

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 13, 2012

P/Z 12-023- McGrath Lexus Westmont regarding 500 E. Ogden Ave., Westmont

Request for a variance to allow the parking of vehicles in the front yard setback.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

FINDINGS OF FACT: The Applicant seeks this variance to improve the visibility of its high-end automobiles and to provide a greater showcase for such automobiles. The Applicant may be at a competitive disadvantage with other dealerships who maintain such displays within the front yard setback, and therefore cannot yield a reasonable return without this variance.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

FINDINGS OF FACT: The proposed display of autos would be consistent with that of other dealerships along Ogden Avenue.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

FINDINGS OF FACT: The property is located along a heavily commercial corridor with numerous automobile dealerships and other commercial developments. This proposed display of automobiles will be consistent with the character of the area and consistent with similar displays by other automobile dealerships.

6 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.