

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant

DATE: February 20, 2001

RECOMMENDATION FROM: Zoning Board of Appeals

FILE REF: C-5-00

NATURE OF ACTION:

ORDINANCE

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE AMENDING A SPECIAL USE FOR 721 OGDEN AVENUE TO AMEND AN EXISTING SPECIAL USE TO PERMIT EXPANSION OF AN EXISTING AUTOMOBILE REPAIR AND FACILITY", as presented.

SUMMARY OF ITEM:

At their meeting of December 6, 2000 the Zoning Board of Appeals unanimously recommended that the existing Special Use for 721 Odgen Avenue be amended to permit construction of an addition to an existing auto repair facility of approximately 1,712 square feet.

RECORD OF ACTION TAKEN:

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ORDINANCE NO. _____

**AN ORDINANCE AMENDING A SPECIAL USE FOR 721 OGDEN AVENUE
TO AMEND AN EXISTING SPECIAL USE TO PERMIT EXPANSION OF
AN EXISTING AUTOMOBILE REPAIR AND FACILITY**

WHEREAS, the following described property, to wit:

LOTS 1, 2 AND 3 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S DOWNERS OGDEN DEVELOPMENT, BEING A SUBDIVISION OF LOTS 1 AND 2, BLOCK 2, WALTER C. LYMAN ADDITION TO DOWNERS GROVE IN THE NORTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND COMPANY'S DOWNERS OGDEN DEVELOPMENT RECORDED MARCH 12, 1926 AS DOCUMENT NO. 209420, IN DUPAGE COUNTY, ILLINOIS. (Commonly known as 721 Ogden Avenue; 09-05-401-001 AND -002)

(hereinafter referred to as the "Property"); and

WHEREAS, there has been previously lawfully established on the property an auto repair facility engaged in the business of major vehicle repair, including painting, rebuilding, as well as general repair and mechanical service which, as a pre-existing use pursuant to Section 28-1202(f) of the Downers Grove Zoning Ordinance, is now deemed to be Special Use (hereinafter referred to as the "Special Use"); and

WHEREAS, the property is improved with a commercial structure of about 5,071 square feet; and,

WHEREAS, the owner of the Property has filed with the Secretary of the Zoning Board of Appeals, a written petition conforming to the requirements of the Zoning Ordinance, requesting to amend the existing Special Use to expand its operation by building an addition of approximately 1,712 which is to be used for additional repair area as well as painting of motor vehicles; and

WHEREAS, the Zoning Board of Appeals has rendered findings and recommendations to the Village Council that the Special Use be amended as requested, subject to conditions and restrictions as set forth herein; and

WHEREAS, on the basis of such recommendation, the Village Council has determined it to be necessary and desirable that certain amendments to the Special Use as hereinafter set forth be enacted; 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 Zoning Board of Appeals, is such as to establish the following:

1. The proposed amendment to the Special Use is necessary or desirable to provide a

service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

2. The proposed amendment to the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed amendment to the Special Use will comply with the regulations specified in this Ordinance for the district in which the proposed use is to be located.

4. The proposed amendment to the Special Use is authorized as a Special Use in the zoning district in which such Property located.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the Special Use of the Property is hereby amended to permit expansion of the existing auto repair facility by constructing an addition to existing building of approximately 1,712 square feet.

SECTION 2. This approval is granted subject to substantial compliance with the following conditions.

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings dated January 5, 2001.

2. The following plans (the "Special Use Plans"):

a. Permit Plat, dated 09-14-00, revised to 11-28-00, prepared by C.M. Lavoie & Associates, reduced copy attached.

b. Elevation Plans, undated, prepared by Bradford & Kent Builders, reduced copy attached.

c. Business Plan for Conditional Use, copy attached.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

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STANLEY

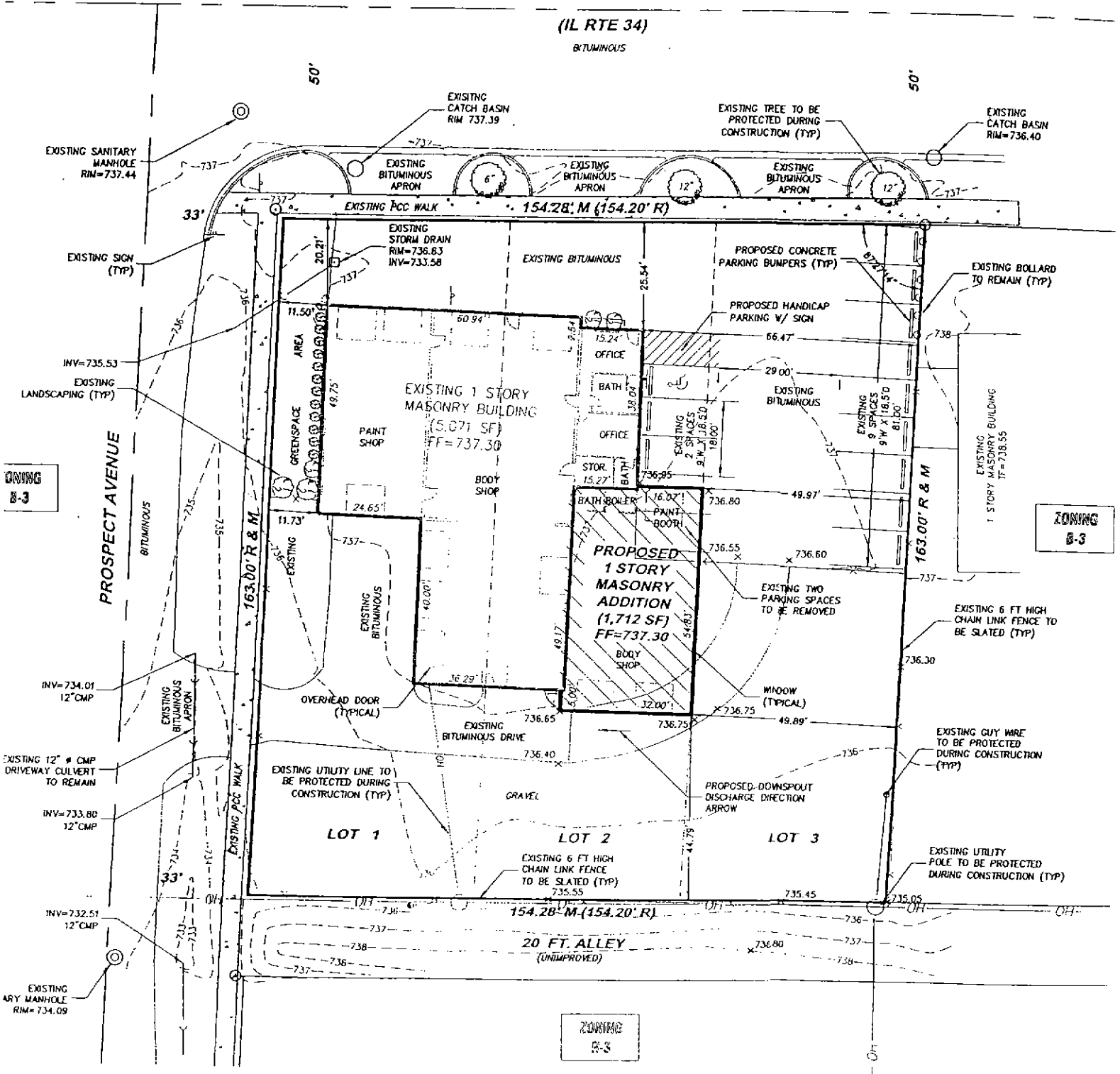
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ZONING
B-3

OGDEN AVENUE

(IL RTE 34)

BITUMINOUS



ZONING
B-3

ZONING
B-3

ZONING
B-3

"+" CUT IN THE NORTHWEST BONNET BOLT OF FIRE
 HYDRANT ON THE SOUTHWEST
 CORNER OF OGDEN AVENUE AND STANLEY ROAD
 ELEVATION = 737.58

48 Hours (2 working days) Before You Dig.
1-800-892-0

C-5-00

AREA STATISTICS

CURRENT ZONING: B-3
 PROPOSED ZONING: B-3
 TOTAL LOT AREA

= 25,264 SF (100%)
 OR ±0.58 AC
 LOT 1 = 8,712 SF
 LOT 2 = 8,276 SF
 LOT 3 = 8,276 SF

PAVEMENT AND GRAVEL AREA = 17,192 SF (68.0%)
 GREEN SPACE AREA = 1,742 SF (6.9%)

PARKING REQUIRED: 12 TOTAL SPACES

1 OFFICE (355 SF) (1/400 SF)
 1 STORAGE (72 SF) (1/1000 SF)
 10 COLLISION REPAIR (6155 SF) (1/600 SF)

PARKING PROVIDED: 12 TOTAL SPACES

11 PARKING SPACES
 1 HANDICAP PARKING SPACE

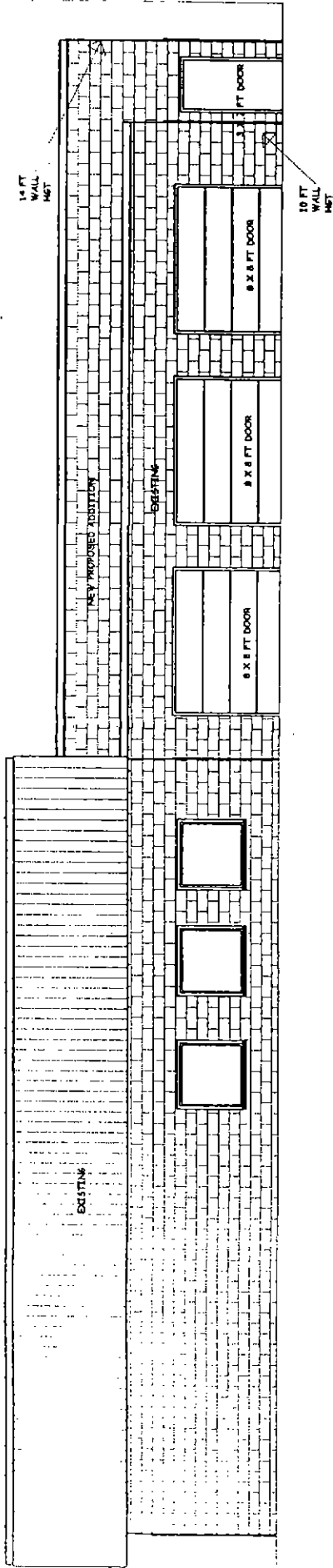
BUILDING AREA:

EXISTING BUILDING = 5,071 SF (20.1%)
 OFFICE = 355 SF
 STORAGE = 72 SF
 BATHROOM = 156 SF
 BODY SHOP = 3,235 SF
 PAINT SHOP = 1,253 SF

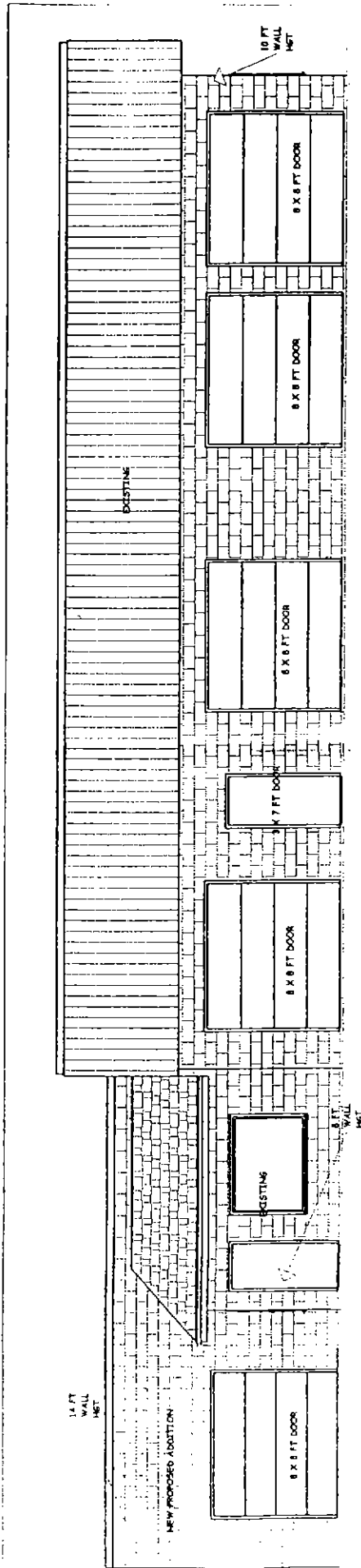
PROPOSED ADDITION = 1,712 SF (6.8%)
 OFFICE = 0 SF
 STORAGE = 0 SF
 BATHROOM = 45 SF
 BODY SHOP = 1,217 SF
 PAINT SHOP = 450 SF

PROPOSED BUILDING AREA = 6,783 SF (26.8%)
 OFFICE = 355 SF
 STORAGE = 72 SF
 BATHROOM = 201 SF
 BODY SHOP = 4,452 SF
 PAINT SHOP = 1,703 SF

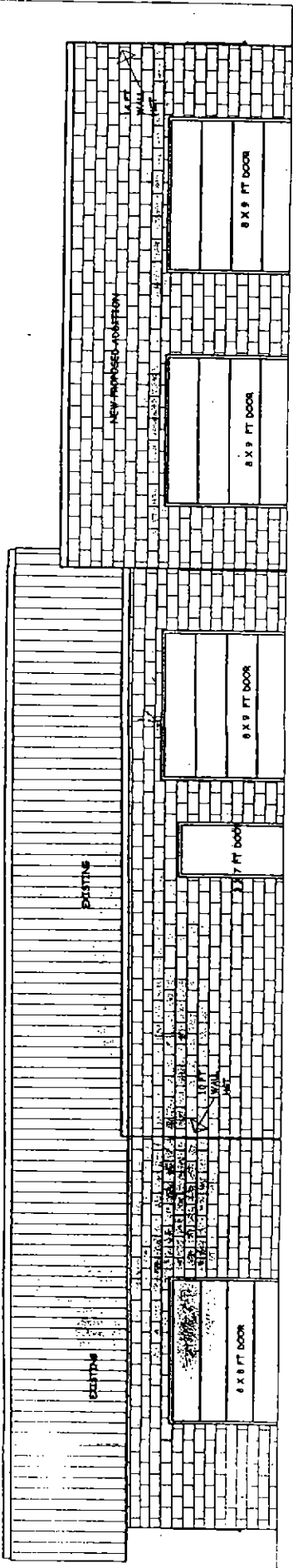
I, MICHAEL D. COOK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY C.M. LAVOIE AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION.



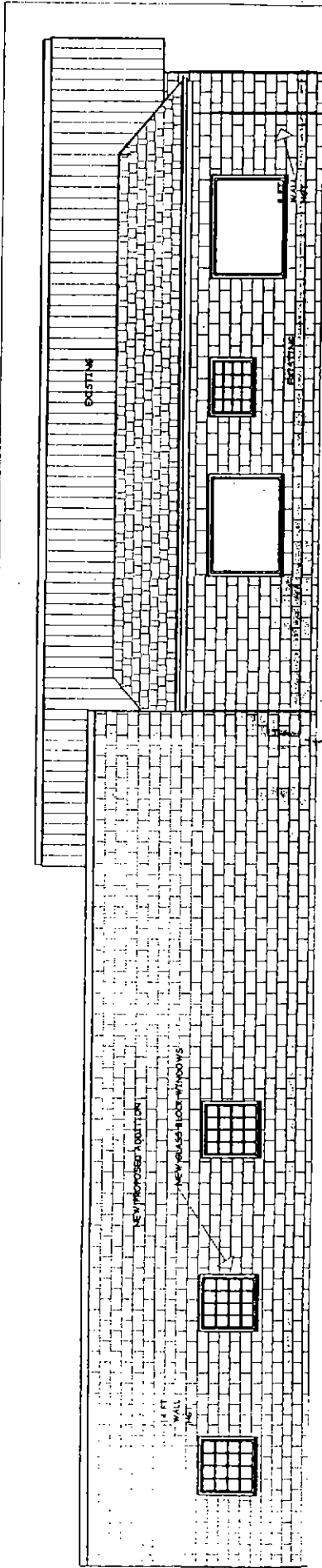
RIGHT SIDE ELEVATION (NO SCALE)



FRONT ELEVATION (NO SCALE)



REAR ELEVATION (NO SCALE)



LEFT SIDE ELEVATION (NO SCALE)