

ORDINANCE 2021 – O - 17

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR AN INDOOR SKATE PARK BUSINESS**

WHEREAS, James M. Mallardo has petitioned the Village for a special use permit for the operations of an indoor skate park business, and a true copy of that petition is attached as Exhibit A; and

WHEREAS, the property involved is commonly known as 1225 Sheridan Road, Suite G, Winthrop Harbor, Illinois, and is assigned PIN 04-10-316-029; and

WHEREAS, the owner of record of the said property, namely Winthrop Harbor Plaza LLC by its manager Haralambos Telegados, has joined in the said petition; and

WHEREAS, the said property is currently zoned B-3, and a special use permit for recreation places is available under the Winthrop Harbor Municipal Code section 154.282(N) for properties in the B-3 zoning district; and

WHEREAS, the Planning and Zoning Board convened on May 11, 2021 and unanimously voted (with one member absent) to recommend that the Village Board approve the application, as it meets all the standards set forth in the Winthrop Harbor Municipal Code section 154.283, and that a true copy of the recommendation of the PZB is attached hereto as Exhibit B; and

WHEREAS, within that recommendation are two specific conditions: (1) that organized skating is to be permitted only indoors within the petitioner's leased space and (2) that the sound generated by this business shall not create a nuisance to the adjoining tenants of this building; and

WHEREAS, the Village Board, having considered the recommendations of the Planning and Zoning Board and having considered the unique characteristics of the subject property, its long use as a commercial property, the petitioner's business plan showing that the property has adequate parking and that all business activity will take place inside the existing building, has found and determined that the grant of a special use permit is appropriate for this proposed business;

NOW THEREFORE, BE IT ORDAINED by the Village of Winthrop Harbor, Lake County, Illinois, as follows:

SECTION ONE: the findings above stated, as well as Exhibits A and B are hereby incorporated into this ordinance as a substantive part thereof, as though set forth verbatim.

SECTION TWO: The applicant is hereby granted a special use permit for operations of an indoor skate park business in strict conformity, however, with the business plan provided in the

petitioner's petition as well as all other provisions of the zoning code and the special use permit to be issued with the attendant conditions as described hereinabove.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WINTHROP HARBOR,
ILLINOIS, ON THIS 18th DAY OF MAY, 2021.

ATTEST:

DR. MICHAEL BRUNO, MAYOR

JULIE RITTENHOUSE, VILLAGE CLERK