

9-7-22 Special Zoning Board meeting to consider and, if warranted, approve as special use and site plan for Becks Oil at multiple addresses on War Memorial Avenue.

Meeting was called to order at 5:30 by Chairman Rick Picl

Attendance:

Rick Picl  
Mick O'Neil  
Floyd Wombacher  
Robert Tenney  
Jack Weideman  
Steve Cady  
Mike Woo

Chairman Picl Read addresses of Project And called for comments from the Petitioner

Mr. Bill Smith, President of Beck Oil:

Explained size and use of development.

Stated consultant researched several locations and recommended site.

No changes to site plan from last meeting

Mr. O'Neil asked about tight right turn into carwash. Mr. Smith agreed with comment but due to limited space this condition could not be changed.

Mr. Wombacher asked about the schedule. Mr. Smith stated from experience it would take 7 to 8 months for completion.

Mr. Wombacher asked about IDOT approval of plans. Mr. Smith stated they are working with IDOT. There still some issues and a recent problem to be worked out.

If IDOT requires changes, the new site plan must be approved by the Board.

Chairman Picl asked for comments from the audience

Mr. Jerry Stella asked about power lines on the property. Mr. Smith responded: Power lines will be buried along with ATT & Comcast.

Mr. Gary Jericol asked about Noise and light pollution. Mr. Smith responded: LED lights will keep light limited to site and noise will be minimal and trees will help sound abatement.

Mr. Wombacher asked about business hours. Mr. Smith stated the car wash will operate from 7:00 AM to 8:00 PM. The gas station and convenience store will operate 24 hours.

Ms. Jamel Richardson asked about property values, noise, and light and water pollution from tanks.

Mr. Smith responded the first questions already answered. Strict standards on new tanks require dual fiberglass tanks with leak detectors. It was also stated that there were no water wells in the area. All heights water comes from wells at the bottom of the bluff.

Chairman Picl closed comments and called for the findings of facts for the Special use Permit.

The board approved items 1-5 & 7 with no nay votes. Question 6 was not applicable.

A motion to approve the Special Use Permit was made by Mr. Woo, seconded by Mr. Wombacher.

The motion passed unanimously.

Chairman Picl called for the findings of facts for the Site Plan.

The board approved items 1-5 & 7 with no nay votes. Question 6 was not applicable.

A motion to approve the Site Plan was made by Mr. O'Neil, seconded by Mr. Tenney;

The motion passed unanimously.

Chairman Picl closed the meeting: