



Planning and Community Development Department

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Zoning Board of Appeals Meeting of January 8th, 2025

Application No. ZBA 2025-002

Applicant: **R & L Auto Body (Katie M. Stadler)**

Location: 5414 Edith Lane (PIN 0428327003)

Requested Action: Special Use Permit renewal

Existing Use: Automobile Repair and Services

Proposed Use: Automobile Repair and Services

Existing Zoning: IL (Industrial – Light)

Adjacent Zoning:

North: IG (contiguous)

East: PC (contiguous)

South: PC (contiguous)

West: IL (contiguous)

Description: The applicant is seeking the renewal of a Special Use Permit that was granted on January 3, 2013. This property is currently being used as an automobile collision repair business. The conditions on the original Special Use Permit, found in Village Ordinance Number 2013-5, state the following:

1. All inoperable vehicles and auto body parts shall be behind an 8-foot-tall sight obscuring fence.
2. There will not be outside storage of automobile parts or components.
3. The special use permit will expire 10 years from the date of board approval or upon sale of the business whichever happens first.
4. The Permittee shall allow the Village to enter upon the facility premises at reasonable times to inspect the operation and conformity with the special use permit.

Analysis: This renewal was recently triggered upon the need for a zoning verification letter from the Village, due to sale of the business. However, the 10-year expiration date of the original approval has also passed. Either way, this renewal is necessary for this business to continue operation. According to staff, no serious nuisances or infractions to the Village Code have been

reported at the site. Upon initial review of the site using Google Street View, all site-specific conditions attached to the Special Use Permit's original approval have been met.

No changes to the site have been proposed by the applicant.

As part of the application form completed by the applicant, description of how the proposed, in this case existing, use does not damage the health, safety or general welfare of the Village is provided. The applicant states that R&L Auto Body maintains a hazardous waste generator number with the EPA and uses Safety-Kleen to dispose of said waste safely. The applicant further states that the business maintains both a customer access driveway and adequate parking for customer parking/drop-off, employee parking, and holding spaces for moving vehicles.

Staff has noticed that R&L Auto Body is located is on two separate parcels, PINs 04-28-327-003 and 04-28-327-004. The lot split occurs at the back of the lot and no buildings are affected. However, R&L Auto Body's rear parking area is divided by this property line. Also, the rear parking area has a portion that is unpaved and uses gravel. Due to the automotive use and nature of the business, this portion of the parking area will need to be paved. While this is the case, staff does not believe that this should hold up the approval of the Special Use Permit and will be recommended as a condition of approval.

Recommendation: Staff recommends **approval** of the Special Use Permit for 5414 Edith Lane for the operation of an Automobile Repair and Services use, subject to the following conditions:

1. The two parcels on which the business sits, PINs 04-28-327-003 and 04-28-327-004 are combined no later than January 1st, 2026.
2. The gravel portion of the rear parking area, currently on PIN 04-28-327-004, shall be paved no later than May 5th, 2025.