



**VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 11-06-20-3

**AN ORDINANCE APPROVING A SPECIAL USE
FOR USED CAR SALES FOR THE PROPERTY
LOCATED AT 199 POPLAR PLACE, NORTH AURORA**

Adopted by the Board of Trustees
And Village President
of the Village of North Aurora
This 20th day of June, 2011

Published in Pamphlet Form
By Authority of the Board of Trustees
Of the Village of North Aurora
Kane County, Illinois
This 20th day of June, 2011

Lori P. Murray
Lori Murray, Village Clerk

By: Cynthia J. Torracio
Deputy Clerk

THE VILLAGE OF NORTH AURORA

ORDINANCE NO. 11-06-20-03

**ORDINANCE APPROVING A SPECIAL USE FOR USED CAR SALES
FOR THE PROPERTY LOCATED 199 POPLAR PLACE
IN THE VILLAGE OF NORTH AURORA, ILLINOIS**

WHEREAS, the Village of North Aurora has received an application on April 5, 2011, from Jeff Albert (hereinafter the "Applicant") for a special use for Used Car Sales for the property located at 197-199 Poplar Place, North Aurora, Kane County, Illinois, and

WHEREAS, public notice was given and a public hearing was held pursuant to such notice before the Plan Commission in accordance with Village ordinances and State statutory requirements for special uses; and

WHEREAS, the property for which the special use has been requested is currently zoned I-2 General Industrial District and is legally described as Lot 3 of Unit Two, North Aurora Industrial Park, in the Village of North Aurora, Kane County, Illinois, and is commonly known as 197-199 Poplar Place, North Aurora, Illinois (hereinafter the "Property"); and

WHEREAS, the Plan Commission has considered all of the relevant factors and the evidence presented and has recommended approval of the special use with conditions; and

WHEREAS, the President and Board of Trustees have considered the Application and Plan Commission and have determined that approval of the special use, with conditions, is in the best interests of the Village of North Aurora.

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of North Aurora, as follows:

1. The Recitals set forth above are incorporated herein as the material and significant findings of the President and the Board of Trustees.

2. A special use to allow Used Car Sales is hereby approved for the property located at 197-199 Poplar Place, North Aurora, Kane County, Illinois, subject to the conditions imposed in Section 3 below.

THE VILLAGE OF NORTH AURORA

3. The grant of the special use to Used Car Sales is conditioned as follows:

- A. The special use is granted only to Premium Imports Online, Inc. and/or Jeff Albert and is not transferrable.
- B. Signage for the facility shall be limited to what is permitted in the I-2 Industrial District.
- C. The facility shall have a maximum of 30 vehicles stored on site. Of this, only ten (10) may be stored outdoors. These spaces will be for display, customer and employee vehicles.
- D. The facility cannot be expanded in building space or in number of parking spaces used without an amendment to this special use. The use shall only be 3,000 square feet in area, but may be permitted to relocate elsewhere within the subject building.
- E. No major automotive repairs or body work shall be conducted on the site.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval as required by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this 20th day of JUNE, 2011, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this 20th day of JUNE, 2011, A.D.

Laura Curtis

yes

Chris Faber

yes

Mark Gaffino

yes

Mark Guethle

yes

Ryan Lambert

yes

Vince Mancini

yes

Approved and signed by me as the President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois, this 20th day of June, 2011, A.D.

Dale Berna
Village President

ATTEST:

Lori P. Murray
Village Clerk

By: *Cynthia Ioracco* Deputy Clerk

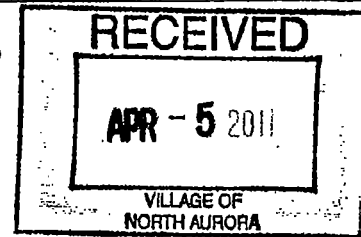
APPLICATION FOR SPECIAL USE

VILLAGE OF NORTH AURORA
Board of Trustees
25 East State Street
North Aurora, IL 60542

PETITION NO. 11-001

FILE NAME _____

DATE STAMP _____



I. APPLICANT AND OWNER DATA

Name of Applicant* JEFF ALBERT
Address of Applicant 3177 Arbor Creek Rd Saint Charles IL 60175
Telephone Numbers 630-513-7826 630-202-5775
Email Address JA16ert06@comcast.net
Name of Owner(s)* SAME AS ABOVE
Telephone Numbers SAME AS ABOVE
If Applicant is other than owner, attach letter of authorization from Owner.
Title of Record to the real estate was acquired by Owner on _____

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 11071
(indicate location if no common address)
Legal Description: 11071
Parcel Size 195x300
Present Use MOBILE-TRAILER INDUSTRIAL Bldg
(business, manufacturing, residential, etc.)
Present Zoning District ? I-2
(Zoning Ordinance Classification)

*In the event that the applicant or owner is a trustee of a land trust or a beneficiary or beneficiaries of a land trust, a statement identifying each beneficiary of such land trust by name and address and defining his/her interest therein shall be attached hereto. Such statement shall be verified by the trustee or by a beneficiary.

III. PROPOSED SPECIAL USE

Proposed Special Use INTERNET Vehicle Sales
(Zoning Ordinance Classification)

Code Section that authorizes Special Use _____

Has the present applicant previously sought to rezone or request a special use for the property or any part thereof? YES

If so, when? 2/28/07 Copy Attached to what district? _____

Describe briefly the type of use and improvement proposed _____

INTERNET Vehicle Sales - Licensed Auto Dealer by
STATE OF ILLINOIS

What are the existing uses of property within the general area of the Property in question? _____

FREEDOM FIRST TRANSPORTATION, CONTEMP CABINETS, Display
Connected, UNITED RENTALS

To the best of your knowledge, can you affirm that there is a need for the special use at the particular location? (Explain) 2010 SALES 1.5 M + 2008 SALES

Attach hereto a statement with supporting data that the proposed special use will conform to the following standards:

- a. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood;
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
- e. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- f. That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;
- g. 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 of Trustees pursuant to the recommendations of the Board of Appeals and/or the Plan Commission.

IV CHECKLIST FOR ATTACHMENTS

The following items are attached here to and made a part hereof:


- 1. Legal Description (may be included in items 2 or 6 below)
- 2. Two (2) copies of an Illinois Land Surveyor's plat of survey showing the nearest dedicated east-west and north-south streets, the right-of-way width and the distance of each street from the property in question.
- 3. Twenty five (25) copies of a plot plan, 8 1/2" x 11" or 8 1/2" x 14" showing existing and proposed structures and parking areas.
- 4. A written certified list containing the names of registered owners, their mailing addresses and tax parcel numbers, of all properties within 250 feet of the property for which the special use is requested.
- 5. Statement and supporting data regarding standards for special uses.
- 6. A copy of owner's title insurance policy or the deed for the subject property.
- 7. Filing fee in the amount of \$4,300.00, if paid by check make payable to the Village of North Aurora.
- 8. Letter of authorization letter from owner, if applicable.
- 9. Disclosure of beneficiaries of land trust, if applicable.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending certified mail notices to properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

The undersigned hereby agrees to reimburse the Village for all costs of court reporter fees for attendance at and transcript of hearing(s) and other professional service fees for services rendered in connection with this application as defined in Appendix B of the North Aurora Zoning Ordinance. Such reimbursement shall be made promptly upon receipt of invoices from the Village, whether or not this application for special use is approved.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.



Applicant or Authorized Agent

2-15-11

Date

Owner

Date

EXHIBIT "A"

Legal Description

Lot 3 of Unit Two, North Aurora Industrial Park, in the Village of North Aurora, Kane County, Illinois.

PROPERTY ADDRESS: 197-199 Poplar Place, North Aurora, Illinois

PIN: 15-05-400-038-0000