

ORDINANCE NO. 712

A ZONING ORDINANCE IN CASE NO. 2015-01-SUP

CERES CONSULTING LLC, RE: 3808 COOKSON ROAD

ALEX J. BREGEN

President

CHARLES ARRIOLA

MICHAEL FIUDO

GUADALUPE HERNANDEZ

MICHAEL SUAREZ

RAUL MUNOZ

DAVID SUAREZ

Trustees

RICHARD D. RAMIREZ

Village Clerk

ABRAHAM ALEMAN

Treasurer

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BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FAIRMONT CITY, ILLINOIS, AS FOLLOWS:

WHEREAS, Ordinance No. 601 establishes the Village Zoning Code and the Fairmont City Zoning Board of Appeals and it's procedures; and

WHEREAS, with deliberation of testimony and exhibits, the Fairmont City Zoning Board of Appeals conducted a Public Hearing to consider an application for a Special Use Permit in the above matter; and

WHEREAS, the Zoning Board of Appeals created a Finding of Fact, and recommendation, which was forwarded to the Village Board of Trustees at the next subsequent Meeting held on January 6, 2016 ; and

WHEREAS, the Village Board of Trustees voted to approve it by at least 2/3 of the members present; and

THEREFORE, the Village Board passes this ordinance to comply with Section 1-1552 of the Village Zoning Code and authorizes said Special Use Permit.

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE
OF FAIRMONT CITY, ILLINOIS this 20th day of January, 2016.

ROLL CALL VOTE:

Ayes:	<u>6</u>
Nays:	<u>0</u>
Absent:	<u>0</u>
Present:	<u> </u>
Unfilled Vacancy:	<u> </u>

APPROVED:

Alex J. Bregent
PRESIDENT

ATTEST:

Richard D. Amiseg
VILLAGE CLERK

Recommendation and findings of fact of Fairmont City Zoning Board of Appeals in the matter of Ceres Consulting LLC, 3808 Cookson Road, Case 2015-01-SUP.

To the President and Board of Trustees of the Village of Fairmont City:

On November 29, 2015 the Village received an application for a Special Use Permit (SUP) from Ceres Consulting LLC, seeking to build a 43' wide by 46' deep single family residence at 3308 Cookson Road.

The new structure would have an interior floor plan for use as a professional office. The property is zoned SR3 for single family residential use, requiring a Special Use Permit be issued by the Village before the project can proceed.

A public hearing was scheduled and publicly announced as required by ordinance. The hearing was held on December 14, 2015 at 7:00 p.m. at the Community Center. Copies of the application, supporting documents, and notice are included as exhibits. A quorum was established. The applicant, Mark Fletcher presented a history of the company and its activity in the Village. He explained the proposed Special Use.

Two neighbors were present. Mrs. Mary Martinez spoke in support of the applicant whom she characterized as a good neighbor.

Mrs. Juanita Buffa inquired on how vehicles would enter and exit for parking. Mr. Fletcher answered from/ to the rear alley onto 38th street.

The Board, after discussion, voted to recommend approval of the SUP after considering the following:

1. The special use is only a small departure from existing zoning regulations
2. The proposal use complies with the standards of issuance listed in section 1-1539
3. The proposed SUP is compatible to adjacent properties, based on a history of prior harmony in the neighborhood
4. The proposed SUP will have a positive effect on development, tax base, and economic well being of the Village, as it will increase the Village Property Tax base, while using few, if any services.

Special considerations:

The proposed SUP is recommended with the following special conditions:

- A. Construction will be consistent with documents submitted by applicant
- B. Hours of operation will be 7:00 a.m. to 8:00 p.m.
- C. No outside signs
- D. Parking will be off the street

- E. Previously used residence will be used for storage, lodging of traveling employees, or for single family residential use
- F. Maximum number of employees will be limited to 15.
- G. Special use permit is limited to use by Ceres Consulting LLC and is not transferable.

On behalf of the Zoning Board of Appeals we ask the Village Board of Trustees to approve this request at the meeting on January 6, 2016, and finalize by passing in ordinance form at the January 20, 2016 meeting.

Respectfully,

Scott E. Penny
Zoning Board Secretary