

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

9/23/2013

Chairman Pro-Tem James Joseph called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Commissioners Dee Spink, David Hennessey, David Creighton, Ralph Smoot and James Joseph

Absent: Chairman Christopher and Commissioner Frank Petella

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Hennessey made the second to approve the minutes of the meeting of August 12, 2013.

The results of the roll call vote were:

Ayes: 5 Commissioner Spink, Hennessey, Creighton, Smoot and Chairman Pro-Tem Joseph
Nays: 0
Abstain: 0
Absent: 2 Chairman Christopher and Commissioner Petella

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Smoot made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 13171 – Emko Properties/Jet Brite Car Wash – 1251 N. Gary Avenue
Special Use Permit – Automobile Laundry (Car Wash)
Final Planned Unit Development Plan
Gary Avenue Corridor Review**

Chairman Pro-Tem Joseph swore in the witness, Dave Dalesandro, President of Jet Brite Car Wash, 6 Raes Court, Bolingbrook, IL 60490 and Scott Pritchett, from ARSA Schneider Architects, 1411 W Peterson Ave, Suite 203, Park Ridge IL 60068. Mr. Dave Dalesandro thanked the Plan Commissioners for their time and stated that he is the President and co-owner of Jet Brite Car Wash. Mr. Dalesandro stated what they are proposing would be Jet Brite's fifth location. Mr. Dalesandro stated that when designing their building they wanted a look that would be unique to them, one the elements the makes it unique is the canopy structure above the building, vacuum area and the pay stations. Mr. Dalesandro showed pictures for their third location in Aurora, to demonstrate what the Carol Stream location would look like. Mr. Dalesandro stated the Carol Stream location would be built with the same building design, materials and color concept as the one in Aurora. Mr. Dalesandro stated that Jet Brite is a family business and they started in the car

wash business in 1984. Mr. Dalesandro stated that they started with Dave's Car Wash in Bolingbrook, and that car wash was a full service car wash. Mr. Dalesandro stated that when you go on any of their locations you would most likely find a family member on location involved the management of the car wash. Mr. Dalesandro stated that in addition to owning the car washes, they are also the largest distributor of car wash equipment in the area. Mr. Dalesandro stated that they supply and help with the design and construction of car washes in the market. Mr. Dalesandro stated the Carol Stream location will be their premier location. Mr. Dalesandro stated that the exterior express concept is what they are proposing to construct. Mr. Dalesandro explained that an exterior express car wash involves cleaning only the exterior of the car. Mr. Dalesandro stated that the operation starts with the automated pay stations. Mr. Dalesandro stated that the pay stations are housed in three islands with gates that are covered with their signature canopy structure. Mr. Dalesandro explained that the purpose of the gates is to make sure the cars stay in the same order in which a customer pays as they proceed forward into the car wash tunnel. This will insure that the customer receives the type of car wash they paid for. Mr. Dalesandro stated that the third concept that makes them unique is a long automated tunnel. Mr. Dalesandro stated that the average car wash is 90' to 100' long, and they build a minimum car wash is 150'. Mr. Dalesandro stated that the car wash that Jet Brite is proposing to build in Carol Stream will be 170' which will allow them to put in twice the amount of equipment, this will give them the ability to not only clean and dry a vehicle to perfection, but will give them the opportunity to apply new products, like new hot waxes and the most important tire cleaner and tire dressing to be applied inside the car wash tunnel. Mr. Dalesandro stated that the last 45 feet of the tunnel is dedicated to the heated drying system, which will have blowers with 180 horsepower to blow the water off the car, and they pump in 3 million BTU's of heat to assist in the evaporation of any left over water droplets. Mr. Dalesandro stated that the proposed car wash will also have free vacuums, and the vacuums will be housed inside a building area and all the piping for the vacuums are hidden up in the canopy so the piping will not be visible from Gary Avenue. Mr. Dalesandro stated that each vacuum stall will have its own refuse container hung off the columns, and there will be an employee assigned to keeping the refuse containers emptied and the area clean. Mr. Dalesandro stated that the last concept for the express wash is the low pricing, they will be charging only \$3.00 for a car wash, and this is something the Jet Brite has done since 2005. Mr. Dalesandro stated that what they are proposing is the largest standalone car wash ever built in the Chicago land area. Mr. Dalesandro stated that they want their Carol Stream location to be their premier location, and they love the Village of Carol Stream and think it's a perfect place for their premier location. Mr. Dalesandro stated that this location will be on a 2 acre developable area and the paved area will encompass almost two full acres with the tunnel being 170' in length, and will have 35 free vacuum stalls and three pay stations. Mr. Dalesandro explained how the traffic would flow through the site, vehicles would enter off of Gary Avenue and proceed to the rear of the property where they will enter into a long drive and would then proceed to the three pay stations where they would pay with the gates keeping them in the same order, they then would proceed to the car wash entrance. Mr. Dalesandro stated that the vehicles will travel through the car wash tunnel, at this time customer has a choice to exit the property or pull into the vacuuming area. Mr. Dalesandro introduced his architect Mr. Pritchett to talk about the design of the building.

Mr. Pritchett thanked the Plan Commissioners for the opportunity to speak to them tonight. Mr. Pritchett stated that he is the architect for Jet Brite, and Jet Brite has existing locations in Addison, Aurora, and Villa Park. Mr. Pritchett stated that each of Jet Brite's existing and proposed car wash buildings based on the prototype that is shown in the staff report. Mr. Pritchett stated that the intent of the types of materials selected is to provide a high quality building appearance and also with the purposes to create a unique identity for the Jet Brite Company. Mr. Pritchett stated that the roof top canopies is a curved arch that will be made out of metal and will be a green color, the building itself will be a masonry construction with brick and CMU. Mr. Pritchett stated that the brick and CMU will have specific colors and finishes like the ones shown in the staff report. Mr. Pritchett stated that the building will also have metal column cornice, wall copings and window frames that will match

the canopy color. Mr. Pritchett stated that the equipment and refuse enclosures will be made of masonry that will also match the building and the metal gates will be the same color as the building's canopy. Mr. Pritchett stated that the base of the monument sign, vacuum area and pay station will be made out of the same masonry as the building and the arches will be in the same form and color as the building arches.

Chairman Pro-Tem Joseph if anyone from the audience had any questions. There were no questions from the audience.

Chairman Pro-Tem Joseph asked Assistant Community Development Director Mr. Donald Bastian for the staff report.

Assistant Community Development Director Mr. Donald Bastian stated that in 2011, the Plan Commission and the Village Board granted the approvals that allowed for the conversion for the 107,000 square foot building where Cabinets and Granites Direct and Savers is now located. Mr. Bastian stated that at that time staff suggested that with the large parking lot north of the drive aisle, it would be great if the owners could find someone to build on that portion of the property. Mr. Bastian stated that the owners have been working to sell the northern part of the property to Jet Brite. Mr. Bastian stated that at this time Jet Brite is here to request the zoning approvals for a Special Use for a car wash, Final Planned Unit Development Plan and Gary Avenue Corridor Review. Mr. Bastian stated that the proposed plan exceeds the zoning requirement for vehicle stacking. Mr. Bastian stated that staff thinks the traffic circulation pattern works well. Mr. Bastian stated that in regards to parking Jet Brite would need to provide one parking space for each employee and they have indicated that they will have a maximum of three employees on site and their plan shows 13 employee parking spaces near the east end of the site.

Mr. Bastian stated that as the petitioner mentioned there will always be employees on site to help customers and to keep the site clean, the hours of operation are 7:00 a.m. to 9:00 p.m., seven days a week and the vehicles are dried inside the building.

Mr. Bastian stated that one of the things that staff looks at is the compatibility with adjacent uses nearby, this site has railroad tracks and a gas station to the north, and a large storm water management facility and industrial buildings to the east, and commercial uses to the west. Mr. Bastian stated that this site is well suited for a car wash and there should not be any issues with compatibility with adjacent uses. Mr. Bastian stated that staff recommends approval of the Special Use for an automobile laundry subject to the conditions listed on pages 9 and 10 in the staff report.

Mr. Bastian stated that the petitioner is also requesting the approval of a Final Planned Unit Development Plan. Mr. Bastian stated that there has been an earlier discussion on the traffic circulation, and the placement of trash and equipment enclosures on the property. Mr. Bastian stated that staff can also recommend approval of the request for the Final Planned Unit Development Plan subject to the conditions listed on pages 9 and 10 in the staff report.

Mr. Bastian stated that with respect to the Gary Avenue Corridor Review, the service areas are screened on the property, roof top equipment will be screened. Mr. Bastian stated that the Plan Commission will also need to approve the signs as part of the corridor review. Mr. Bastian stated that the ground signs will meet the quality expectations as far as materials of the corridor regulations. Mr. Bastian stated that there will also be pedestrian accommodations on the site for people to walk around the site if they need to. Mr. Bastian stated that with respect to the architectural design, staff thinks the proposed building materials are of high quality and the green metal standing seam roof elements are found elsewhere in the Gary Avenue Corridor. Mr. Bastian stated that the landscaping design meets or exceeds all of the point value requirements of the

corridor landscape regulations. Mr. Bastian stated that staff can also recommend approval of the Gary Avenue Corridor Review subject to the conditions listed on pages 9 and 10 in the staff report.

Chairman Pro-Tem Joseph asked if any of his fellow Commissioners had any questions.

Commissioner Hennessey did not have any questions.

Commissioner Creighton wanted to know if the semi-trailer and garbage pickup going to Savers would impede the operations at the car wash.

Mr. Dalesandro stated that the initial plan was to purchase the additional property to the east, but with staffs concerns with the semi-trailer backing up and pulling in to the Savers facility, so we decided to remove that eastern piece of property from the plan. Mr. Dalesandro stated that with the extra land at that location there should not be a problem.

Commissioner Smoot wanted to know if they have had problems with security for the pay stations with regards to someone being able to steal someone's identity.

Mr. Dalesandro stated that they have not had anyone break into their machines, and with the types of machine they have it would be almost impossible for that to happen. Mr. Dalesandro also stated that that they do not keep a lot of money on site. Mr. Dalesandro stated that they do keep the lights above the pay stations all night and they will also have video cameras everywhere. Mr. Dalesandro stated that the manufacturer of the machines are also the ones that clear the credit cards and they are responsible for that security and Jet Brite does not store any credit card data in the pay station machines and the information does clear instantly through a third party.

Commissioner Spink wanted to know if there will be a height limit for vehicles. Commissioner Spink wanted to know that with free vacuuming, could someone pull into the vacuum area and not pay for a car wash or do you have to pay for a car wash and then vacuum your vehicle. Commissioner Spink wanted to know if there would be an area where someone could wipe off any water that maybe left on the vehicle or if there will be some type of towels by the vacuum area. Commissioner Spink wanted to know if they would be having any type of specials or be selling gift certificates. Commissioner Spink wanted to know how many types of car washes will be offered. Commissioner Spink wanted to know if Jet Brite offers a free car wash if rains a day or two after you have your car washed. Commissioner Spink wanted to know if there is a button at the pay station to alert an employee that you need help. Commissioner Spink wanted to know if there would be a sidewalk leading up to the building.

Mr. Dalesandro stated that there will be a height limit of 8'4" and they will have signs posted on the pay station canopy. Mr. Dalesandro stated that you could sneak over to the vacuum station without paying for a car wash, but Jet Brite tries to make it not easy for people to do that but if someone wanted to get to the vacuum stations they will. Mr. Dalesandro stated that they have watched security videos from other locations and about 10% of people come in and only vacuum their vehicle and some of those people are their customers they just weren't washing the vehicles that day. Mr. Dalesandro stated that if someone wanted to wipe off their vehicle they could pull into the vacuum area and there are vending machines inside the building where you purchase a towel or air freshener etc. Mr. Dalesandro stated that they do sell gift certificates and they do not have specials, because they run a hassle free facility. Mr. Dalesandro stated that there will be four different types of car washes. Mr. Dalesandro stated that they do not offer a free car wash if it rains a day to two after you have your car washed. Mr. Dalesandro stated that there is a button to alert an employee that you need help and employees also monitor the pay station. Mr. Dalesandro stated that there will be a sidewalk leading up to the building.

Chairman Pro-Tem Joseph stated that this one the most thorough artist rendering of a business that he has seen. Chairman Pro-Tem Joseph wanted to know if the vending machines would be indoors. Chairman Pro-Tem Joseph wanted to know if the lighting would be left on after hours. Chairman Pro-Tem Joseph wanted to know if there would be a gate that closes at the main entry drive so someone cannot enter after business hours. Chairman Pro-Tem Joseph wanted to know if there will be any additional signage on the Windfall Plaza sign.

Mr. Dalesandro stated that the vending machines would be inside the building. Mr. Dalesandro stated that the lighting over the pay stations and some other areas of the facility the lighting would be left on after hours. Mr. Dalesandro stated that they cone off the entrance when the business is closed. Mr. Dalesandro stated that there will be no additional signage on the Windfall Plaza sign.

Mr. Dalesandro wanted to say thank you to the staff, the staff was fantastic, we have been working a long time with the staff and this was third property we have tried to do in Carol Stream for a car wash and they have been a great staff to work with.

Commissioner Hennessey moved and Commissioner Creighton made the second to approve the request for a Special Use Permit for an Automobile Laundry (Car Wash), Final Planned Unit Development Plan and Gary Avenue Corridor Review at 1251 N. Gary Avenue subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Joseph and Commissioner Spink, Smoot, Hennessey, and Creighton
 Nays: 0
 Abstain: 0
 Absent: 2 Chairman Christopher and Commissioner Petella

Chairman Pro-Tem Joseph reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on October 7, 2013, at which time the Board would take final action on the matter.

**Case # 13205 – Windfall Plaza, LLC – 1175 N. Gary Avenue
 Final Plat of Subdivision**

Chairman Pro-Tem Joseph swore in the witnesses, Attorney David Ballinger on the behalf of Windfall Plaza, LLC, 135 LaSalle Suite #2100, Chicago, IL 60603.

Attorney David Ballinger stated that what they are seeking tonight is an approval for a Final Plat of Subdivision, currently Windfall Plaza, LLC owns the Windfall Plaza Shopping Center that consists of 20.43 acres and it is a single platted lot, the property that Jet Brite is interested in purchasing is part of the lot. So what we are seeking is a plat of re-subdivision to take the 20.43 acres and create two separate lots, lot one would be a four acre parcel that if approved would be sold to Jet Brite for the construction of their car wash and lot two would remain Windfall Plaza Shopping Center and would be a little more than 16 acres. Attorney David Ballinger stated that they would have what is called a restrictive access agreement, where Windfall Plaza and Jet Brite would share the access road in and some detention ponds. Attorney David Ballinger stated that as part of their approval they will also be dedicating approximately 700 square feet to DuPage County for some public roadway improvements.

Chairman Pro-Tem Joseph asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Pro-Tem Joseph asked Assistant Community Development Director Mr. Donald Bastian for the staff report.

Assistant Community Development Director Mr. Don Bastian stated that this a simple two lot subdivision to create the lot that Jet Brite wants to purchase. Mr. Bastian stated that the petitioner has agreed to provide the cross access easement over the main east west drive aisle that comes in at the signalized intersection Gary Avenue. Mr. Bastian stated that in review of the plat the lots as proposed would comply with requirements of the B3 Service District. Mr. Bastian stated that there are a few minor adjustments that need to be made to the plat and they are listed on page 2 of the staff report, with the expectation that the petitioner will work to revise the plat between now and the Village Board meeting on October 7, 2013, so staff can take a clean plat to the Village Board with those conditions removed. Mr. Bastian stated that staff can support the Plat of Subdivision with the conditions listed on page 2 of the staff report.

Chairman Pro-Tem Joseph asked if any of his fellow Commissioners had any questions.

Commissioners Spink, Smoot, Hennessey and Chairman Pro-Tem Joseph did not have any questions.

Commissioner Creighton wanted to know if there is an agreement for snow removal between Windfall Plaza, LLC and Jet Brite. Commissioner Creighton wanted to know who would be responsible for the entrance drive that the two parties share.

Attorney David Ballinger stated that there is not an agreement between Windfall Plaza, LLC and Jet Brite for snow removal. Attorney David Ballinger stated that each party will be responsible for their own snow removal. Attorney David Ballinger stated that Windfall Plaza, LLC would be responsible for the entrance drive snow removal.

Mr. Dalesandro stated that Jet Brite has its own snow removal equipment and are very quick to removal the snow and if the drive entrance is not clear they will remove the snow from the entrance.

Commissioner Spink moved and Commissioner Hennessey made the second to approve the request for a Final Plat of Subdivision at 1175 N. Gary Avenue subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Joseph and Commissioner Spink, Smoot, Hennessey, and Creighton

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Petella

Chairman Pro-Tem Joseph reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on October 7, 2013, at which time the Board would take final action on the matter.

Case # 13241 - U-Stor-It – 120 Tubeway Drive
Special Use Permit - Equipment and Machinery Rental Operations
Special Use Permit - Outdoor Activities and Operations

Chairman Pro-Tem Joseph swore in the witness, Mark Riley, 453 Raintree Drive Unit 2P, Glen Ellyn, IL 60137.

Mr. Mark Riley stated that he is here tonight on behalf of U-Stor-It. U-Stor-It owns and operates a self-storage location at 120 Tubeway Drive. Mr. Riley stated that U-Stor-It has been at this location since 2008, the facility is about 80 percent occupied with units and tenants, and they found that they have a lack in their marketing and ability to serve their clients. Mr. Riley stated what they were lacking was to provide a service to where their clients could move their belongings in and out of the storage units. Mr. Riley stated that this is when they looked for a truck rental facility so they could rent trucks to their existing and potential clients. Mr. Riley stated that U-Stor-It did proceed with the truck rental business without the proper permissions from the Village of Carol Stream and he is here tonight to ask for Special Use Permit for the rental of cargo vans, 15' trucks and/or 26' trucks. Mr. Riley stated that they have done some improvements to the facility, they have identified parking spaces for the truck rental fleet and the designated parking spaces are located on the far south side of the property. Mr. Riley stated that they are proposing to plant five arborvitae evergreen trees that will be 8 foot in height in an 18 foot landscape bed to block the view of the vehicles from Gary Avenue. Mr. Riley stated they have installed signs to identify to their clients where the vehicles need to be parked, and they will be policing that during the day and at night. Mr. Riley stated that their agreement with U-Haul is a fleet of no more seven vehicles on the property. Mr. Riley stated that if any repairs / flat tires that may need to be done will be done by U-Haul at an off-site location.

Chairman Pro-Tem Joseph asked if anyone from the audience had any questions.

Chairman Pro-Tem Joseph swore in Mike Orseno, 1200 Cactus Trail, Carol Stream, IL 60188. Mr. Orseno stated that he represents CVM Company that is located across the street from the U-Stor-It facility. Mr. Orseno wanted to know what the Special Use Outdoor Activities are.

Mr. Bastian explained the Special Use Outdoor Activities that are being proposed is the outdoor parking of up to seven U-Haul vehicles on the property on an ongoing basis. The two Special Use requests that are being made tonight by the petitioner, in the Industrial district an equipment and machinery rental operation is a business that by itself requires a Special Use Permit and in addition to that any business in the Industrial District that has regular Outdoor Activities and Operations, whether it's an installation of a piece of equipment outside or fleet parking of vehicles outdoors that also by itself requires a Special Use Permit. Mr. Bastian stated that the Outdoor Activities requested is for the parking of the seven U-Haul vehicles in the parking spaces on the property.

Chairman Pro-Tem Joseph asked Assistant Community Development Director Mr. Donald Bastian to give the staff report.

Assistant Community Development Director Donald Bastian stated that U-Stor-It has been in operation since 2008 in this building. Mr. Bastian stated that village staff started to observe U-Haul vehicles being parking on the property this past summer and staff knows our zoning codes and knew that business use would need a Special Use Permit, but U-Stor-It staff was not aware of the need for a Special Use Permit, staff contacted them to let them know that they would either need to cease that operation on the property or attempt to obtain the required zoning approvals to have a rental operation and outdoor parking on the site. Mr. Bastian stated that in the preliminary

discussion with the petitioner, staff said that they certainly understood the logic and the relationship of a U-Haul operation on a property like U-Stor-It, but the only way that it could be approved is if it could be done in a way that the vehicles could be screened from Gary Avenue. Mr. Bastian stated that the petitioner addressed the screening issue by putting the parking space for the vehicles furthest to the south side on the property as possible and the petitioner is proposing to plant in five emerald eastern arborvitae evergreen trees in a staggered pattern. Mr. Bastian stated that the petitioner has already installed signage to instruct customers where they are allowed to park and where they are not allowed to park the vehicles. Mr. Bastian stated that once the evergreen mature they will make an effective screen and in staffs opinion it will meet the community standard that the village has tried to adhere for outdoor parking and screening. Mr. Bastian stated that the petitioner will be losing some regular standard parking stalls with the installation of the landscape island and the seven U-Haul parking spaces, but staff has done a parking analysis that is shown on page 4 of the staff report. Mr. Bastian stated that the Zoning Code requires 31 parking spaces for the U-Stor-It use and even after the spaces are eliminated for the U-Haul vehicles this site will have 48 parking spaces, so there will be no issues with parking. Mr. Bastian stated that staff is able to recommend approval of the Special Use Permit for Equipment and Machinery Rental Operations and a Special Use Permit for Outdoor Activities and Operations subject to the conditions listed on pages 5 and 6 in the staff report.

Chairman Pro-Tem Joseph asked if any of his fellow Commissioners had any questions.

Commissioner Smoot and Chairman Pro-Tem Joseph did not have any questions.

Commissioner Hennessey did not have any questions about the case on hand, but did recall that several years ago that U-Stor-It came before the Plan Commission with some concerns about the clear glass windows being installed and after driving past the facility he has noticed that the glass has been replaced with an off color glass. Commissioner Hennessey wanted to know if there was a plan to have all of the glass panels match in color.

Mr. Riley stated that he was not with U-Stor-It at that time and it was his understanding that fake doors were installed and they have been removed and it is his understanding that the glass that is there has been the since the time the building was purchased.

Mr. Bastian stated that there was an issue, U-Stor-It did remove some of the dark tinted glass and replace it with clear glass and then inside the building they installed some roll up doors to convey what the service they would be offering in the building. Mr. Bastian stated that they did that change without the approval from the Plan Commission, because this building is in the Gary Avenue Corridor that type of modification would have needed to have approval by the Plan Commission, and at that time it was one more thing that U-Stor-It had done without approval first, and the Plan Commission said they had to put the dark glass back in and it was found to be very difficult to find glass that matched the existing glass.

Commissioner Creighton wanted to know if there were any disincentives for customer that does not park the vehicles in the dedicated parking spaces, for example an additional charge. Commissioner Creighton asked Mr. Bastian about staff's recommendation #6, that if a 26-foot vehicle is parked on the property, it must be parked in the westernmost space. Commissioner Creighton stated that there is a fire hydrant at that location and wanted to know if parking 26-foot vehicle would be a problem.

Mr. Riley stated that there is not an additional charge, but they do have an employee that lives on site and the employee will move the vehicles to the dedicated parking spaces if needed.

Mr. Bastian answered yes to Commissioner Creighton about the recommendation to have a 26-foot vehicle park in the westernmost space. Mr. Bastian stated that the Fire District did review the plan and they did not have any comments.

Commissioner Spink wanted to know what U-Stor-It's busiest time of the year was. Commissioner Spink wanted to know if there are any plans to expand the number of vehicle they will have on the property. Commissioner Spink wanted to know if any of the vehicles would have trailer hitches.

Mr. Riley stated that every weekend is busy, and the end of the month is busy, but their busiest months are August, September and October. Mr. Riley stated that they have a maximum of seven vehicles forever. Mr. Riley stated that they would not rent trailers at this location.

Commissioner Smoot moved and Commissioner Creighton made the second to approve the request for a Special Use Permit for Equipment and Machinery Rental Operations and a Special Use Permit for Outdoor Activities and Operations subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Joseph and Commissioner Spink, Smoot, Hennessey, and Creighton

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Petella

Chairman Pro-Tem Joseph reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on October 7, 2013, at which time the Board would take final action on the matter.

Commissioner Hennessey moved and Commissioner Spink made the second to close the Public Hearing. The motion passed by unanimous voice vote.

Chairman Pro-Tem Joseph asked Mr. Bastian if there was any old business.

Mr. Bastian stated that there was no old business but this being Commissioner Smoot's last meeting he wanted to thank Commissioner Smoot for his time on the Plan Commission.

Mr. Bastian stated that at this time he does not expect to have a meeting on October 14, 2013, but he would keep the Plan Commissioners up to date.

Chairman Pro-Tem Joseph wanted to talk about one item that was previously discussed that being moving up the start time the Plan Commission meeting to 7:00 p.m.

Mr. Bastian stated that he thought there was a general consensus by the Plan Commission that it would be ok to move the meeting time to 7:00 p.m., he recalled that it was decided that they would revisit it before make a decision.

Mr. Bastian stated that he will talk to Chairman Christopher and get back to the Plan Commissioners about the proposed change to a 7:00 p.m. Plan Commission meeting start time.


NEW BUSINESS:

ADJOURNMENT:

At 8:30 p.m. Commissioner Spink moved and Commissioner Hennessey made the second to adjourn the meeting. The motion passed by unanimous vote.

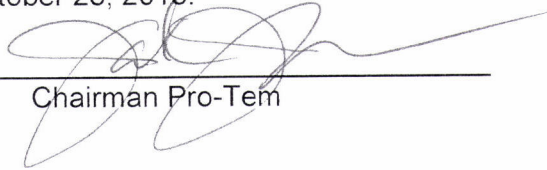
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this October 28, 2013.



Chairman Pro-Tem