

TYPE: Public Hearing
SUBMITTED BY: Maia Ninan
DEPARTMENT: Community Development Commission
DATE: 05/05/2026

DESCRIPTION: CDC Case 2026-12: 230 Park 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-1 Light Industrial District. The business specializes in American-made vehicles and travel trailers and will offer services including diagnostics, brake work, and suspension repairs. No semi-trucks, bobtails, or semi-truck trailers will be present on the premises. The tenant space will contain two indoor vehicle lifts. The business will be open to the public, and motor vehicle repair and/or service will be the primary operation. All repair activities will be conducted by appointment only and will occur entirely within the building. Vehicles awaiting service will be parked in designated spaces on the north side of the building. Waste oil and related materials will be collected and disposed of by a licensed recycling and disposal provider.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

1. Because the Standards of Approval have not been satisfied, Village Staff recommends Denial of the Special Use Permit, and Approval of the Findings of Fact supporting that determination.
2. Should the CDC or Village Board recommend approval, staff recommends that the Approval Standards be revised accordingly, and the following conditions of approval shall be applied:
 - a. All maintenance and repairs shall occur inside the building.
 - b. No outdoor storage of vehicles shall be allowed in the front yard or on Park Street.
 - c. No vehicles being repaired shall be parked in the front yard or on Park Street.
 - d. The facility shall not store the same vehicles outdoors for more than ten (10) days.
 - e. 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 shall be provided to the Village for approval.
 - f. A sprinkler system shall be installed as required by the Village.
 - g. A maximum of two (2) lifts are permitted inside the facility.
 - h. Motor vehicle repair shall be limited to vehicles serviced by appointment only.
 - i. Motor vehicle repairs shall be limited to passenger vehicles, except buses, and travel trailers.
 - j. Vehicles awaiting pick-up after repairs shall be stored within the enclosed building.
 - k. No semi-trucks, bobtails, or semi-truck trailers shall be permitted on the premises.

ATTACHMENTS:

[CDC Case 2026-12 Binder.pdf](#)