250 Ogden Avenue. The property is zoned B-3, General Services and Highway Business and consists of a one-story 1,382 square foot building with two service bays and two off-street surface parking spaces. The petitioner will provide a high-end automotive detailing service. The petitioner plans to work on vehicles indoors and by appointment only.

Compliance with the Comprehensive Plan
The Future Land Use Plan designates the land use of the property as Corridor Commercial, and primarily smaller regional commercial retailers (such as auto dealers) that provide services and retail opportunities to the nearby neighborhoods and the surrounding region. Additionally, the Comprehensive Plan specifically mentions that the Ogden Avenue corridor should continue to contain a range of these type of uses.

Compliance with the Zoning Ordinance
The property is zoned B-3, General Services and Highway Business. Automotive repair and maintenance businesses are a special use in this zoning district. The existing building and site are legal-non conforming regarding several setback requirements. However, the applicant is proposing landscaping improvements, to

bring certain elements of the site into conformance with the Village Code. Site improvements include screening along the northern property line, parking islands, and additional landscaping along both street yards that exceeds the open space requirements.

Public Comment

Prior to and during the Plan Commission meeting, staff shared the agenda item with a resident that had requested to view the site plan. The resident expressed his support for the petition and noted that his only concern was regarding the constant delivery of cars via a semi-trailer truck on Florence Avenue for the adjacent car dealer. The petitioner addressed this concern by stating that his business does not utilize vehicle drop offs via a semi-trailer truck. The petitioner confirmed all vehicles would be driven into the service bays.

ATTACHMENTS

Ordinance
Aerial Map
Staff Report with attachments dated August 3, 2020
Draft Minutes of the Plan Commission Hearing dated August 3, 2020

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Village Manager (Name) **DATE:** September 8, 2020

RECOMMENDATION FROM: _____ (Board or Department) **FILE REF:** 20-PLC-0015

NATURE OF ACTION:

X Ordinance

__ Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 250 OGDEN AVENUE TO PERMIT A PERSONAL VEHICLE REPAIR AND MAINTENANCE BUSINESS", as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall authorize a special use for 250 Ogden Avenue to permit a personal vehicle repair and maintenance business.

RECORD OF ACTION TAKEN:

_____

_____

_____

I\mw\cas.20\SU-250-Ogden-20-PLC-0015

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 250 OGDEN AVENUE TO PERMIT A PERSONAL VEHICLE REPAIR AND MAINTENANCE BUSINESS

WHEREAS, the following described property, to wit:

LOT 17 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S THIRD OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1924 AS DOCUMENT NO. 186703, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 250 Ogden Avenue, Downers Grove, IL 60515
PIN: 09-04-111-018

(hereinafter referred to as the "Property") is presently zoned in the *"B-3, General Services and Highway 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 August 3, 2020 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 a Special Use for 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, plans and documents attached to the staff report dated August 3, 2020 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. All test drives are limited to arterial streets as defined in the Comprehensive Plan. These streets include Ogden Avenue, Fairview Avenue, Main Street, Warren Avenue and others.

3. The use is allowed a maximum of two (2) total service bays; and

4. Plans from a licensed Structural Engineer or Architect in the State of Illinois certifying that the new floor inlays are structurally adequate to support all dead and live loads as per the 2015 IBC are required before commercial occupancy permit is issued.

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

1\mw\ord.20\SU-250-Ogden-20-PLC-0015

0 125 250 500 Feet

Location Map: 250 Ogden Avenue

Project Location

Subject Properties

N

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 3, 2020 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
20-PLC-0015 250 Ogden Avenue	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 250 Ogden Avenue.

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

GENERAL INFORMATION

OWNER: Joseph Perillo
1035 N. Clark St.
Chicago, IL 60610

APPLICANT: Javier Rueda
1st Impressions Auto Spa
95 Trade St. Suite 108
Aurora, IL 60504

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Commercial Property
PROPERTY SIZE: 10,699 square feet (.25 acres)
PINS: 09-04-111-018

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Corridor Commercial
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. 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 250 Ogden Avenue. The property is zoned B-3, General Services and Highway Business. The proposed use is an allowable Special Use in the B-3 district. The property consists of a one-story 1,382 square foot building with two service bays and two off-street surface parking spaces.

The petitioner is a high end automotive detailing business. The petitioner plans to work on vehicles indoors and by appointment only. The detailing process includes the following services, which will be conducted inside the building: automotive detailing, ceramic coatings and paint protection film. These are the only services that will be provided at this location as noted in the petitioner's narrative.

Personal vehicle maintenance and repair services must adhere to specific operational regulations under Section 6.100 of the Downers Grove Zoning Ordinance. The proposal meets all of these regulations that are listed below:

- All repairs and service activities must be conducted within a completely enclosed building
- No outside storage is allowed, except for customer vehicles waiting to be repaired or waiting for pick up.
- All repair and maintenance activities must be screened with a solid fence or wall with a minimum height of six feet and a maximum height of eight feet.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the land use of the property as Corridor Commercial. This land use primarily includes smaller regional commercial retailers (such as auto dealers) that provide services and retail opportunities to the nearby neighborhoods and the surrounding region. The Comprehensive Plan specifically mentions that the Ogden Avenue corridor should continue to contain a range of these type of uses.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. Per Section 5.010 of the Zoning Ordinance, personal vehicle maintenance and repair is an allowable Special Use. The existing building and site are legal-non conforming regarding several setback requirements as identified below. However, the applicant is proposing landscaping improvements, to bring certain elements of the site closer to conformance with the Village Code.

Currently, the screening requirements are not being met and the proposal includes adding a six-foot solid fence between the northern property line and abutting residential property. Additionally, the existing

parking configuration does not provide landscaped islands at the end of the parking row nor is an accessible parking stall provided. The proposal incorporates both of these features. Lastly, by adding a landscaping along the eastern lot line and both street yards, this proposal exceeds the open space requirements.

The table below identifies the required regulations and what is proposed:

250 Ogden	Required	Proposed/ Existing
South Setback (Street Yard – from Ogden Centerline) - Building	75 ft.	68 ft. (Existing)
West Setback (Street Yard – Florence Avenue - Building	25 ft.	7.57 ft. (Existing)
North Setback (Rear Yard) - Building	20 ft.	120.69 ft. (Existing)
East Setback (Side Yard) - Building	N/A	2.92 ft. (Existing)
South Setback – (from Ogden Centerline) - Parking	50 ft.	160.21 (Existing)
West Setback (Street Yard – Florence Street) - Parking	8 ft.	10.86 ft.
North Setback (Rear Yard) - Parking	20 ft.	7.50 ft. (Existing)
East Setback (Side Yard) - Parking	N/A	16.3 ft.
Landscaped Open Space	1,069.9 sq. ft. (10%)	3,368.17 sq. ft. (31.48%)
Street yard Landscaped Open Space	534.95 sq. ft. (50%)	1,986.29 sq. ft. (58.97%)
Parking Spaces	2 spaces (1 per service bay)	2 spaces
Stacking	4 (2 per service bay)	4 spaces

ENGINEERING/PUBLIC IMPROVEMENTS

The building footprint will not be altered. Post Construction Best Management Practices are not required because there will be a net decrease in the total impervious area with the additional landscaping improvements. One parking stall will be removed along Florence to ensure the parking lot meets the street setback requirements. The sidewalk section through the Florence Avenue driveway approach shall be replaced.

Due to concerns over visibility when turning on and off of Florence Avenue, only one parkway tree is permitted to be planted along Ogden Avenue. Additionally, due to the existing ComEd wires the planting shall be shorter in height.

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 received two phone calls requesting information about the petition asking specifically about what kind of business would be conducted.

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 August 3, 2020 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 20-PLC-0015:

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 20-PLC-0015, 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. All test drive are limited to arterial streets as defined in the Comprehensive Plan. These streets include Ogden Avenue, Fairview Avenue, Main Street, Warren Avenue and others.
3. The use is allowed a maximum of two total service bays; and
4. Plans from a licensed Structural Engineer or Architect in the State of Illinois certifying that the new floor inlays are structural adequate to support all dead & live loads as per the 2015 IBC are required before commercial occupancy permit is issued.

Staff Report Approved By:

Stanley J. Popovich, AICP

Community Development Director

SP:fr
-att

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5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH
ASSUMED

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

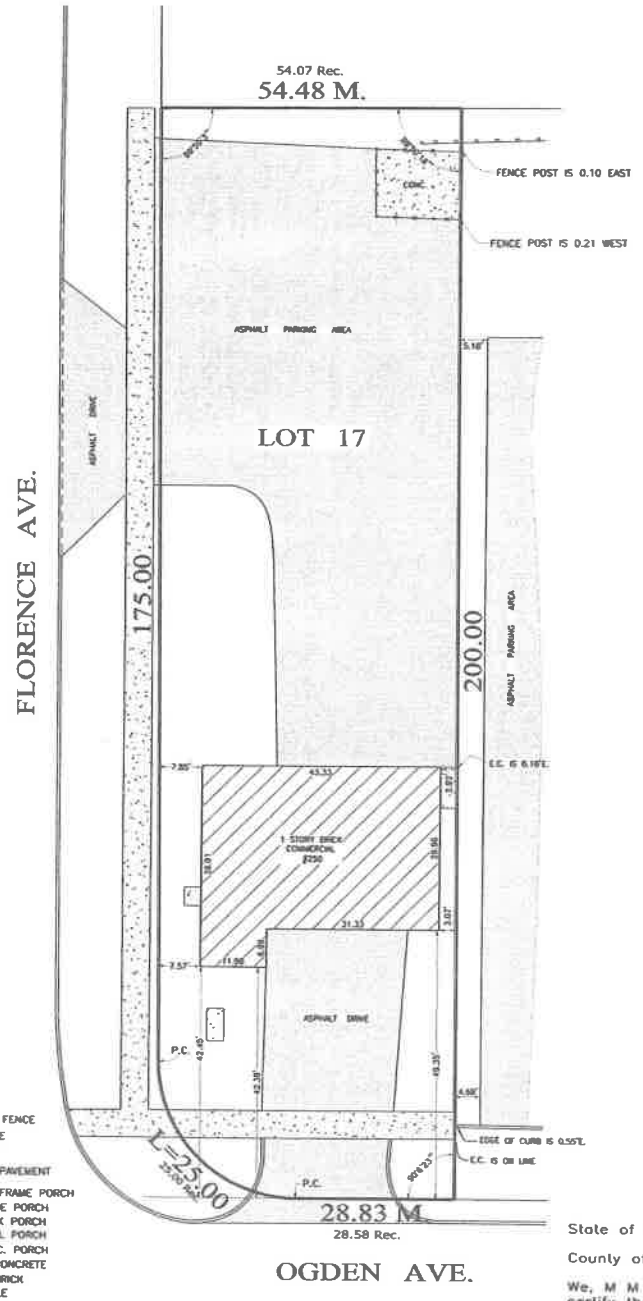
PHONE:(773)282-5900
FAX: (773)282-9424
mmsurvey1285@sbcglobal.net

PLAT OF SURVEY

OF

LOT 17 IN BLOCK 1 IN ARTHUR T. MC INTOSH AND COMPANY'S THIRD OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1924 AS DOCUMENT NO. 186703, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 250 OGDEN AVE., DOWNERS GROVE, IL 60515
TOTAL LAND AREA = 10,699 sq.ft.



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT

E.FR.P.	- ENCLOSED FRAME PORCH
O.FR.P.	- OPEN FRAME PORCH
O.BR.P.	- OPEN BRICK PORCH
O.M.P.	- OPEN METAL PORCH
O.C.P.	- OPEN CONC. PORCH
E.C.	- EDGE OF CONCRETE
E.BR.	- EDGE OF BRICK
U.P.	- UTILITY POLE

ORDER NO. 93710

SCALE: 1 INCH= 20 FEET

FIELDWORK COMPLETION DATE: DECEMBER 17, 2019

ORDERED BY: JOHN PAPADIA, ATTORNEY AT LAW

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

State of Illinois
ss
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: M. Domalyk

Date: DECEMBER 18, 2019

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2020

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.***

   yes per. VODG. 28.5.010

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.***

   We will be providing premium automotive detailing, paint protection film, ceramic coatings.

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.***

   Our use will not jeopardize the safty or health of the general public or anyone residing or working in the vicinity of the Detail Shop.

250 Ogden Ave.
Downers Grove, IL 60515

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

Special Use Permit Summary and Overview

1st Impressions Auto Spa LLC. is requesting a special use permit to operate a "personal vehicle premium detail and appearance maintenance" facility in an B-3 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 1st Impressions Auto Spa LLC. regarding the use permit.

1st Impressions Auto Spa LLC. Will be a small Premium Automotive Detail Studio facility, Detailing high-end foreign and domestic personal automobiles. It is the intent to provide our clients with the highest level in workmanship and quality products. The work will be from basic auto detailing to "wheels off" auto detailing. We will also be offering the leading brands in Paint Protection Film (aka Clear Bra) and Ceramic Coatings. The detailing studio will include a maximum of 2 vehicle detailing bays. All services we provide are "By Appointment Only". The facility will be kept secure, so work will be performed in the building with doors closed to prevent any dust particles to adhere or scratch any work being performed on vehicles. Please note that there will be no vehicle body work or repairs that apply paint to the exterior or interior surfaces of vehicles by spraying, dipping, flow-coating or other similar means will not be part of the offered services.

General Services Performed will include but are not limited to:

1. Automotive Detailing
2. Ceramic Coatings
3. Paint Protection Film

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 250 Ogden Ave
Exhibit D.	Map of 250 Ogden Ave. Locations
Exhibit E.	List of property owners in surrounding area from Downers Grove Township Office
Exhibit F.	Map of properties included in Exhibit E

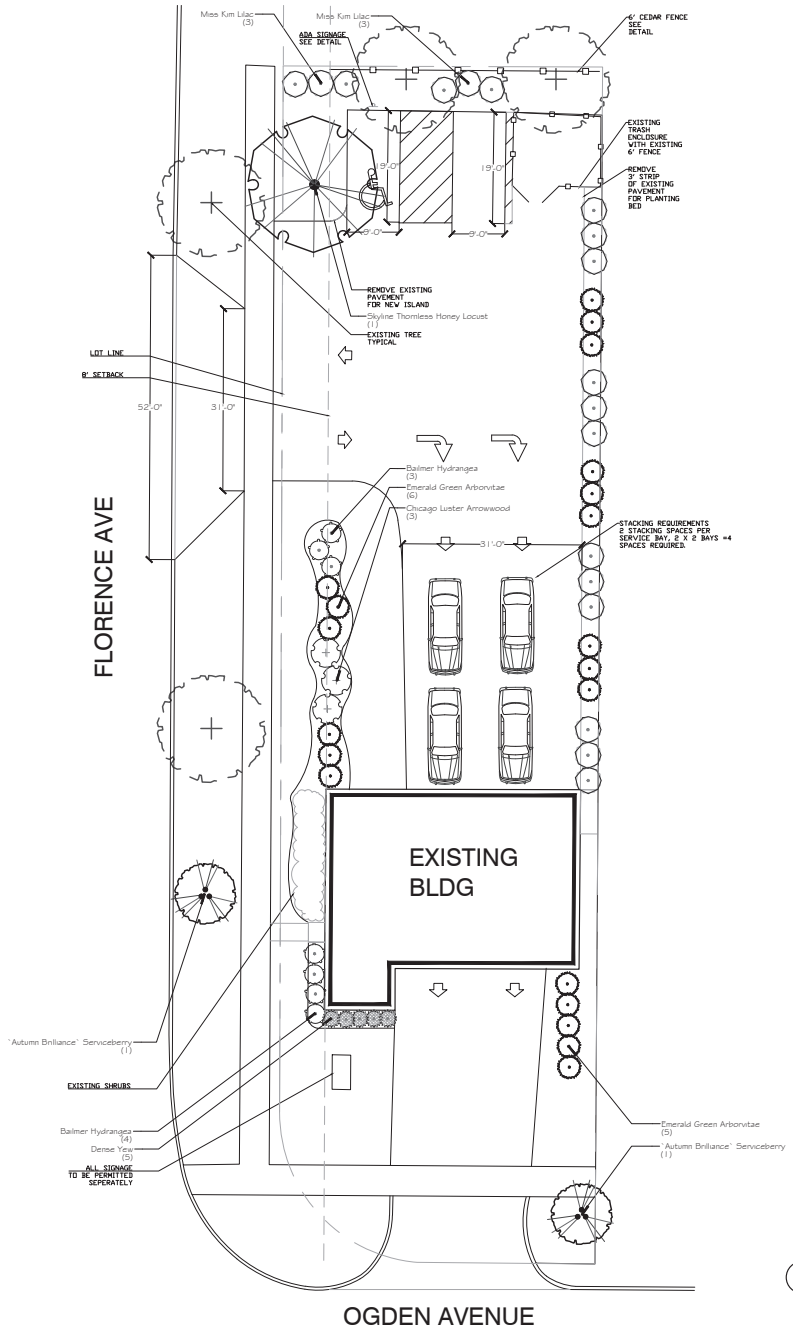
0 125 250 500 Feet

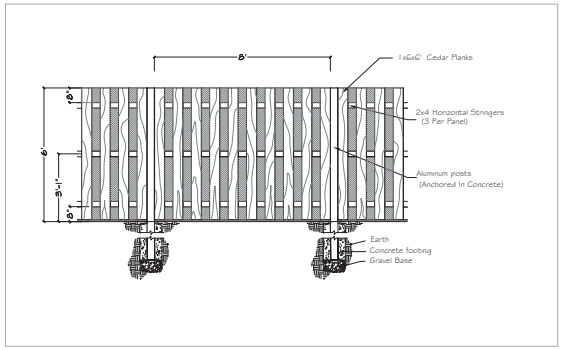
Location Map: 250 Ogden Avenue

Project Location

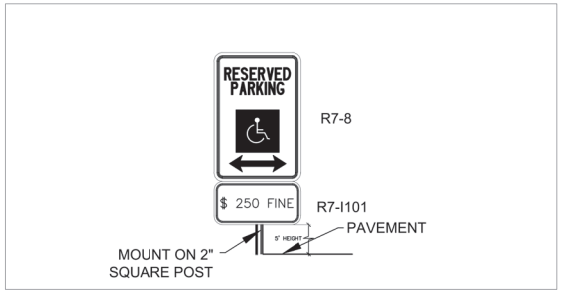
Subject Properties

N

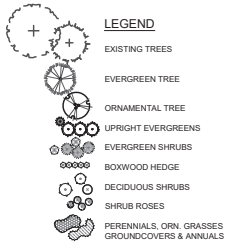




CEDAR FENCE DETAIL



ADA SIGNAGE DETAIL

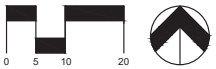


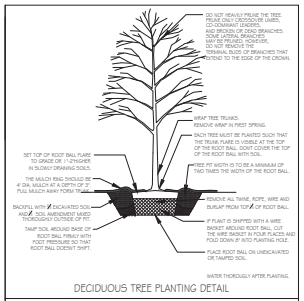
Trees	Quantity	Botanical	Common	Size
AMGA	2	Amelanchier grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	6' BB
GLTR	1	Gleditsia tria. v. inermis `Skycole` TM	Skyline Thornless Honey Locust	3" BB
Evergreen Trees				
TSM6	20	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6' BB
Shrubs				
HYES	7	Hydrangea macrophylla `Endless Summer` TM	Bailmer Hydrangea	24" Ht.
SYPA	18	Syringa patula `Miss Kim`	Miss Kim Lilac	24" Ht.
VIDE	3	Viburnum dentatum `Chicago Luster`	Chicago Luster Arrowwood	24" Ht.
Evergreen / Broadleaf				
TAME	5	Taxus media `Densiformis`	Dense Yew	24" Ht.

All base information & dimensions are approximate only. All layout to be verified in the field.

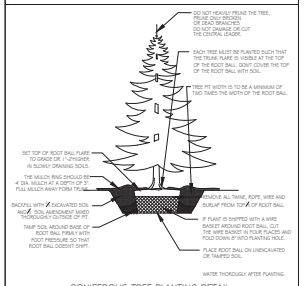
LANDSCAPE PLAN

SCALE: 1" = 10'-0"



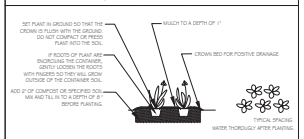


DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

SHRUB PLANTING DETAIL



PERENNIAL AND GROUNDCOVER PLANTING DETAIL

1. Species and sizes of plants listed in the plant list are subject to availability at time of installation. If substitutions are necessary, the landscape contractor shall submit all requests to the owner for approval.
2. All underground utilities are to be located prior to digging. If utilities or other obstructions are discovered to conflict with grading or plant placement, notify the landscape architect so that adjustments can be made.
3. Backfill trees and shrubs with amended topsoil mixed thoroughly outside of the planting pit. Mulch trees and shrubs with 3" hardwood mulch and pull mulch away from the base.
4. Perennial and groundcover beds are to be amended with 2" planting mix and tilled in to a depth of 8". Perennials and groundcovers are to be top dressed with 1" mulch.
5. Provide positive drainage flow. Do not obstruct the natural or engineered drainage flow patterns. Notify the landscape architect or owner of any drainage concerns.
6. The landscape contractor shall take all precautions to protect existing plants, lawn, and paved areas to remain. Any damage to these areas shall be repaired or replaced by the landscape contractor. Damaged lawn areas are to be re-graded and restored with sod.
7. All bed edges are to be well shaped 'spade cut' edges, 3" deep, formed in lines or curves as shown on the drawings.
8. Apply a pre-emergent for grassy and broadleaf weeds to all shrub beds and tree rings. Do not apply pre-emergent to beds of groundcovers or annuals.
9. The contractor is to provide finished grade to a tenth of a foot with sufficient quality top soil. Topsoil to be 4" min. in all lawn areas. The landscape contractor is to provide fine grade only.

GENERAL NOTES

DATE: 7.1.20
JOB: P-
SCALE: 1"=10'
BY:EB
SHEET L1 OF 1

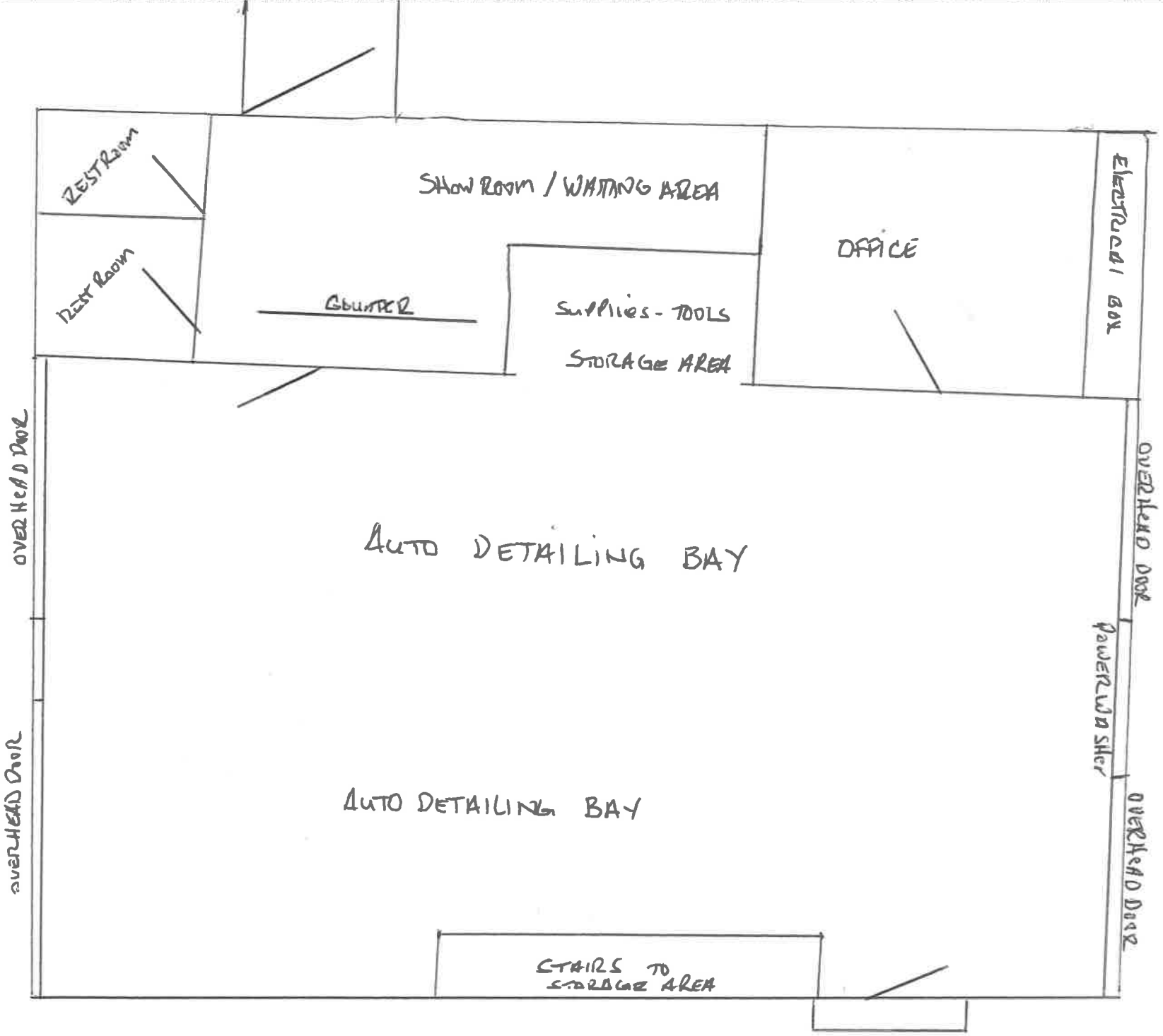
SHEET TITLE:
LANDSCAPE PLAN

REVISIONS:
REVISED PER PLAN REVIEW COMMENTS 10/08/2019 7:30 AM

250 OGDEN AVE.
Downers Grove, IL

Copyright Wingren Landscape, all rights reserved. The design and any part thereof is the property of and the sole property of Wingren Landscape. Reproduction or use of this design, or embodiment in any form, in whole or in part, without the consent of Wingren Landscape is prohibited.

5126 Walnut Ave.
Downers Grove, IL 60515
TEL 630.739.8100
www.wingrenlandscape.com
WINGREN LANDSCAPE
ALL THINGS OUTDOOR



1ST IMPRESSIONS AUTO SPA

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

August 3, 2020, 7:00 P.M.

FILE 20-PLC-0015: A petition seeking approval for a Special Use approval to operate a personal vehicle repair and maintenance business. The property is currently zoned B-3, General Services and Highway Business. The property is located at the northeast corner of Florence Avenue and Ogden Avenue, commonly known as 250 Ogden Avenue, Downers Grove, IL (PIN: 09-04-111-018). Javier Rueda 1st Impressions Auto Spa, Petitioner and Joseph Perillo, Owner.

Petitioner Rod Mourad, 8S450 Oxford Lane, Naperville, representing Mr. Joe Perillo and The Bentley Group, Downers Grove, briefly explained the background of the Bentley Group. He noted the Group recently acquired the property at 250 Ogden Avenue about two years with the expectation to expand the operation into a car business, which focuses on detailing high-end vehicles for the benefit of their customers. Mr. Mourad stated the detailing business would keep business local.

Commissioner questions focused on whether the building will be remodeled, wherein Mr. Mourad explained that additional exterior painting would take place to beautify the building.

Mr. Javier Rueda, 28W771 Roosevelt Road, West Chicago, relayed that he owns 1st Impressions Auto Spa on Ogden Avenue, which is an appointment-only detail shop for high-end vehicles. Vehicle details average anywhere from 4 hours to 30 hours. He noted that typically clients drop off their vehicles or he picks up the vehicle. Mr. Rueda stated he wanted to bring in the same type of high-end customer waiting room for this building. Additionally, Mr. Rueda explained that landscaping improvements around the building were proposed. The building's exterior would be painted black, gold and silver. Mr. Rueda shared details of the proposed interior and added that the building's signage will be facing the west and the front of his building. Mr. Rueda proceeded to present the standards of approval for the special use.

Commissioner questions also pertained to safety concerns regarding some of the coatings used for detailing, wherein Mr. Rueda explained there were no fumes to be concerned about.

Development Planner Flora Ramirez, turning to a slide presentation on the overhead, summarized that tonight's petition was for a special use at the 250 Ogden Avenue location. Current zoning for the site was the B3 General Services and Highway Business zoning. Because a public hearing sign was posted announcing the public hearing, Ms. Ramirez indicated there were inquiries received regarding chemicals and fumes. She also referenced an email in support of the petition, which was on the dais for commissioners. Existing conditions of the area were depicted, with Ms. Ramirez explaining that the proposal for the special use focused mainly on site improvements, i.e., landscaping on Ogden Avenue, trees on Florence Avenue, and a new buffer on the side interior yard. Because a residential district is located north of the site, the petitioner would be required to provide additional screening, which would include a six-foot solid fence along the northern lot line and additional trees. Landscape islands would also be included.

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Since the petitioner will provide two service bays, they will also provide two stacking lanes: two for each bay. Per Ms. Ramirez, staff found that the application did meet the criteria for the special use and indicated that the planning staff supported the application.

Commissioner questions followed as to whether the building was a prior Quick Lube business and whether staff was aware of any underground storage tanks, wherein Ms. Ramirez indicated staff was not aware of any. It was also asked if staff had concerns about lighting or speaker noise. Ms. Ramirez stated no additional lights fixtures were being added with the proposal nor did the petitioner discuss a speaker in his application. Responding to a commissioner question, Ms. Ramirez confirmed the lot would remain separate from the Perillo dealership to the west.

Per Chairman Pro tem Maurer's question, Ms. Ramirez explained the difference between the B3 zoning and the prior zoning and why a special use permit was requested.

Petitioner, Mr. Rod Mourad came forward, responding to the question about lighting and speakers and explained there would be no need for outdoor speakers.

Ms. Johnson sked if vehicles are "trucked in" on a flatbed truck. Mr. Rueda explained that he picks up vehicles and drives them to his facility, instead of using a semi-trailer truck for deliveries.

No public comments followed. Chairman Pro tem closed the public comment portion of the meeting and asked staff to come forward.

Commissioners discussed the positive reviews that Ogden Avenue in Downers Grove has received over the years in general, were supportive of the proposed business, the business was a well-needed service, and it was a win-win for all parties involved, including the neighbors.

WITH RESPECT TO FILE 20-PLC-0015, MS. MAJAUSKAS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, 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. ALL TEST DRIVE ARE LIMITED TO ARTERIAL STREETS AS DEFINED IN THE COMPREHENSIVE PLAN. THESE STREETS INCLUDE OGDEN AVENUE, FAIRVIEW AVENUE, MAIN STREET, WARREN AVENUE AND OTHERS.**
3. **THE USE IS ALLOWED A MAXIMUM OF TWO TOTAL SERVICE BAYS; AND**
4. **PLANS FROM A LICENSED STRUCTURAL ENGINEER OR ARCHITECT IN THE STATE OF ILLINOIS CERTIFYING THAT THE NEW FLOOR INLAYS ARE STRUCTURAL ADEQUATE TO SUPPORT ALL DEAD & LIVE LOADS AS PER THE 2015 IBC, ARE REQUIRED BEFORE COMMERCIAL OCCUPANCY PERMIT IS ISSUED.**

SECONDED BY MS. ROLLINS. ROLL CALL:

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AYE: MAJAUSKAS, ROLLINS, JOHNSON, PATEL, TOTH, CHAIR PRO-TEM MAUER

NAY: NONE

MOTION PASSED. VOTE: 6-0