



**NAPERVILLE PLANNING AND ZONING COMMISSION
FINAL MINUTES OF MARCH 6, 2013**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Dabareiner, Gustin, Messer, Meyer, Williams
Absent: Frost, Bruno
Student Members: Heavener
Staff Present: Planning Team – Clint Smith, Ying Liu

B. Minutes

Approve the minutes of February 20, 2013 Planning and Zoning Commission meeting.

Motion by: Williams
Second by: Meyer

Approved
(6 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC #13-1-001
Finish Line Car
Wash**

The petitioner, Wash Werks Enterprises, LLC., is requesting approval of a major change to the Planned Unit Development (PUD), a final PUD Plat, and a conditional use for motor vehicle sales in B2 PUD (Community Shopping Center District PUD) at 1090 East 75th Street.

Clint Smith, Planning Services Team, gave an overview of the request and provided reasons why staff does not support the proposed conditional use.

Planning and Zoning Commission inquired about:

- Meyer sought clarification on the zoning status of the car wash business. Smith indicated that the existing business is not permitted in the B2 district in which the property is located. It was permitted through a 1985 PUD approval. Meyer asked if the motor vehicle sale business, if approved, would be able to continue if there is a change of ownership. Smith confirmed yes.
- Williams – Has any discussion occurred to address the concern about access? Smith stated that staff discussed with the petitioner regarding a cross-access with Market Meadows; however, the petitioner's engineer found that cross-access between the two properties is not feasible due to the existing grade change.
- Coyne – The petitioner stated that internet sale would constitute 80% of the total vehicle sales on the property. Does this alleviate staff's

concern? Smith responded that it will be hard to control the percentage of sales coming from drive-by customers.

- Dabareiner – Has signage been discussed? Is it typical for signage to be enhanced by temporary signage such as banners and inflatable objects? Smith indicated that staff has not discussed signage specifically with the petitioner. If the conditional use were approved, the petitioner would be able to utilize the existing monument sign and wall signage to advertise the business. Temporary signage is permitted up to 28 days per year.

Kathy West, Attorney with Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd. spoke on behalf of the petitioner:

- The restricted access of the site has negatively impacted the existing car wash business. In order to help with the business, the petitioner is seeking to utilize the rear of lot for used vehicle sales.
- There will be no more than 28 vehicles stored on the property. The petitioner anticipates up to 20 sales per month.
- The petitioner is not proposing to add any lighting to the inventory area.
- Over 80% of the sales will be made through the internet and through relationships with other dealerships.
- The proposed business is compatible with the car wash business and is appropriate at this location.
- The petitioner has a letter of no objection from Market Meadows and two letters of support from Hobson Oaks residents.
- The petitioner has proposed a list of restrictions to be placed on the conditional use, including:
 - Hours of operation to be limited to Monday – Friday from 8 a.m. to 7 p.m., and Saturday by appointment only.
 - No vehicle major repair or body work on site.
 - Only one salesman or owner for the motor vehicle sale business on the property at any time.
 - No additional lighting for the vehicle storage area.
 - No outdoor intercom system on the site.

Planning and Zoning Commission inquired about:

- How would the vehicles be secured if there is no lighting proposed? West stated that there is existing lighting for the inventory area. The petitioner is not proposing any additional lighting. Loumbardias, owner of the property stated that they can install security camera at the entrance if security becomes a concern.
- How many customers will visit the vehicle sale business per day? Loumbardias stated that he estimated no more than 3 customers per day.
- Will there be two primary uses at this facility? West stated that the primary use of the property is the car wash and the motor vehicle business will be secondary.
- How will vehicles be delivered to the site? Loumbardias responded that the vehicles will be driven to the site and agreed to a condition restricting use of car carriers.

- Does the petitioner plan to expand motor vehicle sales in the future and close the car wash business? West indicated that if that ever happens, the owner will have to process a change to the conditional use subject to the Planning and Zoning Commission's review.
- What would be the net profit per vehicle sale? Loumbardias indicated about \$1,000 per vehicle.
- Does the petitioner plan to modify the existing signage along 75th Street? Will there be any on-site signage to direct customers to park? Loumbardias responded that he has no plan to add additional signs along 75th Street. Parking spaces will be stripped on site and he may add additional directional signage on site.
- What type of directional signage will be provided to direct people to the site? Loumbardias stated that a panel for the used car sale will be added to the existing monument sign. They will also provide specific direction to customers via phone.
- Does the petitioner intend to park any inventory vehicles in the front? Would he be amenable to add a condition that no inventory vehicle storage or display along 75th Street frontage? Loumbardias agrees to the condition to prohibit vehicle storage along 75th Street.
- What types of used vehicles will be for sale on the property? Loumbardias indicated the average sale price of the vehicles will be around \$30,000.
- How many employees are working on site for the car wash? Where will they park in the future? Loumbardias indicated there are up to 9 employees working for the car wash on a busy day. They currently park in the proposed inventory vehicle area, but he will have them park along the side of the lot in the future.
- What about the tent on the west side of the building? Loumbardias indicated the tent will be removed and the detailing work that is currently located in the tent will be moved inside the building.
- What would be the test drive route? Loumbardias indicated customers test driving a vehicle will go west on 75th Street and turn around at Rickert Drive.
- How would the proposed business be different from the dealerships along Ogden Avenue? Loumbardias stated that the dealerships along Ogden Avenue are large-scale and multi-functional. The proposed used car sale will be a limited small-scale business without the service component.

Public Testimony:

Roger Brown, resident the Hobson Oaks subdivision north of the property and president of the Homeowner's Association spoke in favor of the petition:

- The Association had a number of problems with prior operations on the property. Since Loumbardias took over the property last Fall, he had done a lot of improvements to the site, which the Association is very pleased with.
- In January of this year, Loumbardias approached the Association Board

with his business plan for motor vehicle sale. The Association is in full support of the use.

- The property had been occupied by a gas station, convenience store and a gift shop previously. The proposed use is very appropriate for the site.
- The concern is what would happen to the property if the conditional use is denied.
- Brown also speaks on behalf of Jerry Morris, who is a Hobson Oaks resident who lives directly behind the business.

Joe Fajdich, a Naperville resident and prior owner of the property, spoke in favor of the petition:

- As a prior owner of the car wash business, Fajdich had tried to make the business work for four years, but couldn't because of the construction work on 75th Street.
- The hand car wash typically only does 50 cars per day. Lombardias needs the additional revenue from motor vehicle sale in order to make the business work on the property.
- They could put in a cross-access easement to the east.
- There are already security cameras at work on the site.

Planning and Zoning Commission inquired about:

- Coyne sought clarification on staff finding that the proposed conditional use does not meet the strict interpretation of the standards for granting a conditional use. Staff responded that the increased traffic associated with the motor vehicle sale could be detrimental to public safety.

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Williams – 75th Street is a busy road. Adding additional trips to a site with very limited access would be a concern. Would like to explore cross-access with Market Meadows.
- Coyne – Shares Williams' concern. Commends the petitioner's initiative to meet with the neighbors. Understands the neighbors' position. Based on the limited operation of the proposed business, Coyne supports the conditional use.
- Dabareiner – Commends the petitioner's effort to reach out the neighbors. The current owner has made significant improvements to the site. Is concerned about over-commercialization of the area if the car sale business is successful. The lack of cross-access is very significant and self-limiting.
- Messer – The property owner has made the case. The cross-access would be nice if it can be worked out. Recommends a condition prohibiting vehicle storage along 75th Street
- Meyer – From a planning perspective, the proposed use is not consistent with the City's plan for the area. The proposed use, if approved, could impact the development of the area across street. Agrees that the cross-

access should be revisited. .

- Gustin – Many businesses have gone out of business at the site. If the proposed business grows, they will be back before the PZC for additional approval. Would like to recommend a condition requiring the petitioner to explore cross access.

Planning and Zoning Commission moved to recommend approval of the case subject to the following conditions:

- Car carrier trucks are prohibited on the site.
- Storage or display of inventory vehicles is prohibited along 75th Street.
- The petitioner shall further discuss and negotiate a cross-access to the property to the east.
- Hours of operation are limited to Monday – Friday from 8 a.m. to 7 p.m., and Saturday by appointment only.
- There will be no vehicle major repair or body work on site.
- Only one salesman or owner will be on the property for the motor vehicle sale business at any time.
- No additional lighting is added for the vehicle storage area.
- There will be no outdoor intercom system on the site.

Motion by: Gustin
Seconded by: Williams

Approved
(4 to 2)

Ayes: Coyne, Gustin, Messer, Williams
Nays: Dabareiner, Meyer

E. Reports and Recommendations

F. Correspondence

G. New Business

Gustin inquired about the cross-access between Staple and the east property. Gustin commended Panda Express for putting a bike rack upon her request.

H. Adjournment

8:30 p.m.