

Plan Commission Draft Summary Meeting Minutes
Date: May 4, 2023

The Chairman called the roll verifying that there was a quorum present with 4 commissioners absent.

A motion to approve the minutes of the Plan Commission meeting of April 20, 2023 was made by Commissioner S. Berman and seconded by Commissioner J. Burman. Motion passed by voice vote.

Case Description:

2023-03P: Site Plan Approval: 3301 & 3321 Howard Street

ZAZ Holdings, LLC, requests site plan approval for an automotive fuel station and a car wash in an M3 Industrial zoning district to allow two principal buildings on one lot, and any other relief that may be discovered during the review of this case.

2023-04P: Special Use Permit: 3301 Howard Street

ZAZ Holdings, LLC, requests to amend an existing special use permit for an automotive fuel station in an M3 Industrial zoning district to modify the existing site plan and landscape plan, and any other relief that may be discovered during the review of this case.

2023-05P: Special Use Permit: 3321 Howard Street

ZAZ Holdings, LLC, requests a special use permit for a car wash in an M3 Industrial zoning district, and any other relief that may be discovered during the review of this case.

PINs:10-26-401-078-0000 and 10-26-401-079-0000

Discussion and Interested Parties

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Assistant Corporation Counsel determined that notice was proper and correct.

As the 3 cases are related, they were discussed together but voted on separately.

Mr. Mark Daniel, attorney on behalf of ZAZ Holdings, LLC presented the cases. Architect, Jeff Miller of Watermark Engineering also added testimony. This project has been in the discussion stages since before COVID and with several former Village staff. They propose to make modifications to an existing fuel station (Shell) at 3300 Howard Street by expanding into the closed adjacent fuel station (Grand Prix) at 3325-27 Howard Street. Old underground tanks will be removed. The Grand Prix parcel with its 12 fueling stations and small convenience store will be revamped into a new tunnel car wash which will contain 20 vacuum stations. The car wash located on the Shell station site will be repurposed as storage/hallway for the existing convenience store. No changes will be made to the number of fuel stations and the size of the retail space serving the Shell location. The 2 sites will be combined into 1 establishment; but the car wash and accessory building will be a separate parcel from the Shell gas station. Cross-

access and parking easements will be established so that both facilities will be able to utilize each other's parking and driveways.

The applicant spoke of having a secured parking area and therefore would like to keep a fence along Howard to discourage loitering in the overnight hours.

The chairman told the group of a bad experience at a car wash at which employees offered no assistance as his car was being tugged along the track with the brake engaged. Mr. Miller spoke of the car wash operation. Each use has its own separate employees - gas and convenience store employees do not cover the car wash. More crew will be on hand during busy times; warm winter days, sloppy spring weather as well as weekends. Hours of operation will be from 8AM to 10PM. It is a long tunnel car wash which is belt driven and uses brushes to clean the vehicles. A reclaimed water system is used for washing but rinse water is clean. Pavement heaters will be installed so that no ice will form.

Staff requested the reports be entered into the record as presented and is in support of the project. The current SUP ordinance for the existing site and landscape plan will be repealed and new one created for the amended site. The Appearance Commission approved the case at its June 8, 2022 meeting.

A commissioner wanted confirmation that trash receptacles would be added throughout the site; at the vacuums, at the pump islands and at the entry & exit of the car wash. He also commented that the trash bins should be emptied frequently (every hour on busy days).

Another commissioner suggested separating the car wash area with bollards or chains.

Recommendations and Voting

Case 2023-03P - Site Plan Approval: 3301 & 3321 Howard Street

A motion was made to approve a site plan approval, as amended to allow a fence along Howard Street, for an automotive fuel station and a car wash in an Industrial zoning district allowing two principal buildings on one lot.

Motion: J. Burman

Second: R. Mathee

Absent: C. Franklin,
T. Gevanyahu,
V. Gupta, and
P. Ousley

Ayes: 5

Nays: 0

Case 2023-04P – Special Use Permit: 3301 Howard Street

A motion was made to approve, as presented, a special use permit for an automotive fuel station in an M3 Industrial zone to modify the existing site plan and landscape plan.

Motion: S. Berman

Second: J. Burman

Absent: C. Franklin,
T. Gevanyahu,
V. Gupta, and
P. Ousley

Ayes: 5
Nays: 0

Case 2023-05P – Special Use Permit: 3321 Howard Street

A motion was made to approve, as presented, a special use permit for a car wash in an M3 Industrial zone.

Motion: R. Mathee

Second: J. Burman

Absent: C. Franklin,
T. Gevaryahu,
V. Gupta, and
P. Ousley

Ayes: 5
Nays: 0