

FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS

RE: 4433 South Harlem Avenue, Stickney, Illinois 60804 (the “Property”)

GRANT OF A SPECIAL USE PERMIT

On July 26, 2016, the Village of Stickney Zoning Board of Appeals (the “ZBA”) recommended granting a special use permit to allow for the operation of a car wash and tire repair shop (the “Proposed Use”) located at the Property, based on the following:

1. The Property is located in the Business zoning district;
2. Car washes are permitted in the Business zoning district with a special use permit;
3. Ramiro Espinoza (the “Applicant”) submitted a request to the Village of Stickney (the “Village”) seeking a special use permit (the “Zoning Relief”) to allow for the operation of the Proposed Use at the Property;
4. In accordance with the Illinois Compiled Statutes and the Village’s Zoning Ordinance, notice of the hearing regarding the Applicant’s requested Zoning Relief (the “Hearing”) was published in one or more newspapers published in the Village;
5. At the abovementioned Hearing, the Applicant provided credible evidence showing that the use of the Property was not changing, as a car wash has operated at the Property previously, and, therefore, granting the special use permit would not: (a) endanger the public health, safety or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area and would, in fact, contribute to the community as the Property has been vacant for approximately three (3) years;
6. The Applicant provided testimony that the car wash will be operated as a hand car wash, and car detailing services will be provided by appointment, and therefore traffic congestion on the Property will be limited, as such services are less likely to draw great numbers of customers at any one time than an automated car wash, which previously operated at the Property;
7. The Applicant further provided testimony that three (3) parking spaces on the Property will be utilized for employee parking, and therefore employee parking will not contribute to parking issues on Harlem Avenue and nearby streets and

alleys;

8. The Applicant further provided credible evidence of his ability to manage ingress and egress onto the Property in a manner reasonably designed to minimize traffic congestion, subject to certain traffic control devices;
9. The Applicant further showed that adequate utilities, access roads, drainage and other necessary facilities are provided;
10. The car wash provides a valuable service to individuals residing in or visiting the Village and granting the special use permit will contribute to the Village's tax base.

CONCLUSION; CONDITION

The Applicant showed that the requested land use relief would comply with the requirements set forth in the Zoning Code. The Applicant demonstrated that there is a public necessity for the operation of the Proposed Use at the Property, as such use provides essential services to Village residents and visitors and will contribute to the Village's tax base. Based on the foregoing, the ZBA recommends granting the requested special use permit to allow for the operation of the Proposed Use at the Property, subject to the following condition:

A. The Applicant, at his sole cost and expense, must

- (1) install appropriate entrance and exit signage on the Property in accordance with the traffic study provided to the ZBA to control the ingress and egress of traffic;
- (2) have directional pavement paintings placed on the Property to direct the flow of traffic; and
- (3) install a "No Left Turn" to prevent vehicles from exiting the Property and turning left onto Harlem Avenue.

Chairman of the Zoning Board of Appeals for the Village of Stickney