

Response to Standards:

Conditional Use

EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare:***

When Delta Sonic was constructed in 2001, gas stations and car washes were permitted uses in the B3 District. In 2016, the City amended the B3 District to classify gas stations and car washes as conditional uses. Now that Delta Sonic is proposing to modify the site plan, it needs to request a conditional use for both the existing facility and the proposed modifications. The proposed site changes will help with onsite traffic circulation, add additional stacking into the car wash and relieve any backup at and around the existing outdoor vacuum stations and driveway entrance from North Aurora Road. The proposed indoor vacuum building will simplify the traffic patterns on site by diverting customers directly from the exit of the car wash into the proposed facility, reducing the volume of vehicles needing to navigate through the site to get to the outdoor vacuum stalls. Providing indoor facilities for customers also provides a safer environment for the public by keeping them out of the drive lanes and the weather patterns. Over the past twenty years of operation, this Delta Sonic facility has not presented any issues to the City. The proposed site changes will improve the existing establishment, maintenance and operation of the car wash and thus would not be detrimental to, or endanger the public health, safety, and general welfare.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood:***

The Subject Property is located in the heavily commercial Route 59 corridor. The proposed project will improve traffic circulation and stacking spaces on the site compared to existing conditions, while also providing a safer vacuum facility to customers exiting the carwash. This will improve the traffic flow at the existing cross access drive lanes with the property to the south by further reducing any potential vehicle back up that may currently occur. The Delta Sonic facility has not been injurious to the use and enjoyment of other properties and has not diminished nor impaired property values in the area. The proposed modifications will enhance and improve the existing facility.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district:***

The Route 59 corridor, in which the Subject Property is located, is primarily developed. The proposed site changes will further improve the functionality of the existing car wash facility and will improve traffic circulation and stacking spaces on the site compared to existing conditions. It will also provide a safe vacuum facility to customers exiting the car wash. It will improve the traffic flow at the existing cross access drive lanes with the property to the south by further reducing any potential vehicle back up that may currently

occur. The operation of this facility will not impede the further development and improvement of surrounding properties.

4. *The establishment of the conditional use is not in conflict with the adopted comprehensive master plan:*

The site is in accordance with the Comprehensive Plan. The existing site is currently zoned as B-3 General Commercial which allows for a gas station/car wash facility with Conditional Use. The Comprehensive Plan (Northwest Sector) also recommends that the site and surrounding areas be developed for Manufacturing/Transportation and Commercial uses.