

APPROVED – 9/14/2020

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

August 3, 2020, 7:00 P.M.

Chairman Pro tem Maurer called the August 3, 2020 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 Johnson, Majauskas, Patel, Rollins, Toth

ABSENT: Chairman Rickard; Commissioners Boyle and Dmytryszyn

STAFF: Planning Manager Jason Zawila; Development Planner Flora Ramirez

VISITORS: Rod Mourad, 8S450 Oxford Lane, Naperville
Mr. Javier Rueda, 28W771 Roosevelt Road, West Chicago

APPROVAL OF MINUTES – JUNE 22, 2020

MOTION BY MS. ROLLINS, SECONDED BY MR. TOTH TO APPROVE THE MINUTES OF JUNE 22, 2020 AS PRESENTED. MOTION PASSED BY VOICE VOTE OF 6-0.

Chairman Pro tem Maurer reviewed the protocol for tonight's meeting and swore in those individuals that would be speaking on the following public hearing:

PUBLIC HEARINGS

FILE 20-PLC-0015: A petition seeking approval for a Special Use approval to operate a personal vehicle repair and maintenance business. The property is currently zoned B-3, General Services and Highway Business. The property is located at the northeast corner of Florence Avenue and Ogden Avenue, commonly known as 250 Ogden Avenue, Downers Grove, IL (PIN: 09-04-111-018). Javier Rueda 1st Impressions Auto Spa, Petitioner and Joseph Perillo, Owner.

Petitioner Rod Mourad, 8S450 Oxford Lane, Naperville, representing Mr. Joe Perillo and The Bentley Group, Downers Grove, briefly explained the background of the Bentley Group. He noted the Group recently acquired the property at 250 Ogden Avenue about two years with the expectation to expand the operation into a car business, which focuses on detailing high-end vehicles for the benefit of their customers. Mr. Mourad stated the detailing business would keep business local.

Commissioner questions focused on whether the building will be remodeled, wherein Mr. Mourad explained that additional exterior painting would take place to beautify the building.

Mr. Javier Rueda, 28W771 Roosevelt Road, West Chicago, relayed that he owns 1st Impressions Auto Spa on Ogden Avenue, which is an appointment-only detail shop for high-end vehicles. Vehicle details average anywhere from 4 hours to 30 hours. He noted that typically clients drop off their vehicles or he picks up the vehicle. Mr. Rueda stated he wanted to bring in the same type of high-end customer waiting room for this building. Additionally, Mr. Rueda explained that landscaping improvements around the building were proposed. The building's exterior would be painted black, gold and silver. Mr. Rueda shared details of the proposed interior and added that the building's signage will be facing the west and the front of his building. Mr. Rueda proceeded to present the standards of approval for the special use.

Commissioner questions also pertained to safety concerns regarding some of the coatings used for detailing, wherein Mr. Rueda explained there were no fumes to be concerned about.

Development Planner Flora Ramirez, turning to a slide presentation on the overhead, summarized that tonight's petition was for a special use at the 250 Ogden Avenue location. Current zoning for the site was the B3 General Services and Highway Business zoning. Because a public hearing sign was posted announcing the public hearing, Ms. Ramirez indicated there were inquiries received regarding chemicals and fumes. She also referenced an email in support of the petition, which was on the dais for commissioners. Existing conditions of the area were depicted, with Ms. Ramirez explaining that the proposal for the special use focused mainly on site improvements, i.e., landscaping on Ogden Avenue, trees on Florence Avenue, and a new buffer on the side interior yard. Because a residential district is located north of the site, the petitioner would be required to provide additional screening, which would include a six-foot solid fence along the northern lot line and additional trees. Landscape islands would also be included.

Since the petitioner will provide two service bays, they will also provide two stacking lanes: two for each bay. Per Ms. Ramirez, staff found that the application did meet the criteria for the special use and indicated that the planning staff supported the application.

Commissioner questions followed as to whether the building was a prior Quick Lube business and whether staff was aware of any underground storage tanks, wherein Ms. Ramirez indicated staff was not aware of any. It was also asked if staff had concerns about lighting or speaker noise. Ms. Ramirez stated no additional lights fixtures were being added with the proposal nor did the petitioner discuss a speaker in his application. Responding to a commissioner question, Ms. Ramirez confirmed the lot would remain separate from the Perillo dealership to the west.

Per Chairman Pro tem Maurer's question, Ms. Ramirez explained the difference between the B3 zoning and the prior zoning and why a special use permit was requested.

Petitioner, Mr. Rod Mourad came forward, responding to the question about lighting and speakers and explained there would be no need for outdoor speakers.

Ms. Johnson sked if vehicles are "trucked in" on a flatbed truck. Mr. Rueda explained that he picks up vehicles and drives them to his facility, instead of using a semi-trailer truck for deliveries.

No public comments followed. Chairman Pro tem closed the public comment portion of the meeting and asked staff to come forward.

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Commissioners discussed the positive reviews that Ogden Avenue in Downers Grove has received over the years in general, were supportive of the proposed business, the business was a well-needed service, and it was a win-win for all parties involved, including the neighbors.

WITH RESPECT TO FILE 20-PLC-0015, MS. MAJAUSKAS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
- 2. NO VEHICLES MAY BE TEST DRIVEN ON THE SUBJECT PROPERTY. ALL TEST DRIVE ARE LIMITED TO ARTERIAL STREETS AS DEFINED IN THE COMPREHENSIVE PLAN. THESE STREETS INCLUDE OGDEN AVENUE, FAIRVIEW AVENUE, MAIN STREET, WARREN AVENUE AND OTHERS.**
- 3. THE USE IS ALLOWED A MAXIMUM OF TWO TOTAL SERVICE BAYS; AND**
- 4. PLANS FROM A LICENSED STRUCTURAL ENGINEER OR ARCHITECT IN THE STATE OF ILLINOIS CERTIFYING THAT THE NEW FLOOR INLAYS ARE STRUCTURAL ADEQUATE TO SUPPORT ALL DEAD & LIVE LOADS AS PER THE 2015 IBC, ARE REQUIRED BEFORE COMMERCIAL OCCUPANCY PERMIT IS ISSUED.**

SECONDED BY MS. ROLLINS. ROLL CALL:

AYE: MAJAUSKAS, ROLLINS, JOHNSON, PATEL, TOTH, CHAIR PRO-TEM MAUER

NAY: NONE

MOTION PASSED. VOTE: 6-0

Planning Manager Zawila recalled that at the last meeting there was an amendment to Downers Grove South, which was approved by the Village Council. Commendations also went to Planner Ramirez who recently passed her AICP exam.

THE MEETING WAS ADJOURNED AT 7:31 P.M. ON MOTION BY MS. MAJAUSKAS, SECONDED BY MS. JOHNSON. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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