

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response:

With respect to the current auto repair operation underway in unit "A" currently known as "Mr. Jim's Auto", the parking spaces requested for the purpose of displaying used cars, will not impact any emergency vehicle access, trash removal routes, fire hydrant access, customer drop off for the current auto repair business or Route 59 traffic flows. Hours of operation is planned for off-peak drive times, avoiding any additional traffic to the surrounding roads.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response:

There will be no environmental impact as a result of reallocating 8 parking spaces of the 17 existing parking spaces, located on the east side of the security fence. No landscaping or drainage systems, nor is any construction involved. All cars represented will be in good running condition and emissions compliant, as to not impact air quality issues.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

With the existing B-4 motoring district zoning, allowing for auto repair, the adding of used auto sales, would only complement the current business activities, and add to the neighborhood's economic activity being performed at this commercial location.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response:

The entire scope of this project is utilizing existing infrastructure, generating typical service demands, consistent with other commercial uses in the district. No new public facilities or major upgrades are needed. The vehicle sales operation is expected to generate typical traffic and service demands, similar to other commercial uses in the district.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response:

With dedicated pavement markings, for directing patrons for auto repair or used auto sales, which will allow for clear traffic flow, and to prevent any accidents to employees, visitors or the general public in the vicinity.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

Applicant Response:

The "Mr. Jim's" location has been a dedicated auto repair facility, serving the Warrenville community for over 25 years. The addition of the used car component, is in harmony with the existing business on this property, and would blend in seamlessly with the community.