



**AGENDA ITEM # 5**

**AGENDA ITEM EXECUTIVE SUMMARY  
Committee of the Whole Meeting  
February 11, 2019**

**Item Title:** Grady’s Garage Special Use Permit

**Staff Contact:** Patrick N. Watkins, Community Development Director

**COMMITTEE OF THE WHOLE ACTION**

**Discussion of a Special Use Permit for Grady Walsh d.b.a. Grady’s Garage at 45 N. Garden Avenue.**

**Executive Summary:**

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit for a garage, automotive repair following their public hearing on February 5, 2019. No members of the audience spoke in favor of or against the request.

Grady Walsh, the owner of Grady’s Garage, is operating a 4,000 square foot garage on the north side of the building at 45 N. Garden Avenue with 2 vehicle lifts, 1 truck lift, and a 240 square foot office. His business has six (6) parking spaces dedicated in the front of the building and room for an additional five (5) vehicles in the fenced yard behind the building. Most of his customers are local business fleets with approximately three (3) customers per day. Mr. Walsh agreed to work on the vehicles only inside his space and that any cars needing to be stored would be parked within the fenced yard or within the building.

**Implications:**

**Is this item budgeted?** N/A

**Any other implications to be considered?** N/A

**Attachments:**

February 5, 2019 P&Z Packet



Andrew J. Maglio Mayor  
 Patty Burns Village Clerk

**MEMORANDUM**

**To:** Planning and Zoning Commission  
**From:** Caron Bricks, Planner  
**Date:** February 5, 2019  
**Subject:** PZ 18-1072, SUP for Garages, automotive repair

**SITE:** 45 N. Garden Ave

**ZONING:** M – Limited Industrial District

**REQUEST:** **PUBLIC HEARING** to consider a Special Use Permit for a garage, automotive repair.

**SURROUNDING LAND USE:**

	<b>Current Zoning</b>	<b>Land Use</b>
<b>Site</b>	<b>M – Limited Industrial District</b>	<b>Office/Garage Space, Work yard</b>
North	M – Limited Industrial District	Office Space, Work yard
East	I-1, Light Industrial (Unincorporated DuPage County)	Office Space, Work yard
South	M – Limited Industrial District	Office Space, Work yard
West	I-1, Light Industrial (Unincorporated DuPage County)	Office Space, Work yard

**BACKGROUND:** Grady Walsh is the owner of Grady’s Garage which is located at in the end unit of 45 N. Garden Avenue. He applied for a special use permit for an automotive repair garage as required by the Zoning Ordinance when he applied for his business license.

**PLANNING ANALYSIS:**

The property is zoned M – Limited Industrial and is surrounded by light industrial uses. In the M – Limited Industrial district, “Garages, automotive repair” is a Special Use. He has 4,000 square foot garage on the north side of the building with 2 vehicle lifts and 1 truck lift and a 240 square foot office. He has indicated that his hours of operation are 8 AM – 5 PM Monday through Friday and Saturday hours by appointment. He has six (6) parking spots dedicated to his business in the front of the building and an addition five (5) spaces available in the fenced yard behind the building which more than meets his approximate three (3) customers per day.

Due to the light industrial uses in this area of the Village, an automotive repair facility at this location would be a suitable use and would fit in with the uses in this neighborhood.

**RECOMMENDATION FOR ZONING:** Planning staff recommends approval of the special use for an automotive repair garage at 45 N. Garden Avenue.

**FINDINGS OF FACT FOR SPECIAL USE:**

- a. The approval of such special use is in the public interest and not solely for the interest of the applicant;
- b. That 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;
- c. 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; and
- d. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees.

**ACTION NEEDED:**


1. Recommendation to the Village Board on the findings of fact for a Special Use for PZ 18-1072
2. Recommendation to the Village Board for PZ 18-1072


**ATTACHMENTS:**

1. Aerial
2. Applicant's narrative statement
3. Interior Floor Plan
4. Plat of Survey

# 45 N. Garden Avenue - Aerial



 Subject Property

 VOR Municipal Boundary

**Bricks, Caron**

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**From:** Grady Walsh <GRADYSGARAGE@ATT.NET>  
**Sent:** Tuesday, December 18, 2018 1:21 PM  
**To:** Bricks, Caron  
**Subject:** General description of business

Good morning Caron. Sorry this has taken so long.

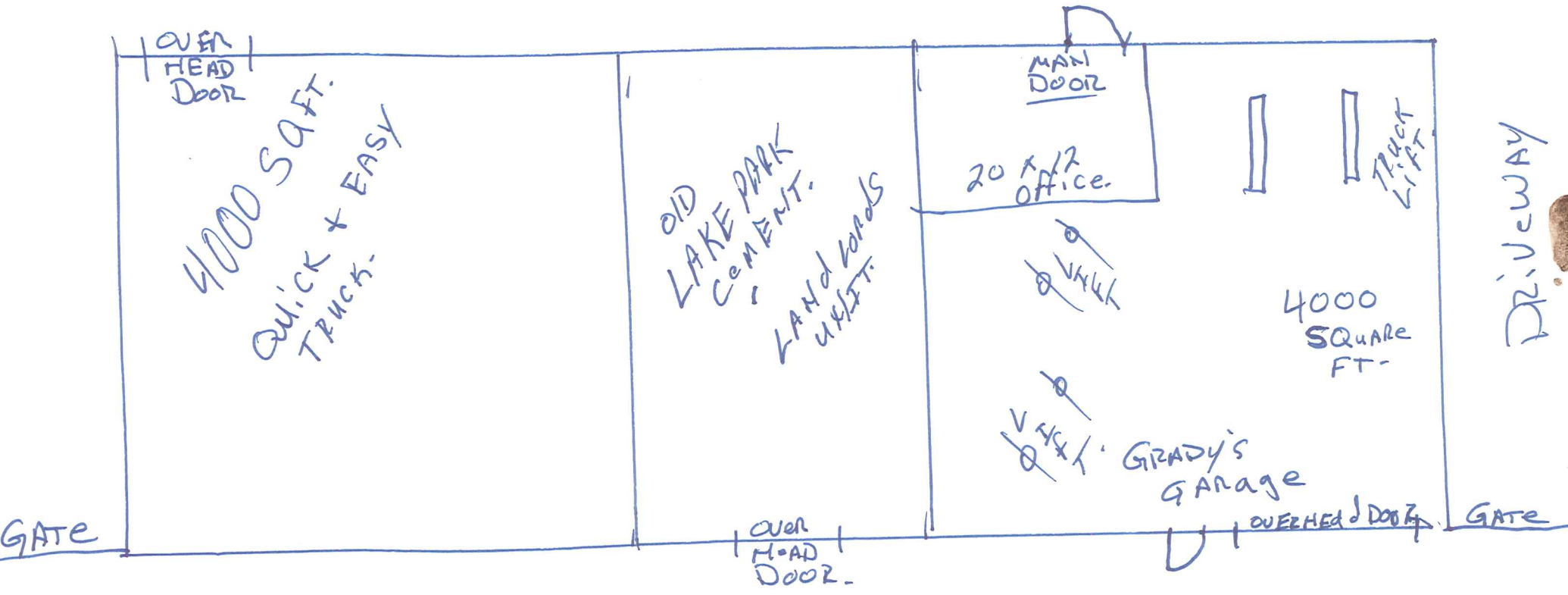
Grady's garage is a full service general repair facility. I am a single man shop except when my son comes home from college. I perform basic repairs from oil changes to engine replacements. I like most of my work to be in and out within a day. I have 6 parking spots in the front of the building and about 5 more in the fenced-in yard space in the rear of the building. I have been a mechanic for 25 years at various shops in the area. I repair about 3 cars a day from customers in the surrounding areas. I have a large fleet account with Fulton Technologies across the street and Absolute Vending providing maintenance for their vehicles. My official hours are Monday thru Friday from 8 to 5 and Saturday hours by appointment.

I hope this is what you are looking for.

Thanks

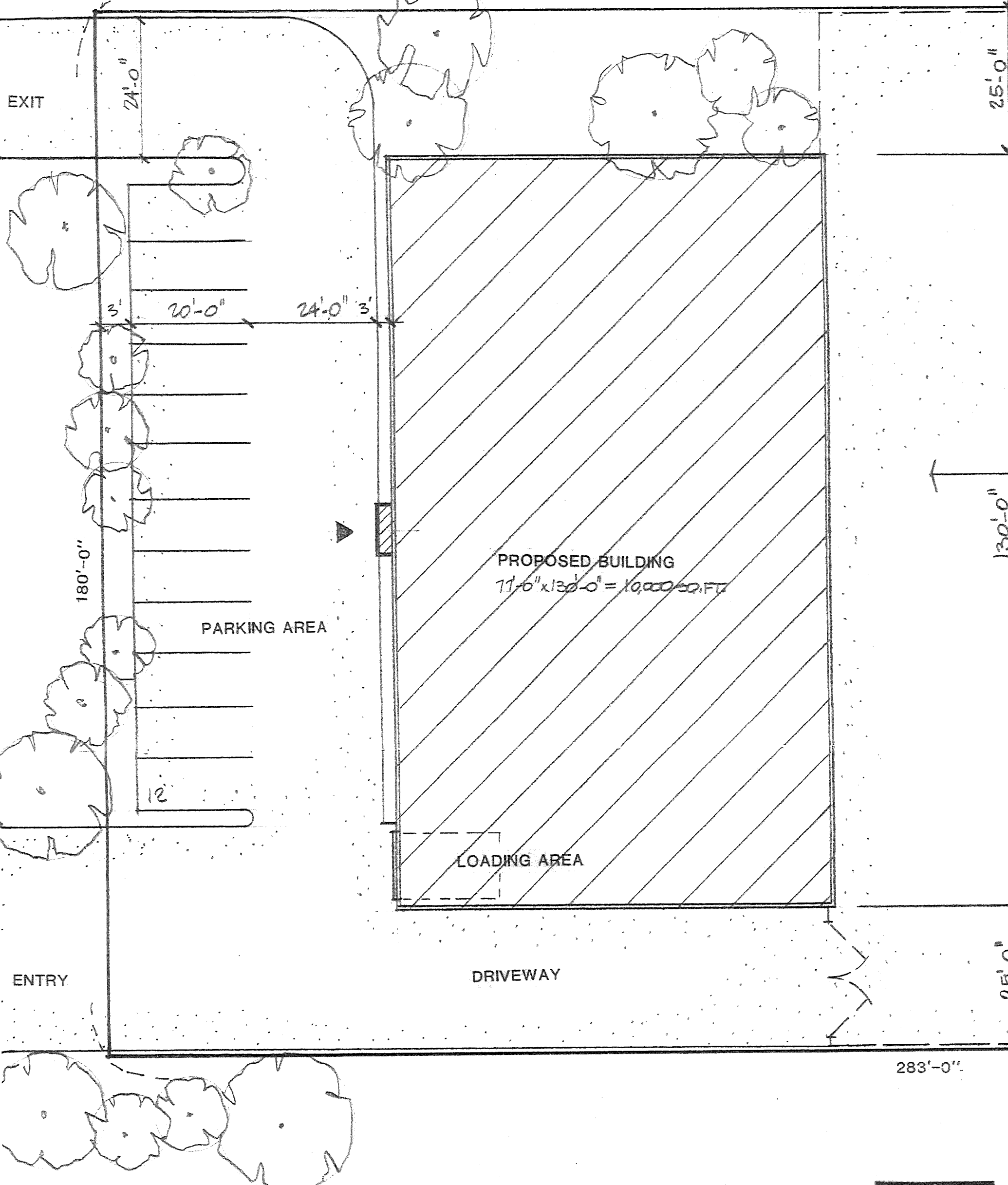
Grady 630.973.9586

12 PARKING SPACES



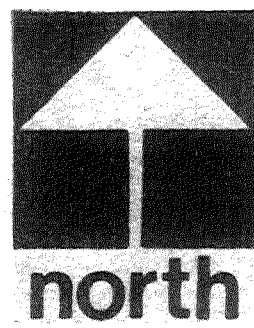
ADDITIONAL PARKING





# SITE PLAN

1/16" = 1'-0"



METAL PRE-FINISHED VERTICAL CLADDING

