



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	December 4, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Special Use Auto Repair-Colliher Collision (1815 Plainfield Road)

Summary: Caliber Collision has filed an application for a special use for the property at 1815 Plainfield Road. The requested special use is for auto repair. Caliber Collision is under contract to purchase the existing auto repair business at 1815 Plainfield Road, commonly known as Wreck's Auto Repair. The applicant will take possession of the business only, not the building.

Auto Repair has been conducted at this property since the 1990s under the ownership of Wreck's Auto Repair, when auto repair was a permitted use in the B3 District. In 2000, auto repair became a special use, making the operation at 1815 Plainfield Road non-conforming. Since the business operation is being sold, the property must seek a special use to continue operation, per Section 5.5 of the Zoning Ordinance.

5.5 SALE OF A NON-CONFORMING USE No non-conforming use or structure shall be sold, transferred or conveyed unless the same is made to conform to the use regulations of the district in which it is located

The applicant appeared before the PCZBA on November 9, 2023, at which time the request received a favorable recommendation, conditioned upon the following:

- No exterior repair of motor vehicles shall be permitted; all repairs must take place inside the building;
- No vehicles sales or rental shall be permitted on the property, unless a special use has been approved, in accordance with Section 12.0;
- No outdoor storage shall be permitted on the property, including, but not limited to, the following items: automotive parts, tires, automotive equipment;
- Overnight parking of vehicles is permitted outside of the building, within the fenced area on the property;
- No overnight parking of any semitrailers or other storage and/or hauling or moving requirement shall be permitted;
- Hours of operation are Monday thru Friday, 7:30 am to 5:30 pm and a ½ day on Saturday by appointment only.

City Council
December 4, 2023
1815 Plainfield Road

- No vehicles shall be allowed on the property with a weight of over eighteen thousand (18,000) pounds.
- The area on the adjacent property to the south is limited to *vehicle storage only, associated with the operations at 1815 Plainfield Road.*

This is the first special use request that will appear before the City Council since the Council discussed including an agreement to be signed by the applicant, acknowledging approval of the special use request and the associated conditions. This agreement will be included in the Ordinance.

Recommended Council Action: If the Mayor and City Council are amenable to the proposed special use, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation.

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Plan Commission Report (and minutes) associated plans and documents
- Ordinance Granting the Special Use Permit including the Finding and Decision of the Plan Commission and the Unconditional Agreement and Consent



To: Plan Commission/ZBA
From: Maura A. Rigoni, AICP, Interim Planner
Date: November 9, 2023
Re: Caliber Collision Centers

Project Details

Project	Caliber Collision
Request	SU Auto Repair
Location	1815 Plainfield Road

Site Details

Lot Size:	N/A
Existing Zoning	B3

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Business	Business	B3
North	Business	Business	B2/B3
South	Business	Business	B2
East	Business	Business	B2/B3
West	Forest Preserve	Natural Preserve	N/A

Attachments

Aerials, Supporting Documents prepared by the applicant.

Project Summary

Caliber Collision has applied for a special use for the property at 1815 Plainfield Road. The requested special use is for auto repair. Caliber Collision is under contract to purchase the existing auto repair business at 1815 Plainfield Road, commonly known as Wrech's Auto Repair. The applicant will take possession of the business only, not the building.

Analysis

In consideration of the request, the points of discussion and details are as follows.

- The property is currently zoned B-3. The property is currently utilized by an auto repair business, Wrech's Auto Repair. The applicant proposes to purchase the **building business** and continue to operate as an auto repair, providing the same services as Wrech's Auto Repair.
- Auto repair is a special use in the B-3 District. Wrech's Auto Repair established operation in the late 1990s, when auto repair was a permitted use. In 2000, the city amended the zoning ordinance requiring a special use for auto repair. Wrech's Auto Repair has operated as an existing non-conforming use.
- Since the business is being sold, Section 5.5 of the Zoning Ordinance takes effect, requiring the new business owner to seek approval of a special use to continue legally operating the auto repair business.

5.5 SALE OF A NON-CONFORMING USE No non-conforming use or structure shall be sold, transferred or conveyed unless the same is made to conform to the use regulations of the district in which it is located.

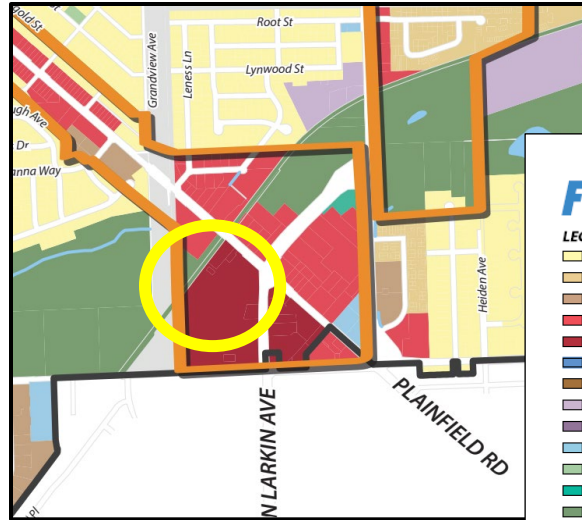
- The applicant has indicated (refer to documents provided) that the operation of the business will remain the same as Wrech's Auto Repair. The only additional operation they are proposing is the administration of their auto glass repair service. This part of the business is a mobile business, and a portion of this facility will be utilized to operate this business.
- The Zoning Ordinance requires auto repair provide parking at a ratio of four spots per bay, plus employees on the largest shift.
 - There are six bays, which would require 24 parking spaces. Currently on-site, there are 21 striped parking stalls along the west property line and in front of the building, and 6 in the rear, with additional parking areas in the rear and side of the building.
- Section 8.2-24 of the Zoning Ordinance outlines additional regulations for auto repair business. The special use request is subject to these regulations, when applicable. ***The Plan Commission is encouraged to place a condition requiring compliance with Section 8.2-24 of the Zoning Ordinance.***
 - An eight (8) foot fence shall be maintained adjacent to all residential properties;
 - No exterior lighting shall be permitted to shadow adjacent residential properties;
 - No exterior repair of motor vehicles shall be permitted; all repairs must take place inside the building;.
 - No vehicles sales or rental shall be permitted on the property, unless a special use has been approved, in accordance with Section 12.0;
 - No outdoor storage shall be permitted on the property, including, but not limited to, the following items: automotive parts, tires, automotive equipment;
 - No overnight parking of vehicles is permitted outside of the building, unless reviewed and approved in conjunction with the special use, and adequate screening is provided;
 - No overnight parking of any semitrailers or other storage and/or hauling or moving requirement shall be permitted;
 - No vehicles shall be allowed on the property with a weight of over eighteen thousand (18,000) pounds.
- It is noted the property is not adjacent to residential properties; however, a fence completely encloses the rear of the building and the east side of the property.
- In 2016 a permit was issued to Wrech's Auto Repair for the installation of a fence on the adjacent property to the south for additional parking. ***The Plan Commission is encouraged to place a condition limiting this area to vehicle storage only, associated with the operations at 1815 Plainfield Road.***

Items for discussion are as follows:

- The existing use and requested special use

Please contact me at 815-412-2721 or mrigoni@reltd.com with any questions or concerns

FUTURE LAND USE MAP-COMP PLAN 2014

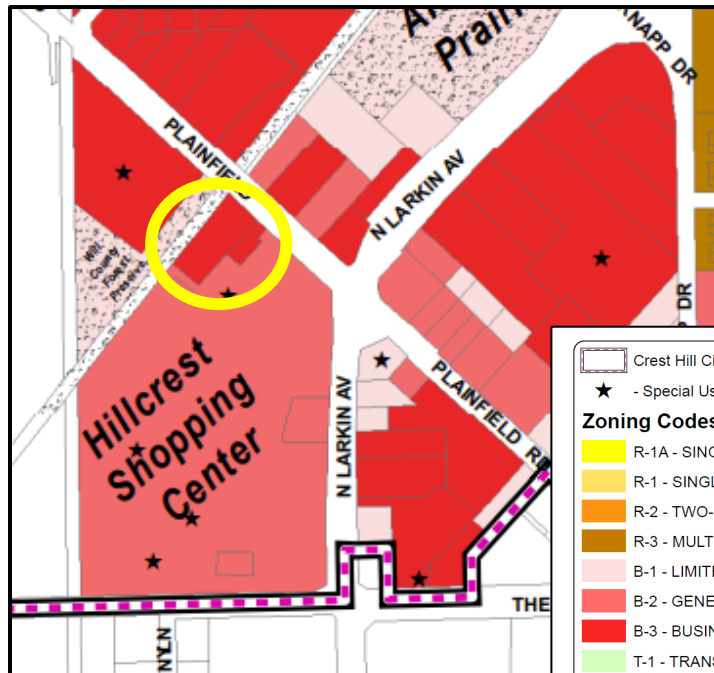


FUTURE LAND USE

LEGEND

- Single-Family Detached
- Single-Family Attached
- Multi-Family Residential
- Local Commercial
- Regional Commercial
- Office
- Mixed-Use/Flex
- Light Industrial
- Heavy Industrial
- Community Facilities
- Recreation
- Detention
- Natural/Preserve Areas
- Stateville Correctional Center
- Utilities/Transportation
- Subarea Boundaries

ZONING MAP



Crest Hill City Limits

★ - Special Use

Zoning Codes

- R-1A - SINGLE-FAMILY RESIDENCE DISTRICT
- R-1 - SINGLE-FAMILY RESIDENCE DISTRICT
- R-2 - TWO-FAMILY RESIDENCE DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENCE DISTRICT
- B-1 - LIMITED BUSINESS DISTRICT
- B-2 - GENERAL BUSINESS DISTRICT
- B-3 - BUSINESS SERVICE DISTRICT
- T-1 - TRANSITIONAL OFFICE DISTRICT
- O-R - OFFICE RESEARCH DISTRICT
- M-1 - LIMITED MANUFACTURING DISTRICT
- M-2 - GENERAL MANUFACTURING DISTRICT

Application for Development

For Office Use Only: Case Number:

Project Name: Caliber Collision CentersOwner: KT-Rex LLCCorrespondence To: Caliber Holdings LLCStreet No: 4265 E Route 112Street No: 2941 Lake Vista DrCity, State, Zip: Mason, IL 60444City, State, Zip: Lewisville, TX 75067Phone: 815-374-0092Phone: 469-948-9849Email or fax: wrecksauto9999@yahoo.comEmail or fax: licenseandpermits
@calibercollision.com**Property Address:****Property Information:**Street No: 1815 Plainfield Rd

Lot Width: _____

City, State, Zip: Crest Hill, IL 60403

Lot Depth: _____

PIN: 11-04-31-404-009-0000Total Area: 13,184 SF

* Attach a copy of the legal description of the property and applicable fees.

* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.Existing Zoning: ☒ Existing Land Use: B3Requested Zoning: ☐ Proposed Land Use: _____**Adjoining Properties Zoning and Uses:**North of Property: B3- retailSouth of Property: B2- retailEast of Property: B3- restaurantWest of Property: Forest Preserve- Will County Forest Preserve

Purpose Statement (intended use and approval sought): _____

SEE ATTACHED- Caliber Collision letterhead document

Development Request: Please check all that apply and describe:

- ☐ Rezoning: _____
- ☒ Special Use: SECTION 5.5- SALE OF NON-CONFORMING USE- No non-
conforming use or structure shall be sold, transferred or conveyed unless
the same is made to conform to use regulations of the district in which it is
located
- ☐ Variance: _____
- ☐ Planned Unit Development: _____
- ☐ Annexation: _____
- ☐ Plat: _____
- ☐ Other: _____

Contact Information – if not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

- ☐ Civil Engineer _____ Phone Number _____
Company _____ Email Address _____
- ☐ Contractor _____ Phone Number _____
Company _____ Email Address _____
- ☐ Architect _____ Phone Number _____
Company _____ Email Address _____
- ☐ Builder _____ Phone Number _____
Company _____ Email Address _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Karen Vaicher
Signature of the Applicant

9/27/23
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

[Signature]
Signature of the Owner

9-27-23
Date



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 11-04-31-404-009-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

LOCKPORT TOWNSHIP

Owner Name: JOHNSON KURT A TRICIA L

Street Address:

1815 PLAINFIELD RD
CREST HILL IL 60403

[View Additional Addresses](#)



[View on Bing Maps](#)

Subdivision:

Property Class: 0060 Commercial

Homesite Acres: 0.00

Farm Acres: 0.00

Open Space Acres: 0.00

Total Acres: 1.20



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2023	SA/E	0	62,472	0	48,902	111,374	334,155		0
2023	TWP	0	62,472	0	48,902	111,374	334,155		0
2022	BOR	0	62,472	0	48,902	111,374	334,155		0
2021	BOR	0	62,472	0	48,902	111,374	334,155		0

Sale Information

Sale Date	Sale Amount	Document Number
07/01/2002	250,000	2007062254

Building Information

** Building information is submitted periodically from the LOCKPORT TOWNSHIP Assessor; therefore, the building information listed may not be accurate or the most current. **

Style: WRECKS AUTO REBUILDERS
Year Built: 1958
Total Sq. Ft: 13,184
Basement:
Garage:

Bathrooms:
Central Air:
Fireplace:
Porch:
Attic:

** For the most comprehensive building characteristics and relevant information, please contact the LOCKPORT TOWNSHIP Assessor. **

Legal Description

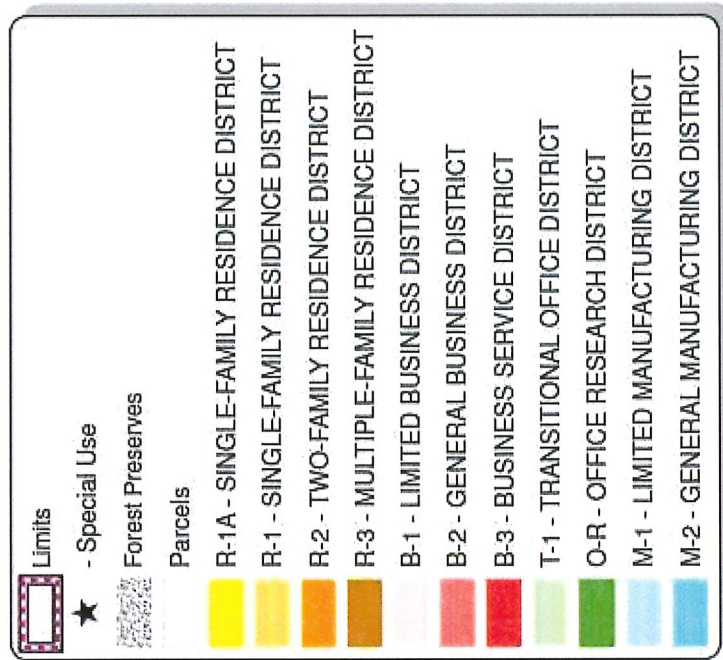
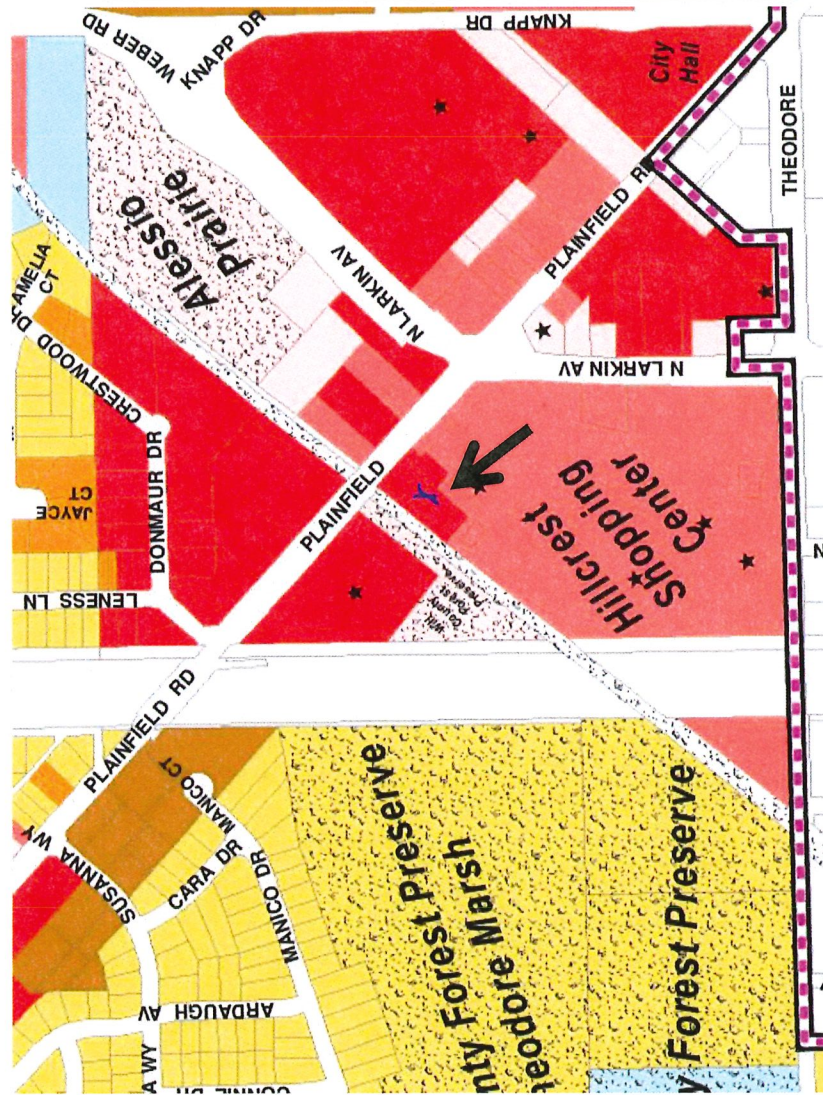
11.4 ACRES ADJ TO HWY RT 30 & ADJ TO E J & E RR ON E SIDE SE1/4 SEC 31 T36N-R10E, (EX PRT TAKEN FOR RD PURPOSES PER R74-002855).

City of Crest Hill

Zoning Map 2022



cityofcresthill... / 2022 Zoning Map





-  Federal
-  State
-  County
-  Local and Private



Parcels

Notes

Date: 8/1/2023

A horizontal number line is shown with tick marks at 0, 0.02, and 0.04 Miles. A shaded rectangular region is drawn between the 0.02 and 0.03 mile marks, representing the distance from the school to the library.



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyllinois.com.

CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE™

September 27, 2023

RE: Caliber Collision – Joliet-Crest Hill #2416
1815 Plainfield Rd
Crest Hill, IL 60403

To whom it may concern:

The following information is in answer to your request regarding the business operation to be conducting at the above address.

1. Operations conducted in the building are as follows:
 - a) Auto body and paint repair
 - b) Use and store hazardous material
 - c) Handle and use compressed gases
 - d) Produce combustible dust
 - e) Operate spray booth
 - f) Conducting welding/cutting
 - g) Use open-flame devices
 - h) Operate a repair garage for automotive collision
2. No alterations to the building are planned at this time.
3. Hours of Operation: Monday – Friday 7:30am to 5:30am.

Sincerely,

Karen Walker
Senior Integration Licensing Coordinator
2941 Lake Vista Drive | Lewisville, TX 75067
C: 214-897-6658
E: IntegrationLicensing@CaliberCollision.com

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEASTLY RIGHT OF WAY LINE OF THE ELGIN, JOULET AND EASTERN RAILROAD, AT ITS POINT OF INTERSECTION WITH THE CENTER LINE OF U.S. HIGHWAY ROUTE NO. 30 (LINCOLN HIGHWAY) THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SAID HIGHWAY 155.45 FEET, THENCE SOUTHWESTERLY ALONG A LINE AT A RIGHT ANGLE TO THE SAID CENTERLINE OF SAID HIGHWAY 362.9 FEET TO A POINT, THENCE NORTHEASTERLY ALONG A LINE 129.12 FEET TO A POINT IN THE SAID SOUTHEASTLY RIGHT OF WAY LINE OF SAID RAILROAD, THAT IS 363.58 FEET SOUTHWESTERLY (MEASURED ALONG THE SAID SOUTHEASTLY RIGHT OF WAY OF SAID RAILROAD) FROM THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE OF SAID RAILROAD, 363.58 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR THE BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY THE INSTRUMENT RECORDED AS DOCUMENT NUMBER R74-2855, IN WILL COUNTY, ILLINOIS.

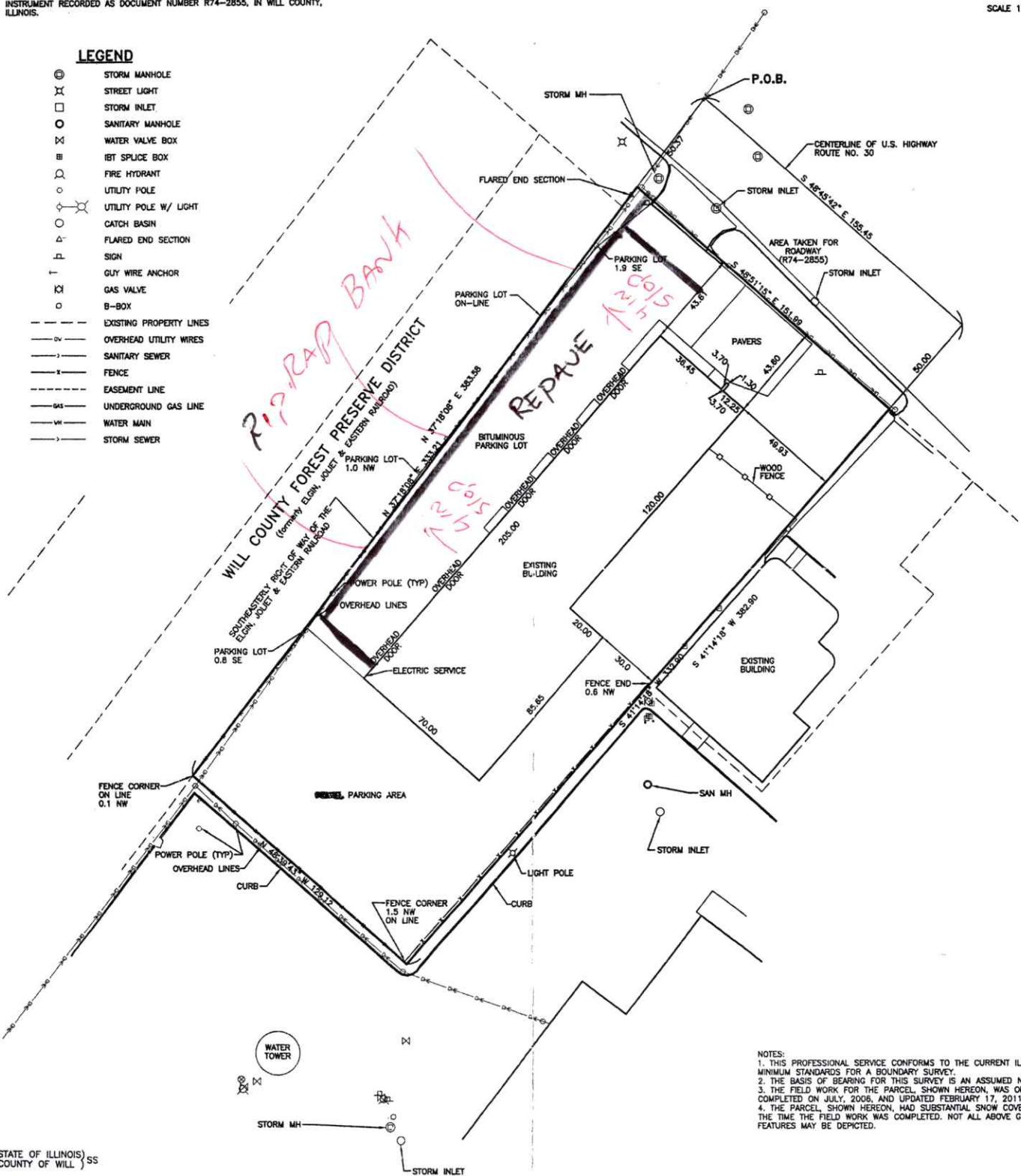
PLAT OF SURVEY

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT 68° FAHRENHEIT.
"D" INDICATES IRONS FOUND "I" INDICATES 9/16" X 30" IRON ROD SET

SCALE 1" = 30'

LEGEND

- ⊙ STORM MANHOLE
- ⊗ STREET LIGHT
- STORM INLET
- SANITARY MANHOLE
- ⊕ WATER VALVE BOX
- ⊖ 1BT SPICE BOX
- ⊙ FIRE HYDRANT
- UTILITY POLE
- ⊙ UTILITY POLE W/ LIGHT
- CATCH BASIN
- △ FLARED END SECTION
- SIGN
- GUY WIRE ANCHOR
- ⊗ GAS VALVE
- B-BOX
- EXISTING PROPERTY LINES
- OVERHEAD UTILITY WIRES
- SANITARY SEWER
- FENCE
- EASEMENT LINE
- UNDERGROUND GAS LINE
- WATER MAIN
- STORM SEWER



NOTES:
1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. THE BASIS OF BEARING FOR THIS SURVEY IS AN ASSUMED NORTH.
3. THE FIELD WORK FOR THE PARCEL SHOWN HEREON, WAS ORIGINALLY COMPLETED ON JULY, 2008, AND UPDATED FEBRUARY 17, 2011.
4. THE PARCEL SHOWN HEREON, HAD SUBSTANTIAL SNOW COVER AT THE TIME THE FIELD WORK WAS COMPLETED. NOT ALL ABOVE GROUND FEATURES MAY BE DEPICTED.

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

28th DAY OF February, 2011, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE 11/30/12
GEOTECH INCORPORATED ILLINOIS PROFESSIONAL
DESIGN FIRM NO. 184.000165

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: KURT JOHNSON FIELD BOOK #:

DRAWN BY: C.M.P. DATE: 08/14/08 SCALE: 1"=30' JOB NO. 17364