

APPROVED

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

April 5, 2021, 7:00 P.M.

Chairman Pro tem Maurer called the April 5, 2021 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Pro tem Maurer; Commissioners Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Toth

ABSENT: Chairman Rickard

STAFF: Planning Manager Jason Zawila, Development Planner Gabby Baldassari

MINUTES

MINUTES OF THE FEBRUARY 1, 2021 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER BOYLE. SECOND BY COMMISSIONER ROLLINS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

PUBLIC HEARINGS

Chairman Pro tem Maurer reviewed the procedures for the public hearing and swore in those individuals who would be speaking on the following petition:

FILE 21-PLC-0008: A petition seeking Special Use approval to operate a personal vehicle repair and maintenance business. The property is currently zoned M-1, Light Manufacturing. The property is located on the north side of Wisconsin Avenue, approximately 500 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Downers Grove, IL (PIN 08-12-407-006). Omar Sharif, Petitioner and MacNeil Real Estate Holdings, Owner

Petitioner, Mr. Frasz, 1403 Midwest Club Parkway, Oakbrook, IL, introduced his colleagues and explained he was in the process of opening up a shop but doing business as AFA Performance with most of the shop being under the requirements of the special use. Hours of operation would be by appointment only from the hours of 12:00 p.m. to 6:00 p.m. with minimum foot traffic due to customers dropping off their vehicle and then picking it up later. The shop will offer high end detailing to high end vehicles. Mr. Frasz believed it was a good service to provide to the public and he would work within the environmental guidelines.

Commissioners were invited to ask questions. None followed.

Chairman Pro tem Maurer invited the public to comment. No comments received. The petitioner also provided no further comment.

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Development Planner Gabby Baldassari summarized the special use request before the commissioners, recalling that the commissioners had seen similar petitions in the past. A map of the site followed. Staff believed the criteria for the special use was met and referenced the draft motion in staff's report.

Chairman Pro tem Maurer invited the petitioner to make a closing remark wherein Mr. Frasz thanked the commission for its time.

Hearing no further comments, Chairman Pro tem Maurer closed public comments and entertained a motion.

Discussion followed regarding test driving and the fact that it was listed as a condition. Staff explained that it wanted to be consistent with the condition even if test driving was not necessarily taking place at the site. The condition would not affect the petitioner's business. Dialog followed as to what other services were provided and the fact that test driving would take place. Per questions, Planner Zawila indicated an oil/water separator would be located at every space within the building. Planner Baldassari addressed Commissioner Boyle's question about the parking spaces, explaining that this specific use only required 6 parking spaces. Overall, positive comments were received and the fact that a precedence had been set for the use.

Chairman Pro tem Maurer entertained a motion

COMMISSIONER ROLLINS MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 21-PLC-00008, SUBJECT TO THE FOUR CONDITIONS ON PAGE 3 OF STAFF'S REPORT. BASED ON THE PETITINOER'S SUBMITTAL, STAFF'S REPORT AND THE TESTIMONY PRESENTED, THE PETITIONER HAS MET THE STANDARDS FOR APPROVAL FOR THE SPECIAL USE, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE'S ZONING ORDINANCE, AND IT IS IN THE PUBLIC'S INTEREST.

SECOND BY COMMISSIONER PATEL. ROLL CALL:

AYE: ROLLINS, PATEL, JOHNSON, TOTH, MAURER, BOYLE, DMYTRYSZYN, MAJAUSKAS

NAY: NONE

MOTION PASSED. VOTE: 8-0

Planner Zawila voiced his pleasure in seeing all of the commissioners in person. He asked the commissioners to contact him regarding their availability for the May meetings.

THE MEETING WAS ADJOURNED AT 7:21 P.M. BY CHAIRMAN PRO TEM MAURER.

/s/ Celeste K. Weilandt
Recording Secretary
(As transcribed by MP-3 audio)