

TYPE: Public Hearing
SUBMITTED BY: Corey Williamsen
DEPARTMENT: Community Development Commission
DATE: 02/03/2026

DESCRIPTION: CDC Case 2026-03: 1029-1033 Bryn Mawr Avenue; Special Use Permit, Motor Vehicle Repair and/or Service

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Petitioner is requesting a Special Use Permit to allow motor vehicle repair and/or service within the I-2 General Industrial District, which is permitted only by Special Use. The facility will be utilized for the maintenance and repair of company-owned vehicles. The business will not be open to the public for vehicle repair or servicing. Additional uses of the property include parking company service trucks, storing inventory, housing equipment and tools, and providing office space for administrative staff. All company vehicles will be parked and stored inside the facility. Outdoor parking spaces will be dedicated to administrative staff.

KEY ISSUES:

ALTERNATIVES:

RECOMMENDATION:

Staff recommend Approval of the Findings of Fact and therefore recommend Approval of the Special Use Permit subject to the following conditions:

- a. Motor vehicle repair and service is limited to fleet vehicles operated by the business located and registered at the property address.
- b. All repairs must occur inside an enclosed building.
- c. Outdoor storage of company vehicles is prohibited.
- d. All existing or proposed floor drains must be connected to a triple basin. A site inspection may be required by Village Staff to confirm the absence of floor drains.
- e. Outside parking areas shall be striped in accordance with Village standards.
- f. A building permit shall be obtained prior to the striping of outdoor parking areas and the construction of any service bays.

BUDGET IMPACT:

ACTION REQUIRED:

ATTACHMENTS:

[CDC Case 2026-03 Binder.pdf](#)