

ORDINANCE NO. 10-2023

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
PARKING VARIATION TO ALLOW A VEHICLE DETAIL
SHOP ON THE PREMISES AT 3521-23 WEST 95TH STREET,
EVERGREEN PARK, ILLINOIS**

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

Section 1

That a special use permit be granted pursuant to Section 25-60 of the Evergreen Park Zoning Code in order to permit the operation of a vehicle detail shop on the Property located at 3521-23 West 95th Street, legally described as follows:

LOTS 27 AND 28 IN BLOCK 8 IN HOMESTEAD ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH EAST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-11-200-012-0000 & 24-11-200-013-0000

Section 2

The above special use permit is granted upon the following conditions:

1. No body work, repair of vehicles, or mechanical work shall be permitted.
2. All detail work shall be done indoors.
3. No radio or amplified music shall be emanated from the vehicles of employees or customers, or from the building which can be heard by any residential property to the south of 95th Place (alley).
4. No vehicles of customers shall be parked outside on 95th Street, on Central Park Avenue, on St. Louis Avenue, on Clifton Park Avenue, or on 95th Place (alley).
5. Vehicles of employees may be parked on 95th Street and on 95th Place (alley) where the Village permits parking, and on the east parkway of St. Louis Avenue north of 95th Place (alley).
6. All lighting on the Property shall not present an annoyance to adjoining residential properties.

7. Ordinary hours of operation shall be Monday through Saturday, 9:00 a.m. to 6:00 p.m. Closed on Sunday.
8. Evergreen Car Wash Inc. d/b/a/ Evergreen Auto Detail has represented to the Village that its business is of wholesale detailing for automobile dealerships and is not a detailing business where private individual customers would bring a vehicle to the site or wait in line for detailing service. If the nature of the business changes, then the Village shall have the right to limit the operations to prevent any type of traffic, parking, standing or stopping in the public right-of-way.
9. The operations on the Property shall be subject to all ordinances of the Village and any amendments thereto.
10. The special use granted hereunder is unique to DJ Jeffers or any entity of which he has a majority ownership interest. The special use is non-transferable without approval by the Board of Trustees, and then only to another entity which has adequate and sufficient financial capability as determined by the Mayor. A certified copy of this ordinance shall be recorded.

Section 3

This ordinance shall be immediately in full force and effect after passage and approval.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 17th day of July, 2023.



Catherine T. Aparo

CATHERINE T. APARO, Village Clerk

APPROVED by me this 17th
day of July, 2023.

Kelly Burke

KELLY BURKE, Mayor