

1. Meeting called to order

President Weatherston called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Ron Boccardi, Trustee Pierce, President Weatherston, Joseph Kiriaki, Amy May, and Michael J. Moore

Also Present: Village Administrator Kathy Kasper, Development Director Peter Wagner, and Village Engineer Ryan Schmidt.

3. Approval of Minutes

Approval of July 31, 2023, meeting minutes.

Motion by Pierce to approve the minutes as presented.

Seconded by May

Motioned carried unanimously.

4. Citizen's Comments

None

5. Public Hearings and Possible Action on Items Set for Public Hearing

A. CONDITIONAL USE AND BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a request for a conditional use to operate a car wash business with outdoor vacuum cleaning stations and review a building, site, and operation plan for a car wash business located at 5133 Douglas Avenue

Wagner read from his report regarding the request for a conditional use to operate a car wash with outdoor vacuum stations submitted with the Plan Commission packet.

President Weatherston opened the Public Hearing at 6:05 p.m.

President Weatherston asked three times if anyone wanted to speak against the request.

None.

President Weatherston asked three times if anyone wanted to speak in favor of the request.

None.

President Weatherston closed the Public Hearing at 6:07 p.m.

5A. Commission Deliberation

Motion by Boccardi that the Plan Commission recommends to the Village Board that a conditional use allowing the operation of a car wash with outdoor vacuum stations with conditions outlined in Exhibit A, located at 5133 Douglas Avenue, be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.

2. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

Seconded by Kiriaki

Motion carried unanimously.

President Weatherston asked if there is a motion for the building, site, and operation plan review for the proposed car wash at 5133 Douglas Avenue.

Motion by Pierce that the Plan Commission recommends to the Village Board that the building, site, and operation plan for the redevelopment of the existing commercial building as a car wash with outdoor vacuum stations located at 5133 Douglas Avenue be approved for the following reason:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. The proposed use complies with the approved conditional use conditions and restrictions for a car wash.

Seconded Kiriaki

Motion carried unanimously.

6. New Business

A. CERTIFIED SURVEY MAP REVIEW – Review a certified survey map creating two lots for the parcel located at 6929 5 Mile Road submitted by Jason Lawrence.

Schmidt read from his report for the proposed certified survey map creating two lots from the parcel located at 6929 5 Mile Road.

6A. Commission Deliberation

Motion by Kiriaki that the Plan Commission recommends to the Village Board that the proposed CSM creating two lots for the property at 6929 5 Mile Road be approved subject to the conditions 1-18 as stated in staff's memo dated 8.23.2023.

Seconded by Moore

Motioned carried unanimously.

7. Adjournment: President Weatherston adjourned the meeting at 6:15 p.m.

Respectfully submitted,
Zarrie A. Stratman-Dirkintis- Village Deputy Clerk