

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MINUTES
OCTOBER 7, 2019**

CALL TO ORDER:

Chairman Rickard called the October 7, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Boyle, Mr. Dmytryszyn, Ms. Gassen, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Mr. Patel, Ms. Rollins, Ch. Rickard

ABSENT: Ex. Officio Members Davenport, Livorsi & Menninga
A quorum was established.

Ch. Rickard reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

STAFF: Jason Zawila, Planning Manager
Gabriella Baldassari, Development Planner

VISITORS: Robert Paul, and Michael Cuomo, Automotive LLC, 2300 Wisconsin Ave.

APPROVAL OF MINUTES: Sept. 9, 2019 meeting

Ms. Gassen moved, seconded by Ms. Rollins to approve the minutes for the September 9, 2019 meeting.

The Motion to approve the minutes passed by Voice Vote with an abstention by Ms. Majauskas due to her absence from the meeting.

Ch. Rickard reviewed the procedures to be followed for the one scheduled public hearing, explaining that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information and testimony on items on the Agenda. The Plan Commission's decision is not final, but is strictly a recommendation to the Village Council for the Council's final decision. He said a report would be forwarded to the Council with a Motion to recommend approval, recommend approval with refinements, or recommend denial of the petition. The Village Council makes all final decisions.

Meeting procedures are as follows:

The Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members.

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The Public will then have an opportunity to make comments before the Commission regarding the case under consideration. Chairman Rickard asked that each speaker provide his or her name and address for the record.

Following presentations by the Public, a member of the Community Development Department will present Staff's report.

Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to question statements made or provide a closing statement.

The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers.

Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

PUBLIC HEARINGS

19-PLC-0020: 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, Unit 318, Downers Grove, IL (PIN 08-12-407-006). Robert D. Paul, Jr., Petitioner and MacNeil Real Estate Holdings, Owner.

Petitioner's Presentation:

Mr. Robert Paul of 74107 Seminole Court, Woodridge, IL and Michael Cuomo of 1260 Andrews Avenue, Downers Grove, IL introduced themselves as petitioners. Mr. Paul said they are starting a small boutique-type repair shop at 2300 Wisconsin Avenue, Suite 318. It is a personal repair facility for high-end cars, particularly German cars. It provides an alternative to pricey vehicle service. He said that they have always wanted to have such a business in Downers Grove. He said all work will be performed indoors, and the facility will be kept secure. Vehicles will be stored overnight for security reasons and business will be conducted by appointment only. There are no foreseeable events that would effect public safety and health of surrounding people. It is anticipated to be a small shop with three spaces for cars.

Ms. Majauskas asked how they would get their business. Mr. Paul replied through general advertising and people they know in the car industry. His father owned a shop in Bridgeview and there is an existing client base from that business. He further responded regarding disposal of oil and fluids, saying that they work with a company that picks up disposal barrels of the fluids.

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Mr. Paul further stated that they would not have any tires or inventory on the premises, and that most deliveries would be small scale. They have three spots leased outside of the building for deliveries of customers. Their general plan is to keep one day for oil changes, and another day for other services. They don't anticipate a lot of traffic entering or leaving the premises. Regarding the three stacked cars, Mr. Paul said they would be in the shop.

Ch. Rickard called upon the public to make any comments regarding this petition at this time. There were no comments from the public.

Staff's Presentation:

Ms. Baldassari, Development Planner with the Village, said that the property is located north of Wisconsin and west of Belmont. Staff has applied conditions of approval with this site which are consistent with other vehicle uses at the 2300 Wisconsin location and Staff finds that the petition complies with the Special Use criteria and therefore recommends that the Plan Commission provide a positive recommendation to the Village Council to approve this special use for personal vehicle repair and maintenance at 2300 Wisconsin Avenue, Unit 318 subject to the recommended conditions for approval.

In response to Ms. Gassen's inquiry, Ms. Baldassari stated that the conditions of approval are consistent with conditions placed on other vehicle establishments and are included as a means of maintaining continuity for service businesses of this type.

It was noted that a similar petition to this was approved within the last year. Staff noted that this was the fourth similar petition within the last 18 months.

Ms. Majauskas asked if the type of business requires the Special Use, and Mr. Zawila stated it relates to the type of business in an M-1 District. A question was raised as to the number of parking spots. Ms. Baldassari responded that with two service bays, the petitioner is required to have six parking spaces. The site will be able to accommodate the six required spaces from the 150 parking spaces currently located at the site.

Ms. Gassen said this appears to be a good use for the site.

Ms. Majauskas said her concern is that the parking spaces are not restricted to the particular business use. Mr. Zawila said there are restricted spaces provided for specific tenants or users. More of the parking concerns have to do with the south side of the development near Alter Brewing.

Mr. Paul said that there would be no issue with test drives. He thanked the Commission.

There being no further discussion, Ch. Rickard closed the opportunity for further public comment.

Commission Deliberation:

Ch. Rickard asked if the Commissioners had any comments regarding this proposal. It was recognized by the Commission that this is an allowed Special Use, and is permitted by the Village. A Commissioner noted he is happy to see this become a destination for car enthusiasts.

Ms. Gassen stated that based on the petitioner's submittal, the Staff report, and the testimony presented, she finds that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest, and therefore moves that the Plan Commission recommend to the Village Council approval of 19-PLC-0025, 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. All test-drives are limited to arterial streets as defined by the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street;**
- 3. The use is allowed a maximum of two total service bays.**

Motion seconded by Commissioner Maurer.

AYES: Gassen, Maurer, Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Ch. Rickard

NAYS: None

The Motion passed unanimously

Mr. Zawila introduced new Commissioners, Mr. Dmytryszyn and Mr. Patel. He then provided updates on previous Plan Commission cases, noting there were two petitions for next month's meeting.

There being no further discussion, Ch. Rickard called for a Motion to adjourn.

**Ms. Gassen moved to adjourn the meeting, seconded by Ms. Johnson.
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 7:26 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)