

**VILLAGE OF WORTH
REAL ESTATE DEVELOPMENT BOARD
MINUTES OF THE PUBLIC HEARING
HELD on March 7, 2016 @ 7:00 PM
7112 W. 111TH STREET | WORTH, IL 60482**

PRESENT: Chairman Brent Woods; Commissioners Bill Nilles, Richard Schneider, Vic Roti and James Geotis.

ABSENT: Commissioners Neil DiVincenzo & Rocco Carioto

ALSO PRESENT: Village President Mary Werner, Village Trustee Richard Dziedzic and Village Attorney Greg Jones.

CALL TO ORDER / ROLL CALL

Chairman Woods called the public hearing to order at 7:05 PM in the Board Chambers of the Worth Village Hall. Roll call was taken and a quorum was present.

PLEDGE OF ALLEGIANCE

Attorney Jones led the assembly in the pledge of allegiance.

NON-AGENDA ITEM PUBLIC COMMENT

None.

APPROVAL OF MINUTES

None.

PUBLIC HEARING

Petition for Special Use to Operate an Auto Repair Facility at the property commonly known as 6445 W. 111th St.

Chairman Woods began the public hearing by explaining the hearing process to the audience. Acting Secretary Nilles read the published notice. Attorney Jones affirmed that the notice was published in accordance with applicable state laws.

Mr. Anas Yasin presented his case to request that a special use permit be issued for the property commonly known as 6445 W. 111th St. for him to operate an automobile repair shop.

Chairman Woods asked how many employees would be working at the shop. The petitioner stated it would be him and his brother. Chairman Woods asked how many parking spaces are dedicated to that location. Mr. Yasin stated there are 12 spaces. Chairman Woods asked what the longest period of time an automobile would be parked outside waiting for service. Mr.

Yasin stated he had a contract with a dealership and vehicles would not be waiting for service on the lot.

Commissioner Nilles asked how many vehicles per day would be going through there. Mr. Yasin stated there would be 3 to 4 per day.

Commissioner Geotis asked if he would be purchasing vehicles for sale at that location. Mr. Yasin stated he would not be selling any automobiles at that location. Commissioner Geotis asked if he would be selling parts at the location. Mr. Yasin stated he would.

Commissioner Schneider asked if the petitioner has ever owned an established business in the past. Mr. Yasin stated he was partnered in an automobile shipping business.

President Werner cautioned the petitioner not to allow test driving of vehicles southbound out of the parking lot when test driving. That would not be permitted and that all vehicles must go out on to 111th Street for test driving.

CLOSE HEARING

There being no further discussion, a motion was made by Commissioner Schneider and seconded by Commissioner Roti to close the public hearing.

Voice Vote: ALL AYE.

BOARD DISCUSSION

Commissioner Schneider stated he had no problem with the special use as long as all ordinances and requirements are complied with.

Chairman Woods stated he had no issues other than not permitting vehicles to sit in the parking lot for days on end awaiting service or pick-up. Chairman Woods stated that he would like a condition placed on the special use that vehicles do not sit in the lot for longer than seventy-two (72) hours. Mr. Yasin stated that on very rare occasions it can take up to ten (10) days for parts to arrive if he has to order them. Chairman Woods stated that would not be permitted under the Special use.

Commissioner Schneider stated he was concerned about that as well but suggested that if the Village Board wants to put conditions on the special use, they should do so. Chairman Woods stated if this is a concern of the Real Estate Development Board, we should make that recommendation. Chairman Woods also stated we should make it a condition that test driving of vehicles is not permitted off the lot except on to 111th Street.

Commissioner Geotis asked what type of signage would be placed on the property. Chairman Woods stated it would have to comply with the village sign ordinance.

MOTION

Commissioner Schneider moved that the Real Estate Development Board recommend approval of the Special Use permit subject to two conditions: 1) That vehicles not be stored on the property for longer than seventy-two (72) hours and 2) that test driving of vehicles not be permitted on Natchez Ave. Commissioner Geotis seconded the motion.

Roll Call: AYES (5): Commissioners Schneider, Nilles, Geotis, Roti and Chairman Woods.
NAYS (0).

OLD BUSINESS

Chairman Woods reminded everyone that the OMA training was due and the certificate transmitted to Clerk Price.

ADJOURNMENT

Commissioner Schneider moved, seconded by Commissioner Roti that the meeting be adjourned.

Voice Vote: ALL AYE

The meeting was adjourned at 7:28 PM.

Brent Woods
Chairman