



**Village of Itasca**  
**Community Development Department**

550 W. Irving Park Road, Itasca, IL 60143  
PHONE: 630-773-5568 | FAX: 630-773-0852  
[www.itasca.com](http://www.itasca.com)

**MEMORANDUM**

TO: President Jeff Pruyn  
Village Board of Trustees

RE: PC 20-003  
1431 Harmony Ct.  
Outdoor Storage – Special Use

FROM: Mo Khan  
Village Planner

COTW: July 7, 2020

CC: Shannon Malik Jarmusz,  
Director of Community  
Development  
Carie Anne Ergo, Village  
Administrator  
File

ENCL: Plan Commission Staff Report,  
Petition for Special Use and  
Attachments

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**BACKGROUND**

The Petitioner, Michael Gasior, on behalf of the owner Zain Investments and the tenant Platinum Auto Exchange requested a Special Use and Class I Site Plan approval for Outdoor Storage at 1431 Harmony Ct. to store vehicles for sale on the exterior of the property.

The requests before the Committee of the Whole are as follows:

1. Special Use in accordance with Section 11.02-3 & 14.11 of the Zoning Ordinance to Permit Outdoor Storage.
2. Class I Site Plan Review in accordance with Section 14.13-2-a.

The Village Board in February 2020 approved a Zoning Certificate/ Business License for Platinum Auto Exchange to use the subject property as a storage/warehouse for their existing online car sales businesses. If the Village Board approves the Special Use and Class I Site Plan request for Outdoor Storage, Platinum Auto Exchange is proposing to relocate their online car sales business to the subject property.

**PLAN COMMISSION RECOMMENDATION**

The Plan Commission conducted a Public Hearing on this matter on June 17, 2020. One public comment was submitted by the Forest Preserve District of DuPage County, which owns adjacent

property to the north of the subject property, and was read into the record by Village Staff. The Forest Preserve District of DuPage County requested that if the owner/tenant is to repave the parking lot that they do so without the use of coal tar sealants, which contains chemicals that are harmful to the environment and wildlife.

Members of the Plan Commission stated that there is a concern regarding safety of the vehicles from burglary or vandalism. The Petitioner stated they have installed brighter light bulbs and are willing to assume the risk of storing vehicles outside.

Chairman Kischner asked Village Staff if the Police Department had reviewed the proposal. Village Staff stated that it is not typical for the Police Department to review zoning requests and as such did not review the proposal for outdoor storage. However, Village Staff did review the proposed site plan to ensure that there is sufficient vehicular access around the site for emergency vehicles.

The Plan Commission Reviewed the Required Findings of Facts and ***Recommended Unanimous Approval (6-0)*** of the Special Use and Class I Site Plan Approval Requests, subject to the following conditions as recommend by staff:

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, the DuPage County Stormwater Ordinance, and Standard Development Specifications in place at the time of permit application.
2. Outdoor Storage shall be limited to areas identified on Exhibit B – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.
3. Outdoor Storage shall be limited to vehicles for sale.
4. Storage of Inoperable Vehicles shall not be permitted outdoors.
5. Repairs or Maintenance of any Vehicle shall not be permitted outdoors.



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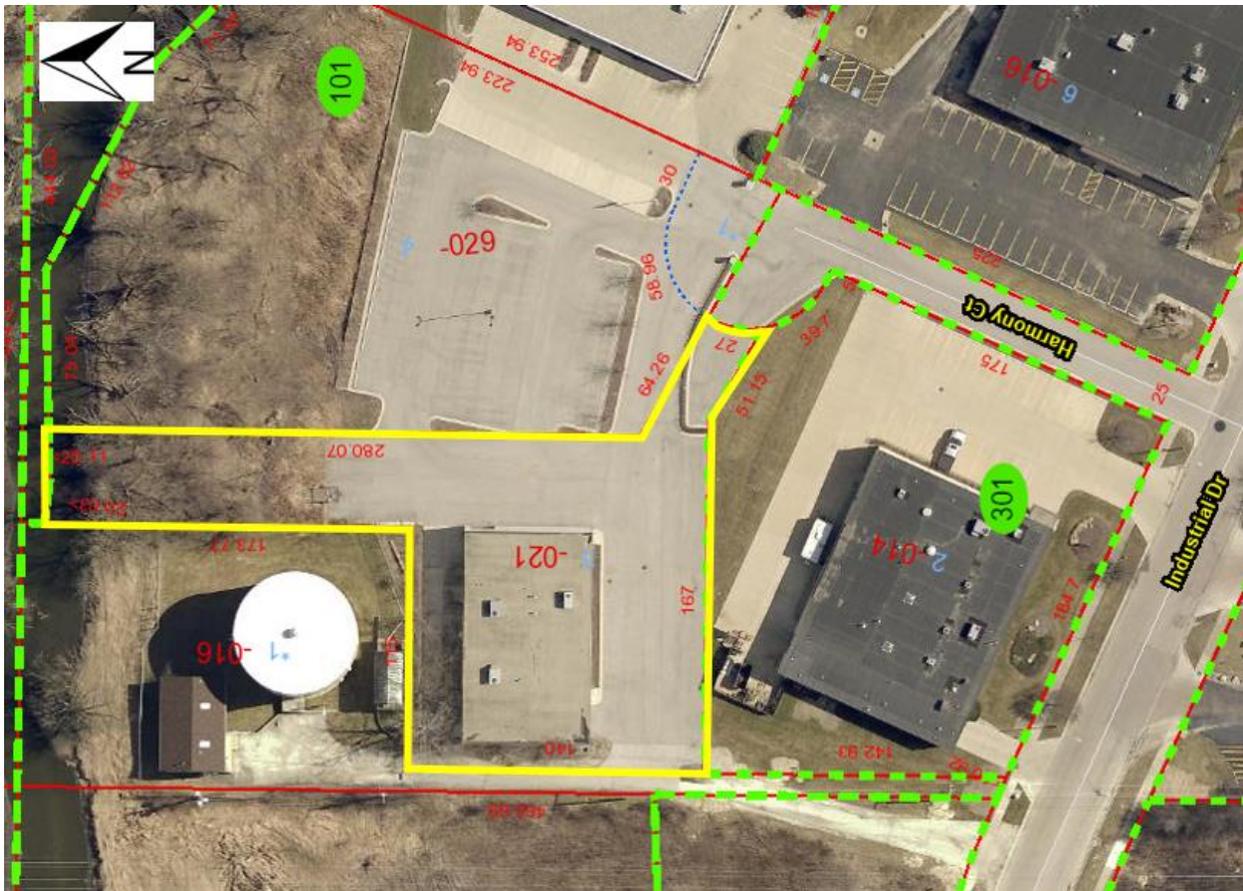
**PUBLIC HEARING DATE: MARCH 18, 2020**

**PC 20-003**

**TITLE:** Zain Investments – Outdoor Storage Special Use  
**ADDRESS:** 1431 Harmony Ct.  
**PIN:** 03-09-101-021

**PROPOSAL:** Michael Gasior, Petitioner, on behalf of the Owner, Zain Investments, are requesting the following:

1. Special Use in accordance with Section 11.02-3 & 14.11 of the Zoning Ordinance to Permit Outdoor Storage.
2. Class I Site Plan Review in accordance with Section 14.13-2-a



## **BACKGROUND**

Platinum Auto Exchange is an online car dealership business. The business currently operates out of Mount Prospect, IL. Platinum Auto Exchange received their Zoning Certificate approval from the Village Board to use the subject property as an indoor storage facility in February 2020.

Platinum Auto Exchange wishes to use the outdoor pavement area for storage of their vehicles as well. Representatives from Platinum Auto Exchange have stated they would like to move the business's main operations to this location in Itasca.

## **PLANNING & ZONING ANALYSIS**

The subject property is located on the cul-de-sac of Harmony Court, which is off Industrial Dr. and is Zoned M, Limited Manufacturing District. The subject property is approximately 0.76 acres or 37,800 square feet and is improved with an approximately 8,000 square feet two-story warehouse building and surface parking lot. The building was constructed in 1981. The adjacent properties are all Zoned M, Limited Manufacturing District.

The existing use of warehouse/storage facility and the proposed use of a car dealership are both permitted by right in the M, Limiting Manufacturing, Zoning District [Sec. 11.03-1-x/-k], provided that all storage occurs indoors.

Section 11.02-3 of the Zoning Ordinance states "All activities and operations, including material and equipment storage, shall be within completely enclosed buildings. The outside storage of materials and equipment may be allowed only by Special Use Permit obtained in accordance with the provisions of Section 14.11 of the Itasca Zoning Ordinance.

There are several Zoning, Building, and Fire Code requirements and regulations that must be met and maintained, such as drive aisle widths, fire safety apparatus access, and parking lot/storage area setbacks. If the request for the Special Use is approved, Staff has provided a proposed Site Plan as to where outdoor storage of vehicles shall be limited to in order to be compliant with all the various code regulations, see Exhibit B.

Section 12.05-2-f states the following parking requirements for Motor Vehicle Sales businesses:

1. One (1) space per five hundred (500) square feet of enclosed sale/rental floor area; and,
2. One (1) space per thousand (1,000) square feet of gross open sales/rental display lot area, and,
3. Two (2) spaces per service bay; and,
4. One (1) space for each employee.

Based on the parking requirements, a minimum of 13 parking stalls must be provided on-site, including 1 accessible stall, for just the use of the building. Based on the proposed site plan, if the

Special Use is approved an additional 3 parking spaces would need to be provided. The subject property provides 20 parking stalls, including 1 accessible stall. The parking requirement calculations are provided below:

Description	Requirement	Quantity	Parking Spaces Required
Enclosed Sale/Rental Floor Area	1 per 500 SF	5,476 SF	11
Number of Employees	1 per Employee	2 Employees	2
Outdoor Sale/Rental Floor Area	1 per 1,000 SF	2,625 SF	3
Total:			16

Section 14.13-2-a requires that a Class I Site Plan Review occur when considering any Special Use Permit. Majority of the Standards for Review for the Class I Site Plan Review are not applicable as there is no proposed improvements being made to the property nor the building. The two applicable sections are related to Access & Circulation [Sec. 14.13-7-e] and Public Services & Utilities [Sec. 14.13-7-f].

Though the subject property meets the minimum parking requirements, the size of the subject property provides concerns regarding adequate access to the site by both customers and fire safety apparatus. The subject property was designed with off-street parking for longer term office/warehouse use and not a car dealership use where there is not only a higher turnover of vehicles coming and going and competing with limited space due to vehicles being stored outside if the Special Use is approved.

With the storage of vehicles indoors and outdoors and the need to move cars around throughout the day, it may block access to the building or other areas of the property in case of an emergency. The movement of vehicles may also cause a potential safety hazard for customers on-site since there are is no dedicated walkways on the site and the area of vehicle storage and customer/employee parking is all one in the same.

**SUMMARY**

The proposed use of a Motor Vehicle Sales business with accompanying outdoor storage at the subject property raises concerns regarding safe and adequate off-street parking and circulation and the potential for inadequate access by emergency vehicles to the site.

**STANDARDS FOR CLASS I SITE PLAN REVIEW**

Section 14.13-7 sets forth the following Standards for Class I Site Plan Review:

In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long term goals. Variations from these standards may be allowed by the Village Board.

a. The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

b. The plan shall be in a reasonable conformity with the Comprehensive Plan.

c. Site and Building Design: Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

(1) Relationships of Buildings to Site:

(a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable, and encouraging safe pedestrian movement.

(b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

(c) Without restricting the permissible limits of the applicable zoning district, the height, massing and scale of each building should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

(2) Building Design:

(a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

(b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

(c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

(3) Signs: All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:

(a) Every sign should be designed as an integral architectural element of the building and site to which it principally relates.

(b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.

(c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.

(d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

(4) Lighting:

(a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.

(b) Adequate provision should be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

d. Open Space and Landscaping:

(1) Maximize retention of open space and preserve scenic views from publicly accessible locations.

(2) Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

(3) Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter, measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

(4) Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with

plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

e. Access and Circulation:

(1) Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

(2) Adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

(3) Design should ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

(4) Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

f. Public Services and Utilities: Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and electricity. Impact on these services should be as minimal as practicable.

g. Environmental Considerations:

(1) Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

(2) The obstruction of natural watercourses shall be discouraged.

(3) The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

(4) Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

(5) Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

(6) Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

(7) Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

h. Preservation: Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

i. Downtown Design Guidelines: All developments located in the Traditional Downtown area (B-4, B-5 and B-6 zoning districts) shall be compatible with the Downtown Design Guidelines, as defined in Section 3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

#### **STANDARDS OF APPROVAL FOR SPECIAL USE**

Section 14.11-4 sets forth the following Standards of Approval:

No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

- a. is deemed necessary for the public convenience at the location;
- b. is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;
- c. will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned develop

#### **REQUIRED FINDINGS OF FACT FOR SPECIAL USE**

Section 14.11-7 requires the Plan Commission to consider the following Findings of Facts for Special Uses.

The Plan Commission shall make written findings of fact and shall submit same together with its recommendations to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner.

- a. The Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:
  - (1) the approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

(2) that the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

(3) that such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity.

(4) that the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The Petitioner has addressed these Standards and Findings of Fact as part of their Petition for Special Use.

#### **RECOMMENDATION CONDITIONS OF APPROVAL**

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission.

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, the DuPage County Stormwater Ordinance, and Standard Development Specifications in place at the time of permit application.
2. Outdoor Storage shall be limited to areas identified on Exhibit B – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.
3. Outdoor Storage shall be limited to vehicles for sale.
4. Storage of Inoperable Vehicles shall not be permitted outdoors.
5. Repairs or Maintenance of any Vehicle shall not be permitted outdoors.

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#### **DOCUMENTS ATTACHED**

1. Exhibit A – Petition for Subdivision, dated January 9, 2018
2. Exhibit B – Plat of Survey, dated October 28, 2019
3. Exhibit C – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.,

**PETITION FOR SPECIAL USE**

Village of Itasca Plan Commission  
c/o Community Development Department  
550 W. Irving Park Rd.  
Itasca, IL 60143  
(Ph): 630-773-5568 (F): 630-773-0852  
comdev@itasca.com

Date Submitted: February 7, 2020

**ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION**

Address(es) of Property: 1431 Harmon Court, Itasca, IL 60143

Owner(s) of Property: Lual Abuhilal

Petitioner(s) (if other than owners): Michael T. Gasior, GASIOR LAW OFFICE, LLC, on Behalf of the Property Owner

Existing Use: Space is currently vacant, located in the Manufacturing District Zoning: (M) Manufacturing Zoning District

P.I.N. #(s): 93-09-101-023 Lot Size (sq. ft.): 31,560, approximately

Please answer the following questions (you may attached additional sheets if needed):

1.) Please provide a detailed description of the use requested.

*- Please see attached.*

2.) Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant.

*- Please see attached.*

3.) Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.

*- Please see attached.*

4.) Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity? Please explain your answer.

*- Please see attached.*

5.) What effect will the use have on property values and improvements in the vicinity? Please explain your answer.

*- Please see attached.*

Owner's Name(s): Zain Investments, LLC

Address: 323 Brentwood Place Phone: 630-699-9000

Downers Grove, IL 60515 Email: labuhilal@gmail.com

Petitioner's Name(s): Gasior Law Office, LLC, Michael T. Gasior on Behalf of Zain Investments, LLC

Address(es): 3701 Algonquin Rd., Suite 715 Phone: 847-894-8159

Rolling Meadows, IL 60008 Email: mgasior@gasiorlaw.com

Agent or Attorney (if applicable) Site Planner or Engineer (if applicable)

Name: Michael T. Gasior, Attorney at Law Name: Not Applicable

Firm: Gasior Law Office, LLC Firm: N/A

Address: 3701 Algonquin Rd., Suite 715 Address: N/A

Rolling Meadows, IL 60008 N/A

Phone: 847.894.8159 Phone: N/A

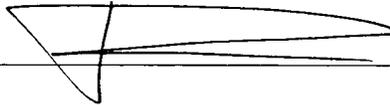
Email: mgasior@gasiorlaw.com Email: N/A

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- ~~Architectural renderings of new or altered structures (if applicable).~~ *N/A*
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- ~~If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.~~ *N/A*

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Zain Investments, LLC. DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature:  \_\_\_\_\_

Date: 2/6/2020

**SUBSCRIBED AND SWORN TO**

BEFORE ME THIS 6<sup>th</sup> DAY OF February, 20 20

  
\_\_\_\_\_  
NOTARY PUBLIC

## **Petition for Special Use**

Village of Itasca Plan Commission  
c/o Community Development  
550 W. Irving Park Rd.,  
Itasca, IL 60143

Date:  
**February 7<sup>th</sup>, 2020**

Property address:  
**1431 Harmony Court, Itasca, IL 60143**

Property Owner:  
**Zain Investments, LLC.**  
**325 Brentwood Place**  
**Downers Grove IL 60515**

**Please find below, answers for questions in regard to Petition for Special Use on behalf of Zain Investments for the property Located at:**

**1431 Harmony Court, Itasca IL 60143.**

- 1) We are requesting a special use permit to allow for online (internet) vehicle sales at the aforementioned property. We would like the use the property to house vehicles inside and outside of the facility prior to being sold. Outside storage and parking of the vehicles will ONLY be contained to designated and marked parking spaces/areas. The proposed occupant currently operates a company that sells vehicles online. The vehicles are marketed and sold exclusively on-line. The property would be used to house and store the vehicles until they are sold to a customer. Minimal on-site customer interaction requires that the customer visits the property to complete the vehicle purchase.
- 2) The special use is in the interest of the public because it allows for a safe and secure location to purchase a vehicle. The area is located in an industrial part of Itasca designated for commercial use, manufacturing, and sales. It is not in close proximity to any residential use properties. The special use allows the consumer the choice to complete an online transaction safely and securely.
- 3) The special use is necessary for public convenience because it allows the public to visit a safe and secure location. It is a designated area that is well maintained, and accessible from centrally located streets, major highways, and public transportation. The area is located in the Manufacturing Zoning District (M),

which include industrial and commercial buildings. There are no residential properties in the area.

Additionally, 1431 Harmony is located at the end of a street in “cul-de-sac”, which allows for minimal traffic to the surrounding businesses and vehicles using Industrial Drive. The special use will also contribute to the general welfare of the area because the building will continue to be well maintained, well-lit, and occupied, which further enhances the area and surrounding businesses. Commercial properties are always more valuable when they are fully occupied.

- 4) The special use will NOT be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity. The product being sold is commonplace, these are high-end vehicles that are purchased on-line. The property will simply be used to finalize and complete the transaction. The tenant already has a well-established business on Mount Prospect, Illinois and desires to move their business to Itasca, Illinois.
- 5) The special use will definitely have a positive effect on the property values and vicinity. The property will be occupied and professionally maintained and managed. This will allow neighboring businesses to have a neighbor that is committed to the aesthetics, appearance, and long-term commitment to the property.

Respectfully Submitted,

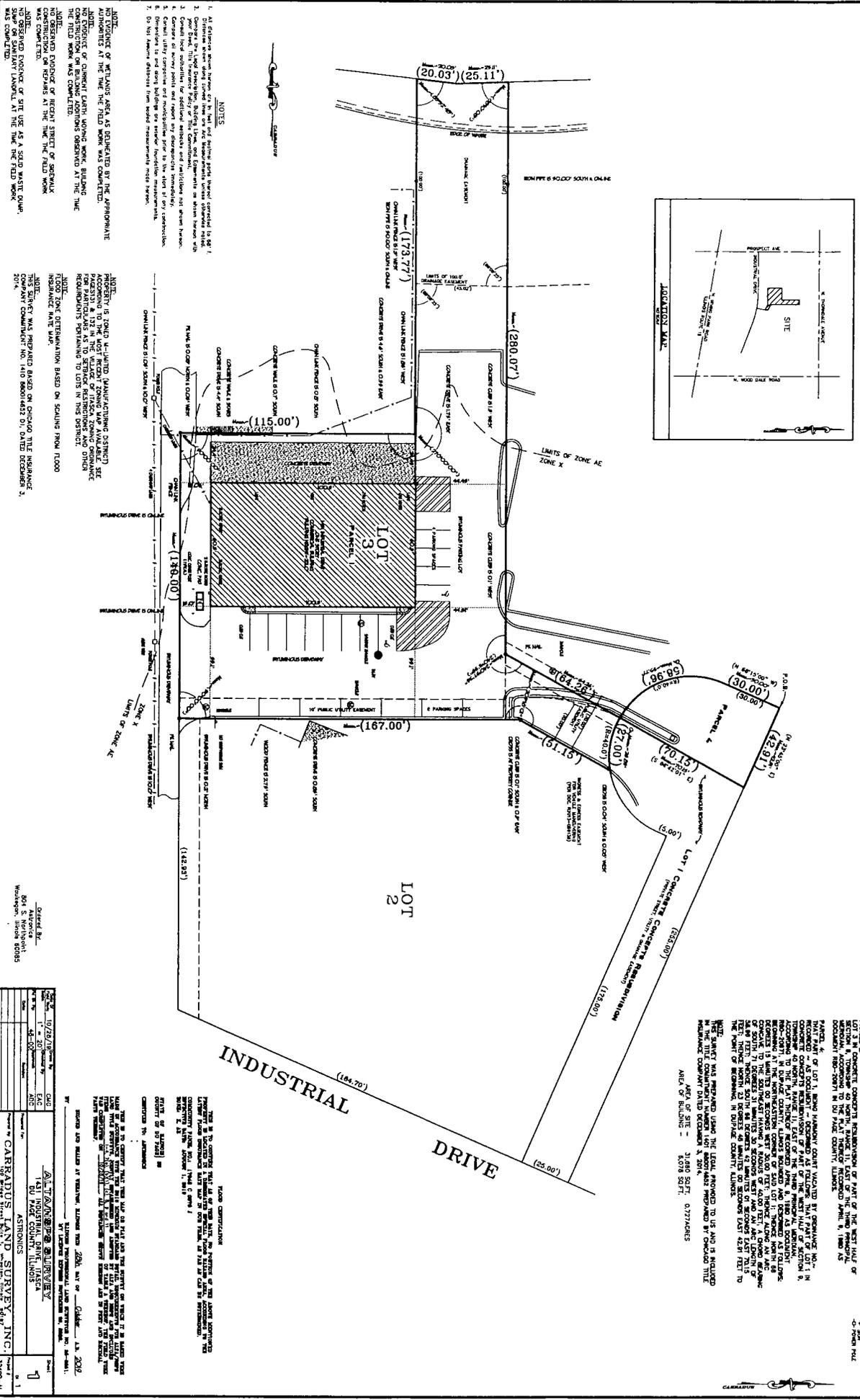
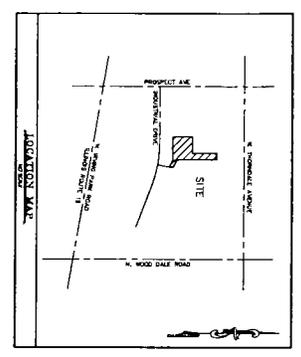
*Michael T. Gasior*

Michael T. Gasior, Attorney at Law  
GASIOR LAW OFFICE, LLC.  
On Behalf of Zain Investments, LLC.

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

- UNLIT
- CONVEYANCE
- EASEMENT
- EJECTMENT
- EASEMENT
- EJECTMENT
- EASEMENT
- EJECTMENT
- EASEMENT
- EJECTMENT



**NOTES**

1. All distances shown between any lot and another party herein are intended to be 1/4" = 100'.
2. Compare the Legal Description, Building Lines and Easements on other surveys of this tract.
3. Compare the Legal Description, Building Lines and Easements on other surveys of this tract.
4. Compare all survey points and notes for discrepancies immediately.
5. Compare all survey points and notes for discrepancies immediately.
6. Compare all survey points and notes for discrepancies immediately.
7. Compare all survey points and notes for discrepancies immediately.
8. Compare all survey points and notes for discrepancies immediately.
9. Compare all survey points and notes for discrepancies immediately.
10. Compare all survey points and notes for discrepancies immediately.

**NOTE:**  
 PROPERTY IS ZONED UNLIT (MANUFACTURING DISTRICT) ACCORDING TO THE MOST RECENT ZONING MAP AVAILABLE. SIZE FOR PARTICULARS AS TO SETBACK RESTRICTIONS AND OTHER REQUIREMENTS PERTAINING TO LOTS IN THIS DISTRICT.

**NOTE:**  
 THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY CHICAGO POLY 140 BOUNDARY SURVEY RECORDED IN 2014.

**NOTES**

1. ALL DISTANCES SHOWN BETWEEN ANY LOT AND ANOTHER PARTY HEREIN ARE INTENDED TO BE 1/4" = 100'.

2. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES AND EASEMENTS ON OTHER SURVEYS OF THIS TRACT.

3. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES AND EASEMENTS ON OTHER SURVEYS OF THIS TRACT.

4. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

5. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

6. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

7. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

8. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

9. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

10. COMPARE ALL SURVEY POINTS AND NOTES FOR DISCREPANCIES IMMEDIATELY.

DATE	BY	REVISION
10/29/2012	ALTA SURVEY	INITIAL SURVEY
11/01/2012	ALTA SURVEY	FINAL SURVEY

**ALTA SURVEY**  
 1431 INDUSTRIAL DRIVE, JASCA  
 801 S. WASHINGTON  
 WASHINGTON, ILLINOIS 60005

**CARRAVUS LAND SURVEY, INC.**  
 1520 S. WASHINGTON  
 WASHINGTON, ILLINOIS 60005

# Outdoor Storage Site Plan - 1431 Harmony Ct.

Outdoor Storage Area

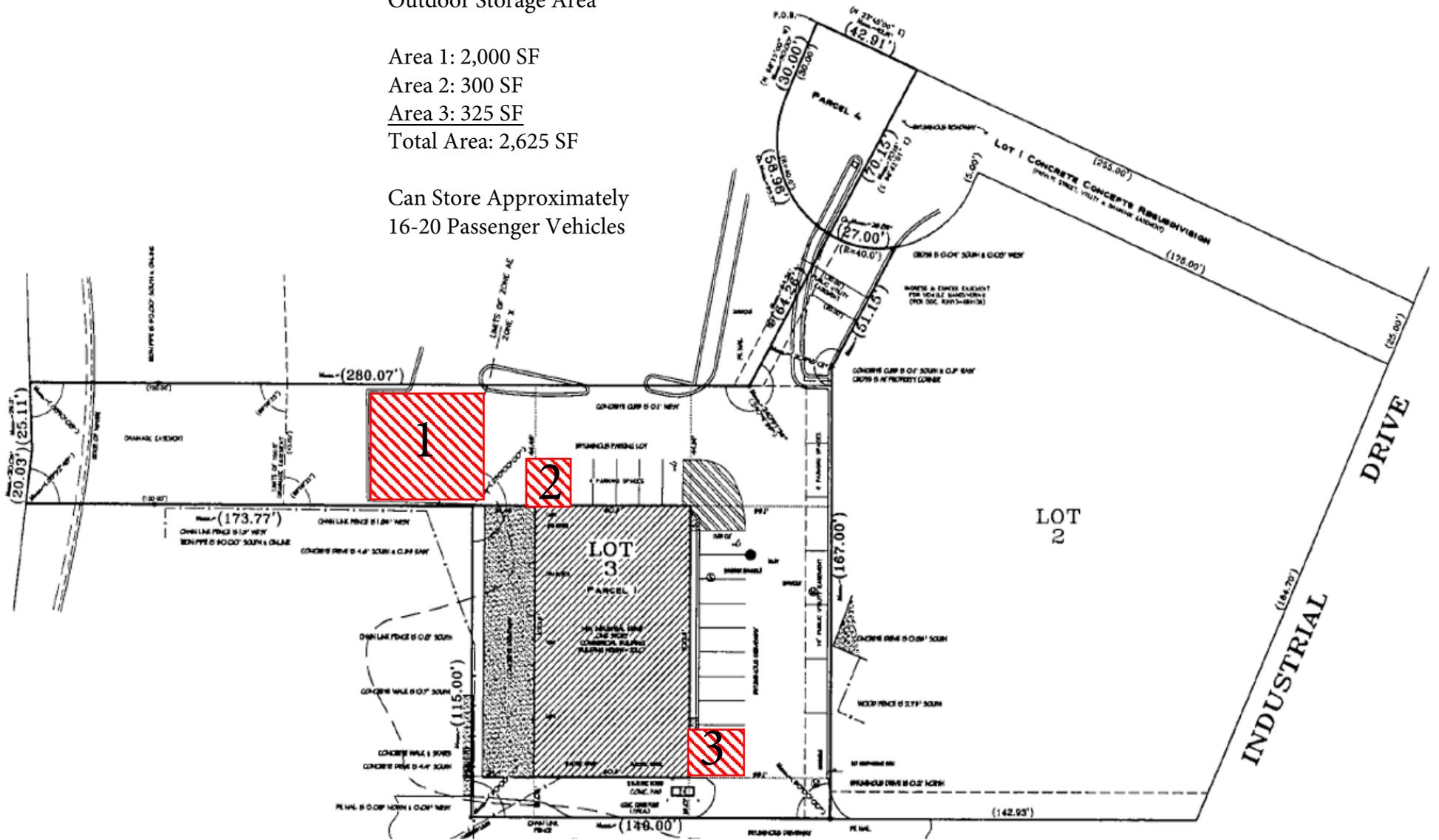
Area 1: 2,000 SF

Area 2: 300 SF

Area 3: 325 SF

Total Area: 2,625 SF

Can Store Approximately  
16-20 Passenger Vehicles





**Forest Preserve District  
of DuPage County**

35580 Naperville Road  
P.O. Box 5000  
Wheaton, IL 60189

630.933.7200  
Fax 630.933.7204  
TTY 800.526.0857

Via email: [mkahn@itasca.com](mailto:mkahn@itasca.com)

[dupageforest.org](http://dupageforest.org)

March 18, 2020

Mark Kishner, Chairman  
Itasca Plan Commission  
Village of Itasca  
550 W. Irving Park Rd.  
Itasca, IL 60143

Re: Public Hearing – 1431 Harmony Court, Itasca, PIN 03-09-101-021  
Zain Investments / Michael Gasior

Dear Mr. Kishner,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Michael Gasior's Petition for a Special Use to permit outdoor storage of vehicles for an online car sales business. We appreciate receiving timely notification of such requests that may have an impact on Forest Preserve District property, and thank you for the opportunity to comment.

The Forest Preserve District owns property known as Salt Creek Marsh Forest Preserve which is north of the subject property. The subject property is adjacent to Spring Brook, which feeds in to Salt Creek. The Forest Preserve District is concerned about pollutants (such as gasoline, oils, and other fluids) from the outdoor storage of cars entering the Salt Creek floodplain and river system via runoff from the subject property and potentially harm plant and aquatic life.

Should the parking lot be sealed in the future, the District requests that no asphalt sealants that contain coal tar products be used. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Please consider this as the Forest Preserve District's request that this letter be read and entered into the Public Record at the Wednesday, March 18<sup>th</sup> Plan Commission meeting. Please do not hesitate to call me at (630) 933-7235 if you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Kevin Stough".

Kevin Stough  
Land Preservation Manager

cc: Daniel Hebreard, President  
Forest Preserve District Commissioners  
Ed Stevenson, Executive Director  
Dan Zinnen, Director of Resource Management and Development

**ORDINANCE NO. 1941-20**

**AN ORDINANCE APPROVING A SPECIAL USE FOR OUTDOOR STORAGE  
AT 1431 HARMONY COURT (PLATINUM AUTO EXCHANGE)**

WHEREAS, Michael Gasior on behalf of Zain Investments and Platinum Auto Exchange (hereinafter referred to as “Petitioner”) has filed a Petition requesting (1) a Class I Site Plan and a Special Use for the property at 1431 Harmony Court in the Village of Itasca (hereinafter “Subject Property”) in the M, Limited Manufacturing District; and

WHEREAS, Petitioner proposed a Class I Site Plan, attached hereto as Exhibit A; and

WHEREAS, Petitioner submitted an application for Special Use pursuant to § 11.02(3) and § 14.11 of the Itasca Zoning Ordinance to permit outdoor storage, attached hereto as Exhibit B; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on June 17, 2020, pursuant to public notice as required by law, with respect to Petitioner’s petition; and

WHEREAS, the Plan Commission made the following findings of facts with respect to the Petitioner’s request for Special Use:

1. The approval of the special use is in the public interest and not solely for the interest of the applicant;
2. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
4. The proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees; and

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that the Class I Site Plan and Special Use be approved subject to the following conditions:

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, the DuPage County Stormwater Ordinance, and Standard Development Specifications in place at the time of permit application;
2. Outdoor Storage shall be limited to areas identified on Exhibit B – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.;
3. Outdoor Storage shall be limited to vehicles for sale;
4. Storage of Inoperable Vehicles shall not be permitted outdoors;

5. Repairs or Maintenance of any Vehicle shall not be permitted outdoors;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission that the Petitioner’s proposed Class I Site Plan, Exhibit A, be approved and that the Petitioner’s petition for Special Use pursuant to § 11.02(3) and § 14.11 of the Itasca Zoning Ordinance to permit outdoor storage on the Subject Property, Exhibit B, be granted subject to the conditions listed above.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 21<sup>st</sup> day of July, 2020.

APPROVED:

\_\_\_\_\_  
Village President Jeffery J. Pruyn

ATTEST:

\_\_\_\_\_  
Village Clerk Jody Conidi