

**MINUTES OF THE VILLAGE OF JOHNSBURG
DECEMBER 9, 2014 MEETING OF THE
PLANNING & ZONING COMMISSION**

CALL TO ORDER – Chairman Husby called the meeting to order at 7:32 p.m. in the Village Hall.

Commission Members Present

Mark Niggemann
Scott Letzter
Curt Larsen
Steve Nethaway
Beth Foreman
Bobbie Wiltse

Guests

Mr. Steve Garrelts
Mr. Gary Rabine

Mr. Garrelts was in attendance to request a special use permit to operate a high end Automobile Outdoor Sales Lot with outside storage of vehicles without screening as a conditional use at 3420 Richmond Road. Committee Member Wiltse questioned the definition of a high end car, if there are drawings for the parking pad to be installed and if IDOT limits the amount of cars on the lot. Mr. Garrelts responded that cars would be \$15,000 or higher, there will engineering drawings presented to the board if the recommendation passes and he will limit the total number of cars to thirty.

Committee Member Foreman stated that visuals would have been helpful and is concerned that test driving cars would cause issues with traffic turning on and off of Rt 31.

Committee Member Niggemann asked if the property would meet storm water requirements. Mr. Garrelts stated that all the engineering requirements will be met.

Committee Member Letzer stated that along a six miles stretch of Route 120 from Meadow Lane in McHenry to Darrell Road in Lakemoor there is one new car dealer; eleven used car dealers; two automobile rental dealers. He further stated that these areas are not aesthetically pleasing and has reservations regarding approval without a site plan. Mr. Garrelts stated that a site plan would be presented to the board.

A motion was made by Committee Member Niggemann to approve the request to permit an Automobile Outdoor Sales Lot with the outside storage of vehicles without screening as a conditional use on the subject property with the following conditions: 1) the property meets storm water requirements; 2) the pad is made of permeable concrete; 3) business is conducted out of the existing building; 4) the point of sale be 3420 Richmond Rd, Johnsburg, Illinois; and 5) no more than forty cars be permitted for sale on the lot. Committee Member Larson seconded the motion. Committee Members Nethaway, Niggemann, Wiltse and Larsen voted aye. Committee Members Foreman and Letzer voted nay. Motion carried.

ADJOURN

A motion was made by Committee Member Wiltse to adjourn. Motion was seconded by Committee Member Foreman. All committee members present voted aye. Motion carried at 8:00p.m.

Respectfully Submitted,

*Debra Swetz
Deputy Clerk*