

The meeting was called to order at 7:00 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Holloway, Siebenman, Scheer, Austermann, Kee and Smith.

Also in attendance was City Administrator Craig Sabo.

A. A petition from Jennifer Oppel, representing Prestige Pet Grooming, for a Special Use Permit for a pet grooming facility at 1329 West Fifth Street.

Notice of the Public Hearing was published in The Countian on Saturday, September 10, 2016 and was posted on the City's website.

Ms. Oppel stated that she was seeking permission to relocate her business to the property located at 1329 West Fifth Street.

Chairman Knapp inquired as to if it would be the same operation as she has at her present location. Ms. Oppel stated that there would be no changes.

Alderman Sir inquired as to where Ms. Oppel's business was currently located. Ms. Oppel stated 300 West Fourth Street.

Alderman Sir inquired as to if she would be utilizing the 70% of the area depicted on her plan. Ms. Oppel stated that she would most likely be subleasing that portion of the building and she would use the front portion of the area.

No one spoke in support of or in opposition to the petition.

The public hearing was closed at 7:01 p.m.
The public hearing was opened at 7:01 p.m.

B. A petition from Blake Hutchcraft and Ryan Beile, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.

Notice of the Public Hearing was published in The Countian on Saturday, September 10, 2016 and was posted on the City's website.

Mr. Hutchcraft stated the he and Mr. Beile who were both residents of the area would like to open a pre-owned vehicle sales and leasing operation where Eureka Car Care was previously located.

Chairman Knapp inquired as to if the lot could handle the number of vehicles on display that Mr. Hutchcraft was requesting.

Mr. Hutchcraft stated that it could hold more than what he was requesting.

Alderman Sir inquired as to if they would be selling passenger vehicles. Mr. Hutchcraft stated that they would be selling cars, trucks, vans and SUVs.

Chairman Knapp inquired as to if there would be any repairs performed at this location. Mr. Hutchcraft stated not at this time.

Mr. Scheer inquired as to if the gasoline storage tanks were removed from the property. Mr. Hutchcraft stated that he had been told by the owner of the property that the tanks had been removed.

Mr. Scheer inquired as to if they would be leasing vehicles. Mr. Hutchcraft stated that they would.

Mr. Scheer inquired as to if there would be any repairs performed at the location. Mr. Hutchcraft stated that there would not and they had planned on contacting a vehicle repair facility in town to have them perform inspections and vehicle preparation.

Mr. Scheer inquired as to the use of the three (3) bays in the building.

Mr. Hutchcraft stated that there was a wash bay in one (1) and the other two (2) may be used to take pictures of vehicles and storage. He stated that he was also the owner of Little Monster Trucks and that he may store one of those vehicles in the facility and potentially display it on the vehicle display lot from time to time.

Mr. Siebenman inquired as to where Mr. Hutchcraft was presently employed.

Mr. Hutchcraft stated that he had worked for Barreth Chrysler for twelve (12) years and then worked for Glendale Chrysler for one and a half (1 1/2) years. He stated that his parents owned a Chrysler dealership in Central Illinois so he had been in the car business since he was young.

No one spoke in support of or in opposition to the petition.

There being no further matters for discussion, the public hearing was adjourned at 7:06 p.m.

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary

The meeting was called to order at 7:06 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Kiefer, Holloway, Siebenman, Scheer, Austermann, Kee and Smith.

Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Mr. Kiefer and passed with 6 "YES" votes and 3 "ABSTENTIONS" (cast by members Scheer, Austermann and Kee), the Minutes of September 14, 2016 were approved.

GUESTS:

There were no guests present who wished to address the Commission.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

- A. Consideration of a petition from Jennifer Oppel, representing Prestige Pet Grooming, for a Special Use Permit for a pet grooming facility at 1329 West Fifth Street.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Alderman Sir and unanimously passed, approval was recommended for a petition from Jennifer Oppel, representing Prestige Pet Grooming, for a Special Use Permit for a pet grooming facility at 1329 West Fifth Street.

- B. Consideration of a petition from Blake Hutchcraft and Ryan Beile, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue.

Chairman Knapp stated that he felt there were too many vehicle display spaces and he was not in favor of the two (2) rows at the front of the property. He stated that there would be a lot of shuffling of vehicles with the submitted plan.

Mr. Smith stated that he did not have a problem with the business, but did not like the two (2) rows in the front of the property and the density of display area on the plan was too much.

Mr. Scheer stated that the double row of display vehicles in front of the property would not be attractive and that he thought the number of vehicles displayed should be reduced.

Alderman Sir stated that he had a concern with the display at the front of the lot and with the parking at the front of the building. He stated that it appeared it would not be enough room for trucks to drop off any inventory or for anyone to turn around. He said it was similar to the problem the Commission had with the display lot on West Fifth Street.

Chairman Knapp stated that with the submitted plan it appeared if anyone would need to exit the lot they would have to back out onto Central Avenue.

Chairman Knapp inquired as to if it was absolutely necessary for them to have forty (40) vehicles on display to operate a business at this location.

Mr. Hutchcraft stated that statistics show that half of a car dealer's inventory is sold within a month so if the display is reduced to twenty-five (25) or thirty (30) vehicles, that would mean they would only be selling twelve (12) to fifteen (15) vehicles a month which would not allow them to sustain their business.

Mr. Kee inquired as to where they were planning to unload vehicles that came by transport.

Mr. Hutchcraft stated that most vehicles would be driven to the facility and if they were transported they would have them unloaded on the street.

Mr. Beile stated that they would not have loads and loads of vehicles transported to the facility.

Mr. Kiefer stated that he thought the turn ratio may be a problem.

Chairman Knapp stated that it was his understanding that any vehicle transported would be unloaded on Central Avenue so a transport truck would not be on the lot.

Chairman Knapp stated that he thought the business was compatible for the property but there were too many vehicles on display. He said the two (2) front rows by Central Avenue were a real problem for him.

Mr. Hutchcraft stated that having customer parking on the side of the building would prevent them from having to back up and turn around in the front. He stated that he thought the Commission would be pleasantly surprised how well the display lot will look.

Mr. Siebenman stated that he thought they had plenty of room for display. He stated that the lot that was just approved on Fifth Street had a lot of cars and no one is having to back out onto Fifth Street.

Alderman Sir stated that one of the conditions with the lot on Fifth Street was that there would be nothing obstructing a lane which would allow vehicles to drive through the lot, so no one would have to back out onto Fifth Street.

City Administrator Sabo stated that he did not like the angled customer parking depicted on the plan as it would cause customers to have to perform an extended reverse movement to exit the lot. He said irrespective of the density that is recommended by the Commission, the spaces designated for customer parking should become display spaces and the customer parking be relocated to the front of the building.

Mr. Smith inquired as to where City Administrator Sabo was suggesting the customer parking be relocated.

City Administrator Sabo stated that it would be at the front of the building and the spaces could be moved to abut the building which would allow more room on the lot for ingress/egress.

Mr. Smith stated that he would like to see the double row by Central Avenue reduced to a single row.

Chairman Knapp stated that he thought that was a good recommendation.

Mr. Hutchcraft inquired as to if the allowed number of vehicles on the lot was thirty-five (35), but he had forty-five (45) due to a swap in inventory for a day or two (2) would there be any repercussions. Chairman Knapp stated that they had to keep the number of thirty-five (35) on a consistent basis.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Mr. Smith, seconded by Alderman Sir and unanimously passed, approval was recommended for a petition from Blake Hutchcraft and Ryan Beile, representing Scoreboard Automotive Sales and Leasing, for a Special Use Permit for a motor vehicle sales display lot at 527 North Central Avenue with the following conditions: (1): The spaces presently defined as customer parking be redefined as inventory display spaces; (2): The customer parking be relocated to the spaces depicted in front of the building; (3): One (1) display row at the front of the property will be eliminated and five (5) display spaces will be allowed.

ADDITIONAL BUSINESS:

There was no additional business to be discussed.

There being no further matters for discussion, on motion by Mr. Scheer, seconded by Mr. Austermann and unanimously passed, the meeting was adjourned at 7:20 p.m.

UPCOMING MEETINGS:

- October 12, 2016
- October 26, 2016

Respectfully submitted,

(Original with signature on file)

Barb Griffin, Acting Secretary