



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2011-0518

Introduced: 8/8/2011

Current Status: IN BOARD OF
TRUSTEES

Version: 1

Matter Type: MOTION

Title/Name/Summary
4-Tech Auto

History
PROJECT:
4-Tech Auto, Special Use

PETITIONER:
Emad El-Talla

LOCATION:
15641 S 71st Court

REQUESTED ACTION: Special Use Permit

PURPOSE: The petitioner seeks to operate a 2,400 square foot auto and muffler repair business (motor vehicle services) in an approximately 24,000 square foot existing single story building at 15641 S 71st Court.

LOCATION: 15641 S 71st Court

PIN: 28-18-309-012-0000

ATTACHMENTS:
Location Map
Plat of Survey
Industrial Building Lease
Petitioner's Response to Special Use Standards

SIZE: Existing 24,000 building on a 1.68 acre parcel

EXISTING ZONING: BIZ Business District

EXISTING LAND USE: Office & Light Industrial, Contractors or Construction Offices, Commercial Retail, Personal Service Establishments

SURROUNDING ZONING AND LAND USE:
North: MFG Manufacturing District (Office, Light Industrial, Motor Vehicle Services, etc.)
South: BIZ Business District (Commercial Retail)

East: MFG Manufacturing District (Office, Light Industrial, Warehouse Distribution, Motor Vehicle Services, etc.)

West: BIZ Business District (Restaurant)

COMPREHENSIVE PLAN DESIGNATION:

Local Intensity Service/Distribution

PLANNING OVERVIEW & DISCUSSION:

The petitioner is proposing to operate a 2,400 square foot auto and muffler repair business in an existing 24,000 square foot multi-tenant building. This is considered a motor vehicle services use.

Because the petitioner is occupying an existing building, many of the issues that come with new development, including lot coverage, setbacks and height, do not apply in this case. The primary purpose of this petition is to consider the allowance of the Special Use Permit for a motor vehicle service use. Section 6-207.C.11 of the Land Development Code requires a special use permit for motor vehicle services in a BIZ Business District. Potential issues include adjacency to residential (Ordinance 4574), compatibility with surrounding uses, and the noise/fumes that the use might create.

The petitioner is not proposing any changes to the exterior of the building or property. Because the proposed use will not have any negative impact on surroundings land uses, no incremental improvements are requested.

Land Use/Compatibility

The proposed land use is compatible with the Zoning District, although it requires a special use permit. The proposed land use is also compatible with the Comprehensive Plan's designation of the subject property as Local Intensity Service/Distribution.

The subject property, although zoned BIZ, is in the midst of a commercial & manufacturing/light industrial area. Historically, motor vehicle services have been approved as a special use in the subject building (15633 71st Court received a special use permit for motor vehicle services issued 06/04/1997, 1996-0582). The petitioner is proposing to occupy the most southeast tenant space of the existing building. Surrounding the property to the north and east are buildings zoned MFG, Manufacturing Use District. Other motor vehicle service businesses are located in surrounding buildings to the north and the east.

Some of the concerns for motor vehicle services include noise, fumes and how these will impact nearby residents, in particular residential neighbors. However, the property is not adjacent to any residential property and should not pose a negative impact on the neighboring tenants of the building. The closest residential district is located over 600 feet east of the property with a road and BIZ/MFG zoned properties as a buffer in between. Recently, the Land Development Code has been revised to permit Motor Vehicle Services in the BIZ District on any property. The definition for Motor Vehicle Services was also revised to include the following.

In addition to meeting Village Code requirements including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, Motor Vehicle Services abide by the following performance standards:

1. All work is conducted indoors.
2. Garage doors facing residential areas remain closed at all times except for the exchange of vehicles.
3. Vehicles parked more than five (5) business days are considered outdoor storage.

Traffic/Access

The site is accessible from two points via a shared driveway off of 71st Court, which is a two-lane local Village-maintained road. The site is also connected to the adjacent properties to the north, east and south via the shared drive aisle.

Parking/Loading

Parking for this use will be provided on the eastern and southern side of the existing building. The proposed use does not require additional parking facilities to accommodate basic functions.

Signage

No new signage is indicated on the plans.

Special Use

Special Use Permits are required for motor vehicle services in the BIZ District in order to ensure that any potential adverse effects on adjacent properties are minimized. The petitioner's responses to the Special Use Standards are attached.

Note: This approval is subject to meeting Building Code related items.

This case will go before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 27, 2011.

and

I move to recommend to the Village Board approval of a Special Use Permit for motor vehicle services for 4 Tech Auto Repair located at 15641 71st Court in a 2,400 square foot space, subject to the following conditions:

1. That all Building Code and property maintenance related items are met.
2. That any new signage is approved through a separate permitting process.