

TYPE: Public Hearing
SUBMITTED BY: Maia Ninan
DEPARTMENT: Community Development Commission
DATE: 08/04/2026

DESCRIPTION: CDC Case #2026-18: 1078 E Green Street, Special Use Permit, Motor Vehicle Repair and/or Service

COMMITTEE ACTION:

DATE:

BACKGROUND: The Petitioner is requesting approval of a Special Use Permit to allow motor vehicle repair and/or service within the I-2 General Industrial District. The business seeks to perform repair and maintenance work on its own fleet vehicles, including pickup trucks and other passenger vehicles. The business is not open to the public. No body work, vehicle painting, or refinishing will be performed. All repair and maintenance activities will be conducted entirely within the 2,500-square-foot unit.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

Staff recommends Approval of Findings of Fact consistent with all standards being met, and therefore recommends the approval of the Special Use Permit with the following conditions:

- a. All maintenance and repairs shall occur inside an enclosed building.
- b. A triple catch basin shall be installed if floor drains are present. If floor drains are not present, plans documenting how waste fluids are stored on and hauled from the premises in a manner acceptable to the Village shall be provided prior to occupancy.
- c. Motor vehicle repair and service shall be limited to passenger vehicles operated by the Applicant.
- d. Outdoor storage of company vehicles shall be prohibited in the front yard and on Green Street.
- e. Body work, vehicle repainting, and vehicle refinishing shall be prohibited.
- f. All parking facilities shall be paved and striped in accordance with the Village Code.

ATTACHMENTS:

[2026-18 Binder.pdf](#)