

Request For Board Action

REFERRED TO BOARD: June 12, 2017

AGENDA ITEM NO: 15

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Annexation, Annexation Agreement, Rezoning to M-1, Special Use for PUD, and Site Plan for Kunes Ford at Route 173.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

This matter went before the PZB on March 9th, 2017 on the applicant's proposals for an Annexation, Rezoning, Special Use and Site Plan Review. At the PZB, there was extensive discussion about the architecture of the proposed dealership. The applicant provided the PZB with verification from Ford that they would not vary from their standard national design.

The applicant is proposing to develop a new 35,372 square foot showroom on a new 2.54 acre site that is currently in the county. The new total site for Kunes Ford will be approximately 11.50 acres, including a 1.5 acre site that the Village will be swapping for future ROW along Grimm Road. As part of the economic development package for this development, the Village will be constructing a regional retention pond for this site.

The PZB recommended approval of the Annexation, Rezoning, Special Use, and Site Plan by a vote of 5-0.

FINANCIAL IMPACT: Keeping this dealership in the Village along with their proposed expansion will have a significant positive impact on the Village's generation of sales tax.

DOCUMENTS ATTACHED:

1. Staff Report
2. Annexation Agreement
3. Site Plan, Elevation, Landscape Plan

RECOMMENDED MOTION:

We move that the Village Board direct the Village Attorney to draft an Annexation and Annexation Agreement Ordinance for Kunes Ford.

We move that the Village Board direct the Village Attorney to draft a Special Use Ordinance for a PUD for Kunes Ford.

We move that the Village Board direct the Village Attorney to draft a Rezoning Ordinance to M-1 for Kunes Ford.

We move that the Village Board approve of the Site Plan for Kunes Ford.