

AUTO USE RELATED TEXT AMENDMENTS

April 24, 2025

Applicant

Community Development Department

Approvals Sought

Zoning Ordinance text amendments to amend *Table 3A: Permitted and Special Uses in All Zoning Districts* to permit “Automobile Detailing Shop,” “Automobile Indoor Storage,” and “Automobile Repair Shops,” as special uses in the M-1 Light Manufacturing Zoning District and M-2 General Manufacturing District.

BACKGROUND

To update the Zoning Ordinance to address community needs, City staff presents automobile use related text amendments for consideration. Currently, all auto-related uses are not permitted by right nor with a special use in the M-1 Light Manufacturing District. The City routinely receives business license applications and interest in opening auto related uses at M-1 zoned property. After review of comparable communities, staff found that nine of the fifteen communities (Aurora, Darien, Glen Ellyn, Lemont, Lisle, Montgomery, Roselle, South Elgin, Willowbrook) permit auto-related uses, such as detailing shops and repair shops, by right or with a special use permit.

PROPOSED AMENDMENTS

To meet demand for new auto spaces and recognize that auto-related uses can fit into existing M-1 and M-2 zoned

properties, staff proposes the following amendments to *Table 3A* (deletions are ~~struck through~~, addition are **bold** and double-underlined):

Land Use	Most Restrictive (Lowest Numbered) Districts Use is a Permitted Use in							Most Restrictive (Lowest Numbered) Districts Use is a Special Use in			
Automobile Detailing Shop								B4			<u>M1</u>
Automobile Indoor Storage								B4			<u>M1</u>
Automobile repair shops								B4			<u>M2</u> <u>1</u>

The above text amendments will permit these auto related uses with a special use permit in the M-1 and M-2 zoning districts. Staff believes permitting these uses as special uses, instead of uses permitted by-right, will enable the City to ensure the use is compatible with the existing environment.

CONCLUSION

Based on the findings outlined in this report and contingent upon any public feedback received prior to or at the April 24, 2025, Plan Commission hearing, staff recommends the Plan Commission recommend City Council approval of auto use related zoning text amendments as outlined in the April 24, 2025, Community Development Department staff report.