



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: May 5, 2021; June 2, 2021

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALENDAR NUMBER: 07-21-Z: 248 Madison Street

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, Donn Todd, to operate a hand car wash and detail center, Miller's Auto Detail LLC pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 248 Madison Street, Oak Park, Illinois, Property Index Number 16-08-319-022-0000 in the MS Madison Street Zoning District.

APPLICANT INFORMATION

APPLICANT: Justin Miller
539 Gunderson Avenue
Oak Park, IL 60304

PROPERTY OWNER: Donn Todd
8170 Dwyer Road
Howell, Michigan 48855

PROPERTY INFORMATION

EXISTING ZONING: MS Madison Street Zoning District
EXISTING LAND USE: Vacant
PROPERTY SIZE: N/A
COMPREHENSIVE PLAN: Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: R-7 Multiple-Family Zoning District (Multiple-Family Dwelling Building)
SOUTH: Madison Street followed by MS Madison Street Zoning District (Parking Lot)
EAST: MS Madison Street Zoning District (Animal Hospital)
WEST: MS Madison Street Zoning District (Oak Park School District 97 Building)

A n a l y s i s

Submittals

This report is based on the following documents which were filed with the Development Customer Services Department:

1. Application for Special Use Permit;
2. Cover Sheet;
3. Responses to the Standards for receiving a special use permit pursuant to the Zoning Ordinance;
4. Floor Plan.

Description

The Subject Property is located within the MS Madison Street Zoning District. The lot is located on the north side of Madison Street between Harvey Avenue to the east and Cuyler Avenue to the west. The lot is improved with a single-story commercial building. The Applicant seeks to operate Millers Auto Detail LLC at the property located at 248 Madison Street. The space would be used as an auto detail shop and hand car wash wholly contained within the existing structure.

C o m p l i a n c e w i t h t h e Z o n i n g O r d i n a n c e

The Applicant seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for a hand car wash facility located in the MS Madison Street Zoning District, to operate Millers Auto Detail LLC, at the premises commonly known as 248 Madison Street, Oak Park, Illinois.

A car wash is defined as follows:

“A business for the washing and cleaning of passenger vehicles. Recreational vehicles or other light duty equipment, whether automatic, by hand, or self-service.”

Section 8.4 (C) (Car Wash) has additional requirements for a car wash facility. However, the owner of Millers Auto Detail LLC is clear that his proposed use is a detail center and not a hand car wash facility. He states:

“I would like to stress and be very clear that Miller’s Auto Detail will operate within the walls of 248 Madison only as a Detail Shop and not a car wash. Customers can only schedule a time to get their vehicles detailed, which we plan on following this process for as long as we are in business. There will not be lines of people waiting for service behind the building of 248 Madison. This will create a quiet, safe, and professional environment for the entire community and our neighbors nearby.”

A car wash and a hand car wash, is defined to be inclusive of a detail shop. That is why the Applicant is pursuing a special use permit to operate a detail shop. After the hearing, the Zoning Board of Appeals shall transmit to the Village Board a written report of its findings as to compliance of the special use approval standards listed in Section 14.2 (E) (Approval Standards) and give its recommendation to either approve, approve with condition(s) or denial of the special use.

Special Use:

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether an approval of the special use is appropriate at the particular location and manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the approval standards within his application.

C o m p a t i b i l i t y w i t h S u r r o u n d i n g L a n d U s e s

The character of the neighborhood is concentrated retail, office and service uses. A detail shop wholly enclosed within the existing structure (Service Use) is compatible with other types of uses that exist in the area and the lot is physically suitable for the type, density and intensity of the proposed use. For the foregoing reasons, the proposed detail shop would be compatible with the surrounding land uses.

G e n e r a l I n f o r m a t i o n

Project Review Team

The Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. Staff does not have any objections to the proposed detail shop at this location.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals Attorney
 Craig Failor, Village Planner