

STAFF REPORT

DATE: July 14, 2022
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2022-39
Applicant: Fadi Rehan
Status of Applicant: Contract Purchaser
Owner: Malvern Bank National Association
Location: 3301 Essington Road
Request: **A Special Use Permit to allow an automobile dealership in a B-3 (General Business) zoning district, located at 3301 Essington Road.**

Purpose

The petitioner is requesting a Special Use Permit to allow an automobile dealership in a B-3 (General Business) zoning district, located at 3301 Essington Road. The dealership will operate out of an existing commercial facility that currently hosts a Pottery Barn Outlet store within the Chicagoland Center Subdivision. Per the Zoning Ordinance, Section 47-13.2A(G), automobile sales may be allowed as Special Uses by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2

Site Specific Information

The 7-acre subject property was originally annexed into the City and zoned to its current B-3 (General Business) designation as a part of the Wiese Subdivision in 1986. The property was re-platted in 2002 as a part of the Chicagoland Center Subdivision. This subdivision was intended to create 13 lots for future commercial development.

Within this subdivision, the 7-acre subject property contains an existing commercial building with a large parking lot containing 325 parking spaces. The subject property is spread over five parcels. The site is accessible to Essington Road by an internal drive to the parking lot, north of the commercial building, and by Chicagoland Circle, which runs west and south through the rest of the Chicagoland Center Subdivision. There are an additional two access points off Chicagoland Circle.

The petitioner has operated another Rehan Motors location in Springfield since 2015 and wishes to attract customers from the Chicagoland market and from out of state with the proposed location in Joliet. The majority of vehicles for sale would be located inside the existing 65,000 square foot building. The petitioner plans to have between 300 and 400 late-model pre-owned vehicles, with a focus on highline and exotic cars. The estimated

price range of cars would be between \$30,000 and \$1,000,000. The dealership would operate Monday through Saturday, from approximately 9 a.m. until 7 p.m. The petitioner estimates that the facility would have between 10 and 15 employees during the initial months of operation.

There are no planned changes to the exterior layout other than updating existing landscape beds with new flowers, shrubs, and trees. The building's exterior would be repainted, and new signage would be installed. New flooring, painting, signage, lighting, furniture, and office space would be placed within the building's interior. The petitioner also intends to add a round reception welcome desk, waiting area for customers, and a game room.

Surrounding Zoning, Land Use and Character

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|---------------------------------------|------------------------------------|
| * North: County I-1; Light Industrial | * East: County A-1; Agricultural |
| * South: B-3; General Business | * West: B-3; I-55/General Business |

Applicable Regulations

- Section 47-13.2A(G) – Special Uses – B-3 (General Business) District
- Section 47-5.2(C) - Criteria for issuance of a Special Use Permit (see attached petition)

Discussion

The approval of the requested Special Use Permit would allow for the development of an automobile dealership in a B-3 (General Business) zoning district, located at 3301 Essington Road.

Staff finds that the petitioner has established with clear and convincing evidence that the criteria outlined in Section 4705.2(C) of the City Code, which covers the conditions that must be present for a special use permit to be issued, will be met with the proposed use and site plan. The property has had B-3 (General Business) zoning in place for over 30 years. During this time, several different commercial entities have used this property. While there is an existing rural residential use to the immediate east of the subject property off Essington Road, these two uses have coexisted since the subject property was originally annexed in 1986. The subject property has sufficient access to both Essington Road and Chicagoland Circle. The developer will be responsible for paying any additional water connection fees that may arise due to increased water usage.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow the automobile sales business, the following conditions would be included:

1. That the business shall be registered with the City Clerk's Office.
2. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.
3. That a City Planning Division approved landscaping plan be submitted by the petitioner with the future building permit plans before installation.