

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 2, 2016, AT THE LITTLE THEATER AT HINSDALE SOUTH HIGH SCHOOL, 7401 CLARENDON HILLS ROAD, DARIEN, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Anna Franco, Building Inspector Roy Giuntoli and Plan Commission Secretary Joanne Prible. Absent Commissioner Remkus.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting August 3, 2016

MOTION: Made by Commissioner Wagner, seconded by Commissioner Lacayo, to waive the reading of the minutes.

MOTION DECLARED CARRIED

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Ruffolo, to approve the minutes of the special meeting of August 17, 2016.

MOTION DECLARED CARRIED

Chairman Kopp: I asked Joanne to correct the minutes for the regular meeting of September 7, 2016 because there was an error in the designation of the voting. The minutes stated that I voted in favor of the matter but I recused myself. That will be corrected and we will approve those minutes at the next meeting.

- 4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-18: (555 Executive Drive, Willowbrook, Illinois – Zuhair Barakat) Petition for a text amendment to add “Indoor Auto Sales” as a new Special use in the M-1 Zoning District in Section 9-8-2 of the Zoning Ordinance.
 - A. PUBLIC HEARING 16-18 WILL BE COMBINED WITH 16-19 (as the two items on the agenda are related)

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Kaucky, based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendments presented on Page 1 of the Staff Report for PC Case Number 16-18 to add "Indoor Auto Sales" as a Special Use in the M-1 Zoning District.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-19: (555 Executive Drive, Willowbrook, Illinois – Zuhair Barakat) Petition for a special use approval of a 22,000 square foot (approximate) indoor auto sales use in the M-1 Zoning District.
 - A. PUBLIC HEARING
 - B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes

MOTION: Made by Commissioner Ruffolo seconded by Vice-Chairman Wagner that based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and standards for variations outlined in the staff report prepared for PC 16-19 for the November 2, 2016 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for an indoor auto sales use at 555 Executive Drive and associated variations, subject to the following conditions:

1. All vehicles shall be stored inside the building at all times and all sales activity shall be conducted inside the building.
2. The Petitioner shall sign a Sales Tax Disclosure Agreement with the Village of Willowbrook.
3. There shall be no test driving of automobiles in any residential areas in the Village of Willowbrook.
4. All sales of vehicles stored at the subject property shall be consummated and completed at this location in the Village of Willowbrook.
5. At least fifty percent (50%) of all vehicles sold must be considered luxury vehicles per Attachment 7 of the Staff Report dated November 2, 2016.

6. The hours of operation shall be limited to 9:00 am to 7:00 pm Mondays through Saturdays.
7. The building sign shall be located on the building so that it shall not project above the top edge of the roof, shall be no higher than one foot (1') below the top of the building, shall be no lower than seven feet six inches (7'6") above average grade, and in no case shall exceed a height of twenty feet (20').
8. Only one wall sign is permitted on the building.
9. The petitioner shall install a trash receptacle enclosure that had six foot (6') masonry walls around three (3) side of the trash receptacle.
10. The Petitioner shall gain approval from the Tri-State Fire Protection District that the building's sprinkler system is adequate for the proposed use.
11. No truck sales greater than B-rated grade vehicles shall be allowed.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

None.

8. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Vice-Chairman Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 7:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

Jacoby 11, 2016-7

Minutes transcribed by Joanne Prible.


Chairman

WILLOWBROOK PUBLIC MEETING

Date: November 21, 2016

PUBLIC MEETING 16-18; 16-19



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VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NOS. 16-18 and 16-19

REPORT OF PROCEEDINGS had at the
Public Hearing of the above-entitled cases before
The Planning Commission at Hinsdale South High
School, Little Theater, 7401 Clarendon Hills Road,
City of Darien, Illinois, on the 2nd day of
November, 2016, at the hour of 7:00 p.m.

PRESENT:

Daniel Kopp, Chairman
John Wagner
James Soukup
Leonard Kaucky
Bernardo Lacayo
Gregory Ruffolo
Roy Giuntoli, Building Inspector
Anna Franco, Planning Consultant
Joanne Prible

1 (Whereupon the hearing started
2 at 7:00 p.m.)

3 MR. KOPP: I call to order the
4 regular meeting of the Plan Commission.

5 So the next two items on the
6 agenda are related, but we'll do them
7 sequentially. So No. 4 is Zoning Hearing Case
8 16-18. The purpose of this public hearing shall
9 be to consider a petition for a text amendment to
10 add "indoor auto sales" as a new special use in
11 the M-1 Zoning District in Section 9-8-2 of the
12 Zoning Ordinance. The applicant for this petition
13 is Zuhair Barakat, Willowbrook, Illinois. Notice
14 of this public hearing was published in the
15 October 14, 2016, edition of the Chicago Sun-Times
16 newspaper.

17 As I think about it, maybe it
18 makes sense to combine these so the applicant can
19 speak to them both at the same time. So if no one
20 objects, we will combine this public hearing with
21 Public Hearing Case No. 16-19.

22 The purpose of this public
23 hearing shall be to consider a petition for a
24 special use approval of a 22,000 square foot

1 approximate indoor auto sales use in the M-1
2 Zoning District at 555 Executive Drive,
3 Willowbrook, Illinois. The applicant for this
4 petition is Zuhair Barakat of Willowbrook,
5 Illinois. Notice of this hearing was published in
6 the October 14, 2016, edition of the Chicago
7 Sun-Times newspaper.

8 Is there a representative of
9 the applicant present? You are welcome to come on
10 up, and anyone who is going to speak is going to
11 be sworn in by the court reporter and she can even
12 do it all at once.

13 Go ahead, sir.

14 (Channing Harwood, James
15 Stark, Sam Barakat, Rawa
16 Murad, and Zuhair Barakat
17 were sworn in.)

18 MR. HARWOOD: So I will try not to
19 take up too much of your time because I know the
20 Cub game is going on. So we are looking to expand
21 our business Highline into this new facility in
22 Willowbrook, and we feel that it is a good fit.
23 We want to bring our high-end clientele and cater
24 to the local community as well by selling

1 predominantly luxury goods -- luxury car brands
2 specifically. And so what we propose to do is we
3 want to take this expanded facility and sell
4 entirely indoors. So there will be no vehicles
5 displayed outside. There will be no significant
6 traffic increase on Executive Road. And like I
7 said, all the business will be conducted indoors,
8 so it shouldn't disrupt the community whatsoever.
9 The business is very lucrative. We're continuing
10 to grow. From January to August, we made about
11 7.8 million and about 364,000 of that was in sales
12 tax, so we do feel like it would help the
13 community as well in that respect, and we feel
14 like it would be a good fit over all. And we are
15 happy to work with you on however we can make it
16 agreeable.

17 MR. KOPP: I assume people do take
18 test drives, though?

19 MR. HARWOOD: We would not do them in
20 that neighborhood. We would take them out
21 elsewhere so we wouldn't disrupt the neighborhood.
22 And most clientele come in knowing what they want
23 because it's the higher end stuff. It's, you
24 know, Mercedes, Audi, even way up there into the

1 Italian brands, Lamborghini car, et cetera. And
2 we are not looking into the whole people test
3 driving for fun per se, just serious purchasers.
4 And usually they know what they want when they
5 come in.

6 MR. STARK: For example, someone is
7 coming in looking for a specific 1986 Porsche.
8 They're going to go online and they're going to
9 look and find where that Porsche is going to be
10 sold out of. And when they come into the
11 dealership and that's what they're looking for,
12 it's not really the type of car that people are
13 coming in and saying, "Oh, I take that one out for
14 a spin this week." It's more the discerning buyer
15 looking for a specific model, either to add to
16 their collection or to upgrade their current
17 vehicle and get into something specific that they
18 already know that they've decided they want to
19 buy.

20 MR. HARWOOD: And that's the
21 predominant focus of what this new facility would
22 be. So that's solely what we would be catering
23 to.

24 MR. KOPP: Are you keeping the Burr

1 Ridge facility open too? So this is in addition
2 to that?

3 MR. HARWOOD: This is in addition,
4 yes.

5 MR. KOPP: I'm a lawyer so I'm trying
6 to be not skeptical but suspicious. Are the sales
7 tax rates the same? Would you be able to move
8 cars from one to the other based on the sales tax
9 rates?

10 MR. STARK: To be honest, the primary
11 reason for moving the locations from one to the
12 other is to really expand the showroom floor. The
13 new location would be the primary location, and
14 then the current location would serve as
15 essentially a storage facility for the expanding
16 inventory. It would also be the location where
17 the trade-in vehicles, for example, the vehicles
18 that aren't the primary sold merchandise of the
19 dealership where they're then placed and sold out
20 of. But the goal is to move to the new facility,
21 have this expanded showroom floor where you can
22 have everything under one roof. So we can get a
23 statement for you from the tax accountant on the
24 tax issue.

1 MR. KOPP: No, no. I was just -- so
2 it seems like most of the sales will probably be
3 in Willowbrook, then?

4 MR. HARWOOD: Yes.

5 MR. KOPP: I didn't have any other
6 questions.

7 MR. KAUCKY: I was curious what
8 happens when a car needs servicing or at the time
9 it isn't in perfect condition or there is need for
10 maintenance or how does that work?

11 MR. KOPP: If someone comes in with a
12 trade-in.

13 MR. STARK: Trade-ins get kicked out
14 to a third party to maintain them, and then in
15 that situation, they would likely go to the
16 original facility, and that's where those would be
17 handled out of.

18 MR. WAGNER: Is this only limited to
19 automobiles?

20 MR. STARK: Yes.

21 MR. HARWOOD: Yes. It is only
22 automobiles.

23 MR. WAGNER: The only reason I ask is
24 across the street, I believe it is in DuPage

1 County, we have a large semitruck sales place now,
2 and I would like to limit this to automobiles.

3 MR. STARK: Absolutely. There will
4 be no commercial vehicles out of this facility.

5 MS. FRANCO: We can add to the motion
6 to limit it to just regular automobiles if that
7 would make you feel more comfortable about that.

8 MR. STARK: Yes. And we can do that.
9 That is not an issue.

10 MS. FRANCO: Great.

11 MR. LACAYO: On Exhibit 1, that's
12 Madison, right, that's Frontage/Joliet Road,
13 right?

14 MR. KOPP: It is Frontage.

15 MR. LACAYO: If you look at Exhibit
16 1, I am trying to locate myself.

17 MR. WAGNER: Well, to the east is
18 Midwest Helicopter. So at the -- behind Midwest
19 Helicopter.

20 MS. FRANCO: It would be next to.

21 MR. WAGNER: It is next to Midwest
22 Helicopter.

23 MS. FRANCO: So this is looking south
24 if you kind of turn it upside down.

1 MR. MURAD: Midwest Helicopter is
2 just to the east of our location.

3 MR. KOPP: Can you identify yourself?

4 MR. MURAD: Rawa, R-a-w-a, Murad,
5 M-u-r-a-d.

6 MS. FRANCO: And I can explain.

7 MR. LACAYO: But that's not Madison.
8 I thought Madison is where Midwest Helicopter is.

9 MR. WAGNER: It is.

10 MR JERRY BARAKAT: I am Jerry
11 Barakat, by the way. The Midwest Helicopter Pad
12 is on the west side of Madison.

13 MR. LACAYO: Thank you. Got it. So
14 correct me if I am wrong, there is no interference
15 with the helicopter pad based on your report;
16 correct?

17 MS. FRANCO: Correct. So there is no
18 foreseeable interference. The landscape plantings
19 they proposed doesn't have plantings going over 12
20 feet, so we don't see there being a clearance
21 issue for them.

22 MR. KOPP: Okay. Maybe if you can,
23 Anna, you can give your report. You folks can sit
24 down if you want. You don't have to.

1 MS. FRANCO: So as the Petitioner
2 explained, Highline Auto is the business name and
3 family-owned retail car dealership that currently
4 is located just a block away from 555 Executive
5 Drive. 555 Executive Drive would be their second
6 office location and their main office, and they
7 would be the sole tenant of the building there.
8 And as they stated, there will be no outdoor
9 storage of vehicles. Their zoning request tonight
10 includes a petition for a text amendment to add
11 indoor auto sales as a special use in the M-1
12 Zoning District; a special use permit for the
13 newly established indoor auto sales special use; a
14 variation to reduce the number of required street
15 trees from three trees to two trees; a variation
16 to reduce the minimum number of shade trees from
17 two to zero; and a variation to reduce the number
18 of ornamental trees from six to one.

19 So the property is located on
20 the south side of Executive Drive. It is bordered
21 by World Wide Transmission to the west,
22 office/light industrial buildings to the south,
23 and Midwest Helicopter to the east. The site is a
24 total of 1.23 acres. The subject property

1 currently contains one existing building. It is
2 used for office and warehouse uses currently and
3 contains one loading dock on the east side of the
4 building and two loading docks at the front of the
5 building. The parking lot on the site is located
6 just east of the building and has 19 parking
7 spaces. There is also a detention area located
8 towards the rear of the lot so sort of in the east
9 and south side of the lot. The Petitioner wishes
10 to modify the interior of the existing building to
11 fit the needs of his business. The total building
12 square footage is 22,227, and the Petitioner is
13 proposing that approximately 1,850 square feet of
14 the building would be dedicated for office use and
15 approximately 20,400 square feet to the car
16 showroom/storage, which they propose to hold
17 approximately 100 cars. Due to the amount of car
18 storage that they are proposing, the fire marshal,
19 Tri-State does have concerns with the sprinkler
20 system being capable to meet those needs. And I
21 think they've had -- I think they've had
22 preliminary discussions but just a reminder that a
23 condition tonight and shown before you is an added
24 condition saying that the sprinkler system must be

1 adequate for their use, which is something done in
2 building permit review anyway, but listed tonight.
3 And the loading docks for the building will only
4 be used for the ingress and egress of showroom
5 vehicles.

6 In terms of bulk requirements,
7 the property is, of course, zoned M-1 and either
8 legally conforms or legally nonconforms to the
9 bulk requirements of the M-1 District. The
10 parking lot on the site is not curbed, but it is
11 in excellent condition and meets the parking
12 standards outlined in the Village's code. In
13 regards to parking needs, Highline Auto employs
14 about ten employees and will have approximately
15 120 nonemployee visitors per month. Staff has
16 used the land use category of "warehouse, storage,
17 wholesale, and mail order establishments" to
18 calculate the required number of parking for the
19 Highline Auto use and has concluded that 16 spaces
20 are required. So 19 is more than enough. So,
21 therefore, parking is in conformance with the
22 code. Also, staff does not anticipate that
23 significant traffic will be generated by the
24 proposed use because it won't operate like a

1 traditional auto sales business and most of its
2 business will be conducted online.

3 The Petitioner has stated that
4 they expect 10 to 12 test drives per week and
5 visitors may be about 120 per month. It is also a
6 condition to tonight's sample motion that there
7 will be no test driving of vehicles in any
8 residential areas in the Village of Willowbrook.

9 To be in closer conformance
10 with the code, the Petitioner has submitted a
11 landscape plan. Currently, landscaping is only
12 provided in the front of the building. They will
13 add screening around the parking area, the loading
14 berth area and some foundation planting towards
15 the rear of the building. The Petitioner is
16 proposing a variation to reduce the amount of tree
17 plantings due to limited space on the property due
18 to the detention, and to visibility issues at the
19 front of the site.

20 To comply with the current
21 zoning ordinance, the Petitioner is also
22 installing a trash enclosure towards the rear of
23 the parking lot. The Petitioner is proposing to
24 locate the trash enclosure at the south end of the

1 existing parking lot. The Petitioner would like
2 to install their existing building signage on the
3 east wall of the building. A photo of that
4 signage is included in the staff report tonight.
5 The sign is in conformance with the code. Staff
6 has included the requirements of wall signage
7 location in the sample motion as a reminder to the
8 Petitioner of the Village's code requirements.

9 I would like to note that a
10 business very similar to Highline Auto, and it is
11 called Global Luxury Imports, was approved as a
12 special use in Burr Ridge's L-1 light industrial
13 zoning district, so a similar zoning district to
14 the M-1 District. So, for example, I discussed
15 this use with Doug Pollack of Burr Ridge and he
16 only had positive things to say about the
17 business. He didn't disclose a lot of sales tax
18 information but did say that it is one of their
19 top ten sales generators. As the applicant went
20 over, their business is proposed to generate a lot
21 in sales and in sales tax numbers. The average
22 sale price from January of this year to August of
23 this year was about \$26,000. The minimum sales
24 price of a vehicle was \$900 and the maximum sales

1 price of a vehicle was \$77,000. I also used this
2 information to designate how many of these
3 vehicles were actually considered luxury brands,
4 and about 75 percent in that time period were
5 luxury brands. To ensure that Highline Auto
6 continues to sell primarily luxury vehicles, staff
7 proposes that the Plan Commission approve a
8 condition that at least 50 percent of all vehicles
9 sold are luxury vehicles. And a list of the car
10 brands that are considered luxury is included as
11 an attachment in this staff report.

12 So to conclude, staff believes
13 that the proposed indoor auto sales use would be a
14 positive addition to Willowbrook's business park.
15 While it is a sales-oriented use, it won't have
16 the traditional auto sales establishment look or
17 appearance or traffic. As opposed to the
18 traditional auto sales establishment, Highline
19 Auto would have no outdoor storage of vehicles,
20 minimum signage and limited traffic generation,
21 and it could be a notable tax generator for the
22 Village.

23 So there is a motion -- there
24 is two staff reports tonight. The first staff

1 report for the text amendment, that motion is on
2 Page 3. The one for the special use permit is on
3 Page 11.

4 MR. KOPP: Have you folks seen these
5 proposed conditions?

6 MR. STARK: Yes.

7 MR. KOPP: You're okay with the 50
8 percent --

9 MR. HARWOOD: Absolutely.

10 MR. KOPP: And Commissioner Wagner
11 wanted to amplify about the sales.

12 MR. WAGNER: I think, just a
13 suggestion for definition would be that no truck
14 sales greater than B-rated trucks as far as weight
15 ratio. Maybe there's a truck out there that's for
16 sale that's a B, that's fine, you know, but I'm
17 trying to avoid dump trucks and semitrailers.

18 MR. STARK: We will stipulate to no
19 commercial vehicles whatsoever.

20 MR. HARWOOD: That's totally fine
21 with us.

22 MR. WAGNER: And Highline in your
23 Burr Ridge location, are you able to sell vehicles
24 from that location?

1 MR. HARWOOD: Yes.

2 MS. FRANCO: Global Luxury Imports,
3 they are not associated with Highline.

4 MR. WAGNER: No. Highline in Burr
5 Ridge at 15 North Frontage Road, I want to know
6 if, in fact, this is the showroom, then do all
7 sales come out of the showroom in Willowbrook?

8 MR. HARWOOD: Yes.

9 MR. STARK: Yes.

10 MR. KOPP: That's what I was asking.

11 MR. BARAKAT: All sales will be
12 coming out of Willowbrook.

13 MR. RUFFOLO: Does that go along with
14 being a home office for sales, a home location?

15 MR. KOPP: I don't know.

16 MR. RUFFOLO: I think we all have the
17 same concern, that is if you have two locations
18 whether this is a location that's going to
19 generate sales tax to Willowbrook or if it's going
20 to be sold from another location. We are talking
21 here about a way to keep track of that, whether
22 you designate a home or a home office and if the
23 ordinance or in the approval that we talk about
24 all sales for this corporation will be generated

1 through the home office.

2 MR. BARAKAT: That is correct. The
3 only reason we are considering keeping that
4 location now is only for storage. All of our
5 sales will be out of Willowbrook. Our website
6 will be designated to Willowbrook. So all traffic
7 will be going towards Willowbrook only.

8 MR. RUFFOLO: I think your response
9 addresses our concerns. I think from our
10 perspective, somehow we have to get that into the
11 agreement.

12 MS. FRANCO: Yes. Then there is also
13 in the motion tonight there is an item that says
14 all sales of vehicles stored at subject property
15 shall be consummated and completed at this
16 location in the Village of Willowbrook.

17 MR. RUFFOLO: It is already in there.

18 MR. WAGNER: Then that's fine.

19 MR. RUFFOLO: Thanks for telling us.

20 MR. KOPP: All right. Is there

21 anyone in the -- first of all, are the

22 commissioners done asking?

23 MR. WAGNER: Yes.

24 MR. KOPP: Is there anyone in the

1 audience that would like to ask a question or make
2 a statement about this?

3 MR. SMITH: I am from Midwest
4 Helicopter.

5 MR. KOPP: You will need to stand up
6 and be sworn in.

7 (Rick Smith was sworn in.)

8 MR. SMITH: Rick Smith. I want you
9 guys to be aware that you do know we operate
10 helicopters right next door. So we are not in and
11 out all day long but, you know; you don't really
12 want to have a lot of people milling around in
13 your parking lot. So you said it's all inside. I
14 just want you to be aware.

15 MR. JERRY BARAKAT: We have been by
16 you for two and a half years. We hear you every
17 time you take off and land.

18 MR. SMITH: We are there.

19 MR. JERRY BARAKAT: We are literally
20 across the street. I want to go and ride in one
21 of those things with you.

22 MR. SMITH: Just an awareness thing.

23 MR. KOPP: All right. If there is
24 nothing else, the applicant always gets their

1 chance to say the last word if they want to.

2 MS. BARAKAT: My name is Zuhair
3 Barakat. Last month was a record month for us.
4 We sold over 65 vehicles, and we produced a little
5 over \$1.5 million in sales. Our goal would be a
6 little over 2 million for next year per month, and
7 I believe that that should generate around 80 to
8 \$90,000 per month in tax dollars.

9 MR. KOPP: All right. I will close
10 the public hearing, which just means we close the
11 public discussion and then we will vote on this
12 matter. I don't know if we need a discussion.

13 MR. LACAYO: I have a quick question,
14 Chairman. Anna, you talked to Burr Ridge; right?

15 MS. FRANCO: Yes.

16 MR. LACAYO: How come their trustee
17 board vote was that close on the ordinance? I
18 know they are different.

19 MS. FRANCO: I am trying to recollect
20 that phone call with Doug. I think there were
21 some resident concerns about the appearance of the
22 building and test driving in residential areas,
23 even though that was a condition of the code or a
24 condition of the approval, that they could not

1 test drive in those areas, similar to tonight,
2 that may have spurred that close vote there. So I
3 can follow up for you.

4 MR. LACAYO: I am thinking of our own
5 trustees, it was four to three.

6 MR. WAGNER: I think if my knowledge
7 serves me correctly, a couple of the trustees with
8 Burr Ridge live in Carriage Way there, and I know
9 that a friend of mine lives there and they were
10 concerned about the traffic.

11 MR. LACAYO: Got it.

12 MR. WAGNER: So I think that was the
13 issue at the time.

14 MR. LACAYO: Got you. Thank you.

15 MR. KOPP: So I'm sure they did their
16 test drives in Willowbrook back there.

17 MR. WAGNER: Exactly.

18 MR. LACAYO: On Madison.

19 MR. KOPP: Yeah. This seems like a
20 slam dunk. It's a great use. Pretty
21 nonobstructive way to generate sales tax.

22 So for Zoning Hearing Case
23 16-18 will someone make a motion that based on the
24 submitted petition and testimony presented, I move

1 that the Plan Commission recommend to the Village
2 Board approval of the text amendment presented on
3 Page 1 of the staff report for PC Case No. 16-18
4 to add "Indoor Auto Sales" as a special use in the
5 M-1 Zoning District.

6 MR. WAGNER: So moved.

7 MR. KAUCKY: Second.

8 MR. SOUKUP: Second.

9 MR. KOPP: Will the Plan Commission
10 secretary call the vote.

11 MS. PRIBLE: Commissioner Lacayo.

12 MR. LACAYO: Yes.

13 MS. PRIBLE: Commissioner Soukup.

14 MR. SOUKUP: Yes.

15 MS. PRIBLE: Vice Chairman Wagner.

16 MR. WAGNER: Yes.

17 MS. PRIBLE: Commissioner Kaucky.

18 MR. KAUCKY: Yes.

19 MS. PRIBLE: Commissioner Ruffolo.

20 MR. RUFFOLO: Yes.

21 MS. PRIBLE: Chairman Kopp.

22 MR. KOPP: Yes.

23 So the next one for Zoning
24 Hearing Case 16-19 will someone make a motion that

1 based on the submitted petition and testimony
2 provided, I move that the Plan Commission approve
3 and adopt the standards for special use and
4 standards for variations outlined in the staff
5 report prepared for PC 16-19 for the November 2,
6 2016, Plan commission meeting; and that the Plan
7 Commission recommend to the Village Board approval
8 of a special use for an indoor auto sales use at
9 555 Executive Drive and associated variations,
10 subject to the following conditions:

11 1. All vehicles shall be
12 stored inside the building at all times and all
13 sales activity shall be conducted inside the
14 building.

15 2. The Petitioner shall sign
16 a Sales Tax Disclosure Agreement with the Village
17 of Willowbrook.

18 3. There shall be no test
19 driving of automobiles in any residential areas in
20 the Village of Willowbrook.

21 4. All sales of vehicles
22 stored at the subject property shall be
23 consummated and completed at this location in the
24 Village of Willowbrook.

1 5. At least 50 percent of all
2 vehicles sold must be considered luxury vehicles
3 per Attachment 7 of the staff report dated
4 November 2, 2016.

5 6. The hours of operation
6 shall be limited to 9:00 a.m. to 7:00 p.m. Mondays
7 through Saturdays.

8 7. The building sign shall be
9 located on the building so that it shall not
10 project above the top edge of the roof, shall be
11 no higher than one foot below the top of the
12 building, shall be no lower than seven feet six
13 inches above average grade, and in no case shall
14 exceed a height of 20 feet.

15 8. Only one wall sign is
16 permitted on the building.

17 9. The Petitioner shall
18 install a trash receptacle enclosure that has
19 six-foot masonry walls around three sides of the
20 trash receptacle.

21 10. The Petitioner shall gain
22 approval from the Tri-State Fire Protection
23 District that the building's sprinkler system is
24 adequate for the proposed use.

1 11. No truck sales greater
2 than B-rated grade vehicles shall be allowed.

3 MR. RUFFOLO: So moved.

4 MR. WAGNER: Second.

5 MR. KOPP: I ask the Plan Commission
6 secretary to call the vote.

7 MS. PRIBLE: Commissioner Lacayo.

8 MR. LACAYO: Yes.

9 MS. PRIBLE: Commissioner Soukup.

10 MR. SOUKUP: Yes.

11 MS. PRIBLE: Vice Chairman Wagner.

12 MR. WAGNER: Yes.

13 MS. PRIBLE: Commissioner Kaucky.

14 MR. KAUCKY: Yes.

15 MS. PRIBLE: Commissioner Ruffolo.

16 MR. RUFFOLO: Yes.

17 MS. PRIBLE: Chairman Kopp.

18 MR. KOPP: Yes.

19 (Which were all the
20 proceedings had in the
21 above-entitled cause.)

22
23 (Whereupon the public hearing
24 ended at 7:25 p.m.)

1 STATE OF ILLINOIS)
2 COUNTY OF COOK)

3

4 I, MARY WOOLSEY, C.S.R., do hereby
5 certify that I am a court reporter doing business
6 in the City of Chicago; that I reported in
7 shorthand the testimony given at the
8 above-entitled hearing on November 2, 2016; and
9 that the foregoing is a true and correct
10 transcript of my shorthand notes so taken as
11 aforesaid.

12

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Certified Shorthand Reporter

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17 Illinois C.S.R. License No. 084-002894

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