

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

October 7, 2019
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes – September 9, 2019

4. Public Hearings

- a. **19-PLC-0025:** A petition seeking Special Use approval to operate a personal vehicle repair and maintenance. 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.

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

DRAFT

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR SEPTEMBER 9, 2019

CALL TO ORDER:

Chairman Rickard called the September 9, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Ms. Gassen, Ms. Johnson, Mr. Boyle, Mr. Maurer, Mr. Patel, Ms. Rollins

ABSENT: Mr. Dmytryszyn, Ms. Majauskas, Ex. Officio Members Olczyk, Livorsi & Menninga

STAFF: Jason Zawila, Planning Manager

APPROVAL OF MINUTES: July 1, 2019 meeting

Ms. Johnson moved, seconded by Ms. Rollins to approve the minutes for the July 1, 2019 meeting.

Ch. Rickard called for a voice vote to approve the minutes. The Motion passed unanimously.

Chairman Rickard introduced Mr. Patel and Mr. Dmystryszyn (not present), who were both recently appointed to the Plan Commission.

Ms. Rollins requested an update on the discussions related to Adult Use Cannabis. Planning Manager Jason Zawila stated that the Village Council is still discussing and with their direction a text amendment will need to come forward to the Plan Commission, similar to how they have reviewed other text amendments, most recently for the downtown. With adult use cannabis, the product will be legal in the State of Illinois, and that is not the discussion; the discussion is related to “opting out”, meaning the Village would select to not allow dispensaries in any zoning district, or “opting in” and identifying what zoning districts it would be permitted, either by right, or through a special use.

For discussion by the Village Council, staff provided a zoning idea that would place distance separations and other criteria. Taking this idea further staff presented what this would like on a map and referred to the Village Council agenda reports that are available for more information. Mr. Rickard referenced that the Village Council will provide direction if the dispensary use will be permitted in town and the Plan Commission will make a recommendation. In response to an inquiry on the other types of adult cannabis uses, Mr. Zawila further summarized the different types of cannabis

Plan Commission Meeting September 9, 2019

DRAFT

operations that will be licensed by the state. An inquiry was made if we can limit the number of dispensaries. Mr. Zawila stated that the zoning idea proposed a limitation on the number in town; in addition the state law requires separation distances from schools, etc. A question was asked if the discussion includes other types of cannabis related uses, such as manufacturing. Mr. Zawila reiterated the different types of cannabis operations that will be licensed by the state. Mr. Zawila stated that next steps include further discussion by the Village Council and that direction will be presented to Plan Commission at a future meeting.

There being no further business, Ch. Rickard called for a Motion to Adjourn.

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

Ch. Rickard adjourned the meeting at 7:13 PM.

Respectfully submitted,

Jason Zawila,
Planning Manger
(transcribed from mp3 recording)



**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.

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:



Stanley J. Popovich, AICP
Community Development Director

SP:gb
-att

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Report.doc

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.*

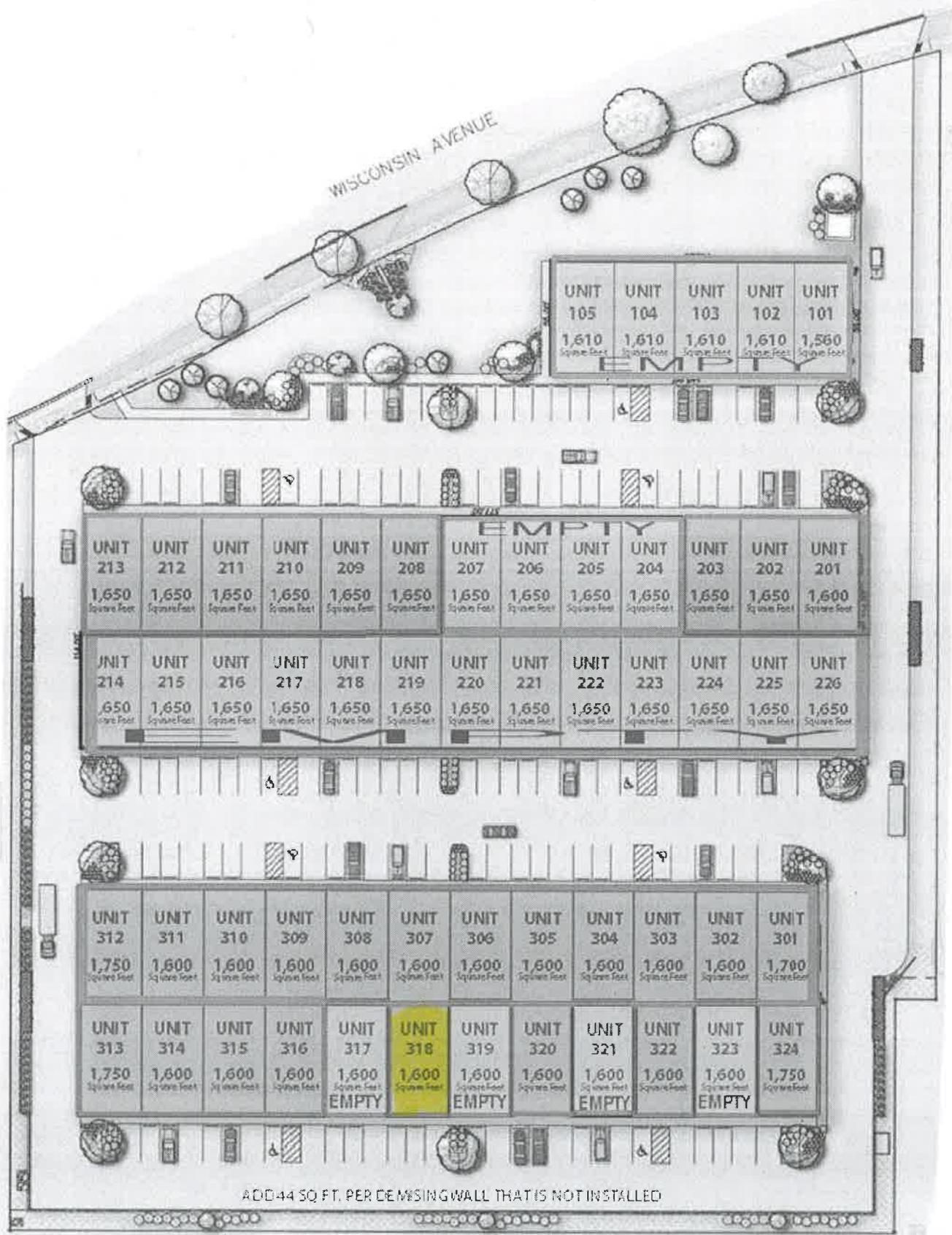
1) There are no foreseeable events that will be detrimental to public health, safety and general welfare in day to day operations.

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.

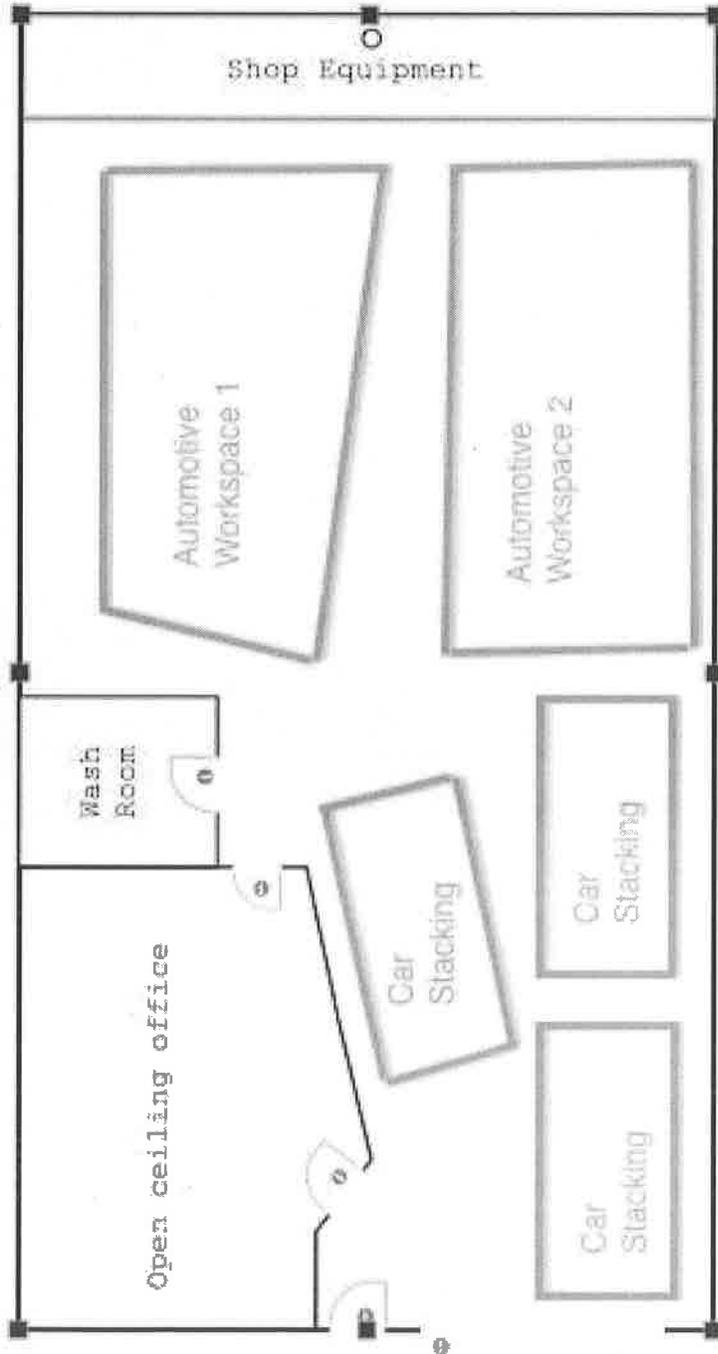
4) The interior of the shop will have two mechanic bays, where work will be performed. This leaves two more spaces inside for car "stacking." The three outside parking spaces will be reserved for employee vehicles and customer pick up.

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



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