P/Z 19-021: TopLift North America, regarding 280 W. 63rd Street, Westmont

Request for a special use to allow machinery and equipment sales and request for a special use to allow an open sales lot in the B-2 General Business District.

CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

FINDINGS OF FACT: The outdoor storage of equipment for sales purposes will be fully enclosed and screened by a solid fence. Ancillary repairs and sales of parts will occur indoors. The proposed use will maintain regular business hours, will have limited employees, and will have limited customer visits to and from the property. This sales use is consistent with other sales uses and service uses in the B-2 General Business District along 63rd Street. As a result, the proposed use will not be detrimental to the public health, safety and welfare.

CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

FINDINGS OF FACT: The outdoor storage of equipment will be fully enclosed and screened by a solid fence. The outdoor storage of equipment for sales purposes will not result in adverse noise, light, vibration or odors to surrounding property owners. The business will maintain normal business hours, will not generate significant traffic and is consistent with surrounding sales and service uses. Ancillary repairs and sales of parts will occur indoors. As a result, the proposed use will not adversely affect surrounding property owners or impair property values.

CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

FINDINGS OF FACT: Surrounding properties are fully developed, and the re-use of this existing lot of record for equipment and machinery sales with an open sales lot will not impede the ability of surrounding property to redevelop or improve.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary
facilities have been or are being provided.

**FINDINGS OF FACT:** The property is currently served by adequate utilities, access ways and other necessary facilities. The applicant is utilizing the existing building on the property.

**CRITERIA NO. 5:** That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**FINDINGS OF FACT:** The property contains adequate means of ingress and egress. Sufficient off-street parking is available for employees, customers and equipment storage. This proposed use is not expected to generate significant traffic.

**CRITERIA NO. 6:** That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

**FINDINGS OF FACT:** The proposed use otherwise meets the requirements of Village ordinances and no variances from the Zoning Ordinance are needed.

**CRITERIA NO. 7:** The proposed use meets the special conditions of Special Condition 2.

**FINDINGS OF FACT:** The proposed use will not cause appreciate traffic congestion or hazard to pedestrian safety. The property contains adequate means of ingress and egress. Sufficient off-street parking is available for employees, customers and equipment storage. This proposed use is not expected to generate significant traffic.