

30W270 BUTTERFIELD RD UNIT 112 AUTO DETAIL SPECIAL USE

August 21, 2025

Project No.

PZ2025-0018

Applicant

John Reyes
1236 Quail Run Ave
Bolingbrook, IL 60490

Property Owner

Calvin Murphy
18245 E IL Highway 15
Mt Vernon, IL 62864

Subject Property Location & Info.

Located on the north side of Butterfield Frontage Rd, between Talbot Ave and Barkley Ave

Address: 28W270 Butterfield Road Unit 112

PIN: 04-33-210-012

Approximate Size: 6.82 acres

Zoning: M-1 Light Manufacturing

Existing Improvements

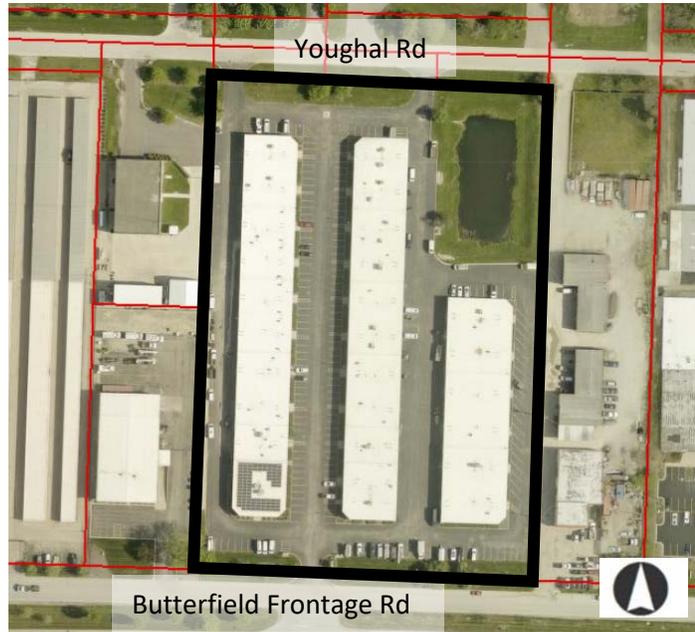
Three single-story, multi-tenant flex office-warehouse buildings with related parking, stormwater management, and circulation improvements

Approvals Sought

- Automobile detail shop special use permit

Attachments

- Attachment A – Legacy General Application
- Attachment B – Legacy Special Use Application
- Attachment C – Project Narrative
- Attachment D – Plat of Survey
- Attachment E – Aerial of Property



LOCATION MAP

PROJECT DESCRIPTION

John Reyes, “the Applicant,” is seeking approval of an automobile detail shop special use permit for an automobile window tinting business in Unit 112 of 30W270 Butterfield Rd, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/986/30W270-Butterfield-Road-Auto-Detail-Special-Use-Permit>

The public hearing for this request is scheduled for the August 21, 2025 Plan Commission meeting. It is important to note that this staff report does not reflect any public input that may be received during the August 21, 2025 public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for special use permit requests.

BACKGROUND

The Applicant requests approval of an automobile detail shop special use permit for a window tinting business at the Subject Property (see Attachments C, D, and E). The unit is approximately 1,650 square feet with overhead door access on the west end of the unit. The unit also includes an office/reception area for customers. With the exception of code compliant signage, the applicant is not proposing any modifications to the site or building in association with the proposed use at this location. The business is primarily appointment based with limited walk-ins. The operation services 3-6 vehicles per day. Typically, vehicles will remain in the unit for customer pickup. In instances when timely pickup is not possible, the Applicant uses up to two spaces in the shared parking lot. No hazardous materials are used in the application of window tinting.

I. SPECIAL USE PERMIT (Requires public hearing and ultimately a Plan Commission recommendation to the City Council)

In recommending or granting approval or conditional approval of a **Special Use Permit for a Planned Unit Development**, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the characteristics listed Table 7C, titled "Approval Criteria for Special Uses" and any conditions recommended to be part of the approval -- the proposed use will be compatible with existing uses in the area, and with Permitted Uses in the zoning district, in the ways listed and described below (Community Development Department responses are in *italics*):

1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typically in the zoning district has been minimized.

The business services passenger vehicles at a rate of three to six vehicles per day. Staff believes that the low appointment volume and capacity of the unit to serve passenger vehicles will not result in any adverse impacts on traffic in the area. Additionally, vehicle parking will be limited to two stalls in the shared parking area.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

The window tinting process does not require the use of any hazardous materials. The Applicant states that the noise created by the process is minimal. The process includes taking the tint film, trimming it to the size of the window, and applying it with a clear adhesive. This process is usually done manually with hand tools. All operations and applications of window tinting will take place inside the unit.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Staff believes the proposed special use is consistent with the character of the M-1 Light Manufacturing and the surrounding context of the Subject Property.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate

disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

The proposed special use will not require public services or facilities that are disproportionate to other park or residential uses.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Staff believes the proposed special use will not be detrimental to the public safety or health of the surrounding neighborhood. Staff believes that the type of vehicles being tinted and the capacity to serve 3-6 cars daily will limit impacts on public safety.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

The Plan Commission and City Council proactively approved amendments to permit auto-related uses as special in the M-1 Light Manufacturing district. Staff believes that this use and location fit the goals of those proposed amendments: to provide flexibility in locating businesses in underutilized buildings, responding to market needs, ensuring that auto-related businesses are located at suitable locations.

II. CITY STAFF REVIEW COMMENTS

City planning staff recommends the following conditions be added to a positive recommendation:

- All services provided by the tinting business shall take place completely within the unit;
- Up to two finished cars awaiting pickup may be parked in shared parking spaces for no more than three days.

CONCLUSION

Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council approval of the automobile detail shop Special Use Permit, in accordance with City Staff Review Comments, as outlined in the August 21, 2025, Community Development Department staff report.

Attachment A – Legacy General Application

Attachment B – Legacy Special Use Application

Attachment C – Project Narrative

Attachment D – Plat of Survey

Attachment E – Aerial of Property



GENERAL APPLICATION INFORMATION FORM

<i>(For office use only)</i>	
Name of Development/Subdivision	Project Number
\$ Filing Fee(s)	Date Paid

Instructions:

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.**
- Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- Filing Fees must accompany application(s). Please check the Planning and Zoning Application and Review Fees sheet.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

GENERAL APPLICATION INFORMATION:

1. Name of Applicant/Developer: John Reyes
2. Address of Applicant/Developer: 1236 Quail Run Ave Bolingbrook IL, 60490
3. Phone: 630-641-3254 Fax _____
4. E-mail Address: Johnreyes615@icloud.com
5. Subject Property Address: 30w270 Butterfield rd, unit 112, Warrenville IL, 60555
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property: 04-33-210-012

7. Legal Description of the Subject Property: Unit 112 in Warrenville courts industrial condominium, as delineated on a survey of the following described land lot 20 (except the northerly 40 feet, as measured at right angles to the northerly line thereof) in Robert Bartletts Green acres, being a subdivision in the east 1/2 of the section 33 and the west 1/2 of section 34, Township 49 North, range 9, East of the third principal meridian, according to the plat thereof recorded October 20, 1943, as document 454884, in Dupage county, Illinois, which survey is attached as Exhibit A to the declaration of condominium recorded December 7, 1989 as document R89-154668, Together with its undivided percentage interest in the common elements.

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer: _____ Calvin Murphy _____
Address ___ 18245 E IL Highway 15 Mt Vernon, IL 62864 _____
Phone _____ 618-327-6038 _____ Fax _____
E-mail Address: clmurphy1950@gmail.com

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):
Address _____

Phone _____ Fax _____
E-mail Address _____

10. Description of Present and Proposed Use of Property: The property is currently a flex warehouse unit, zoned for light industrial and commercial use. The space includes a roll-up bay door, concrete floors, office area, and basic utilities suitable for commercial operations. We propose to operate an automobile window tinting shop within the existing flex warehouse unit. The primary business activity will include Professional Window tinting services for cars, trucks, and SUVs as well as Customer consultation and scheduling in the front reception area. Customer traffic includes primarily appointment-based with limited walk-ins, about 3 - 6 vehicles serviced per day. Finished vehicles will typically remain inside the shop until the customer is present to pickup the vehicle. If said customer is not timely present for pickup, we will typically park the car in the common area parking. No more than two customers vehicles will be parked in the common area parking at any given time. All tinting is performed indoors with no hazardous materials or significant noise produced. Waste generated will be minimal and properly disposed of. Minimal alterations are required. The existing structure is suitable for operations as-is. The operation will not produce excessive traffic, noise, or pollution, and will utilize the space efficiently without any major renovations or disruption to neighboring tenants. Any singage will comply with local ordinances and zoning requirements.

11. Present Zoning of Subject Property: _____ M-1 Zoning District _____

REQUESTS: (Check all Proposed/Requested action(s) that apply)

- Zoning Ordinance Variation (Submit Application Form A)
- Special Use (Submit Application Form B)
- Rezoning/Map Amendment (Submit Application Form C)
- Landscape Relief
- Subdivision Control Ordinance Variation
- Land Division
- Plat of Subdivision/Resubdivision
- Preliminary Planned Unit Development (Submit Application Form D)
- Final Planned Unit Development (Submit Application Form D)
- Planned Unit Development Exceptions (Submit Application Form D)
- Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
- Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
- Annexation (Submit Annexation Petition)
- Conditional Use for Outdoor Display or Community Garden

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



Signature of Applicant/Agent

John Reyes
(Print Name)

April 30, 2025
Date

Attachment B

CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



SPECIAL USE PERMIT APPLICATION – FORM B

(For office use only)

Name of Development/Project

Project Number

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

- A. List specific Special Use approval that is being sought (*refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district*).

We are seeking approval for a Special Use Permit for an "automotive detailing shop", specifically for window tinting operations within the M-1 zoning district. The location is 30w270 Butterfield Rd, Unit 112, Warrenville IL, 60555. While the M-1 district does not currently allow automobile detailing as a Special Use, we are requesting an exception for the window tinting aspect of the business, which will be conducted entirely indoors.

- B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposed use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response: The operation is strictly appointment-based, which allows us to manage and limit the number of vehicles on-site at any given time. On average, we expect no more than 3-6 customer vehicles per day for window tinting, with short turnover times. There will be no outdoor queuing or long-term parking. The M-1 zone is designed to accommodate light industrial and service uses, and the limited, controlled traffic generated by our operation will not exceed what is typical for the district.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response: All window tinting work will be performed indoors using very low-impact tools and materials that produce minimal noise, odor, or dust. No mechanical work, bodywork, or car washing will occur on-site. The materials used in tinting are non-toxic and will be stored and disposed of in compliance with all local regulations. There will be no outdoor operations, and no glare-producing equipment or lighting will be used. As a result, there are no anticipated environmental nuisances beyond what is typical for other low-intensity uses permitted in the M-1 zone.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response: Our proposed use is consistent with the light industrial and service-oriented character of the M-1 zoning district. The window tinting operation is low impact, conducted entirely indoors, and does not involve heavy machinery, manufacturing, or outdoor storage. The building's exterior will remain in harmony with surrounding structures, and signage, if any, will comply with all municipal code requirements. This business will enhance the local economy without negatively affecting property values or the character of nearby uses. By maintaining a clean, professional environment and limiting on-site activity to controlled, appointment-based services, we aim to operate in a manner that is fully compatible with both current and future permitted uses in the district.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response: The proposed window tinting operation will not place any undue burden on existing public services or infrastructure. The business will require only standard utilities such as electricity, water, and waste disposal, consistent with what is typically expected for light industrial or service uses permitted in the M-1 zone. No special services, such as high-volume water use, hazardous material handling, or emergency response beyond standard business needs, will be necessary. Because the business operates by appointment only and does not involve large staff or heavy customer traffic, it will not generate a disproportionate demand on roadways, parking, or public safety services.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response: The proposed window tinting operation will be conducted entirely indoors using non-toxic materials, with proper ventilation and safety measures in place. There will be no outdoor work, hazardous waste, or activities that pose a risk to the public. The appointment-based model limits traffic and ensures a safe, low-impact environment for employees, customers, and neighboring properties.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

Applicant Response: The proposed use aligns with the intent and character of the M-1 zoning district as a low-impact, service-based operation. By conducting all window tinting work indoors the business maintains compatibility with neighboring uses and preserves the functional integrity of the area. Its limited footprint, controlled traffic, and adherence to safety and environmental standards ensure that the use integrates harmoniously with both current and anticipated development patterns in the district.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Signature of Applicant/Agent

John Reyes
(Print Name)

May 12, 2025
Date

Attachment C

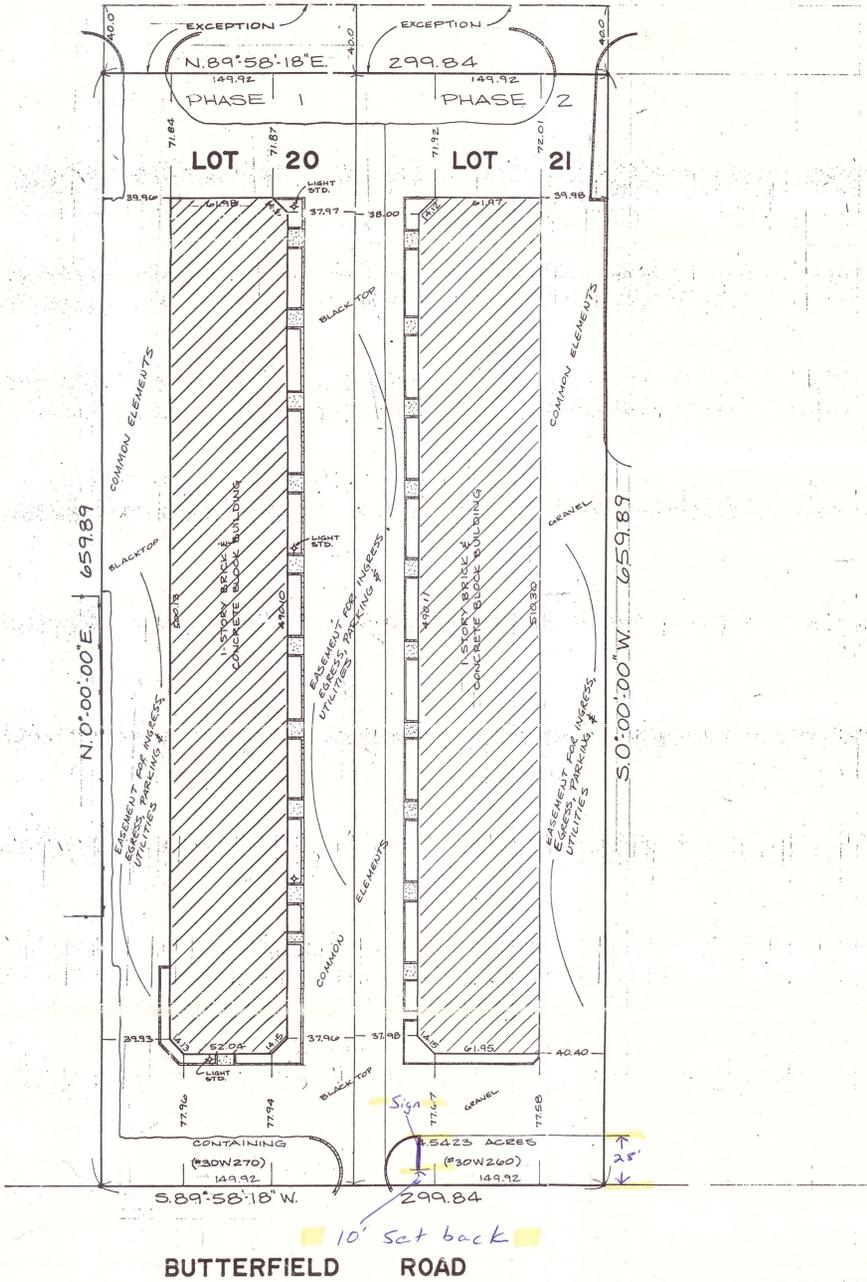
Proposal Narrative as Submitted by John Reyes

The property is currently a flex warehouse unit, zoned for light industrial and commercial use. The space includes a roll-up bay door, concrete floors, office area, and basic utilities suitable for commercial operations. We propose to operate an automobile window tinting shop within the existing flex warehouse unit. The primary business activity will include Professional Window tinting services for cars, trucks, and SUVs as well as Customer consultation and scheduling in the front reception area. Customer traffic is primarily appointment-based with limited walk-ins, about 3 - 6 vehicles serviced per day. Finished vehicles will typically remain inside the shop until the customer is present to pick up the vehicle. If said customer is not timely present for pickup, we will typically park the car in the common area parking. No more than two customers vehicles will be parked in the common area parking at any given time. All tinting is performed indoors with no hazardous materials or significant noise produced. Waste generated will be minimal and properly disposed of. Minimal alterations are required. The existing structure is suitable for operations as-is. The operation will not produce excessive traffic, noise, or pollution, and will utilize the space efficiently without any major renovations or disruption to neighboring tenants. Any signage will comply with local ordinances and zoning requirements.

OF PROPERTY DESCRIBED AS:

Phase One: Lot 20 in Robert Bartlett's Green Acres (except the Northerly 40 feet, as measured at right angles to the Northerly line thereof as conveyed to the City of Warrenville by Deed recorded December 2, 1988 as Document R88-137773) being a subdivision in the East Half of Section 33, and in the West Half of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1943, as Document No. 454884, in DuPage County, Illinois.
Phase Two: Lot 21 in Robert Bartlett's Green Acres (except the Northerly 40 feet, as measured at right angles to the Northerly line thereof, as conveyed to the City of Warrenville by Deed recorded December 2, 1988 as Document R88-137773) being a subdivision in the East Half of Section 33, and in the West Half of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1943, as Document No. 454884, in DuPage County, Illinois.

WARRENVILLE INDUSTRIAL COURTS CONDOMINIUM
EXHIBIT "A"



GENERAL NOTES:
• INDICATES IRON STAKE AT PROPERTY CORNER.
DIMENSIONS SHOWN ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
EXTERIOR HORIZONTAL BUILDING DIMENSIONS ARE MEASURED TO EXTERIOR MASONRY FINISH.
INTERIOR HORIZONTAL BUILDING DIMENSIONS ARE MEASURED TO CONCRETE BLOCK OR METAL STUD.
VERTICAL BUILDING DIMENSIONS (ELEVATIONS) ARE MEASURED FROM CONCRETE SLAB TO BOTTOM OF STEEL BAR JOISTS.

BUTTERFIELD ROAD

Submitted By:
TICOR TITLE

DuPage County Office
2501 West 22nd Street
Oak Brook, Illinois 60221

FLOOR PLAN

120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	
220	219	218	217	216	215	214	213	212	211	210	209	208	207	206	205	204	203	202	201

UNIT NO.	FLOOR ELEV.	CEILING ELEV.
101	728.65	739.87
102	728.65	739.87
103	727.63	738.87
104	727.63	738.87
105	727.17	738.37
106	727.17	738.37
107	727.17	738.37
108	727.17	738.37
109	726.57	737.79
110	726.57	737.79
111	726.57	737.79
112	726.57	737.79
113	726.10	737.32
114	726.10	737.32
115	726.10	737.32
116	726.10	737.32
117	725.64	736.84
118	725.64	736.84
119	725.64	736.84
120	725.64	736.84
201	728.59	739.81
201A	728.59	739.81
202	728.59	739.81
203	727.66	738.87
204	727.66	738.87
205	727.19	738.42
206	727.19	738.42
207	727.19	738.42
208	727.19	738.42
209	726.61	737.83
210	726.61	737.83
211	726.61	737.83
212	726.61	737.83
213	726.11	737.33
214	726.11	737.33
215	726.11	737.33
216	726.11	737.33
217	725.68	736.91
218	725.68	736.91
219	725.68	736.91
220	725.68	736.91

P/N: 04-33-209-039

Document No. R91-46092
Filed For Record in Recorder's Office of DuPage County, Illinois
On April 24, 1991 at 1:30 P.M.
J.P. Conroy

For Details of this
2nd Amend. to Declaration
See Doc. R91-46092

Scale: 1" = 50'
Ordered: Flatford Group
Buyer:
Page: 4/33B
Job: C39, 552
City: Warrenville

STATE OF ILLINOIS
COUNTY OF KANE 18 NOVEMBER 19, 1990

This is to certify that the plat hereon drawn correctly indicated the above described property.

Alan J. Coulson



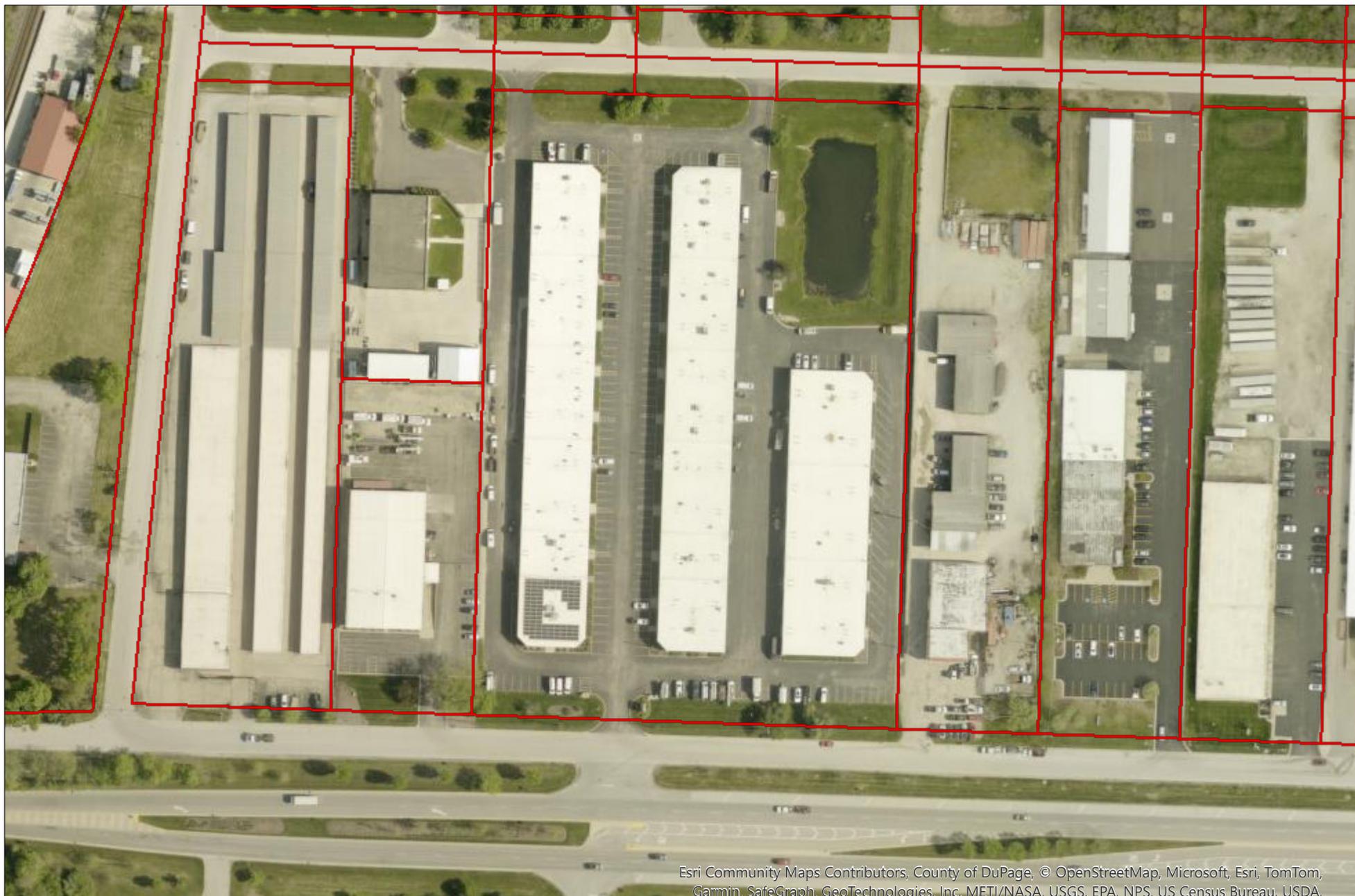
Any discrepancy in measurement should be promptly reported to the Surveyor at the time of construction.

WE DO NOT GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES OR OBSTRUCTIONS THEREOF.

Compare the description on this plat with deed. Refer to deed for easements and building lines.

ALAN J. COULSON, P.C.
REGISTERED LAND SURVEYORS
ILLINOIS - WISCONSIN
205 W. MAIN ST.
W. DUNDEE, ILL. 60118 PHONE 312-426-2811

#200070



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DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Phone: 1(630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal :
<https://www.dupage.maps.arcgis.com/home>

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<https://www.dupagecounty.gov>



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 Cadastral Real estate