

Minutes  
Board of Zoning, Planning & Appeals  
Thursday, January 26, 2017  
7:30 P.M.

Village Hall Board Room  
655 Village Hall Drive  
Cary, IL 60013

Acting Chairman Graziano called the meeting to order at 7:28 P.M.

**Roll Call**

Present: Members Kretschmer, O'Laughlin, Graziano, Jasper and Williams  
Absent: Pippen, Khoury

Others present included Director of Community Development Brian Simmons, Village Clerk Bragg and members of the audience per the sign-in sheet.

Acting Chairman Graziano led the recitation of the Pledge of Allegiance.

**Approval of Minutes of Previous Meetings – Thursday, October 13, 2016.**

Acting Chairman Graziano entertained a motion to approve the minutes of October 13, 2016.

***Motion: Member O'Laughlin moved, seconded by Member Williams to approve the minutes of October 13, 2016.***

**Discussion**

None

***Voting Aye: Graziano, Williams, Jasper, Kretschmer, O'Laughlin***

***Abstain: None***

***Voting Nay: None***

***Absent: Khoury, Pippen***

***Motion Passed: 5-0***

**Approval of Minutes of Previous Meetings – Thursday, October 20, 2016.**

Acting Chairman Graziano entertained a motion to approve the minutes of October 20, 2016.

***Motion: Member Kretschmer moved, seconded by Member Williams to approve the minutes of October 20, 2016.***

**Discussion**

None

***Voting Aye: Graziano, Williams, Jasper, Kretschmer***

***Abstain: O'Laughlin***

***Voting Nay: None***

***Absent: Khoury, Pippen***

***Motion Passed: 4-0***

**Approval of Minutes of Previous Meetings – Thursday, December 8, 2016.**

Acting Chairman Graziano entertained a motion to approve the minutes of December 8, 2016.

***Motion: Member Kretschmer moved, seconded by Member Williams to approve the minutes of December 8, 2016.***

**Discussion**

None

***Voting Aye: Graziano, Williams, Jasper, Kretschmer***

***Abstain: O’Laughlin***

***Voting Nay: None***

***Absent: Khoury, Pippen***

***Motion Passed: 4-0***

**Village Case No. 17-ZPA-01-001**

Petitioners: Illinois Lift Equipment, Inc. (Contract Purchaser)  
Owner: Midwest Industrial Funds, 640 Industrial Cary, LLC  
Request: Conditional Use for Equipment Sales and Repair (Sec.17.20.030)  
Location: 640 Industrial Drive, Cary

Acting Chairman Graziano called Village Case No.17-ZPA-01-001 to order.

Director Simmons stated the petitioner is requesting recommendation to the Village Board, approval of a conditional use for equipment sales and repair to be located at 640 Industrial Drive. Director Simmons reviewed the proposal by Illinois Lift Equipment, Inc., to relocate their existing business operation to this 85,000 square foot building in the Village of Cary. They specialize in the retail sale, rental and repair of forklifts and other related equipment. This location requires a conditional use approval to allow this use within the M-Limited Manufacturing District.

**Discussion**

Michael Lopez, Illinois Lift Equipment’s owner, reviewed his company’s progress and growth over the past years. They are excited to be purchasing the building to have a permanent location. Mr. Lopez gave a brief overview of the services the business offers.

Mr. Lopez stated that some equipment will be parked outside on the property and a fence will be installed to screen the equipment from Industrial drive.

Acting Chairman Graziano closed the public portion of the meeting at 7:42 p.m.

***Acting Chairman Graziano entertained a motion to recommend to the Village Board of Trustees, approval of a conditional use for an equipment sales and repair land use for the property located at 640 Industrial Drive, subject to the following conditions:***

- 1. The conditional use shall be granted to Illinois Lift Equipment, Inc. for the property located at 640 Industrial Drive.***
- 2. Any outdoor storage of vehicles or equipment shall be limited to the paved surface area located to the east of the building.***

3. ***A fence shall be installed along the south side of the outdoor storage area to provide additional screening of the storage area from Industrial Drive.***

***Motion: Member O'Laughlin moved, seconded by Member Williams, to recommend to the Village Board of Trustees, approval of a conditional use for an equipment sales and repair land use for the property located at 640 Industrial Drive, subject to the following conditions:***

1. ***The conditional use shall be granted to Illinois Lift Equipment, Inc. for the property located at 640 Industrial Drive.***
2. ***Any outdoor storage of vehicles or equipment shall be limited to the paved surface area located to the east of the building.***
3. ***A fence shall be installed along the south side of the outdoor storage area to provide additional screening of the storage area from Industrial Drive.***

***Voting Aye: Graziano, Kretschmer, Jasper, Williams, O'Laughlin***

***Abstain: None***

***Voting Nay: None***

***Absent: Khoury, Pippen***

***Motion Passed: 5-0***

#### **Any and All Other Business**

Director Simmons presented a brief overview of items being processed for future Zoning Board hearings. Director Simmons advised the board a workshop will be scheduled in the near future in order to discuss updates to the Village Zoning Ordinance.

#### **Adjourn**

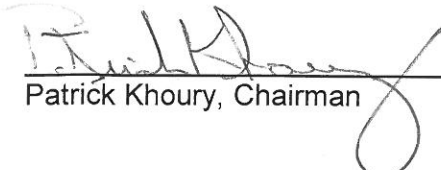
Chairman Khoury entertained a motion to adjourn at 7:48 p.m.


***All Ayes by voice vote.***

***Motion carried.***

Meeting adjourned at 7:48 p.m.

Respectfully submitted,

  
Patrick Khoury, Chairman

  
Nancy Bragg, Village Clerk