

APPROVED 1/5/15

VILLAGE OF DOWNERS GROVE  
 PLAN COMMISSION MEETING  
 PUBLIC HEARING

DECEMBER 1, 2014, 7:00 P.M.

Chairperson Urban called the December 1, 2014 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairperson Urban, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler and Mr. Webster

**ABSENT:** Mr. Bassler, Mr. Cozzo and Mr. Matejczyk (ex-officio's Davenport, Menninga, Souter)

**STAFF:** Planning Manager Stan Popovich and Planner Patrick Ainsworth

**VISITORS:** Petitioner Mr. Timothy Olson, 2300 Wisconsin Ave., Downers Grove

**APPROVAL OF NOVEMBER 3, 2014 MINUTES**

**MINUTES OF THE NOVEMBER 3, 2014 MEETING WERE APPROVED WITH A FORMAL CONSENSUS BY THE COMMISSIONERS. (MR. WAECHTLER AND MR. QUIRK ABSTAIN.)**

**PUBLIC HEARINGS:**

Chairperson Urban reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

**FILE PC36-14:** A petition seeking approval of a Special Use to open a personal vehicle repair and maintenance business in the M-1, Light Manufacturing zoning district. The property is located on the north side of Wisconsin Avenue, approximately 500 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Units 301 and 302, Downers Grove, IL (PIN) 08-12-407-006). Timothy Olsen, Petitioner, 2300 Wisconsin LLC, Owner.

Village Planner, Patrick Ainsworth, identified the location of the proposed site and adjacent zoning districts surrounding the site. The subject property was part of a larger, three-building development. Current buildings and parking were also identified. Per Mr. Ainsworth, the petitioner was occupying Unit #301 and he wanted to increase his space (using Unit #302) in order to store vehicles and provide maintenance for race cars, specifically. Floor plans for units #301 and #302 was shown on the overhead. Mr. Ainsworth pointed out there were currently 54 unoccupied vacant units and the petitioner was interested in taking one of those units. No issues existed with the unassigned parking.

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Mr. Ainsworth stated the proposal met the requirements under the Comprehensive Plan. However, back in 2012, he stated the Plan Commission staff -- at that time -- had indicated it would monitor the uses and parking for this development on a case-by-case basis. Mr. Ainsworth also stated that he suggested to the petitioner that some of the required parking for vehicle stacking should be parked inside in order to maximize the outside unassigned parking.

Petitioner, Mr. Timothy Olsen, Olsen Motor Sports, 2300 Wisconsin Avenue, Downers Grove shared his background in the professional motor sports industry, specifically to high-end shock absorbers. Details followed. With the special use request, he stated he was trying to expand his business to allow him to work on custom vehicles from around the nation. His business would not take in foot traffic. He planned to lease the space for three years and if business increased, he would look for a permanent location in Downers Grove. Photos of his shop were presented, noting that the Unit #302 building would be used for vehicle storage and light fabrication (small pieces).

Mr. Waechtler asked if he had another facility around the country, Mr. Olsen mentioned that he has a mobile business that he sets up in Daytona Beach occasionally. Mr. Quirk asked about the noises coming from tools or from a vehicle when the bay doors are open, Mr. Olsen explained that the vehicles were not driven; they were transported by travel carriers. Also, the operations will be kept indoors for security purposes. Three employees (including himself) would be working at the location. Hours of operation were from 9:00AM to 5:00PM, Monday through Friday with Saturday/Sunday by appointment.

Per questions from the commissioners, Mr. Olsen indicated that condition No. 3 in the Staff Report dated December 1, 2014 did not pose any issue with his business plan. He owned a 48-foot trailer and a 71-foot motor home which was stored off-site, and as required by his lease.

Based on the testimony received, Chairperson Urban noted that the standards for the Special Use were met. She noted that no other public was present at this time except for the petitioner.

Mr. Olsen thanked the commissioners and staff for their time.

Public comment was closed.

Additional questions/comments were as followed: 1) the use being proposed was a special use in that it did not fit "neatly" into any of the categories of the M-1 zoning district and so staff had to classify it as "vehicle repair" which was a special use in the M-1 district; 2) the special use would remain if the petitioner were to leave after his lease expired, meaning a matching use could come into the units and continue the special use; and 3) Mr. Popovich pointed out that staff did not want automobile uses in this development which attracted public foot traffic. He further explained how the parking demand for the development would be calculated and monitored as the uses in the development arrived. Per another question by Mrs. Rabatah, the police department was not notified of this proposal and, per staff, is typically not.

Regarding a question about security for the business, Mr. Olsen explained that he had ADT security and was fully insured and he chose his location in Downers Grove because he felt it was safe.

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Chairperson Urban closed by stating the petitioner had a solid presentation and business plan; Mrs. Rabatah concurred.

**WITH RESPECT TO FILE PC 36-14, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT OF THE FOUR CONDITIONS IN STAFF'S REPORT.**

**SECONDED BY MR. QUIRK. ROLL CALL:**

**AYE: MRS. RABATAH, MR. QUIRK, MR. RICKARD, MR. WAECHTLER,  
MR. WEBSTER, CHAIRPERON URBAN**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

#### **NEW BUSINESS**

Per staff, the next plan Commission meeting was scheduled for January 5, 2015. Some details followed regarding the Fresh Thyme agenda item. Mr. Popovich wished the commissioners a Merry Christmas and a Happy New Year.

**THE MEETING WAS ADJOURNED AT 7:42 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MR. RICKARD. MOTION CARRIED BY VOICE VOTE OF 6-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)