

COUNCIL WORKSHOP ITEM

ITEM: Zoning Board of Appeals Recommendation regarding Case C-5-02, a petition seeking an amendment to a pre-existing special use for an automobile repair business for property located at the northeast corner of Warren Avenue and Washington Street, commonly known as 844 Warren Avenue, Downers Grove, IL (PIN 09-08-125-004); Roger Andreen, Petitioner; Roger Andreen and Jeff Tondreau, Owners

DATE: September 17, 2002

PREPARED BY: Amanda G. Browne, Planner
Department of Planning Services

PURPOSE: To consider approval of the requested amendment to a pre-existing special use to make additions and improvements to the existing automobile repair business.

DISCUSSION:

At their August 28, 2002 meeting, the Zoning Board of Appeals unanimously recommended approval of the requested special use amendment to allow the proposed additions and improvements to the existing automobile repair business. The petitioners propose to construct an addition to the existing building, to improve the parking facilities on the site, to reduce existing parking setback nonconformities on the site, and to add landscaped greenspace areas to the site totaling approximately 21% of the total site area.

The Zoning Board of Appeals based its recommendation for approval on its belief that that as presented, the petition, site plan, landscape plan and building elevations comply with the requirements of the Zoning Ordinance with respect to special uses. Additionally, the Zoning Board members felt that the proposed additions and renovations proposed for the facility would not only improve the site, but would be an asset to the entire downtown area.

ATTACHMENTS:

1. Correspondence from Zoning Board of Appeals Chairman, dated September 13, 2002
2. Draft Minutes of the Zoning Board of Appeals public hearing, dated August 28, 2002
3. Staff Findings regarding this case, with attachments, dated August 22, 2002
4. Draft Ordinance prepared by Legal Department

RECOMMENDATION:

That the Council place consideration of an Ordinance authorizing the proposed amendments to the pre-existing special use for an automobile repair business on an active agenda, as recommended by the Zoning Board of Appeals.



September 13, 2002

Mayor Brian Krajewski and Village Council
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

<http://www.vil.downers-grove.il.us>

**COMMUNITY RESPONSE
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6701 Main Street
Downers Grove
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825 Burlington Avenue
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Illinois 60515-4783
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**PUBLIC WORKS
DEPARTMENT**
5101 Walnut Avenue
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Illinois 60515-4074
630.434.5460
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**DEPARTMENT OF
SOCIAL AND HEALTH SERVICES**
842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

RE: C-5-02. A petition seeking an amendment to a pre-existing special use for an automobile repair business for property located at the northeast corner of Warren Avenue and Washington Street, commonly known as 844 Warren Avenue, Downers Grove, IL (PIN 09-08-125-004); Roger Andreen, Petitioner: Roger Andreen and Jeff Tondreau, Owners

Dear Mayor Krajewski and Village Council:

At its August 28, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-5-02:

Mr. Benes moved that in Case C-5-02, the Board recommend that the Village Council approve the requested amendment to a pre-existing special use for an automobile repair business in conformance with the landscape plan, site plan and elevation drawings submitted by the petitioner. Mr. Lukas seconded the Motion.

**AYES: Mr. Benes, Mr. Lukas, Mr. Domijan, Mr. Gray,
Mr. Sleeter, Ch. White**

NAYS: None

The Motion carried by a vote of 6:0 with one member absent.

The Board based its recommendation upon the evidence presented which showed that the proposed plan was in compliance with the requirements established by the Village's Zoning Ordinance with regard to special uses.

Sincerely,

William White
Chairman

WW/tmh

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING - Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, August 28, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition for an amendment to a pre-existing special use for an automobile repair business. The property is located at the northeast corner of Warren Avenue and Washington Street, Downers Grove, IL 60515, commonly known as 844 Warren Avenue (PIN 09-08-125-004) and is legally described as follows:

The south 100 feet of Lot 6 in Beardsley's Addition to the town of Downers Grove in the Northwest Quarter of Section 8, Township 38 North, Range Eleven East of the Third Principal Meridian in DuPage County, Illinois, commonly known as 844 Warren Avenue, Downers Grove, IL 60515 (PIN 09-08-125-004)

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, August 9, 2002.

Petitioners' Presentation:

Mr. Punzio of 12283 South Harlem, Palos Heights, Illinois, stated he is representing the owners, Roger Andreen and Jeff Tondreau, in their request for an amendment to a pre-existing special use for their automobile repair business.

Mr. Punzio showed the existing building on the overhead projection, depicting the area for the proposed expansion. Mr. Punzio said that the owners wish to upgrade the building and the site by providing greenspace, additional pavement, and improved drainage. He said that a landscape plan and drawings of the building with the proposed expansion have also been submitted as part of the application package. He added that upon renovation, the site will be accessed by two curb cuts, one on Warren Avenue and one on Washington Street. In addition, the owners propose to erect a six foot tall cedar fence along the rear property line on the north in order to block the view of the business from the adjacent residential area.

Mr. Punzio said that existing building currently has two repair bays and a small office area. Their intent is to renovate the facility to relocate the office area, to upgrade and modernize the mechanicals and to add two additional bays to provide more service capabilities. Mr. Punzio added that the parking

area will also be upgraded, and although currently there is no greenspace on the subject site, a fair amount of greenspace totaling 20% of the site will be added surrounding the parking area as part of the redevelopment.

Mr. Punzio displayed the elevation drawings, stating the existing building was constructed in the mid-1950's and consists of a concrete block exterior that has been painted repeatedly over the years. Although the addition will be of the same construction type, the building's exterior will be upgraded and renovated as part of this project, providing the facility with more of a residential quality. He noted that all of the doors and windows will be replaced as well. Mr. Punzio reviewed the elevation drawings, noting the various materials and architectural accents.

Mr. Gray asked about the proposed fencing. Mr. Punzio said it would be six feet in height and will start at the setback line along Washington Street. It will extend along the northerly property line and partially wrap around the east side of the property to conceal the site from the adjacent residential area. It will be a wood fence with staggered slat construction.

Mr. Punzio added that the additional greenspace being added to the site will help with the drainage of the site. He said the parking area will be bituminous pavement which will be graded in order to facilitate drainage. The landscaped areas will be planted with trees and other landscaping materials as noted on the landscape plan.

In response to a question raised by Mr. Benes, Mr. Punzio stated that they do not intend to provide any freestanding parkway signage on the site, and the lighting plan will meet all of the established zoning requirements. The lighting plan consists of building accent lighting which will also provide additional security lighting for the facility.

Mr. Gray asked whether the elevation of the addition would be higher, and Mr. Punzio said it would be the same as the existing structure.

There being no further questions from the Board at this time, Chairman White asked Mr. Rathje to present the staff's findings.

Staff Presentation:

Mr. Rathje said that the owners of Automotive Services, the automotive repair business located at the northeast corner of Washington Street and Warren Avenue, are seeking approval of an amendment to their special use for an automobile repair service shop. The owners desire to expand and reface the existing building, to redesign the parking area and to add greenspace to the existing site.

Mr. Rathje noted that the existing business has been at the site as a gas and service station and more recently as an automobile service shop since 1956. As the automotive repair business had been in existence prior to this use being classified as a special use in the B-2 zoning district, this use is now considered under the provisions of Section 28-1202(f) of the Zoning Ordinance to be a special use by virtue of its prior existence.

Mr. Rathje noted that the subject property has a width as measured along the Washington Street frontage of the property of 100 feet, a depth as measured along the Warren Avenue frontage of the property of 132 feet and an area of 13,200 square feet. The property is improved with a two bay automobile service building which measures 49.33 feet as measured along the north by 28.0 feet as measured along the east, which has a total building area of approximately 1,386 square feet. Mr. Rathje said that the existing building consists of an office area of approximately 271 square feet and a small bathroom, with the remainder of the floor area devoted to the service bays and a small work area to the north of the office. The present building is sited ten feet south of the north property line, 25 feet west of the east property line, 57.66 feet east of the west property line and 56.58 feet north of the south property line.

Mr. Rathje explained the area of the site which is currently not covered by the building is essentially either paved or graveled. The parking areas for customers' cars are currently and have been historically located all the way up to the south, east and west property lines. This has been a very long term practice, which is non-conforming to the current Ordinance requirements along the south and west property lines.

Mr. Rathje said the subject property is located within a B-2, general retail business zoning district. As the subject property is not within the defined area of the Concentrated Business District, this property has a current setback requirement of 25 feet along the Warren Avenue and Washington Street frontages of the property, a minimum five foot transitional side yard setback along the north, which is adjacent to an R-5, multiple family residential zoning district, and no side yard setback is required along the east property line which is adjacent to another B-2 zoned property. The current provisions of the Zoning Ordinance require a minimum of 10% of the site area to be devoted to greenspace with at least half of the required greenspace to be located within the front yard(s) area of the property.

Mr. Rathje said the petitioners' plans propose essentially to renovate and upgrade the entire site. With respect to the building, the petitioners intend to construct a 26.66 wide addition to the west side of the building in order to accommodate two additional automobile service bays. If approved, the building

would increase in area by 742 square feet from approximately 1,386 square feet to 2,128 square feet. The office area would be reduced slightly to 248 square feet, and the bathroom facilities are to be reconstructed with an interior handicap accessible bathroom replacing the existing exterior access bathrooms which do not meet accessibility requirements. The remainder of the building is to be devoted to the four service bays and the service support area. The proposed addition will have a setback of 31 feet along the Washington Street side of the property, and the setback along the Warren Avenue side of the proposed addition will remain at 56.58 feet.

Mr. Rathje said the petitioner has indicated that a major aspect of the proposed reconstruction is the entire refacing of the existing building to match the new construction. The existing building is primarily a painted concrete block structure with some brick accent areas. The architectural plans submitted by the petitioner depict that the existing building and the new construction are to have an architectural treatment based upon red brick patterned wall surface accented by stone finish panels at the upper and lower wall sections. The surface of the building will be of an E.I.F.S. material which is to be colored and installed to appear to be brick and stone. All of the service bays are to have new steel and tinted glass overhead doors.

Regarding parking, Mr. Rathje said the petitioners' site plan indicates that there are to be 11 parking spaces including one handicapped space. On the basis of one space per 400 square feet for the office area including the floor area of the bathroom and one space per 600 square feet of floor area for the auto repair area, which in reality provides storage or parking for four cars, a minimum of four parking spaces must be provided.

Mr. Rathje stated the proposed site plan indicates that the petitioner intends to reduce the amount of the existing front yard setback non-conformities for the parking areas, to increase the amount of greenspace and to significantly change the essentially continuous curb opening along the Warren Avenue frontage of the site.

More specifically, Mr. Rathje noted that the petitioners' plans indicate that there is to be a greenspace setback area along the Washington Street side of the site with a width of 15.00 feet, and to the east of that greenspace area along the Warren Avenue frontage, there is to be another greenspace setback area with a width of 5.33 feet.

In addition to the setback areas, Mr. Rathje said the petitioners intend to transform the area to the north of the building into a greenspace area which will also be improved with a six foot tall solid design fence for screening to the residential neighbor. Upon completion of the site renovation, there will be a total of 2,798 square feet or 21.19% of the site in greenspace which is

significantly greater than the Zoning Ordinance's minimum requirement of 10% which equals 1,320 square feet.

Mr. Rathje added that of the 2,798 square feet of greenspace area, approximately 1,605 square feet or 57.4% of the greenspace will be located within the front yard areas of the site. The petitioners' landscape plan has been submitted to the Village Forester for review. The Forester has advised that the plan is acceptable as drawn, and she stated the plant materials are suitable to the area and will enhance the site and the area as a whole.

In addition to the landscaping, Mr. Rathje noted that the petitioners' site plan provides for the erection of a six foot tall solid design cedar fence along the north and a portion of the easterly sides of the site. The fence will begin along the easterly lot line approximately 25 feet south of the northeast corner. It will wrap around the northeast corner, and will run along the northerly lot line to a point 25 feet east of the west lot line. The fence is being terminated 25 feet east of the west lot line as six foot tall solid stockade fences are not a permitted obstruction within a required front yard. Screening for the remaining 25 feet along the north property line will be provided for by means of vegetative landscaping. He noted that there is a retaining wall which runs along the north line of the subject property. The retaining wall has a height of approximately 3.5 feet near the northwesterly property line, has a maximum height of 4.5 feet approximately 25 feet east of the northwesterly corner and declines in height to match grade at the northeasterly corner of the site.

With respect to driveway openings along the Warren Avenue frontage of the site, Mr. Rathje indicated that presently there is an essentially uninterrupted curb opening. After redevelopment, there will be only a single 24 foot wide driveway sited approximately 13.5 feet west of the easterly property line. With respect to the Washington Street driveway, it currently has a curb opening of approximately 45 feet in width, which will be reduced to 24.00 feet in width.

Mr. Rathje said the petitioners' engineer has prepared an engineering site plan for the proposed site redevelopment and has submitted it to the Village's Stormwater Engineer for review and approval. As the site is well below the one-acre threshold for stormwater detention, no on-site stormwater detention is required. The petitioners' engineer, however, has developed a stormwater management plan which will reduce the rate of stormwater flow from the site by approximately 15%. Of particular note is the provision of a sodded drainage swale along the north side of the building to which the stormwater from the roof will be directed. Also, the conversion of more than 20% of the site from pavement and gravel to landscaped greenspace will provide additional opportunity for stormwater to infiltrate into the soil instead of running off the site. All stormwater will continue to sheet flow from the site to Washington

Street where it will flow northward and be collected by the existing storm sewer inlets located at the intersection of Washington and Rogers Streets.

Mr. Jon Hall, the Village's Stormwater Engineer, has provided a memorandum indicating his division has completed its review of the site plan and proposed improvements and has found the plans to be in substantial compliance with the Stormwater Ordinance, and he will proceed with the completion of the review for a permit. Mr. Rathje noted that a copy of Mr. Hall's memorandum was included in the Board's packet.

Mr. Rathje further noted that the petitioner has entered into an agreement with the State and has contracted for soil remediation under a portion of the site which had been contaminated with petroleum products when the site had been utilized as a gasoline service station. The soil remediation contractors have excavated the contaminated soils, and the property owners have been advised by the State that they should in due time be issued a certificate from the State indicating that no further remediation of this site will be required.

Mr. Rathje recommended that it would be appropriate for the Board to give consideration to the Standards for Approval listed under Section 28-1902 (i) through (iv) as part of its deliberation and in determination of its recommendation to the Village Council. He then reviewed the provisions of Section 28-1902 (i) through (iv) read as follows:

“(i) That the proposed use at that particular location requested is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

(ii) That such 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.

(iii) That the proposed use will comply with the regulations specified in the Zoning Ordinance for the district in which the proposed use is to be located.

(iv) That it is one of the special uses specifically listed for the district in which it is to be located.”

Mr. Rathje reiterated that the petitioners' plans for the expansion of the existing building and the redevelopment of the subject site in the manner proposed is reflective of many of the renovation and reconstruction activities which have been taking place and are anticipated to continue within the

downtown area. The petitioners' plans propose to reduce the existing parking setback non-conformities along both the Washington Street and the Warren Avenue frontages of the site, will eliminate the existing complete greenspace non-conformity with the development of approximately 21% of the site as landscaped greenspace, will significantly improve the driveway opening conditions along both the Washington Street and the Warren Avenue frontages of the site. Lastly, the proposed plans will most importantly will result in a significant improvement to an existing downtown service business.

Mr. Benes asked about the sidewalk and curb cuts along the Warren Avenue side. Mr. Rathje said that what has been proposed by the petitioner is viewed as a significant improvement over the existing conditions. He added that the petitioner's proposal would be subject to final review by the Public Works Department at the permitting stage of the project. Most importantly, Mr. Rathje noted that this issue is an off-site issue and is not under the purview of the Zoning Board of Appeals.

Mr. Benes asked whether the street pavement to the south of the proposed greenspace areas along Warren Avenue could be used for parking. Mr. Rathje said he did not believe that parking is allowed on the north side of Warren Avenue at this location. He added that that issue would come under the purview of the Parking and Traffic Commission. Mr. Rathje said the petitioners understand they will have to discuss these types of issues as part of their permitting process.

Mr. Gray asked whether there are any buried tanks on the site. Mr. Rathje confirmed that through the soil remediation process, it has been determined nothing of that sort is buried on the site. The contaminated soils have been removed and replaced with gravel according to the applicable regulations.

Mr. Ed Novak of 23W581 Royal Oak Road stated he has property in the Village's downtown, and that he is a member of the Downtown Management Board. He noted downtown property owners pay a percentage of tax to the special service area. Mr. Novak said he has been in the area sixty years, and he believes the owners of this business do a beautiful job for the community. He thought the improvements to the site would be a definite asset for the Village. The Village needs owners to take the time and spend the money to provide a better downtown area for the Village, much as these owners are doing. He concluded that he is in favor of the petition.

There being no further discussion, Chairman White closed the opportunity for further public comment.

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Mr. Sleeter said he was impressed with the depth of preparation by the petitioners, and he thought that the proposals to renovate the site would be an improvement to the site and an asset to the entire downtown area.

Chairman White asked if there were any contrary opinions, and there were none.

Mr. Benes stated in reviewing Section 28-1902 of the Ordinance, he sees nothing presented that would be in contradiction to the requirements of the Zoning Ordinance.

Mr. Benes moved that in Case C-5-02, the Board recommend that the Village Council approve the requested amendment to a pre-existing special use for an automobile repair business in conformance with the landscape plan, site plan and elevation drawings submitted by the petitioner. Mr. Lukas seconded the Motion.

AYES: Mr. Benes, Mr. Lukas, Mr. Domijan, Mr. Gray, Mr. Sleeter, Ch. White
NAYS: None

The Motion carried by a vote of 6:0 with one member absent.

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Ms. Browne stated that there was one petition which would be presented at the September meeting.

Adjournment

There being no further discussion, Chairman White adjourned the meeting at 8:45 PM

Respectfully submitted,

Tonie Harrington
Recording Secretary

PUBLIC HEARING:

C-5-02 A petition seeking an amendment to a pre-existing special use for an automobile repair business for property located at the northeast corner of Warren Avenue and Washington Street, commonly known as 844 Warren Avenue, Downers Grove, IL (PIN 09-08-125-004); Roger Andreen, Petitioner: Roger Andreen and Jeff Tondreau, Owners

FINDINGS:

1. The owners of Automotive Services, the automotive repair business located at the northeast corner of Washington Street and Warren Avenue, are seeking approval of an amendment to their special use for an automobile repair service shop. The owners desire to expand and reface the existing building, to redesign the parking area and to add greenspace to the existing site. The existing business has been at the site as a gas and service station and more recently only as an automobile service shop since 1956. As the automotive repair business had been in existence prior to this use being classified as a special use in the B-2 zoning district, this use is now considered under the provisions of Section 28-1202(f) to be a special use by virtue of its prior existence.

2. The subject property has a width as measured along the Washington Street frontage of the property of 100 feet, a depth as measured along the Warren Avenue frontage of the property of 132 feet and an area of 13,200 square feet. The property is improved with a two bay automobile service building which measures 49.33 feet as measured along the north by 28.0 feet, as measured along the east, which has a total area of approximately 1,386 square feet. The existing building consists of an office area of approximately 271 square feet and a small bathroom, with the remainder of the floor area devoted to the service bays and a small work area to the north of the office. The present building is sited 10 feet south of the north property line, 25 feet west of the east property line, 57.66 feet east of the west property line and 56.58 feet north of the south property line.

The area of the site which is not covered by the building is essentially either paved or graveled. The parking areas for customers' cars are currently and have been parked up to the south, east and west property lines. This has been a very long term practice, which along the south and west property lines is non-conforming to the current ordinance requirements.

3. As noted previously, the subject property is located within a B-2, general retail business zoning district. As the subject property is not within the defined area of the Concentrated Business District, this property has a current setback requirement of 25 feet along the Warren Avenue and the Washington Street frontages of the property, a minimum 5 foot transitional side yard setback along the north, which is adjacent to an R-5, multiple family residential zoning district and no sideyard setback is required along the east property line which is adjacent

to another B-2 zoned property. The current provisions of the Zoning Ordinance require a minimum of 10% of the site area to be devoted to greenspace with at least half of the required greenspace to be located within the front yard(s) area of the property.

4. The petitioner's plans propose essentially to renew the entire site. Their renewal plans are to consist of the following actions. With respect to the building as previously noted, it is the petitioner's intention to construct a 26.66 wide addition to the west side of the building in order to accommodate two additional automobile service bays. If approved, the building would increase in area by 742 square feet from approximately 1,386 square feet to 2,128 square feet. The office area would be reduced slightly to 248 square feet and the bathroom facilities are to be reconstructed with a interior access handicap accessible bathroom replacing the existing exterior access bathrooms reminiscent of 1950's era service stations. The remainder of the building is to be devoted to the four service bays and support area. The proposed addition will have a setback of 31 feet along the Washington Street side of the property, and the setback along the Warren Avenue side of the proposed addition will remain at 56.58 feet.

The petitioner has indicated that a major aspect of the proposed reconstruction is the entire refacing of the existing building to match the new construction. The existing building is primarily a painted concrete block structure with some brick accent areas.

The architectural plans which have been submitted by the petitioner depict that the existing building and the new construction are to have an architectural treatment based upon red brick patterned wall surface accented by stone finish panels at the upper and lower wall sections. The surface of the building will be of an E.I.F.S. material which is to be colored and installed to appear to be brick and stone. All of the service bays are to have new steel and tinted glass overhead doors.

5. With respect to parking, the petitioner's site plan indicates that there are to be 11 parking spaces including one handicapped space. On the basis of one space per 400 square feet for the office area including the floor area of the bathroom and one space per 600 square feet of floor area for the auto repair area, (which in reality provides storage or parking for four cars), a minimum of four parking spaces must be provided.
6. With respect to the site area, the proposed site plan indicates that the petitioner intends to reduce the amount of the existing front yard setback non-conformities for the parking areas, to increase the amount of greenspace and to significantly change the essentially continuous curb opening along the Warren Avenue frontage of the site. More specifically, the petitioner's plans indicate that there is to be a greenspace setback area along the Washington Street side of the site with a

width of 15.00 feet and to the east of that greenspace area along the Warren Avenue frontage there is to be a greenspace setback area with a width of 5.33 feet. With respect to greenspace, in addition to the setback areas mentioned above, the petitioners intend to transform the area to the north of the building into a greenspace transitional area which will also be improved with a six foot tall solid design fence for screening to the residential neighbor. Upon completion of the site renovation, there will be a total of 2,798 square feet or 21.19% of the site in greenspace which is significantly greater than the Zoning Ordinance's minimum requirement of 10% which equals 1,320 square feet. Of the 2,798 square feet of greenspace area, approximately 1,605 square feet or 57.4% of the greenspace will be located within the front yard areas of the site. The petitioner's landscape plan has been submitted to the Village Forester for review. The Forester has advised that the plan is acceptable as drawn, and she stated the plant materials are suitable to the area and will enhance the site and the area.

In addition to the landscaping, the petitioner's site plan provides for the erection of a six foot tall solid design cedar fence along the north and a portion of the easterly sides of the site. The fence will run along the easterly lot line a distance of approximately 25 feet south of the northeast corner and will run along the northerly lot line from the northeast corner to a point 25 feet east of the west lot line. The fence is being terminated 25 feet east of the west lot line as six foot tall solid stockade fences are not a permitted obstruction within a required front yard. Screening for the remaining 25 feet along the north property line will be provided for by means of landscaping.

It may be of interest to note that there is a retaining wall which runs along the north line of the subject property. The retaining wall has a height of approximately 3.5 feet near the northwesterly property line, has a maximum height of 4.5 feet approximately 25 feet east of the northwesterly corner and declines in height to match grade at the northeasterly corner of the site.

7. With respect to driveway openings along the Warren Avenue frontage of the site, presently there is an essentially an uninterrupted curb opening. The petitioner's plans indicate, after redevelopment, there will be only a single 24 foot wide driveway sited approximately 13.5 feet west of the east property line. With respect to the Washington Street driveway which has a curb opening of approximately 45 feet, as part of the proposed redevelopment, the curb opening is to be reduced to 24.00 feet.
8. The petitioner's engineer has prepared an engineering site plan for the proposed site redevelopment and has submitted it to the Village's Stormwater Engineer for review and approval. As the site is well below the one acre threshold, no on-site stormwater detention is required. The petitioner's engineer, however, has developed a stormwater management plan which will reduce the rate of stormwater flow from the site by approximately 15%. Of particular note is the provision of a sodded drainage swale along the north side of the building to which

the stormwater from the roof will be directed. Also the conversion of in excess of 20% of the site from pavement and gravel to landscaped greenspace will provide additional opportunity for stormwater to infiltrate into the soil. All stormwater will continue to sheet flow from the site to Washington Street where it will flow northward and be collected by the existing stormsewer inlets located at the intersection of Washington and Rogers Streets.

The Village's Stormwater Engineer Jon Hall has provided a memorandum indicating his division has completed its review of the site plan and proposed improvements and has found the plans to be in substantial compliance with the Stormwater Ordinance, and he will proceed with the completion of the review for a permit. A copy of Mr. Hall's memorandum has been included for the Board's consideration.

9. Although not directly related to the special use petition, the petitioner has entered into an agreement with the State and have contracted for soil remediation under a portion of the site which had been contaminated with petroleum products when the site had been utilized as a gasoline service station. The soil remediation contractors have excavated the contaminated soils, and the property owners have been advised that they should in due time be issued a certificate from the State indicating that no further remediation of this site will be required.
10. Although the petitioner's automobile service business is an existing use and is a special use by prior existence, it would be appropriate for the Board to give consideration to the Standards for Approval listed under Section 28-1902 (i) through (iv) as part of its deliberation and in determination of its recommendation to the Village Council.

The provisions of Section 28-1902 (i) through (iv) read as follows:

“(i) That the proposed use at that particular location requested is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. (ii) That such 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. (iii) That the proposed use will comply with the regulations specified in the Zoning Ordinance for the district in which the proposed use is to be located. (iv) That it is one of the special uses specifically listed for the district in which it is to be located.”

CONCLUSION:

The petitioner's plans for the expansion of the existing building and the redevelopment of the subject site in the manner proposed is reflective of many of the renovation and reconstruction activities which have been taking place and are anticipated to continue

within the downtown area. The petitioner's plans propose to reduce the existing setback non-conformities along both the Washington Street and the Warren Avenue frontages of the site, will eliminate the existing complete greenspace non-conformity with the development of approximately 21% of the site as landscaped greenspace, will significantly improve the driveway opening conditions along both the Washington Street and the Warren Avenue frontages of the site and most importantly will result in a significant improvement to an existing downtown service business.

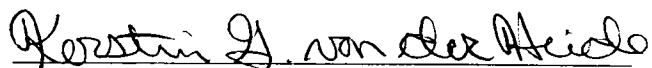
KJR:amd
Attachments
08/22/02

C.5.02

VILLAGE OF DOWNERS GROVE
FORESTRY DIVISION MEMORANDUM

DATE: August 20, 2002
TO: Kenneth J. Rathje, Director of Planning Services
FROM: Kerstin G. von der Heide, Village Forester
SUBJECT: Automotive Service at Warren and Washington

I have reviewed the site and the landscape plan dated January 1, 2002, for the proposed expansion and find it acceptable as drawn. Given the location setting, all plant materials indicated on the plan are suitable to the area and should enhance the appearance and green up the site once construction is completed. If I can provide any additional information, please let me know.



Kerstin G. von der Heide

C.5.02



Memo

To: Ken Rathje, Director of Planning Services

From: Jonathan Hall, Development Engineering Manager

Date: August 20, 2002

Re: Preliminary stormwater approval
Automotive Service
844 Warren Avenue

The Public Works Department, Division of Development and Stormwater, has completed a preliminary review of the site plans for the proposed improvements at Automotive Service, 844 Warren Avenue. We find that the plan substantially complies with the Stormwater and Flood Plain Ordinance and are proceeding towards completion of the permit review.

Cc: John J. Bajor, Jr., Director of Public Works
Brian Parks, Senior Civil Engineer
Don Rosenthal, Director of Code Services
Bob Sandmann, Inspector

Automotive Service, Incorporated
844 Warren

Business Plan
And
Proposal for Expansion

June 1, 2002

Automotive Service, Incorporated (ASI) has operated at 844 Warren for more than twenty years. When the building was constructed on the northeast corner of Washington and Warren in the mid 1950's by Phillips Petroleum Company, the property was zoned "Business". When the Owners of ASI purchased the station, they immediately converted the filling station to an automotive repair shop and abandoned the gasoline dispensing capability altogether.

Supported by ASI's solid reputation for quality of service and integrity, their business has grown to the extent that it has become increasingly obvious that they require two more service bays. Additionally, they wish to invest in the appearance of their business.

By adding two service bays, ASI will not simply increase business capacity, but it will go a long way to improve customer car management on the site.

There are specific challenges associated with an expansion on this site:

1. The property is currently zoned B-2, and is considered to be a special use (Automotive Repair). This particular site is a corner lot of 13,500 square feet. The lot immediately north of ASI is residential.
2. The building, though physically sound, has deteriorated cosmetically over the years and serious work needs to be done to upgrade and modernize the appearance.
3. The building currently does not meet ADA accessibility standards.
4. There is no green space on the site, which is located in a highly visible area just east of the Metra Station.
5. There are residual soil contamination issues associated with the site.

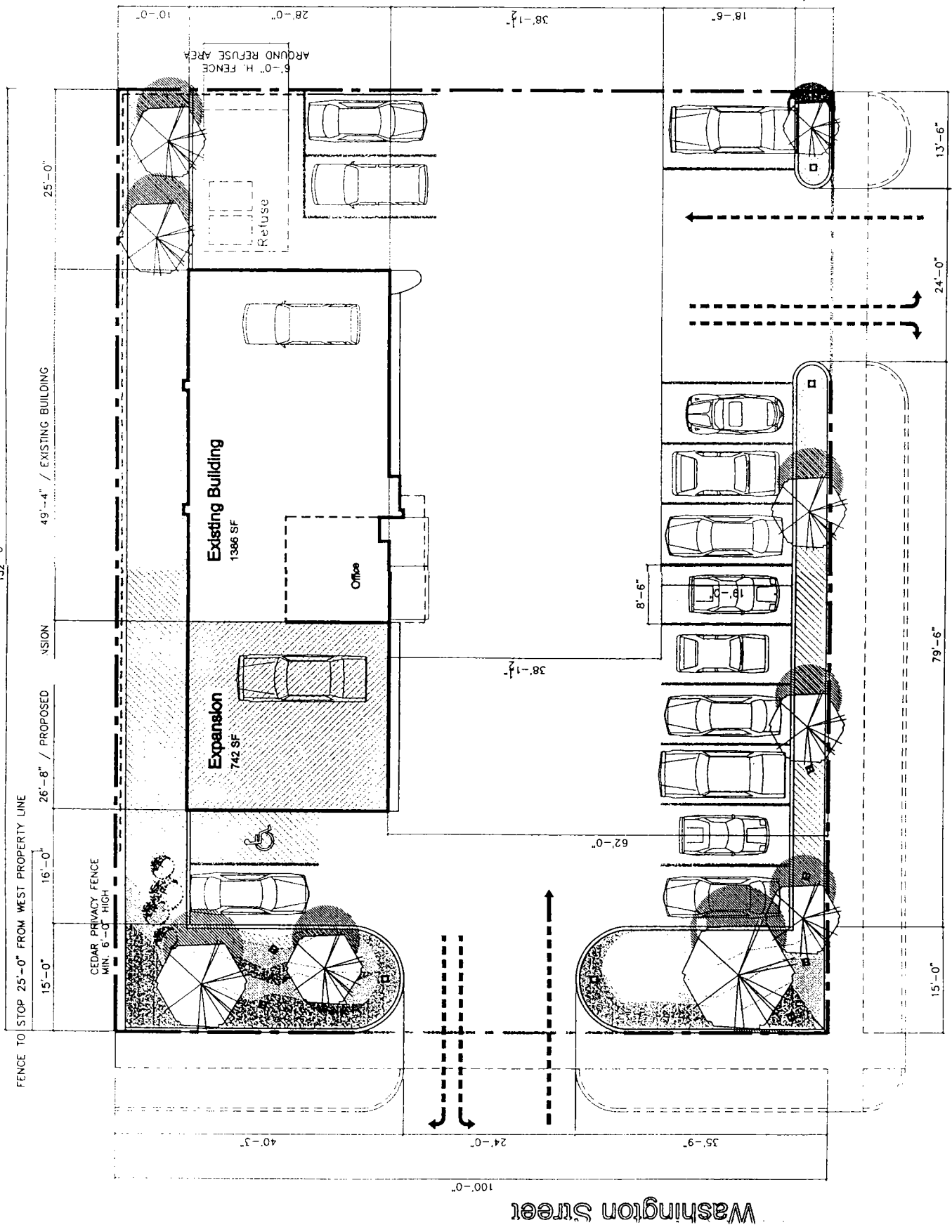
Recognizing its impact on the neighborhood and its proximity to the Downers Grove Town Center, ASI proposes to pursue a 35% floor-area expansion with the construction of two additional bays, bringing the building total from 1,386 to 2,128 square feet, as well as a substantial improvement of the appearance of the building and the site by the following measures:

1. The entire building exterior will be cosmetically modified by covering it with a renaissance stone wainscot and EIFS simulated masonry surface. The building will be further modified by adding all new glass and doors, signage and subtle use of site lighting.
2. The building and the site will be upgraded to meet State of Illinois Accessibility Standards.
3. The site will be partially re-graded and landscaped with grass, shrubbery and tree plantings. ASI proposes to increase green space to 22% site coverage.
4. New pavement will be used for all non-green areas with planned parking included as part of the design.
5. ASI will take all proper steps to have the site remediated for soil contamination to insure that such materials remain on the site. All required certifications from the remediation contractor and the EPA will be provided.
6. The Owners also plan to construct a fence to shield the residential property from the back of the repair shop.

In an effort to make the most of a solid reputation and increasing demands for their services, ASI is proposing to enhance the property to the extent that the building and the site will become a viable asset to the local neighborhood and a willing partner in the growth and on-going beautification of Downers Grove.

Prepared by: **William R. Punzio**
Phillip . Riley Architects
12833 South Harlem
Palos Heights, Illinois

C.5.02



Warren Street

Washington Street

Proposed Site Plan

Scale: 1/8" = 1'-0" 7-6-02

132-70

Existing Site Data

ZONING: B-2
 USE: SPECIAL USE
 AUTOMOTIVE REPAIR
 SERVICE SHOP

LOT SIZE: 13,500 SF
 FRONTAGE: WASHINGTON 100 FEET
 WARREN 132 FEET

Site Status

PRE-EXISTING SPECIAL USE

Current Site Utilization

EXISTING BUILDING: 1386 SF 10%
 EXISTING PAVED AREAS: 11814 SF 90%
 CIRCULATION: 5392 SF
 PARKING: 5392 SF
 CURB CUTS: (2@24 FEET) 48 L.F.
 GREENSPACE: 0 SF 0%

Existing Parking

REQUIRED: 1:600 SF/SERVICE AREA
 (1115 ÷ 600 = 1.86) 2
 1:400 SF/OFFICE AREA
 (271 ÷ 400 = 0.678) 1

TOTAL REQUIRED: 3
 PROVIDED 19 EST.

Proposed Site Utilization

EXISTING BUILDING: 1386 SF
 EXPANSION: 742 SF
 TOTAL BUILDING 2128 SF 16%
 PAVED AREAS: 7274 SF 62%
 CIRCULATION: 5702 SF
 PARKING: 2008 SF
 CURB CUTS: (2@24 FEET) 48 L.F.
 GREENSPACE: 2798 SF 22%

Proposed Parking

REQUIRED: 1:600 SF/SERVICE AREA
 (1880 ÷ 600 = 3.13) 4
 1:400 SF/OFFICE AREA
 (248 ÷ 400 = 0.620) 1

TOTAL REQUIRED: 5
 PROVIDED (12 + 1 HDCP) 13

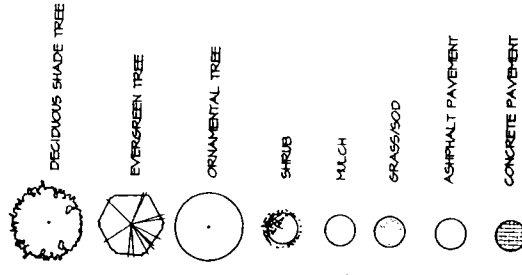
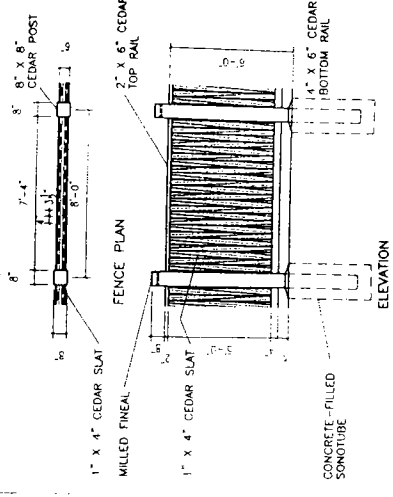
C.5.02

Plant List

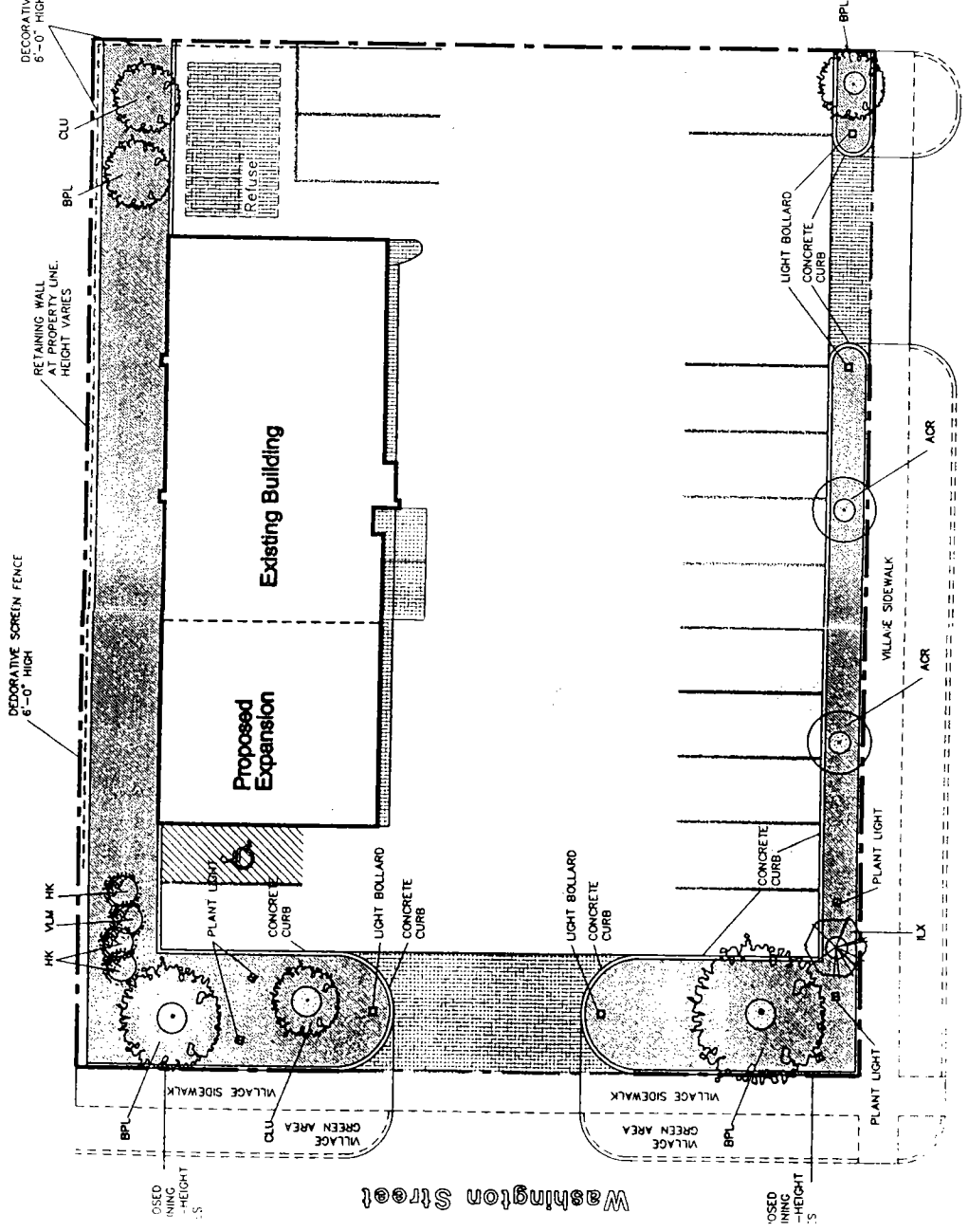
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / TYPE
BPL	4	BETULA POPULIFOLIA	GRAY BIRCH	2" BR
CLU	2	CLADOSTRIS FLORIDA	AMERICAN YELLOW WOOD	2" BR
EVERGREEN TREES				
KEY <th>QTY</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE / TYPE</th>	QTY	BOTANICAL NAME	COMMON NAME	SIZE / TYPE
ILX	4	ILEX (EVERGREEN)	HOLLY (EVERGREEN)	2" BR
DECIDUOUS ORNAMENTAL TREES				
KEY <th>QTY</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE / TYPE</th>	QTY	BOTANICAL NAME	COMMON NAME	SIZE / TYPE
ACR	3	AMELANCHIER A.	COLE'S SECRET SERVICEBERRY	2" BR
DECIDUOUS SHRUBS				
KEY <th>QTY</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE / TYPE</th>	QTY	BOTANICAL NAME	COMMON NAME	SIZE / TYPE
VLM	1	VBURNUM L. MOHICAN	MOHICAN MANNYBERRY-VIBURNUM	3" BR
HK	3	BYPERICUM KALMANIUM	KALM ST. JOHN'S WORT	2.4" BR
GRASS COVER				
QTY	ITEM			
315 SY	SOD	KENTUCKY BLUEGRASS BLEND (MINERAL BASE)		
13 SY	MULCH	SHREDDED HARDWOOD BARK		

Proposed Fence

Scale 1/4"=1'-0"



DECORATIVE SCREEN FENCE
6'-0" HIGH



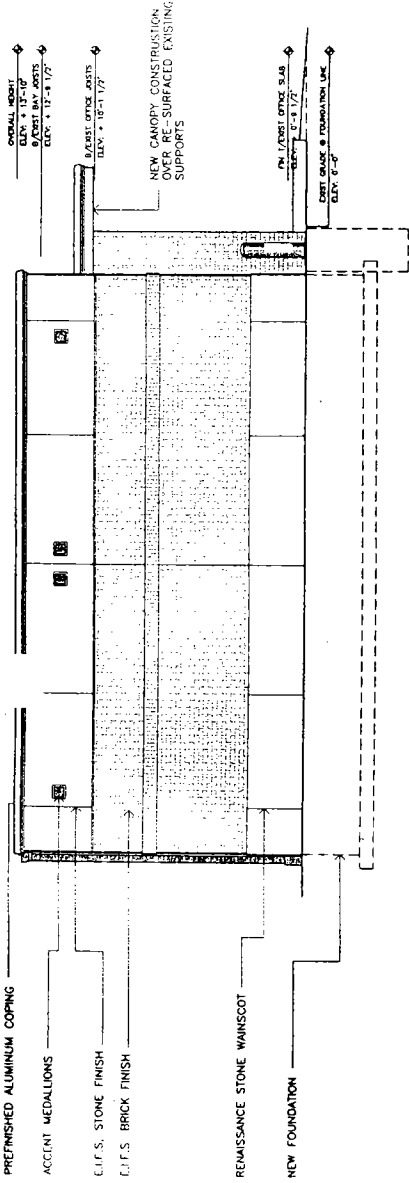
Warren Street



Schematic Landscape Plan

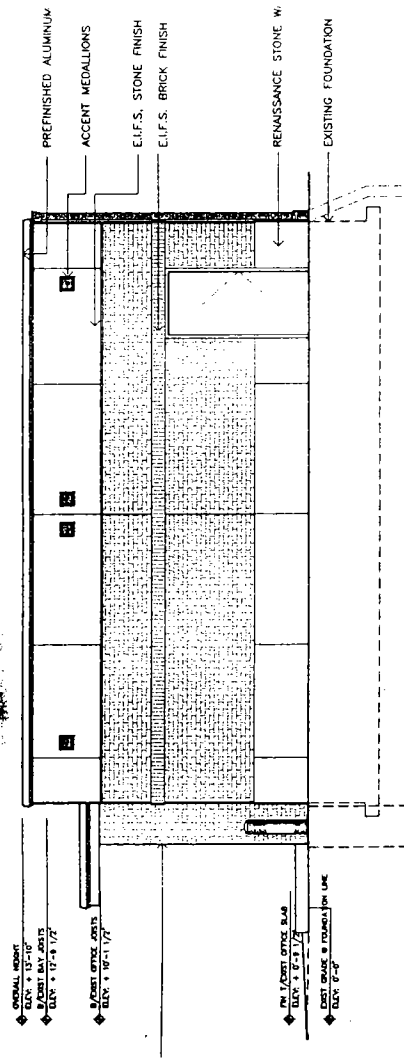
Scale 1/8"=1'-0" 7-6-02





West (Washington) Elevation

Scale: 1/4"=1'-0" 7-6-02



East Elevation

Scale: 1/4"=1'-0" 7-6-02



VILLAGE OF DOWNERS GROVE, ILLINOIS
 PETITION FOR
 SPECIAL USE PERMIT

To: The Zoning Board of Appeals
 Village of Downers Grove
 801 Burlington Avenue
 Downers Grove, Illinois 60515-4776

\$400.00 Fee Residential
 \$550.00 Commercial
 Application # C-5-02
 Date Filed 7-2-82

Application must be filed in TRIPLICATE. Two copies of a Registered Surveyor's Plat of Survey and a statement in writing by the applicant showing that the proposed conditional use will conform to the requirements set forth in the Zoning Ordinance must accompany the application.

1. Applicant ROGER ANDREEN Telephone 630 963-9635

Address 844 WARREN AVE

2. Owner(s) ROGER ANDREEN / JEFF TONDRAAL Telephone 630 963-9635

Address 844 WARREN AVE, DOWNERS GROVE IL

3. Applicant is (check one) Attorney Agent Other (specify) OWNER
 (Submit Letter of Authorization from Owner)

4. Present owner acquired title to the property on (date) MARCH 27TH 1997

5. Location of property 844 WARREN AVE, DOWNERS GROVE IL

6. Legal Description of property THE SOUTH 100 FEET OF LOT G IN BEARDSLEY'S ADDITIONS TO THE TOWN OF DOWNERS GROVE IN THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 38 NORTH, RANGE ELEVEN EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS
 P.I.N. # 09-08-125-004

7. Present Zoning District ZONE B.2 GENERAL RETAIL BUSINESS

8. Zoning Ordinance reference 6 28-606 B
 (Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use AUTOMOBILE REPAIR

10. Brief Description of the improvement proposed, together with architect's rendering of building SEE ATTACHED

11. A list of the names, addresses and Property Identification Number (PIN) of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property:

SEE ATTACHED

(Attach list of names and addresses, if room provided is insufficient.)

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge.

Signature of Applicant Roger Andreen

Date of Public Hearing _____

Action taken by the Board _____

Chair: _____

Submitted to Village Council (date) _____

Actions Taken by the Council _____

Date _____

PROPERTY OWNERS SURROUNDING AUTOMATIVE SERVICE

PIN 09-08-125-001
William & Florine Poe
5001 Washington St.
Downers Grove 60515

PIN 09-08-125-005
Lee E. & MJ Cassidy
835 Rogers St.
Downers Grove 60515

PIN 09-08-125-021
Timothy & Susan Staron
821 Rogers St.
Downers Grove 60515

PIN 09-08-125-015
Cathy L. Klebopski
826 Warren Ave.
Downers Grove 60515

PIN 09-08-120-018
Philip E. Scalia
838 Rogers St.
Downers Grove 60515

PIN 09-08-119-022
William & ME Whoriskey
4940 Washington St.
Downers Grove 60515

PIN 09-08-124-017
Joseph & Jill Mulvey
5006 Washington St.
Downers Grove 60515

PIN 09-08-124-007
Arunas B. Vasys
911 Rogers St.
Downers Grove 60515

PIN 09-08-131-001
Susan Rot
2651 Washington St.
Naperville 60565

PIN 09-08-120-027
Scott & Erica Rausch
826 Rogers St.
Downers Grove 60515

PIN 09-08-125-002
William & Florine Poe
5001 Washington St.
Downers Grove 60515

PIN 09-08-125-006
Theodore J. Martin
8S765 Singletree Lane
Naperville 60565

PIN 09-08-125-017
Glen O. Hein
39 Julia Road
Tolland, CT 06084

PIN 09-08-125-014
Louis & Susan Rodrigues
830 Warren Ae.
Downers Grove 60515

PIN 09-08-120-017
Mary D. Dunne
840 Rogers St.
Downers Grove 60515

PIN 09-08-124-015
Liberty Group Suburban
Newspaper
300 Dundee Rd.
Northbrook, IL 60062

PIN 09-08-124-018
Joseph & Jill Mulvey
5008 Washington St.
Downers Grove 60515

PIN 09-08-124-008
Richard & Kathleen Heller
907 Rogers St.
Downers Grove 60515

PIN 09-08-131-018
Village of Downers Grove
801 Burlington Ave.
Downers Grove 60515

PIN 09-08-124-004
Roger Andreen
844 Warren Ave.
Downers Grove 60515

PIN 09-08-125-003
Norman & Jane Allport
5007 Washington St.
Downers Grove 60515

PIN 09-08-125-007
Mark Pate
825 Rogers St.
Downers Grove 60515

PIN 09-08-125-016
LaSalle B7900258632
35 S. LaSalle #2500
Chicago, IL 60603

PIN 09-08-120-019
Donald & Jean Koegel
832 Rogers St.
Downers Grove 60515

PIN 09-08-120-016
Willis Johnson
603 Rogers St.
Downers Grove 60515

PIN 09-08-124-016
Liberty Group Suburban
Newspaper
300 Dundee Rd.
Northbrook, IL 60062

PIN 09-08-124-019
Downers Grove Nat'l. Bk. *MAKING*
~~Trust 94-147~~
1000 Maple Ave. *900 Warren Ave*
Downers Grove 60515

PIN 09-08-124-009
Matthew & Linda
Dombrowski
903 Rogers St.
Downers Grove 60515

PIN 09-08-125-010
Daniel W. McNeil
817 Rogers St.
Downers Grove 60515

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING

- Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, August 28, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition for an amendment to a pre-existing special use for an automobile repair business. The property is located at the northeast corner of Warren Avenue and Washington Street, Downers Grove, IL 60515, commonly known as 844 Warren Avenue (PIN 09-08-125-004) and is legally described as follows:

The south 100 feet of Lot 6 in Beardsley's Addition to the town of Downers Grove in the Northwest Quarter of Section 8, Township 38 North, Range Eleven East of the Third Principal Meridian in DuPage County, Illinois, commonly known as 844 Warren Avenue, Downers Grove, IL 60515 (PIN 09-08-125-004)

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5550 prior to the meeting. Wheelchair access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, August 9, 2002.

C-5-02

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL
USE AT AUTOMOTIVE SERVICES, 844 WARREN AVENUE, TO PERMIT
AN ADDITION TO THE EXISTING STRUCTURE**

WHEREAS, the following described property, to wit:

The south 100 feet of Lot 6 in Beardsley's Addition to the town of Downers Grove in the Northwest Quarter of Section 8, Township 38 North, Range Eleven East of the Third Principal Meridian in DuPage County, Illinois, commonly known as Automotive Services, 844 Warren Avenue, Downers Grove, IL 60515 (PIN 09-08-125-004)

(hereinafter referred to as the "Property") is presently zoned in the "B-2 District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove, and is a lawful special use as a pre-existing use pursuant to Section 28-1202(f) of the Zoning Ordinance, as heretofore amended (hereinafter referred to as the "Zoning Ordinance"); 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 that an amendment to the special use be granted for the Property to make an addition to the existing automotive repair and service structure, to redesign the parking area and to add greenspace to the existing site as provided; and,

WHEREAS, such petition was referred to the Zoning Board of Appeals of the Village of Downers Grove, and said Zoning Board has given the required public notice, has conducted a public hearing respecting said petition 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 Zoning Board has recommended approval of the amended special use; 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 use at that particular location requested 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 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 use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to

be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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 construction and operation of an addition to the existing automobile repair and service facility consisting of a 742 square foot building addition, a redesign of the parking area, and the addition of greenspace to the existing site as provided herein.

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

1. The conditions and recommendations of the Zoning Board of Appeals as set forth in their findings as outlined in correspondence dated September 13, 2002, is attached hereto and incorporated herein by reference as Exhibit A.
2. Substantial compliance with the plans submitted to the Zoning Board of Appeals, a reduced copy of which are attached hereto and incorporated herein by reference as Group Exhibit B.
3. Substantial compliance with the Staff report dated August 22, 2002, a copy of which is attached hereto and incorporated herein by reference as Exhibit C.

SECTION 3. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk