

which is southernmost portion of the building. EFIS and metal coping and trim will be added to give the building a more modern look. The existing brick exterior of the remainder of the building will remain as it exists. The height of the showroom portion of the building is 14 feet and the shop area is 17 feet tall. The applicant is also proposing a Code compliant monument sign that will be constructed of materials matching the building.

The applicant is requesting the following landscape related variances:

1. Eliminating the required landscape material along the entire north property line and the portions of the east and west property lines that are located within the proposed fence enclosure. This requested variance does not include a reduction in the required 10 foot landscape setback for these areas though, only the plant material required within said setback. This variance is being requested to help keep the inventory clean of sap and other organic material that would be generated by the plantings. Also, the existing adjacent commercial uses are considered compatible to the proposed use and additional screening is not deemed necessary.
2. Eliminating the required four foot wide building foundation landscape beds and the landscaping required in said beds along the entire north façade of the building and the portions of the east and west facades of the building foundation located within the proposed fence enclosure. This variance is being requested because these facades of the building have several overhead and service doors, which would create several small planting beds that would not be very functional with respect to the intent of the Code to break up/soften large building expanses. Also, these areas of the building are not highly visible from the front of the property.
3. Eliminating the required parking lot landscape islands and the shade trees required in said islands that are located within the proposed fence enclosure. This variance is being requested to help keep the inventory clean of sap and other organic material that would be generated by the plantings. Eliminating the required islands also allows for additional inventory parking spaces to be provided on-site.

At its May 1, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the following: 1) a text amendment to add used automobile sales as a special use in the B-2 and B-3 zoning districts, subject to certain use restrictions; 2) consideration of a special use for a used automobile sales dealership at 601 W. Roosevelt Road; and 3) consideration of certain landscaping related variances associated with the proposed used automobile dealership, all by a (5-0) vote. The Commission's recommendations are included as exhibits to the attached ordinances. At the meeting the applicant gave an audio visual presentation in support of this request. A hard copy of that presentation is attached.

**ACTIONS PROPOSED:**

Consideration of a text amendment to add used automobile sales as a special use in the B-2 and B-3 zoning districts, subject to certain use restrictions, consideration of a special use for a used automobile sales dealership at 601 W. Roosevelt Road and consideration of certain landscaping related variances associated with the proposed used automobile dealership.

**COMMITTEE RECOMMENDATION:**

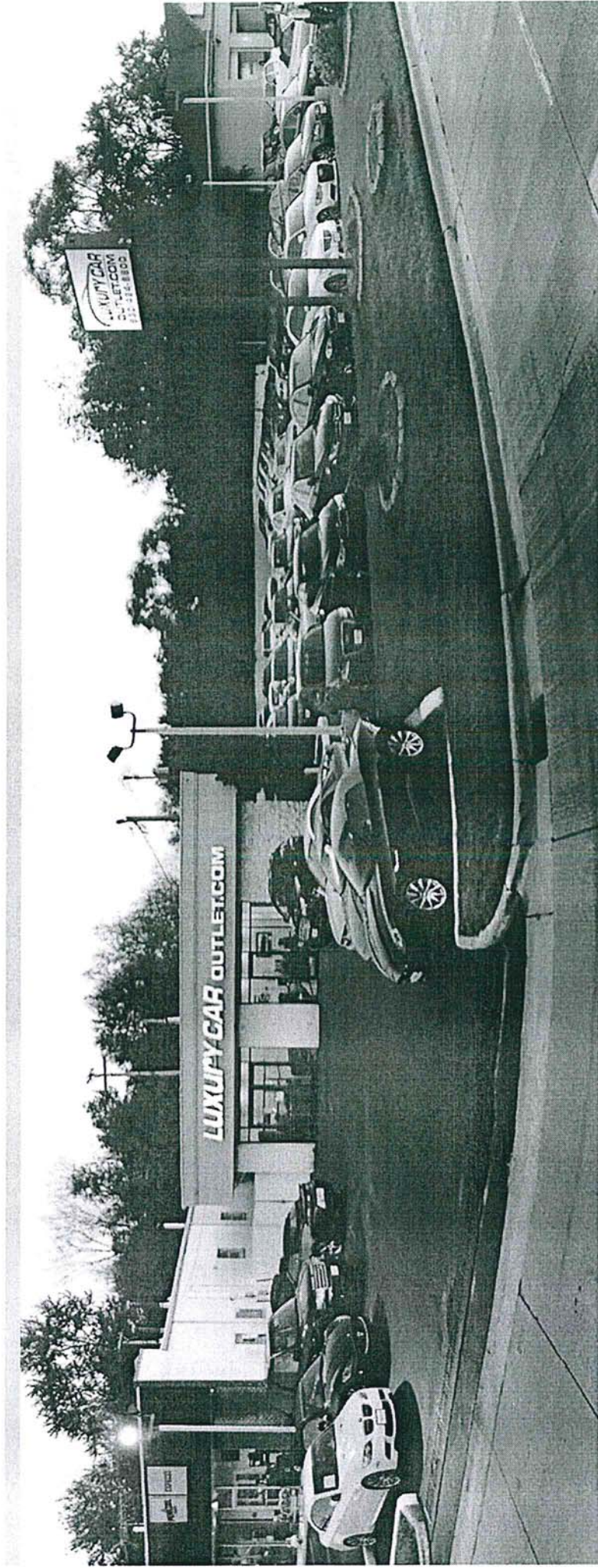


PROPOSED LOCATION:  
601 W ROOSEVELT RD  
WEST CHICAGO, IL.

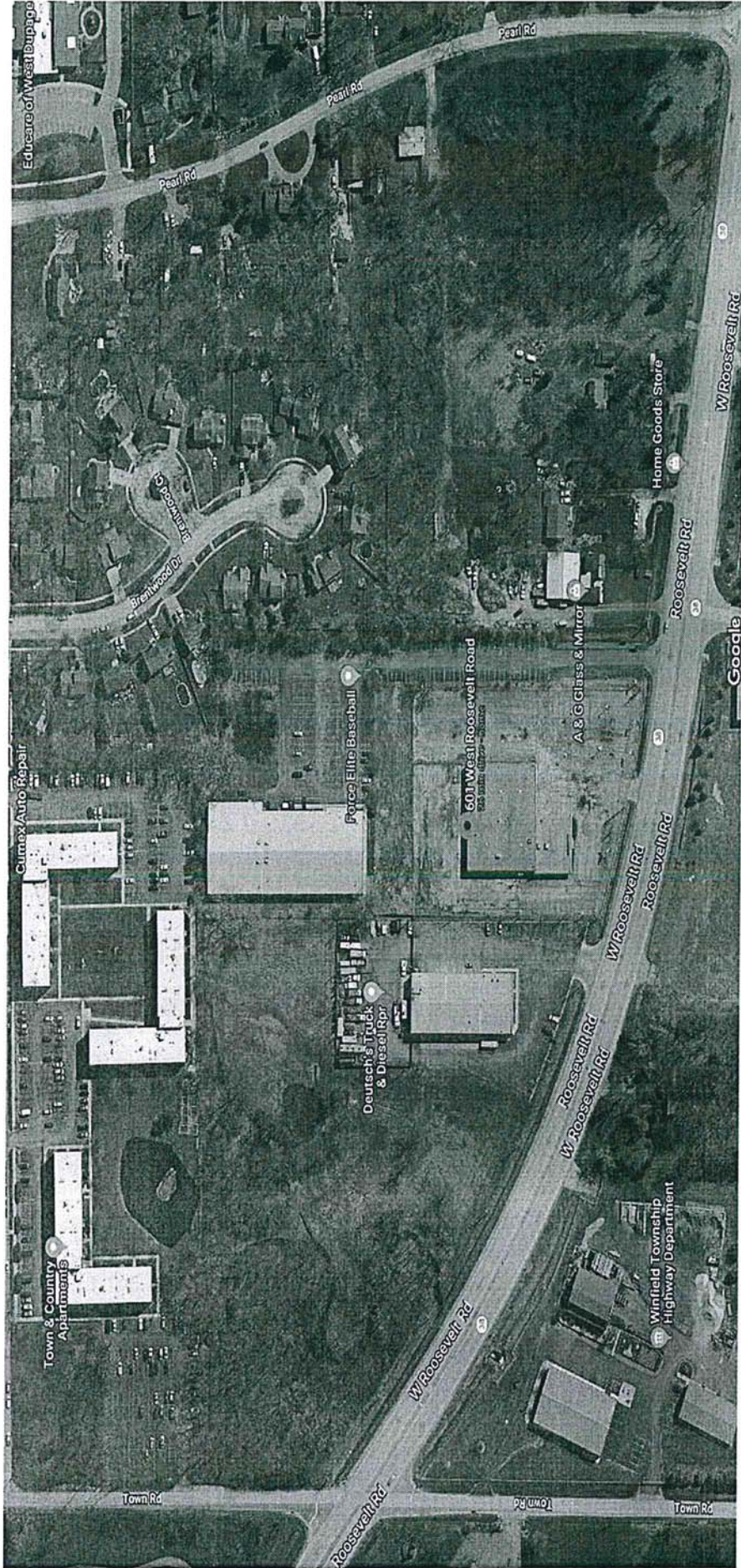
# ABOUT LUXURY CAR OUTLET

- In Business At current location for over 20 years.
- Employee Loyalty, same employees for 10 years (Current ownership)
- Aggressive pricing Model.
- Specializing in Luxury Brands only. (Audi, BMW, Land Rover, Mercedes, etc.)
- Transparent and non aggressive sales approach.
- Excellent on-line reviews.
- Over \$2,000,000 in Luxury high end inventory.
- All vehicles are reconditioned to near new condition.
- Financing at competitive rates and Extended warranties available.
- Customer base encompasses the entire Chicago Metro Area.
- Hours of Operation are M–Thu 10:00AM to 8:00PM Fri–Sat 10:00AM to 6:00PM.

# CURRENT LOCATION - LOMBARD



# PROPOSED LOCATION



# RENOVATIONS

- Modernize building exterior. ( ex: Replace cedar soffit with metal panels or Dryvit ).
- Open concept, Modern Show Room.
- Modern Glass Offices, Multiple Lush customer lounges with complementary beverages.
- Indoor Auto Display.
- State of The Art Service Department.
- Resurface parking lot, add islands with green areas and perimeter and foundation landscaping, thus reducing overall Impervious area.
- Replace-Chain Link fence with decorative rod-iron decorative fence.

# PROJECTED SALES

	Monthly	12 Month
Revenues:		
<b>Avg. Price per car</b>	\$25,000	\$25,000
<b>Pre-owned Units Sold</b>	50	600
<b>Total Sales</b>	<b>\$ 1,250,000</b>	<b>\$15,000,000</b>
Current Inventory is at 100 cars. New inventory level at 150 cars.		

## EMPLOYEE PROJECTION:

- 1 General Manager
- 1 Sales Manager
- 1 Finance Manager
- 3 sales people
- 2 receptionists/cashier.
- 1 Service Manager
- 4 technicians
- 4 porters/detailers
- 1 Title clerk
- 1 body shop manager (future)
- 2 body Technicians (Future)
- 2 Paint Technicians (Future)



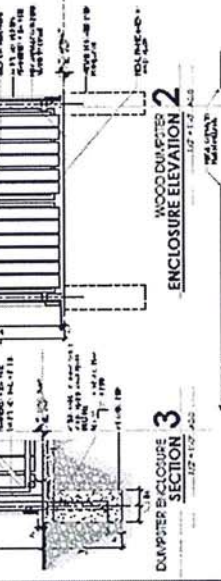
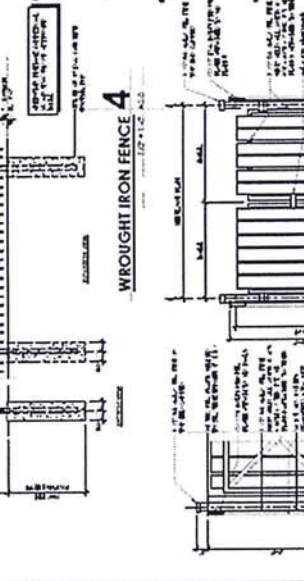
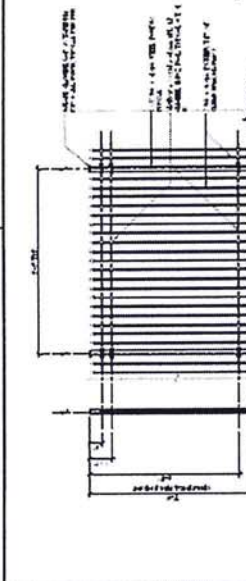
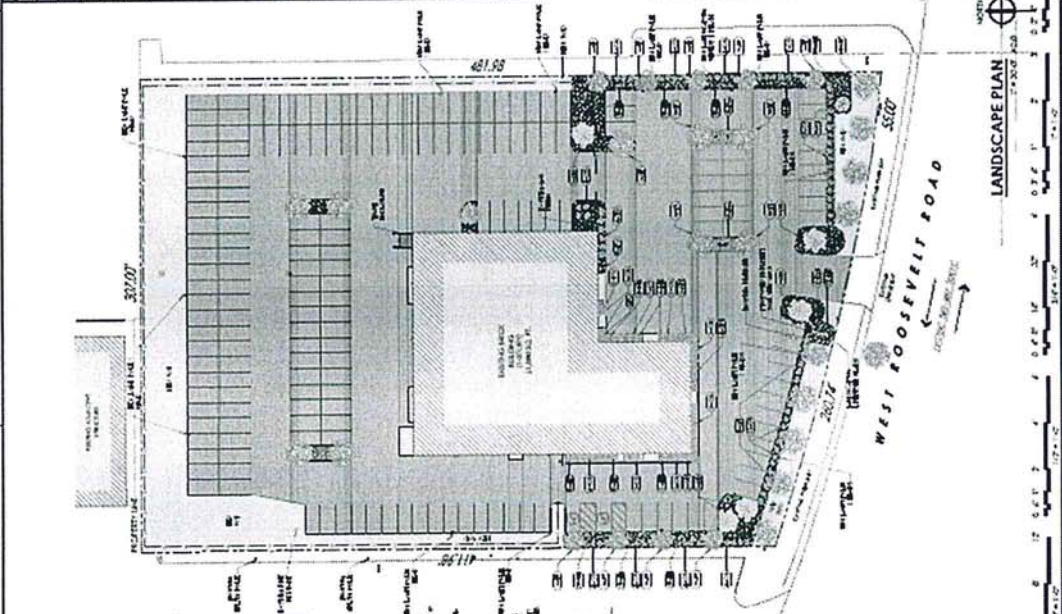
**RIDGELAND ASSOCIATES INC.**  
 ARCHITECTS  
 1100 N. WASHINGTON ST.  
 CHICAGO, IL 60610  
 TEL: 312.467.1000  
 WWW.RIDGELANDASSOCIATES.COM

**LUXURY CAR OUTLET**  
 INTERIOR REMODEL  
 601 West Roosevelt Road West Chicago, Illinois 60185

LANDSCAPE PLAN  
 A0.0

PLANT LIST	QUANTITY	REMARKS
1. ASPEN	10	10' x 12'
2. BIRCH	10	10' x 12'
3. DOGWOOD	10	10' x 12'
4. HYDRANGEA	10	10' x 12'
5. LILAC	10	10' x 12'
6. MAGNOLIA	10	10' x 12'
7. RED TWIG DOGWOOD	10	10' x 12'
8. SPICE BUSH	10	10' x 12'
9. VIBURNUM	10	10' x 12'
10. YUCCA	10	10' x 12'

LANDSCAPE POINT CHART	
1. ASPEN	10
2. BIRCH	10
3. DOGWOOD	10
4. HYDRANGEA	10
5. LILAC	10
6. MAGNOLIA	10
7. RED TWIG DOGWOOD	10
8. SPICE BUSH	10
9. VIBURNUM	10
10. YUCCA	10



LANDSCAPE PLAN  
 A0.0

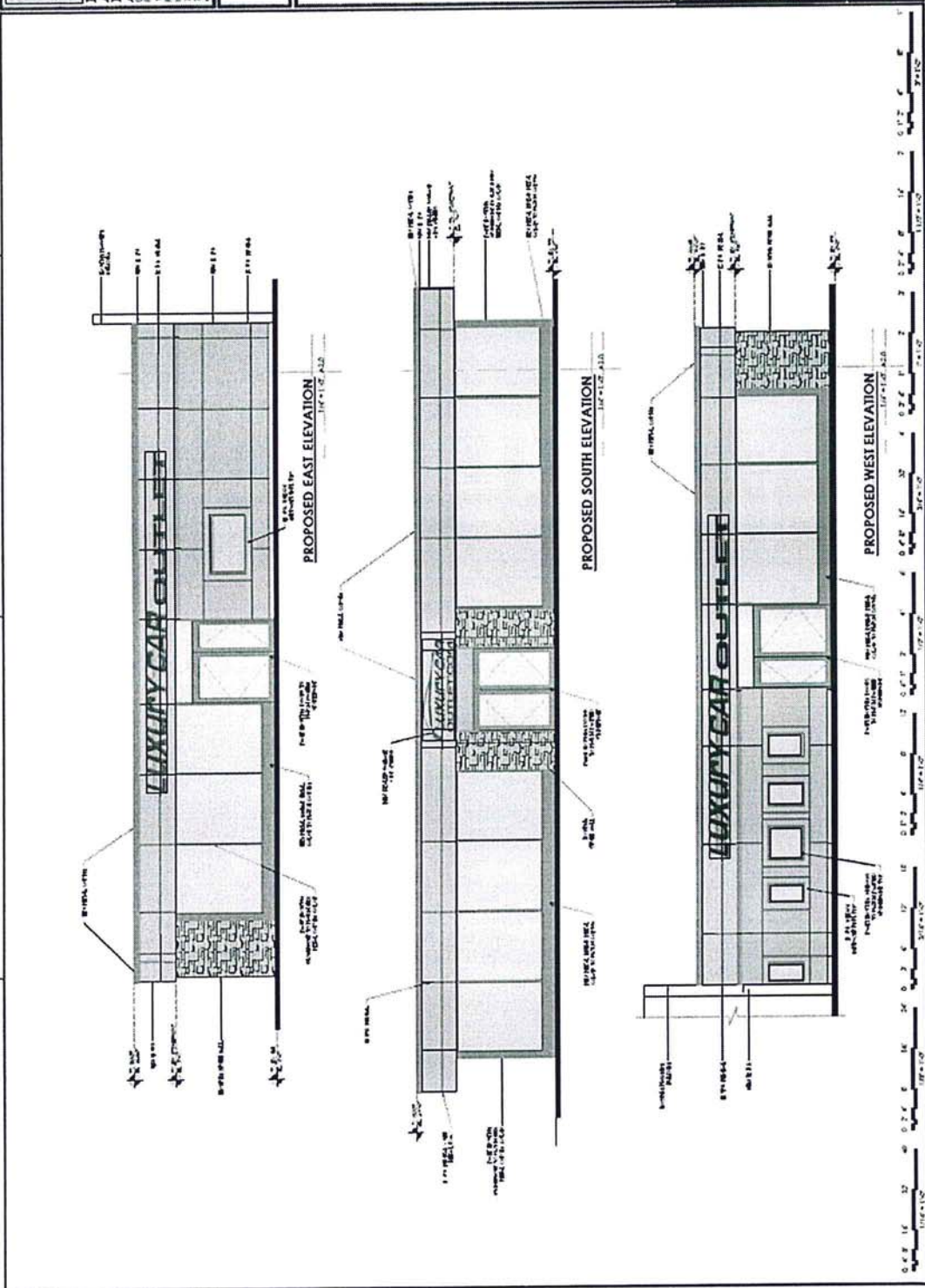
0' 0" 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 0"

**RIDGELAND ASSOCIATES INC.**  
 ARCHITECTS  
 PLANNERS  
 INTERIORS  
 1100 N. Dearborn St.  
 Suite 1000  
 Chicago, IL 60610  
 Tel: 312.467.1000  
 Fax: 312.467.1001  
 www.ridgeland.com

**LUXURY CAR OUTLET**  
 INTERIOR REMODEL  
 401 West Roosevelt Road West Chicago, Illinois 60185

DATE	07/20/18
BY	J. [Name]
SCALE	1/8" = 1'-0"
PROJECT	LUXURY CAR OUTLET
CLIENT	[Name]
LOCATION	401 West Roosevelt Road, West Chicago, IL 60185

**A2.0**  
 EXTERIOR ELEVATIONS



A1.0

PROPOSED  
REMODEL

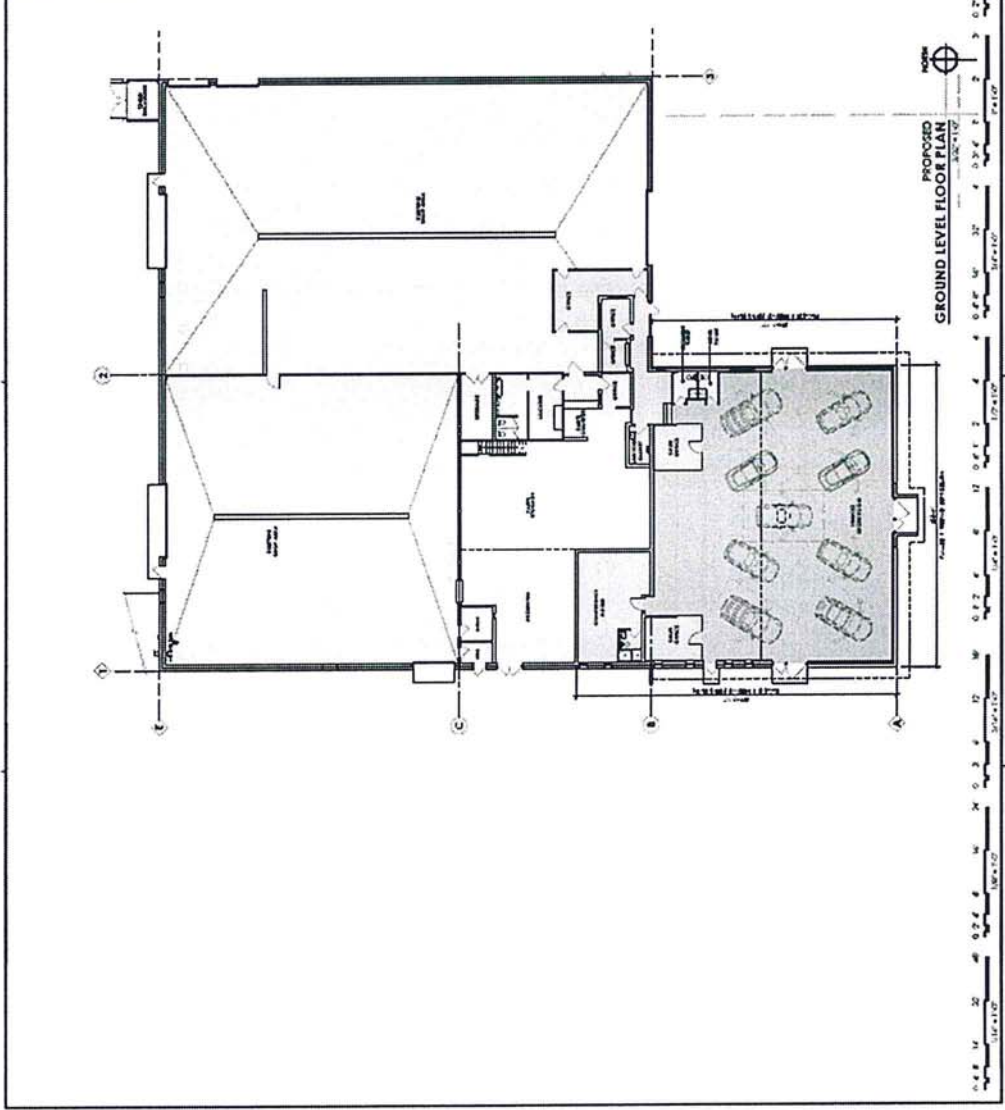
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LUXURY CAR OUTLET  
 INTERIOR REMODEL  
 601 West Roosevelt Road West Chicago, Illinois 60185

ARCHITECTS  
 RIDGELAND ASSOCIATES  
 INC.  
 1100 N. LAKE ST.  
 SUITE 100  
 WEST CHICAGO, IL 60185  
 TEL: 708.435.0500  
 WWW.RIDGELANDASSOCIATES.COM

**BUILDING INFORMATION**

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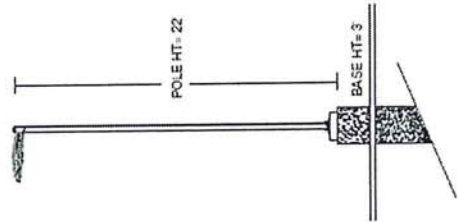
PROPOSED  
 GROUND LEVEL FLOOR PLAN



Scale: 1/8" = 1'-0"

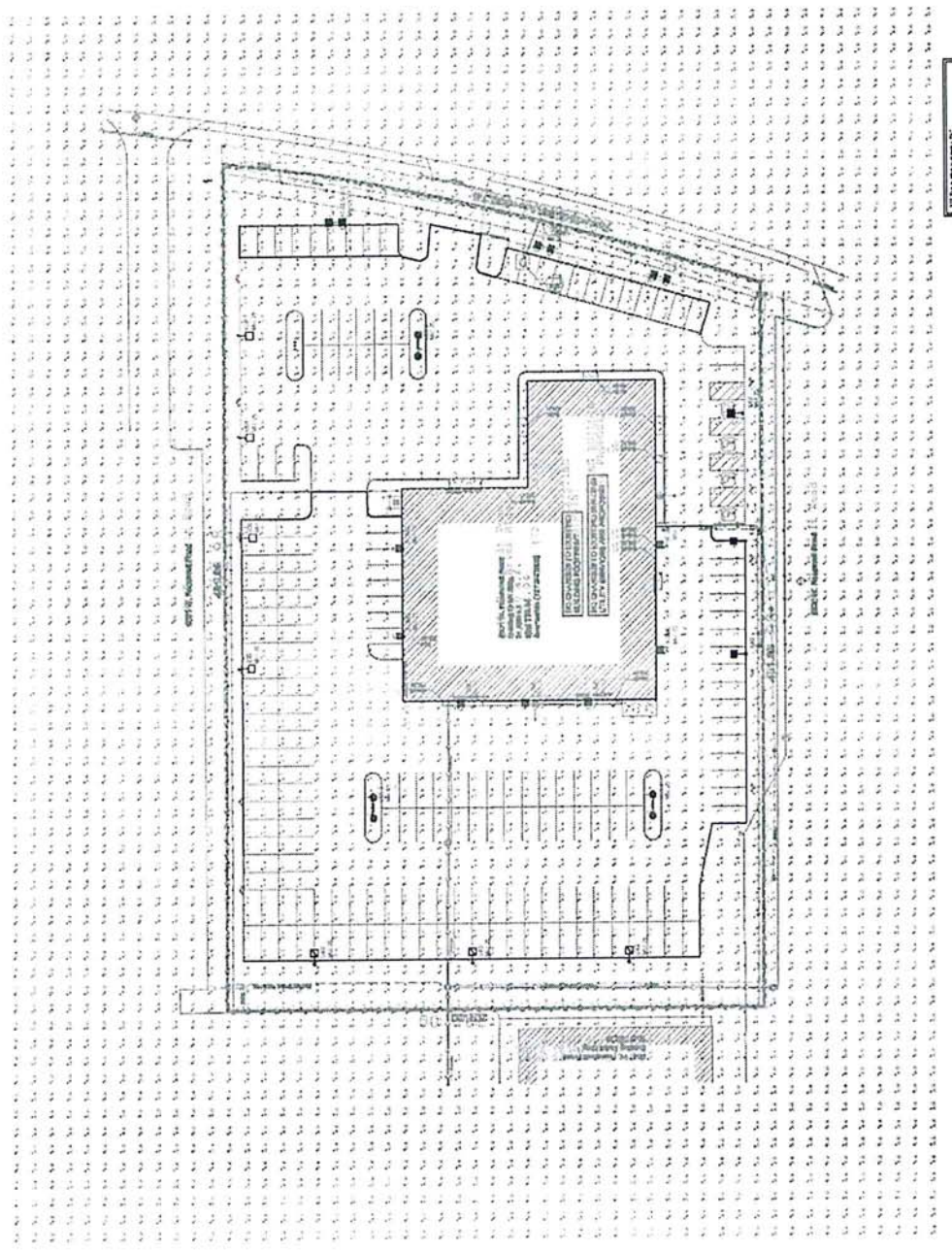
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**CREE**

CREE  
 10000 W. 10th Street  
 Suite 100  
 Denver, CO 80202  
 Phone: 303.751.1000  
 Fax: 303.751.1001  
 Email: sales@cree.com  
 Website: www.cree.com

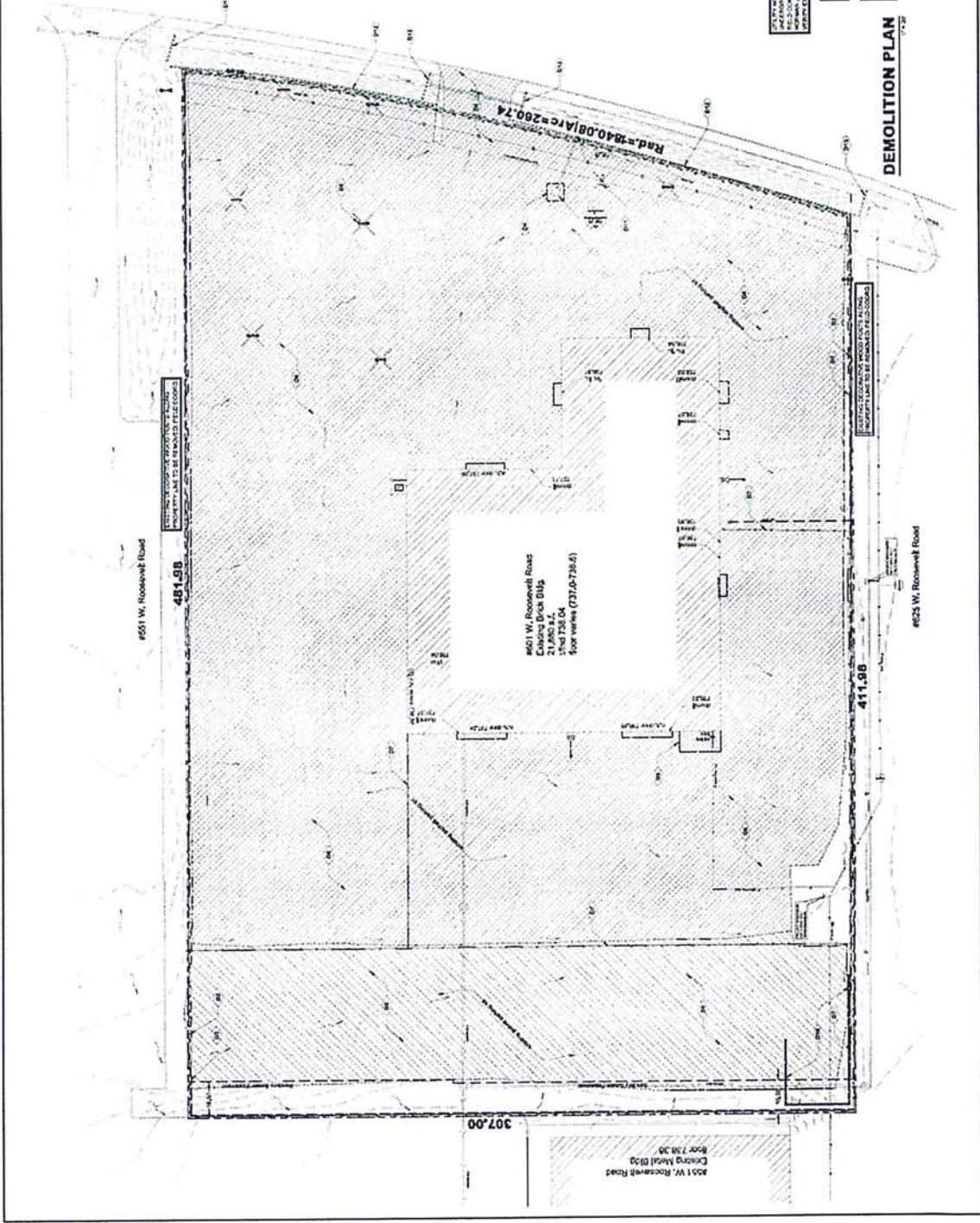




185611  
 C-2  
 DEMOLITION PLAN  
 PARKING LOT RECONSTRUCTION  
 601 W. ROOSEVELT ROAD  
 WEST CHICAGO, ILLINOIS  
 CIVIL ENGINEERS & SURVEYORS  
 NORMAN J. TOEDMAN  
 & ASSOCIATES, L.L.C.  
 1111 N. LA SALLE ST. SUITE 200  
 CHICAGO, ILLINOIS 60610  
 312.467.1111  
 www.njt.com



**DEMOLITION NOTES**

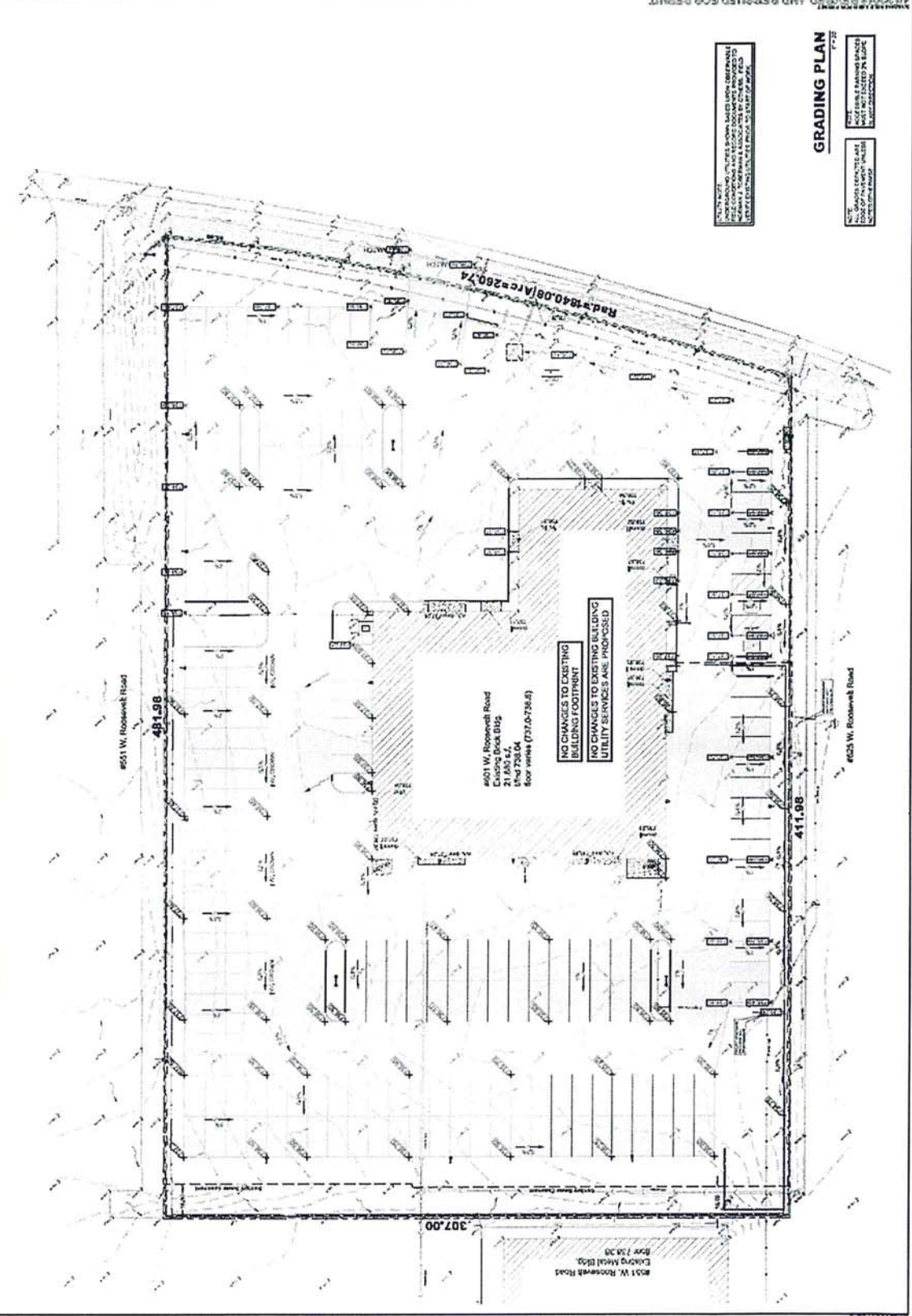
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18. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
19. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
20. ALL EXISTING CONSTRUCTION SHALL BE DEMOLISHED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.



DEMOLITION PLAN  
 1/1/2018  
 185611  
 C-2  
 PARKING LOT RECONSTRUCTION  
 601 W. ROOSEVELT ROAD  
 WEST CHICAGO, ILLINOIS  
 CIVIL ENGINEERS & SURVEYORS  
 NORMAN J. TOEDMAN  
 & ASSOCIATES, L.L.C.  
 1111 N. LA SALLE ST. SUITE 200  
 CHICAGO, ILLINOIS 60610  
 312.467.1111  
 www.njt.com



 		<b>GRADING PLAN</b> PARKING LOT RECONSTRUCTION 601 W. ROOSEVELT ROAD WEST CHICAGO, ILLINOIS		PROJECT NO: C-4 SHEET NO: 18-6811	
CIVIL ENGINEER & SURVEYOR <b>NORMAN J. TOBIASMAN &amp; ASSOCIATES, LLC</b> 181 N. WASHINGTON ST. CHICAGO, IL 60610 TEL: 312.467.1000 FAX: 312.467.1001 WWW.NJTOBIASMAN.COM		DATE: 07/20/20 DRAWN BY: [Redacted] CHECKED BY: [Redacted] APPROVED BY: [Redacted]		ALL RIGHTS RESERVED. LAND REQUIRED FOR PERMIT.	



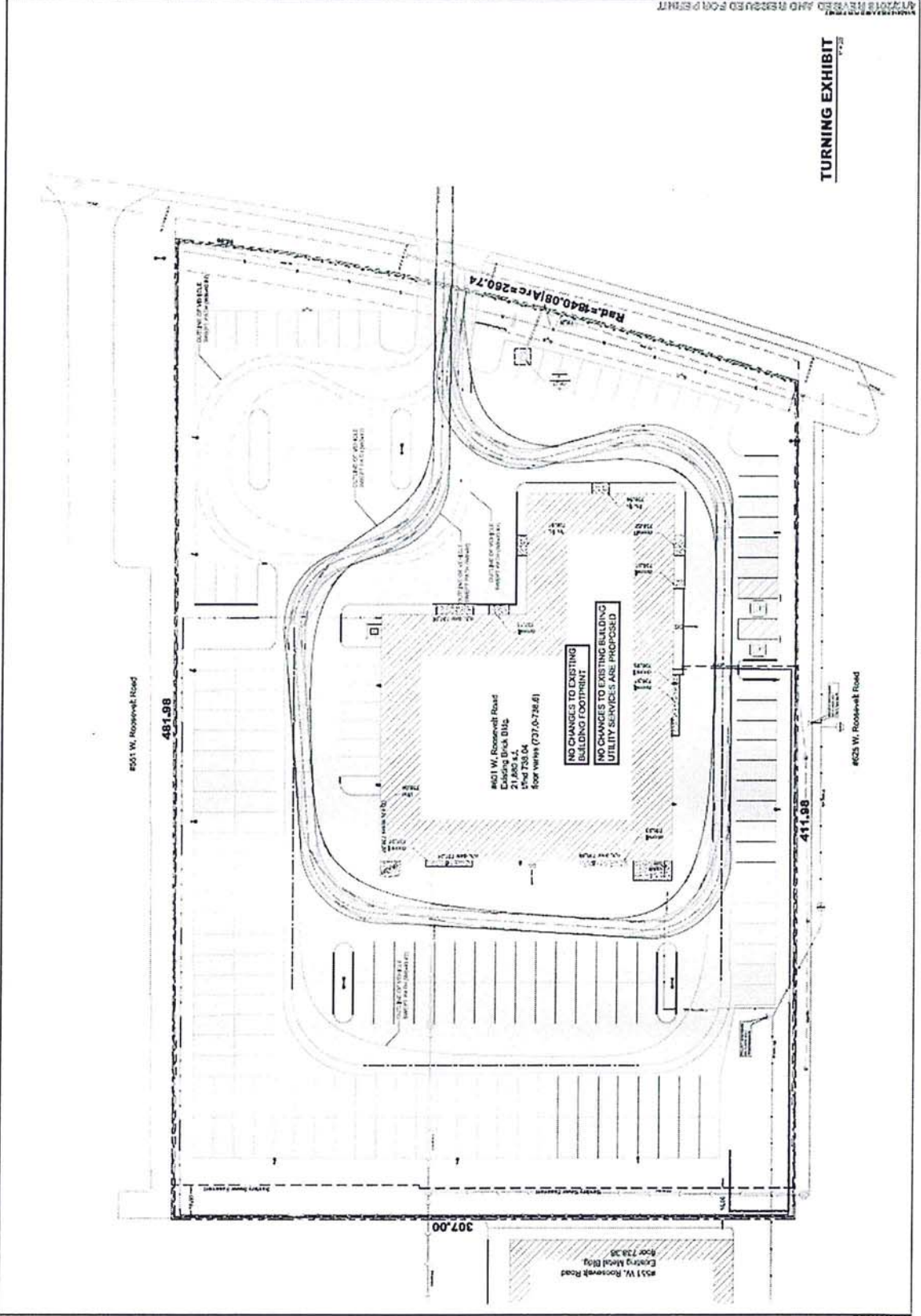
THIS PLAN, SPECIFICATIONS, SEALS, NOTES, ORDINANCES, REGULATIONS AND RECORD DOCUMENTS ARE SUBJECT TO THE CHICAGO DEPARTMENT OF PUBLIC WORKS AND THE CHICAGO DEPARTMENT OF PERMITS. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A SEPARATE PLAN.

**GRADING PLAN**  
 P-122  
 ALL GRADES SHOWN ARE BASE GRADES UNLESS OTHERWISE NOTED IN BLOCK.  
 ALL GRADES SHOWN ARE BASE GRADES UNLESS OTHERWISE NOTED IN BLOCK.

NO CHANGES TO EXISTING BUILDING FOOTPRINT  
 NO CHANGES TO EXISTING BUILDING UTILITY SERVICES ARE PROPOSED



		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<b>TURNING EXHIBIT</b> 801 W. ROOSEVELT ROAD WEST CHICAGO, ILLINOIS	<b>C5</b> 18-6811
			NO.	DATE	DESCRIPTION														
NORMAN J. TOBERMAN & ASSOCIATES, LLC ONE FARMERS & MERCHANTS BUILDING 100 N. LAUREL STREET CHICAGO, ILLINOIS 60602	CIVIL ENGINEER LICENSE NO. 00120000 STATE OF ILLINOIS	PLANNING LOT RECONSTRUCTION 801 W. ROOSEVELT ROAD WEST CHICAGO, ILLINOIS	DATE: 11/15/2018 DRAWN BY: JMM CHECKED BY: JMM PROJECT NO.: 18-6811	18-6811															



PRINTED ON RECYCLED PAPER AND RECYCLED PAPER PRINT

**TURNING EXHIBIT**

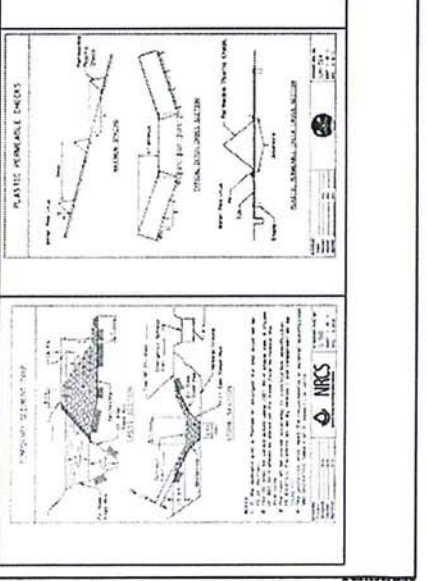
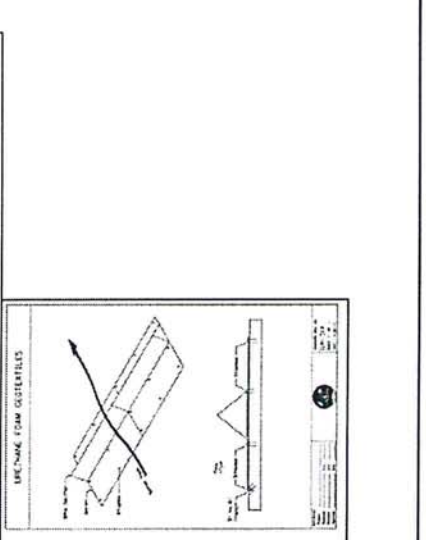
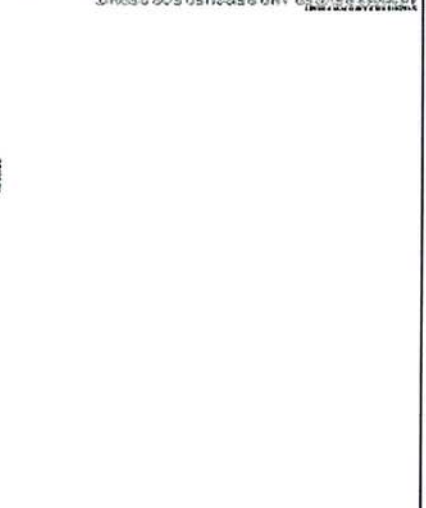
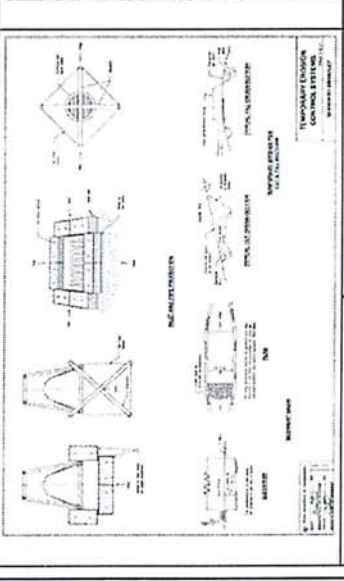
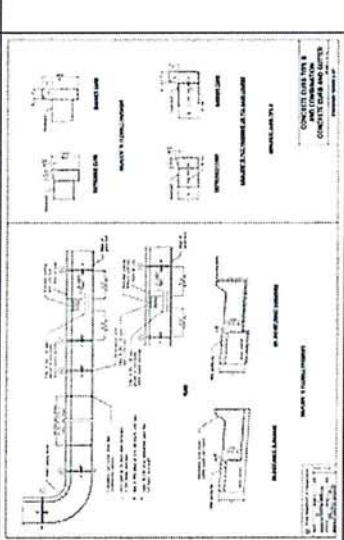
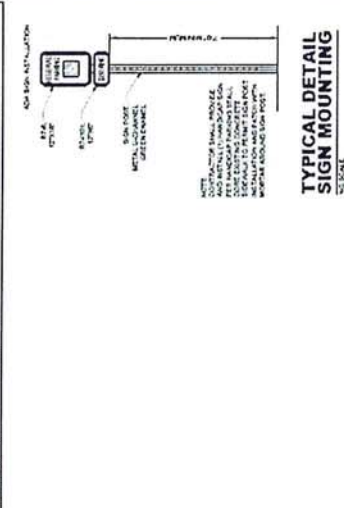
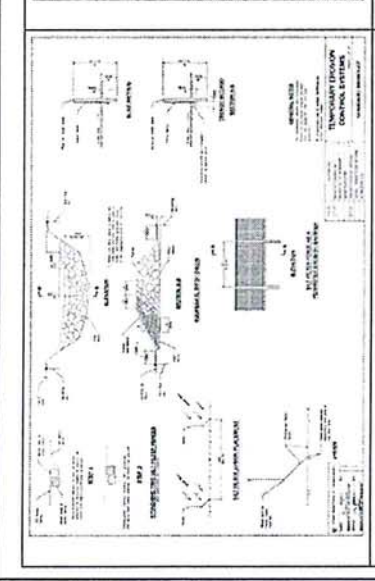
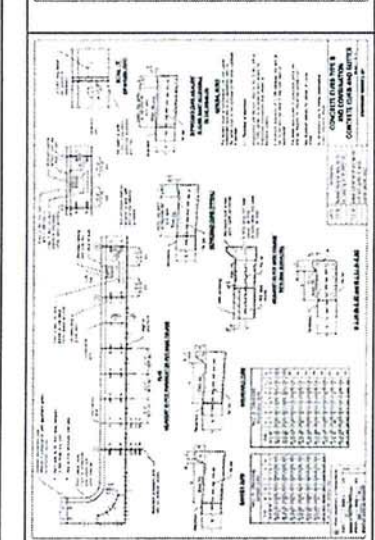
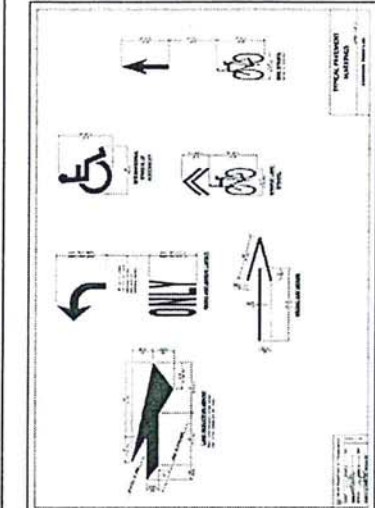
**18-6811**  
**C-6**  
 DATE: 11/15/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**DETAILS**

**PLANNING LOT RECONSTRUCTION**  
 601 W. ROOSEVELT ROAD  
 WEST CHICAGO, ILLINOIS

**NORMAN J. TOEDMAN & ASSOCIATES, LLC**  
 CIVIL ENGINEERS & SURVEYORS  
 100 N. LAUREL STREET, SUITE 200  
 CHICAGO, ILLINOIS 60610  
 PHONE: 312.467.1100  
 FAX: 312.467.1101  
 WWW.NJTOEDMAN.COM

**DATE:** 11/15/18  
**SCALE:** AS SHOWN  
**PROJECT:** PLANNING LOT RECONSTRUCTION  
**DATE:** 11/15/18  
**SCALE:** AS SHOWN  
**PROJECT:** PLANNING LOT RECONSTRUCTION



**ORDINANCE NO. 18-O-0022**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF  
THE CITY OF WEST CHICAGO – APPENDIX A  
ARTICLES 4 AND 10 OF THE ZONING CODE RELATING TO  
USED AUTOMOBILE SALES**

WHEREAS, Walid Mourad of Luxury Car Outlet (the “APPLICANT”) proposes an amendment to Articles 4 and 10 of the Zoning Code, which is Appendix A of the Code of Ordinances of the City of West Chicago to modify the definition of used automobile sales, add used automobile sales as a special use in the B-2 and B-3 zoning districts and add use restrictions for used automobile sales; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about April 13, 2018, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on May 1, 2018, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 18-RC-0009, a copy of which is attached hereto as Exhibit “A” which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That Appendix A, Article 4, Section 4.1 of the Code of Ordinances of the City of West Chicago entitled “Construction of terms” is hereby amended by deleting the definition of used automobile sales in its entirety and replacing it with the following definition:

*“Automobile sales, used:* A building or part of a building and parcel of land where previously owned vehicles are sold to the general public. Used automobile sales may include limited service of vehicles as an ancillary use.”

Section 2. That Appendix A, Article 10, Section 10.3-1 of the Code of Ordinances of the City of West Chicago entitled “Use restrictions” is hereby amended by adding the following the following language:

“(G) Used automobile sales.

- (1) Minimum lot area: two (2) acres.
- (2) Minimum lot width: three hundred (300) feet, measured at the front lot line.
- (3) Minimum building area: ten thousand (10,000) square feet.”

Section 3. That Appendix A, Article 10, Section 10.3-4 (P) of the Code of Ordinances of the City of West Chicago entitled “Used automobile sales and service facilities, ancillary to new automobile sales and service facilities” is hereby amended by deleting (P) in its entirety and replacing it with the following language:

“(P) Used automobile sales.”

Section 4. That Appendix A, Article 10, Section 10.4-1 of the Code of Ordinances of the City of West Chicago entitled “Use restrictions” is hereby amended by adding the following the following language:

“(D) Used automobile sales.

- (1) Minimum lot area: two (2) acres.
- (2) Minimum lot width: three hundred (300) feet, measured at the front lot line.
- (3) Minimum building area: ten thousand (10,000) square feet.”

Section 5. That Appendix A, Article 10, Section 10.4-5 (O) of the Code of Ordinances of the City of West Chicago entitled “Used automobile sales and service facilities, ancillary to new automobile sales and service facilities” is hereby amended by deleting (O) in its entirety and replacing it with the following language:

“(O) Used automobile sales.”

Section 6. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 7. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2018.

Alderman J. Beifuss \_\_\_\_\_ Alderman L. Chassee \_\_\_\_\_

Alderman J. Sheahan \_\_\_\_\_ Alderman H. Brown \_\_\_\_\_

Alderman A. Hallett \_\_\_\_\_ Alderman M. Ferguson \_\_\_\_\_

Alderman M. Birch-Ferguson \_\_\_\_\_ Alderman S. Dimas \_\_\_\_\_

Alderman K. Meissner \_\_\_\_\_ Alderman M. Garling \_\_\_\_\_

Alderman R. Stout \_\_\_\_\_ Alderman G. Garcia \_\_\_\_\_

Alderman N. Ligino-Kubinski \_\_\_\_\_ Alderman B. Gagliardi \_\_\_\_\_

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

PUBLISHED: \_\_\_\_\_

**EXHIBIT “A”**

RECOMMENDATION # 18-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-07  
Text Amendment  
Used Automobile Sales

DATE: May 1, 2018

DECISION: The motion to approve the request was approved by a (5-0) vote.

After review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that it does not pose a threat to the health, safety and welfare of the community. It is the Commission’s opinion that the proposed amendment to the definition of used automobile sales and to add certain use restrictions pertaining to used automobile sales to the B-2 and B-3 zoning districts is beneficial to the City because it expands the allowable uses in these commercial zoning districts with another commercial use while regulating such a use in a way that will protect the health, safety and welfare of the community.

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
D. Kasprak			D. Faught
T. Devitt			C. Dettmann
S. Hale			
B. Henkin			
B. Laimins			

**ORDINANCE NO. 18-O-0023**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A USED AUTOMOBILE DEALERSHIP AND CERTAIN LANDSCAPE RELATED VARIANCES AT 601 W. ROOSEVELT ROAD**

WHEREAS, on or about February 12, 2018, Walid Mourad of Luxury Car Outlet, (the "APPLICANT"), filed an application for a special use permit to operate a used automobile dealership and an application for certain landscaping related variances, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said special use and variance applications was published in the Daily Herald on April 13, 2018, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on May 1, 2018, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0010, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. A special use permit in conformance with Sections 5.5 and 10.3-4(P) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, to allow a used automobile sales dealership at 601 W. Roosevelt Road.

Section 2. The used automobile sales dealership special use permit is hereby granted subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Pavement Plan C-3 prepared by Norman J. Toberman & Associates, dated March 16, 2018, with a last revision date of April 12, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".

2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plan A0.0 prepared by Ridgeland Associates, dated January 29, 2018, with a last revision date of April 18, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".
3. The SUBJECT REALTY shall be developed in substantial conformance with the Exterior Building Elevation Plan A2.0 prepared by Ridgeland Associates, dated January 30, 2018, with a final revision date of April 13, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

Section 3. The following variances in conformance with Sections 5.4 and 14 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY:

1. Eliminating the required landscape plantings along the entire north property line and the portions of the east and west property lines that are located within the proposed fence enclosure per Section 14.8(A). This requested variance does not include a reduction in the required 10 foot landscape setback for these areas though; just the plant material required within said setback.
2. Eliminating the required 4 foot wide building foundation landscape beds and the landscaping required in said beds along the entire north façade of the building and the portions of the east and west facades of the building foundation located within the proposed fence enclosure required per Section 14.9(B).
3. Eliminating the required parking lot landscape islands and the shade trees required in said islands that are located within the proposed fence enclosure required per Section 14.9(A).

Section 4. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



PASSED this \_\_\_\_ day of \_\_\_\_\_ 2018.

Alderman J. Beifuss \_\_\_\_\_ Alderman L. Chassee \_\_\_\_\_

Alderman J. Sheahan \_\_\_\_\_ Alderman H. Brown \_\_\_\_\_

Alderman A. Hallett \_\_\_\_\_ Alderman Ferguson \_\_\_\_\_

Alderman Birch Ferguson \_\_\_\_\_ Alderman S. Dimas \_\_\_\_\_

Alderman K. Meissner \_\_\_\_\_ Alderman M. Garling \_\_\_\_\_

Alderman R. Stout \_\_\_\_\_ Alderman G. Garcia \_\_\_\_\_

Alderman N. Ligino-Kubinski \_\_\_\_\_ Alderman B. Gagliardi \_\_\_\_\_

APPROVED as to form: \_\_\_\_\_  
Patrick K. Bond, City Attorney

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

PUBLISHED: \_\_\_\_\_

## EXHIBIT "A"

### Subject Realty Legal Description

That part of Lots 24 and 25, bounded and described as follows: beginning at a point on the west line of Lot 24 aforesaid, 417 feet north of the southwest corner thereof; thence east at right angles to said west line of Lot 24, a distance of 307 feet; thence south at right angles to the last described course, 492.18 feet to the south line of Lot 25 aforesaid; thence westerly along the south line of Lots 24 and 25, an arc distance of 316.40 feet to the southwest corner of Lot 24 aforesaid; thence north to the point of beginning (except that part of the west 307.00 feet of Lots 24 and 25 (measured at right angles of the west line of Lot 24) lying southerly of the following described line: commencing at the northwest corner of said Lot 24; thence southerly along the west line of said Lot 24, 728.70 feet to the southwest corner of said Lot 24; thence northerly along said west line 9.67 feet for a point of beginning; thence southeasterly along a curve to the left having a radius of 1,840.08 feet tangent to a line forming an angle of 71 degrees 42 minutes 57 seconds with said west line (measured counter-clockwise therefrom) 250.59 feet; thence easterly along a line forming an angle of 3 degrees 23 minutes 52 seconds with a line drawn tangent to the last described curve at the last described point (measured counter-clockwise therefrom) 55.00 feet to the east line of said west 307.00 feet for the point of terminus of said line) in West Park, being a subdivision of part of Section 16, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded on March 13, 1946 as Document 493483, and Certificate of Correction recorded October 21, 1946 as Document 509219, in DuPage County, Illinois.

P.I.N.: 04-16-101-015.

## EXHIBIT "B"

RECOMMENDATION NO. 2018-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-07  
Special Use & Variances  
Luxury Car Outlet  
601 W. Roosevelt Road

DATE: May 1, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a used automobile dealership on the SUBJECT REALTY by a (5-0) vote, subject to the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Pavement Plan C-3 prepared by Norman J. Toberman & Associates, dated March 16, 2018, with a last revision date of April 12, 2018.
2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plan A0.0 prepared by Ridgeland Associates, dated January 29, 2018, with a last revision date of April 18, 2018.
3. The SUBJECT REALTY shall be developed in substantial conformance with the Exterior Building Elevation Plan A2.0 prepared by Ridgeland Associates, dated January 30, 2018, with a final revision date of April 13, 2018.

### SPECIAL USE RECOMMENDATION

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

1. *Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether the use itself is *needed* there).

The proposed used automobile sales use is a use that is best suited for commercial area. The subject property is located within one of the City's primary commercial corridors and is compatible with the existing commercial uses that surround it.

2. *Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

Ordinance 18-O-0023

Page 5 of 11

The use of the subject property is designed to protect the public health, safety and welfare by increasing setbacks along the property line, adding landscaping, and renovating the existing building; all of which are considered a significant improvement to the well-being of the community.

3. *Will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

The proposed use of the subject property should not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed use is best suited for a commercial area and the subject property is located within one of the City's primary commercial corridors and is compatible with the existing commercial uses that surround it.

4. *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed used automobile sales use will be listed as a special use per Section 10.3-4 (P) of the Zoning Code, assuming the City Council approves the text amendment requesting such a use.

The Plan Commission/Zoning Board unanimously recommended approval of the following landscape related variances on the SUBJECT REALTY by a (5-0) vote:

1. Eliminating the required landscape material along the entire north property line and the portions of the east and west property lines that are located within the proposed fence enclosure. This requested variance does not include a reduction in the required 10 foot landscape setback for these areas though; just the plant material required within said setback.
2. Eliminating the required 4 foot wide building foundation landscape beds and the landscaping required in said beds along the entire north façade of the building and the portions of the east and west facades of the building foundation located within the proposed fence enclosure.
3. Eliminating the required parking lot landscape islands and the shade trees required in said islands that are located within the proposed fence enclosure.

#### VARIANCE RECOMMENDATION

As stated under Section 5.4-4, the Plan Commission/Zoning Board of Appeals shall recommend a variance only if it shall make a finding of fact based upon evidence presented that:

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulations were carried out:*

There is nothing unique about the physical surroundings, shape or topography of the subject property that has created an undue hardship on the applicant with respect to installing the landscaping as required.

2. *The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:*

The requested variances are being supported because of the unique nature of the use. Maintaining the exterior of the inventory in a clean condition makes the inventory more attractive to potential buyers and is a beneficial factor in aiding in the sales of the vehicles, thus making the variance requests exclusive to automobile sales dealerships.

3. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property:*

The applicant is directly responsible for the hardship and could install the landscaping in compliance. However, given the nature of the proposed use it is more beneficial to grant the variances as requested.

4. *The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:*

Granting the requested variances should not be detrimental to the public welfare or injurious to other property in the area because the surrounding sites are existing commercial uses that are compatible with the proposed use and additional landscape screening is not deemed necessary.

5. *The proposed variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood:*

The proposed variances should not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood.

6. *The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:*

The proposed variances comply with the spirit and intent of the Code by eliminating certain design elements that are considered detrimental to the prosperity of the proposed use.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Devitt  
Hale  
Kasprak  
Henkin

Against

Abstain

Absent  
Faught  
Dettman

## **EXHIBIT “C”**

(Insert Pavement Plan here)

