 <b>ST. CHARLES</b> SINCE 1834	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/Address:</b>	Extreme Clean Express Car Wash, 1625 W. Main St.		
	<b>City Staff:</b>	Ellen Johnson, Planner		
	<b>PUBLIC HEARING 12/4/18</b>	X	<b>MEETING 12/4/18</b>	X
<b>APPLICATIONS:</b>		Special Use (Amendment to Special Use)		
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS:</b>				
Staff Report		Plans		
Application		Traffic Study & Traffic Study Comment Memo		
<b>SUMMARY:</b>				
<p>The public hearing for this item was continued at the 11/13/18 meeting so the submitted traffic study could be reviewed by the City's traffic engineering consultant. After the meeting, HLR reviewed the traffic study on the City's behalf and provided comments requesting additional data and an expanded scope.</p> <p>The applicant has indicated that a revised traffic study will be completed prior to the 12/4 Plan Commission meeting. The applicant's traffic engineer will be in attendance to discuss the findings. HLR intends to review the revised traffic study and provide comments prior to the meeting if time permits.</p> <hr/> <p>The subject property is located at the southeast corner of W. Main St. and S. 17<sup>th</sup> St. in the Valley Shopping Center. The property includes a vacant car wash and a demolished retail building site (Grimm's building).</p> <p>A Special Use for a Car Wash was previously granted for the northern portion of the site under Ordinance 1995-Z-3. Dan Gunsteen, contract purchaser, is requesting to amend the Special Use approval to extend the car wash use to the entire subject property and redevelop the site for a new car wash called Extreme Clean Express Car Wash.</p> <p>Details of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• Demolish the existing car wash and construct an automatic car wash on the east side of the property with a single service bay on the south end of the building.</li> <li>• Right in/right out driveway from Main St. utilizing the existing access location.</li> <li>• New full access from 17<sup>th</sup> St. (existing curb cuts to be closed).</li> <li>• Three stacking lanes parallel to the building terminating at a pay station with a single stacking lane between the pay station and the car wash bay.</li> <li>• 22 vacuum stalls along the west side of the building and 5 regular parking stalls.</li> <li>• Stormwater detention at the south end of the site.</li> </ul>				
<b>SUGGESTED ACTION:</b>				
<p>Conduct the public hearing and close if all the testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation. The applicant has provided responses to the Findings of Fact as part of the Special Use application.</p> <p>Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.</p>				
<b>INFO / PROCEDURE – SPECIAL USE APPLICATIONS: (continued on next page)</b>				

- Per **Sec. 17.04.330**, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”
- Public hearing is required, with a mailed notice to surrounding property owners.
- 6 findings of fact – ALL findings must be in the affirmative to recommend approval.

Community and Economic Development  
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

**Staff Report**

**TO:** Chairman Todd Wallace  
And the Members of the Plan Commission

**FROM:** Ellen Johnson, Planner

**RE:** Amendment to Special Use – Extreme Clean Express Car Wash

**DATE:** November 30, 2018

**I. APPLICATION INFORMATION:**

**Project Name:** Extreme Clean Express Car Wash

**Applicant:** Dan Gunsteen

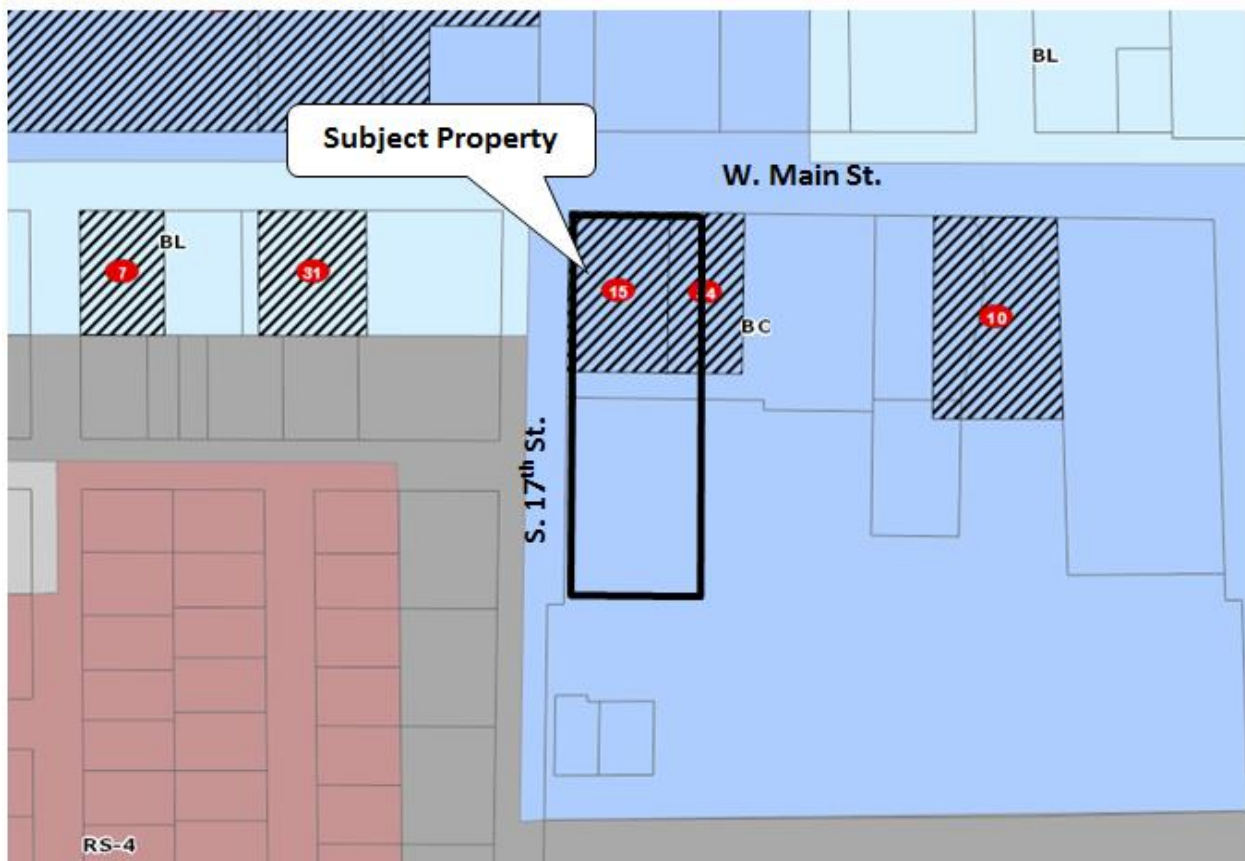
**Purpose:** Redevelop the site for a new car wash

General Information:		
<b>Site Information</b>		
Location	1625 W. Main St.	
Acres	66,394 sf / 1.52 acres	
Applications	<b>Special Use (Amendment to Special Use)</b>	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.04 Administration Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance No. 1995-Z-3 “An Ordinance Granting a Special Use for an Automobile Laundry (1625 W. Main St./Super Wash)”	
<b>Existing Conditions</b>		
Land Use	Vacant car wash (Main St. Wash) and former site of retail building	
Zoning	BC Community Business & Special Use for Car Wash	
<b>Zoning Summary</b>		
North	BC Community Business	Gas station
East	BC Community Business & Special Use for Drive-Thru Bank	Chiropractor
South	BC Community Business	St. Charles Police Station (under construction)
West	BL Local Business RM-3 General Residential	7-Eleven Apartment buildings
<b>Comprehensive Plan Designation</b>		
Neighborhood Commercial		

## Aerial



## Zoning





## II. BACKGROUND

The subject property is a 1.52 acre parcel located at the southeast corner of W. Main St. and S. 17<sup>th</sup> St. in the former Valley Shopping Center. The property is Lot 1 of the Valley Shopping Center Resubdivision and includes the vacant Main St. Wash car wash and a recently demolished shopping center building, previously known as the Grimm's building.

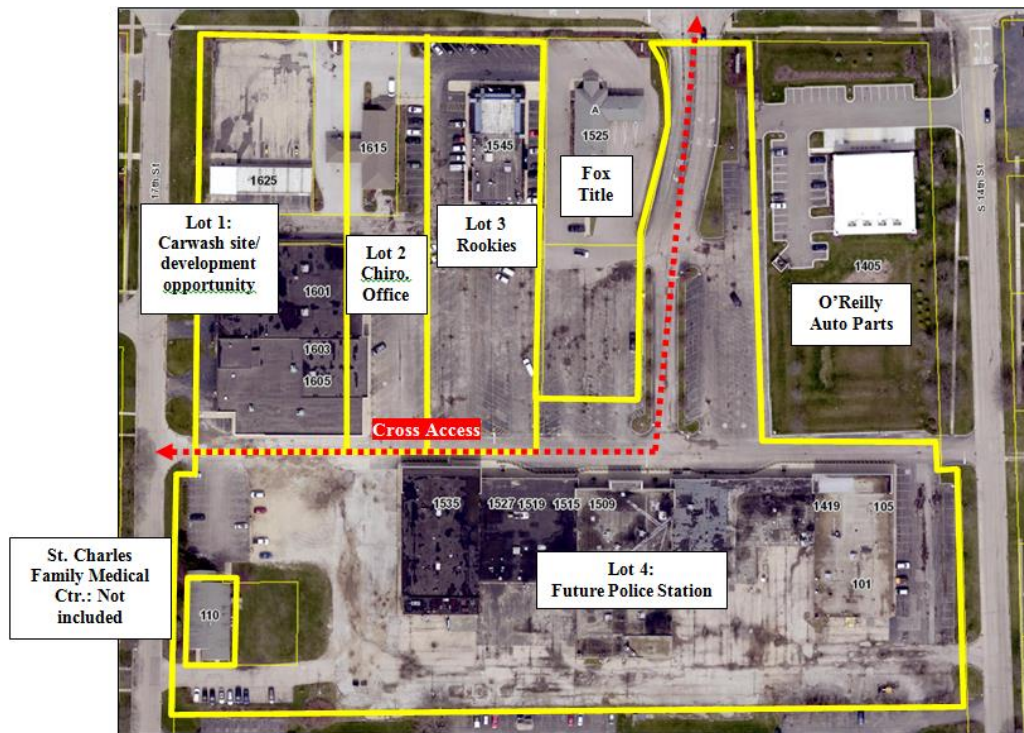
### A. PROPERTY HISTORY

A car wash was first constructed on the northern portion of the subject property in 1995 upon approval of Ordinance 1995-Z-3 "An Ordinance Granting a Special Use for an Automobile Laundry (1625 W. Main St./Super Wash)". The building has been vacant for a number of years.

The Grimm's building to the south of the car wash was constructed around 1960 and was demolished in 2017.

### B. PLAT OF RESUBDIVISION

Earlier this year, the City approved a Plat of Resubdivision for the Valley Shopping Center which resubdivided the Valley properties owned by Plank Road LLC into four lots, as shown below. The City is currently constructing a new police station on Lot 4. Lot 1 was created to include the vacant car wash and demolished retail building. A cross access easement was established from the main entrance off Main St. to the western entrance off 17<sup>th</sup> St.



### **III. PROPOSAL**

Dan Gunsteen is under contract to purchase Lot 1. He is proposing to redevelop the property with a new car wash called Extreme Clean Express Car Wash. Details of the proposal are as follows:

- Demolish the existing car wash.
- Construct an automatic car wash on the east side of the property with a single service bay on the south end of the building.
- Existing full access from Main St. converted to right in/right out.
- New full access from 17<sup>th</sup> St. (access location to be shifted 20 ft. further south than shown on plans as recommended in the traffic study). Existing curb cuts to be removed.
- Three stacking lanes parallel to the building terminating at a pay station with a single stacking lane between the pay station and the car wash bay.
- 22 vacuum stalls along the west side of the building and 5 regular parking stalls.
- Dog wash and vending area inside the building.
- Stormwater detention at the south end of the site.

An application for Special Use has been submitted to amend Special Use Ordinance 1995-Z-3 to extend the car wash use to the entire subject property and redevelop the site for a new car wash.

### **IV. ANALYSIS**

Staff has reviewed the submitted plans for conformance with the Zoning Ordinance, Title 17 of City Code.

#### **A. PROPOSED USE**

The subject property is zoned BC Community Business. A Car Wash is a Special Use in the BC District, requiring Special Use approval to establish the use at the subject property. The applicant has provided responses to the Findings of Fact as part of their applicant.

#### **B. ZONING BULK STANDARDS**

The table below compares the revised site plan presented at the 11/13/18 Plan Commission meeting with the requirements of the BC District. Previous comments regarding the parking setback along 17<sup>th</sup> St. and stacking dimensions have been addressed.

Category	Zoning Ordinance Standard (BC District)	Proposed
<b>Min. Lot Area</b>	1 acre	1.52 acres
<b>Lot Width</b>	None	150 ft.
<b>Building Coverage</b>	40%	8.3%
<b>Building Height</b>	40 ft.	24 ft.
<b>Building Setbacks:</b>		
<i>Front (W Main St.)</i>	20 ft.	80 ft.
<i>Interior side (east)</i>	10 ft.	10 ft.
<i>Exterior side (S 17<sup>th</sup> St.)</i>	20 ft.	103'8"
<i>Rear (south)</i>	30 ft.	201 ft.
<b>Parking Setbacks:</b>		
<i>Front (W. Main St.)</i>	20 ft.	24.5 ft.
<i>Interior side (east)</i>	0 ft.	10 ft.
<i>Exterior side (S 17<sup>th</sup> St.)</i>	10 ft. across from commercial 12.5 ft. across from residential (20 ft. setback adjacent to commercial & 25 ft. landscape buffer adjacent to residential required, reduced by 50% due to existing non-conforming setback)	12.5 ft.
<i>Rear (south)</i>	0 ft.	56 ft.
<b>Parking Requirement</b>	2 per bay + 10 stacking	5 parking stalls, over 47 stacking, 22 vacuum stalls

### C. DRIVE-THROUGH FACILITIES

The proposed car wash includes three stacking lanes up to a pay station, with vehicles funneling into a single lane up to the car wash bay. Car wash establishments are subject to the requirements of Section 17.24.100 "Drive-Through Facilities". The table below compares the ordinance requirements with the revised site plan.

Category	Zoning Ordinance Standard	Proposed
<b>Screened from Public Street</b>	Stacking spaces concealed from view from public streets to greatest extent possible by orientation, design or screening	Meets requirement with landscape screening
<b>Obstruction of Required Parking</b>	Stacking spaces cannot obstruct access to required parking spaces	Meets requirement
<b>Obstruction of Ingress/Egress</b>	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Meets requirement
<b>Lane Configuration</b>	Stacking spaces must be placed in a single line up to point of service	Meets requirement after pay station
<b>Required Stacking Spaces</b>	10	47 total; 22 single lane
<b>Required Stacking Space Size</b>	9' x 20'	9' x 20'

#### D. LANDSCAPING

A landscape plan has been submitted depicting landscaping along the street frontages, around the building, and within the interior of the site. The table below compares the submitted plan to the requirements of Ch. 17.26 Landscaping and Screening. Note the landscape plan has not been updated and does not reflect the site plan revisions.

Category	Zoning Ordinance Standard	Proposed
<b>Overall Landscape Area</b>	20%	Appears to meet (see staff comment)
<b>Public Street Frontage Landscaping</b> (applies to W. Main St. and S 17 <sup>th</sup> St. frontage)	75% 1 tree per 50 lineal ft. (Main St.: 3 trees; 17 <sup>th</sup> St.: 9 trees)	Main St.: 5 trees 17 <sup>th</sup> St.: 22 trees
<b>Parking Lot Screening</b>	50% of parking lot to height of 30"	Meets requirement
<b>Building Foundation Landscaping</b>		
<i>Front wall</i> (north elevation)	75% of wall length; planting bed width of 8 ft.	Meets requirement
<i>Remaining walls</i>	50% of wall length; planting bed width of 8 ft.	<b>Does not meet</b> (see staff comment)
<i>Planting Requirements</i>	2 trees and 20 shrubs/bushes/perennials per every 50 ft. of building wall (16 trees and 156 plants required)	<b>6 trees</b> <b>95 plants</b> (see staff comment)
<b>Landscape Buffer Plantings</b> (applies to 17 <sup>th</sup> St. setback across from residential properties)	1 shade tree or 2 evergreen trees per 400 sf of landscape buffer (3,700 sf of landscape buffer = 9 shade trees or 18 evergreen trees)	<b>10 evergreen trees</b> (see staff comment)
<b>Monument Sign Landscaping</b>	3 ft. around signs	<b>Does not meet</b> (see staff comment)
<b>Refuse Dumpster Screening</b>	Enclosed and screened on all sides when visible from public street	Meets requirement

#### **Staff Comments:**

- A total of 20% of the site must be landscaped. It appears this requirement is met, however the total percentage should be quantified on the plan.
- Building foundation landscaping:
  - 75% of the front wall and 50% of the remaining walls must be landscaped. The length of landscaping is adequate.
  - However, landscape beds must be 8 ft. in width, measured perpendicular to the building. Beds along the west side of the building are less than 8 ft. in width. They must be increased to 8 ft. to count towards satisfying this requirement. Alternatively, 8 ft. beds could be created along the east side of the building.
  - Additional trees and plantings are required within the foundation planting beds. Plantings other than trees may be planted within the public utility & drainage easement along the east side of the building.
- Several trees located along the east property line, south of the building are within the PUDE. Trees are not permitted in the easement. Trees should be relocated outside of the easement or replaced with shrubs.
- Additional trees are needed within the landscape buffer area along 17<sup>th</sup> St. to meet the landscape buffer planting requirement. However, a public utility easement exists

within the buffer planting area. Trees are prohibited within the easement. Large evergreen shrubs that provide screening such as Arborvitae should be used and will be counted as evergreen trees

- Landscaping extending 3 ft. from the sign base is required around all sides of the sign.

#### E. BUILDING ARCHITECTURE

Architectural elevations have been submitted for the proposed building. The table below compares the submitted plans to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Category	Zoning Ordinance Standard	Proposed
<b>Articulation</b> (applies to west elevation)	For facades over 100 ft. in length, wall projections or recess at least 3 ft. in depth extending over 20% of façade,	<i>Does not meet</i> (see staff comment)
<b>Architectural Features #1</b> (17.06.030.A.2)	50% of façade comprised of architectural features	Meets requirement
<b>Architectural Features #2</b> (17.06.030.A.3)	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement
<b>Entrance Articulation</b>	Public entrances must be articulated from building	Meets requirement
<b>Building Materials</b>	A list of approved & prohibited materials is provided	Appears to meet (see staff comment)
<b>Roof-Mounted Mechanical Screening</b>	Roof-mounted mechanical equipment screened from view from public streets by architectural element of building or screening wall	TBD (see staff comment)

#### *Staff Comments:*

- Building facades over 100 ft. in length shall incorporate wall projections or recesses at least 3 ft. in depth extending over 20% of the façade. This requirement applies to the west elevation. Recesses appear to be only about 2 ft. deep.
- Building materials need to be labeled on the plans to confirm compliance with the list of approved and prohibited building materials.
- Confirmation is needed that the parapet will provide screening of all roof-mounted mechanical equipment.

#### F. SIGNAGE

A signage plan has been submitted. One monument sign on W Main St. and three wall signs are proposed. Staff has reviewed the signage for conformance with Ch. 17.28 “Signs”.

#### *Staff Comments:*

- The monument sign must be set back 10 ft. from the property line. The sign is shown at a 10 ft. setback on the architectural site plan but not on the engineering plan.



- Maximum sign area for wall signs is 1.5 times the linear frontage of the building. The wall sign on the north elevation is too large. Maximum permitted sign area is 51 sf; 104 sf is proposed.

#### G. LIGHTING

A photometric plan has been submitted. Staff has reviewed the plan for conformance with Section 17.22.040 “Site Lighting”.

*Staff Comments:*

- Light intensity at property lines abutting right-of-way may not exceed an average of 0.5 horizontal foot candles. Light intensity exceeds 0.5 along both the W. Main St. and 17<sup>th</sup> St. ROW.
- The proposed wall pack fixture does not meet light source visibility requirements. Exterior lighting shall be designed, shielded and directed so that direct light from the lamp is not directly visible from residential properties or ROW within a distance of 500 ft. or less.
- Pole height must be indicated. Maximum allowable pole height is 40 ft.

#### H. TRAFFIC STUDY

The applicant submitted a traffic study prepared by Arc Design Resources Inc. dated 11/5/18. The study provides data regarding existing traffic, expected traffic to be generated by the car wash, and a queuing analysis for northbound traffic on 17<sup>th</sup> St.

The traffic study has been reviewed on the City’s behalf by Hampton Lenzini & Renwick, Inc. (HLR). HLR expressed concerns regarding the traffic study and made several recommendations (see Memo dated 11/20/18).

The applicant has indicated that a revised traffic study will be provided to the City prior to the 12/4 Plan Commission meeting. The applicant’s traffic engineering will be in attendance to discuss the findings. HLR intends to provide comments on the revised traffic study prior to the meeting if time permits.

#### I. ENGINEERING REVIEW

Detailed engineering comments have been provided to the applicant. Most comments are technical in nature and will not impact the proposed site plan. Public sidewalk 5 ft. in width will be required along the S. 17<sup>th</sup> St. right-of-way.

### V. **SUGGESTED ACTION**

Conduct the public hearing on the Special Use and close if all testimony has been taken.

Staff has found the application materials to be complete. Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation. The applicant has provided responses to the Findings of Fact in support of the Special Use application.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments and forthcoming traffic study comments prior to City Council action.

## **VI. ATTACHMENTS**

- Application for Special Use; received 10/24/18
- Updated Site Plan
- Engineering Plans & Landscape Plan (do not reflect updates to site plan)
- Architectural Elevations & Renderings
- Traffic Study; dated 11/5/18
- HLR Traffic Study Review Memo; dated 11/20/18

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX (630) 377-4062

## SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

### For City Use

Project Name: Extreme Clean Express Carwash

Project Number: 2018 -PR- 013

Application Number: 2018 -AP- 035

Received Date  
**RECEIVED**  
**St. Charles, IL**

**OCT 24 2018**

**CDD**  
**Planning Division**

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

### 1. Property Information:

Location:

1625 WEST MAIN ST STCHARLES

Parcel Number (s):

09-33-126-031

Proposed Name:

EXTREME CLEAN EXPRESS CARWASH

### 2. Applicant Information:

Name

DAN GUNSTEEN

Address

651 SUTTON RD #305

STREAMWOOD IL 60107

Phone

630 688-5843

Fax

Email

DHGUNSTEEN@EMAIL.COM

### 3. Record Owner Information:

Name

PIANK ROAD LLC

Address

8750 W. Bryn Manor, Ste 1300

Chicago, IL 60631

Phone

Fax

Email



Please check the type of application:

- ☐ Special Use for Planned Unit Development - PUD Name: \_\_\_\_\_
- ☐ New PUD
- ☐ Amendment to existing PUD- Ordinance #: \_\_\_\_\_
- ☐ PUD Preliminary Plan filed concurrently
- ☐ Other Special Use (from list in the Zoning Ordinance): \_\_\_\_\_
- ☒ Newly established Special Use
- ☒ Amendment to an existing Special Use Ordinance #: #15 on map is 1995-Z-3 CARWASH BUT, points to site OTHER site

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood Commercial

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? BC - COMMUNITY BUSINESS

What is the property currently used for? CARWASH

If the proposed Special Use is approved, what improvements or construction are planned?

COMPLETE REMOVAL OF EXISTING DILAPIDATED CARWASH AND  
CONSTRUCT A NEW FULLY AUTOMATED CARWASH

For Special Use Amendments only:

Why is the proposed change necessary?

CURRENTLY THE EXISTING SPECIAL USE ON THE SITE IS FOR A  
CARWASH, WE WOULD LIKE TO EXTEND THIS TO OUR NEW STATE OF THE  
ART CARWASH

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

### Attachment Checklist:

*If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

#### ☒ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

#### ☒ REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

#### ☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

#### ☒ PROOF OF OWNERSHIP and DISCLOSURE:

- (a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an Original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

#### ☒ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

#### ☒ PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

#### ☒ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.)

#### ☒ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.



## ✓ SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

## ✓ ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

## NK □ TRAFFIC STUDY: If requested by the Director of Community Development.

*Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

## ✓ PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

### Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

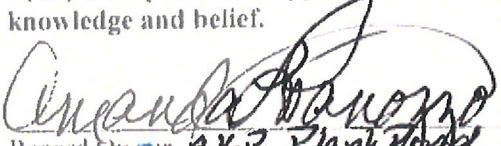
## ✓ SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

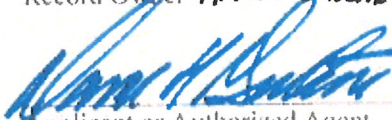
1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

  
Record Owner A.V.P. Plant Right, LLC

10/16/18  
Date

  
Applicant or Authorized Agent

10/15/18  
Date

OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

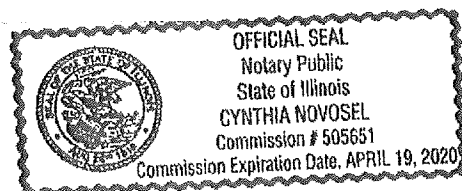
I, Amanda L. Panozzo, being first duly sworn on oath depose and say that I am  
A.V.P.  
Manager of Plank Road, LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

First Midwest Bank

By: Amanda Panozzo, A.V.P., Plank Road, LLC

Subscribed and Sworn before me this 17 day of  
October, 2018.

Cynthia Novosel  
Notary Public





## FINDINGS OF FACT – SPECIAL USE

*\*Use this form for all Special Uses, except for PUDs or PUD Amendments\**

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council*



*As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.*

EXTREME CLEAN EXPRESS  
Project Name or Address

10/15/18  
Date

**From the Charles Zoning Ordinance, Section 17.04.430.C.2:**

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

- A. **Public Convenience:** The Special Use will serve the public convenience at the proposed location.

Use is fit for the area & current zoning of the Community Business. It will offer a needed amenity & only improve the area, the site will be High quality materials both on the site & the building to enhance the community & area as a whole.

- B. **Sufficient Infrastructure:** That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

CURRENTLY ALL INFRASTRUCTURES ARE IN PLACE. The facility will be designed adequately to not be a burden on infrastructure, and will operate efficiently, cleanly & maintained consistently to operate at a first class level & be an added amenity to the area. & welcomed

- C. **Effect on Nearby Property:** That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The use will include safety features including LED site lighting & site cameras w/ remote monitoring. Hidden spaces will be on surveillance, i.e. trash enclosure & security of the building & site will be maintained. The new development & use should only add value & use to neighbors & will have good circulation to uphold safety of users & neighbors.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use, its building, & site features fit with neighboring developments & has a cross access to keep good circulation & continuity w/ the neighbors & should improve the area w/ the new/re-furbished Amenity.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

All codes & operating requirements will be followed, and the carwash facility & equipment are all state of the art to maintain safe operation & especially user safety. The operations intent is to maintain a clean & comfortable carwash facility to serve neighbors for years to come.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

All codes will be upheld to fullest extent of their intent to maintain conformance & uphold the health safety and welfare of the neighbors & users, & meet all required Federal, state & local regulations to the fullest of their intent. It will be a first class high quality, honest site & operation.



**Plank Road LLC**  
8750 W. Bryn Mawr Ave., Suite 1500  
Chicago IL 60631

October 22, 2018

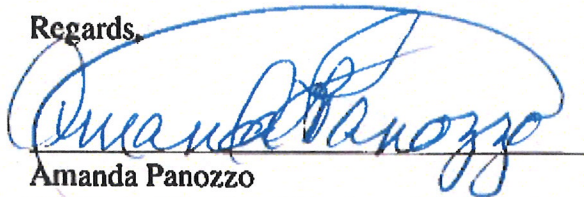
City of St. Charles, IL  
Attn: Planning, Building and Development Department  
2 E. Main Street  
St. Charles IL 60174

Re: Dan Gunsteen Extreme Clean Carwash Express

Dear Planner:

Please accept this letter as authorization to allow Dan Gunsteen, the contract purchaser, to make application for special use for the property with PIN #09-33-126-031. The site is located at the southeast corner of Main St. and 17<sup>th</sup> Street in St. Charles, Illinois. The property is currently owned by Plank Road, LLC., but under contract to be purchased and allow Dan Gunsteen and his authorized agents to make submittals for special use approval application on the property, provided that the special use not go into effect unless and until Dan Gunsteen, or his nominee, takes record title to said property.

Regards,



Amanda Panozzo  
Assistant Vice President  
Plank Road LLC

### **Legal Description**

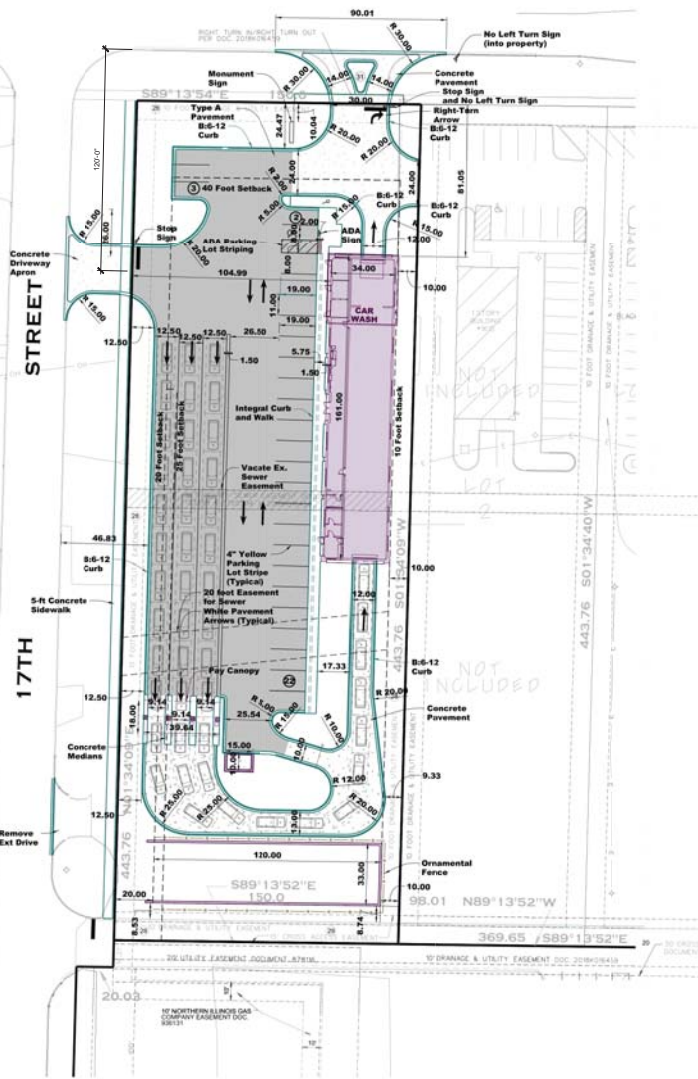
LOT 1 IN VALLEY SHOPPING CENTER RESUBDIVISON, BEING A RESUBDIVISION OF PART OF THE  
SOUTHWEST QUARTER OF SECTION

28 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, ACCORDING TO THE PLAT THEREOF  
RECORDED APRIL 11, 2018 AS DOCUMENT 2018k016459, IN KANE COUNTY, ILLINOIS.

Updated Site Plan (presented at 11/13 Plan Commission meeting)

DATE: 11/13/2014  
PROJECT: ST. CHARLES CAR WASH  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN

MAIN STREET (ILLINOIS ROUTE 64)



**SITE DATA TABLE:**

ZONING DISTRICT = BC - COMMUNITY BUSINESS
SITE AREA = 66,394 S.F.T. (1.52 AC.)
BUILDING AREA = 5,520 S.F.T.
PAVED AREA = 36,723 S.F.T.
PERVIOUS AREA = 24,151 S.F.T.
PARKING REQUIRED = 6 CARS
EMPLOYEE PARKING PROVIDED = 6 CARS
VACUUM STALL PARKING PROVIDED = 24 CARS
STACKING REQUIRED = 30 CARS
STACKING PROVIDED = 47 CARS

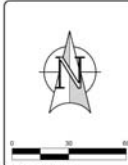
**PAVEMENT LEGEND:**

CONCRETE SIDEWALK	3" Concrete	4" CA-6 Base
CONCRETE PAVEMENT	6" Concrete	6" CA-6 Base
TYPE A PAVEMENT	1.5" Hot Mix Asphalt Surface	High ESAL IL-9.5, Mix D, N 50
	1.5" Bituminous Binder	High ESAL IL-9.5, N 50
	10" CA-6 Base	
8-6-12 Curb	Normal Pitch	
8-6-12 Curb	Reverse Pitch	

**PARKING SPACE TABLE**

Regular Spaces	22
Handicap Spaces	1
Total Spaces	24

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  2. CROSS SLOPE OF SIDEWALKS SHALL NOT EXCEED 2.0%.



**ST. CHARLES CAR WASH**  
Express Car Wash, Inc.  
8111 S. Latham Road, Suite 305  
Chicago, IL 60647  
Phone: (773) 555-5555

**WEBSTER, McGRATH & ALBERG, LTD.**  
**WMA**  
Landscape Architecture  
Over 100 Years of Service to Clients  
200 West Madison Street, Suite 1000  
Chicago, IL 60601  
Phone: (312) 555-5555

DATE	11/13/2014
PROJECT	ST. CHARLES CAR WASH
LOCATION	8111 S. Latham Road, Suite 305, Chicago, IL 60647
OWNER	Express Car Wash, Inc.
DESIGNER	Webster, McGrath & Alberg, Ltd.
DATE	11/13/2014
PROJECT	ST. CHARLES CAR WASH
LOCATION	8111 S. Latham Road, Suite 305, Chicago, IL 60647
OWNER	Express Car Wash, Inc.
DESIGNER	Webster, McGrath & Alberg, Ltd.
DATE	11/13/2014
PROJECT	ST. CHARLES CAR WASH
LOCATION	8111 S. Latham Road, Suite 305, Chicago, IL 60647
OWNER	Express Car Wash, Inc.
DESIGNER	Webster, McGrath & Alberg, Ltd.

**SITE PLAN**  
SP-1

**ISSUE TO ZONING 10-22-2018**



<b>GENERAL</b>	
0001	COVER SHEET
<b><u>SURVEY</u></b>	
44008 1 OF 1	ALTANPDS LAND TITLE SURVEY (COMPLETED BY WMA. LTD.)
<b><u>SITE</u></b>	
C-100	PRELIMINARY ENGINEERING PLAN (COMPLETED BY WMA. LTD.)
S-191	SITE PLAN (COMPLETED BY WMA. LTD.)
A001	ARCHITECTURAL SITE PLAN
A002	SITE SCENING PLAN
A003	SITE DETAILS
A004	SITE DETAILS
LD-144983	SITE PHOTOMETRICS (COMPLETED BY LS)
<b><u>LANDSCAPE</u></b>	
L-1	LANDSCAPE PLAN
<b><u>ARCHITECTURAL</u></b>	
A101	FLOOR PLAN
A101	ELEVATIONS
R01/C	COLOR ELEVATIONS
R001	RENDERINGS
R002	RENDERINGS
R003	RENDERINGS

<b><u>OWNER</u></b>  MWD ENTERPRISES, LLC. ATTN: DAN GUNSTEIN 23353 REBECCA COURT NAPERVILLE, IL 60564	<b><u>CIVIL ENGINEER &amp; LANDSCAPE ARCHITECT</u></b>  WEBSTER, MCGRATH & AHLBERG, LTD. ATTN: BENEDICT BUSSMAN 207 S. NAPERVILLE ROAD WHEATON, IL 60187 30.668.7603 - EXT. 106
<b><u>ARCHITECT</u></b>  W-T GROUP, LLC - DESIGN & PROGRAM MANAGEMENT ATTN: CHRISTIAN KALISCHESKI 2675 PRATUM AVENUE HOFFMAN ESTATES, IL 60192 224.293.6960	

2015 ADOPTED CODES		
2015	INTERNATIONAL BUILDING CODE	(W) AMENDMENTS
2015	INTERNATIONAL FIRE CODE	(W) AMENDMENTS
2015	INTERNATIONAL MECHANICAL CODE	(W) AMENDMENTS
2014	NATIONAL ELECTRICAL CODE	(W) AMENDMENTS
2014	IL STATE PLUMBING CODE	(W) AMENDMENTS
1997	IL ACCESSIBILITY CODE	(W) AMENDMENTS
2015	INTERNATIONAL ENERGY CODE	(W) AMENDMENTS
2015	INTERNATIONAL FUEL GAS CODE	(W) AMENDMENTS
CURRENT 2018 ZONING ORDINANCE		
<b><u>BUILDING DATA</u></b>		
ZONING CLASSIFICATION:	BC COMMUNITY BUSINESS W/ SPECIAL USE	
OCCUPANCY:	44	
CONSTRUCTION TYPE:	1B	
NUMBER OF STORES:	1	
BUILDING AREA:	5,472 SQ.FT.	

THE INFORMATION CONTAINED ON THIS SHEET IS INTENDED AS A GENERAL OVERVIEW OF THE PROJECT. A FULL DETAILED CODE REVIEW FOR THIS PROJECT WILL BE PROVIDED UPON FULL PERMIT APPLICATION SUBMITAL.

THIS IS A NEW BUILDING DESIGN FOR A 5,520 SF CARWASH TUNNEL. BUILDING WILL HOUSE THE CARWASH TUNNEL, MECHANICAL ROOM TO HOUSE ALL CARWASH AND DOG WASH EQUIPMENT, TWO OFFICES, RESTROOM, DOG WASH, AND VENDING ROOM. MATERIALS WILL INCLUDE SPLIT FACED CMU, STONE VENEER ACCENTS. PRECAST CONCRETE ROOF AND STANDING SEAM METAL ROOF. THE PROJECT WILL INCLUDE SITE DEVELOPMENT WITH VACUUMS, CANOPY OVER THE SENTRY'S, ADEQUATE LIGHTING, AND FLAG POLE.



# ALTA/NSPS LAND TITLE SURVEY

LOT 1 IN VALLEY SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2018 AN DOCUMENT 2018026459, IN KANE COUNTY, ILLINOIS.

MAIN STREET (ILLINOIS ROUTE 64)

15TH STREET

STREET

17TH

14TH STREET

STREET

## FLOOD ZONE

ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17060202H FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS DATED AUGUST 3, 2005 THIS SITE IS IN ZONE X UNDEVELOPED AREAS DEEMED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

AREA  
80.34 SQUARE FEET = 1.82 ACRES

TABLE A ITEMS 10a, 1b, & 2b

10a. THERE ARE NO PARTIAL WALLS WITH UNFINISHED PROPERTY.  
1b. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED WHILE CONDUCTING THE SURVEY.  
2b. AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.

TO:  
CHICAGO TITLE INSURANCE COMPANY  
PLANNED ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 1b, AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2018.

DATED THIS 21<sup>ST</sup> DAY OF AUGUST 2018  
BY: *[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 21679  
LICENSE EXPIRES NOVEMBER 30, 2018  
WEBSTER, MOGRATH & JAILBERG, LTD.  
207 SOUTH MAPLEVIEW ROAD  
MILWAUKEE, ILLINOIS 60057  
630-668-7863

SANITARY SEWER EASEMENT  
DOC. 1755555

## SCHEDULE A SURVEY ITEMS

- ACCORDING TO THE ALTA/NSPS TITLE INSURANCE COMPANY COMMITMENT NUMBER 18022074P  
DATED AUGUST 17, 2018
- ① THE 15 FOOT SANITARY SEWER EASEMENT BY DOCUMENTS 1755555 AND 1755554 IS SHOWN HEREON.
  - ② THE SANITARY SEWER EASEMENT BY DOC. 1755554 IS PLOTTED.
  - ③ THE TRAFFIC SIGNAL EASEMENT BY DOCUMENT 2018026459 IS PLOTTED AND IS NOT ON LOT 1.
  - ④ DRAINAGE AND UTILITY EASEMENTS BY DOC. 2018019459 ARE PLOTTED.
  - ⑤ CROSS ACCESS EASEMENT BY DOCUMENT 2018 0218458 IS SHOWN HEREON.
  - ⑥ THE SANITARY SEWER EASEMENT BY DOCUMENT 2018019459 IS PLOTTED.
  - ⑦ THE ACCESS TO ROUTE 64 BY DOCUMENT 2018019459 IS PLOTTED.

## LEGEND

①	Sanitary Sewer Easement	①	Survey Mark
②	Sanitary Sewer Easement	②	Survey Mark
③	Sanitary Sewer Easement	③	Survey Mark
④	Sanitary Sewer Easement	④	Survey Mark
⑤	Sanitary Sewer Easement	⑤	Survey Mark
⑥	Sanitary Sewer Easement	⑥	Survey Mark
⑦	Sanitary Sewer Easement	⑦	Survey Mark
⑧	Sanitary Sewer Easement	⑧	Survey Mark
⑨	Sanitary Sewer Easement	⑨	Survey Mark
⑩	Sanitary Sewer Easement	⑩	Survey Mark
⑪	Sanitary Sewer Easement	⑪	Survey Mark
⑫	Sanitary Sewer Easement	⑫	Survey Mark
⑬	Sanitary Sewer Easement	⑬	Survey Mark
⑭	Sanitary Sewer Easement	⑭	Survey Mark
⑮	Sanitary Sewer Easement	⑮	Survey Mark
⑯	Sanitary Sewer Easement	⑯	Survey Mark
⑰	Sanitary Sewer Easement	⑰	Survey Mark
⑱	Sanitary Sewer Easement	⑱	Survey Mark
⑲	Sanitary Sewer Easement	⑲	Survey Mark
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㉟	Sanitary Sewer Easement	㉟	Survey Mark
㊱	Sanitary Sewer Easement	㊱	Survey Mark
㊲	Sanitary Sewer Easement	㊲	Survey Mark
㊳	Sanitary Sewer Easement	㊳	Survey Mark
㊴	Sanitary Sewer Easement	㊴	Survey Mark
㊵	Sanitary Sewer Easement	㊵	Survey Mark
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㊻	Sanitary Sewer Easement	㊻	Survey Mark
㊼	Sanitary Sewer Easement	㊼	Survey Mark
㊽	Sanitary Sewer Easement	㊽	Survey Mark
㊾	Sanitary Sewer Easement	㊾	Survey Mark
㊿	Sanitary Sewer Easement	㊿	Survey Mark

NOT INCLUDED  
LOT 4

ALTA/NSPS LAND TITLE SURVEY	
LOCATION	1625 W. MAIN STREET ST. CHARLES, ILLINOIS
PREPARED FOR	SCHNEIDER & SONS, INC. 111 E. JEFFERSON, SUITE 200 MILWAUKEE, ILLINOIS
DATE	08/20/2018
SCALE	1"=30'
SURV	GA
DRWN	GA
FILE #	33-40-KANE COUNTY LOT
SHEET #	1 of 1

WEBSTER, MOGRATH & JAILBERG, LTD.  
207 SOUTH MAPLEVIEW ROAD  
MILWAUKEE, ILLINOIS 60057  
630-668-7863  
Over a Century of Service to our Clients  
800 South Main Street, Milwaukee, Wisconsin 53204  
www.wmjltd.com  
ILLINOIS LICENSE NO. 0000000000












SHEET #

**C-100**



**SITE DATA TABLE:**

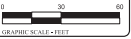
<b>ZONING DISTRICT = BC - COMMUNITY BUSINESS</b>
<b>SITE AREA = 66,394 S.FT. (1.52 AC.)</b>
<b>BUILDING AREA = 5,520 S.FT.</b>
<b>PAVED AREA = 37,323 S.FT.</b>
<b>PERVIOUS AREA = 23,551 S.F.T.</b>
<b>PARKING REQUIRED = 6 CARS</b>
<b>PARKING PROVIDED = 24 CARS</b>
<b>STACKING REQUIRED = 30 CARS</b>
<b>STACKING PROVIDED = 39 CARS</b>

	<b>CONCRETE SIDEWALK</b> 5" Concrete 4" CA-6 Base
	<b>CONCRETE PAVEMENT</b> 6" Concrete 6" CA-6 Base
	<b>TYPE A PAVEMENT</b> 1.5" Hot Mix Asphalt Surface High ESAL IL-9.5, Mix D, N 50 1.5" Bituminous Binder High ESAL IL-19, N 50 6" CA-6 Base
	B-6-12 Curb
	Normal Pitch
	B-6-12 Curb
	Reverse Pitch

Regular Spaces■ 22  
Handicap Spaces■ 1  
Total Spaces■ 24

**1. ALL DIMENSIONS ARE TO FACE OF CURB  
UNLESS NOTED OTHERWISE.**

**2. CROSS SLOPE OF SIDEWALKS  
SHALL NOT EXCEED 2.0%**

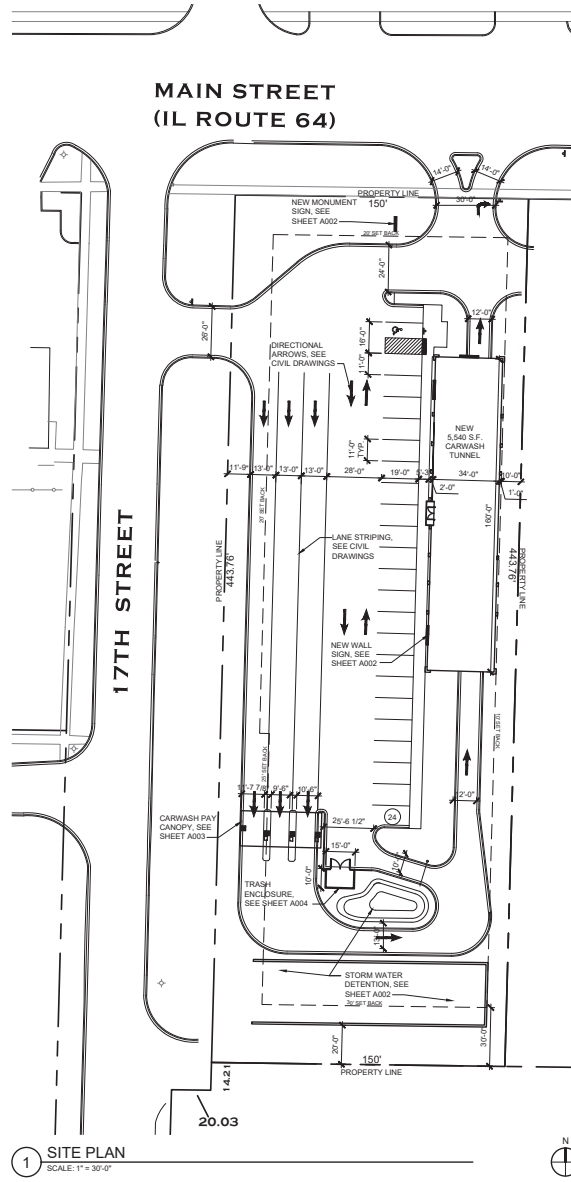


**Express Car Wash, Inc.**  
651 S. Sutton Road, Suite 305  
Streamwood IL, 60107  
Phone: (630) 688-5843

Over 100 Years of Service to Clients

## SITE PLAN

SP-1



1 SITE PLAN  
SCALE: 1" = 30'-0"

ZONING INFORMATION			
SITE ZONING (SECT. 17.14.010B, 17.14.020)	MUNICIPALITY / JURISDICTION: SAINT CHARLES, IL EXISTING ZONING: BC: COMMUNITY BUSINESS DISTRICT W/ SPECIAL USE FOR A CARWASH PROPOSED ZONING: BC: COMMUNITY BUSINESS DISTRICT W/ SPECIAL USE FOR A CARWASH		
SITE AREA (SECT. 17.14-2 TABLE)	LOT AREA: BUILDING AREA: FAR RATIO	ALLOWED 1 ACRE MIN. 26,557.60 SF 46%	PROPOSED 1.5 ACRES 5,540 SF 4.6%
BUILDING HEIGHT (SECT. 17.14-2 TABLE)	MAIN BUILDING: ACCESSORY:	ALLOWED 40 FT -	PROPOSED 24 FT -
BUILDING SETBACKS (SECT. 17.14-2 TABLE)	FRONT YARD: INTER. SIDE YARD: EXTER. SIDE YARD: REAR YARD:	REQUIRED 20 FT MIN. 10 FT MIN. 20 FT MIN. 30 FT	PROPOSED 80'-4" FT 10'-0" FT 103'-8" FT 201'-0" FT
LANDSCAPE SETBACKS (SECT. 17.14-2 TABLE)	FRONT YARD: CORNER SIDE YARD: SIDE YARD: REAR YARD:	REQUIRED N/A N/A N/A	PROPOSED - 25 FT 25 FT -
PARKING / STACKING (SECT. 17.24.090, 17.24.100, 17.24-3 TABLE)	PARKING STALLS: STALL SIZE: ACCESSIBLE: STALLS: STACKING:	REQUIRED 2 PER BAY 8'x18' 1 PER 25 STALLS 16'x18' 10 SPACES PER BAY	PROPOSED 23 11'x19' 1 16'x19' 20

WT GROUP

Group

Engineering Design Consulting

NEW TUNNEL CARWASH  
1625 WEST MAIN STREET  
ST. CHARLES, ILLINOIS 60174

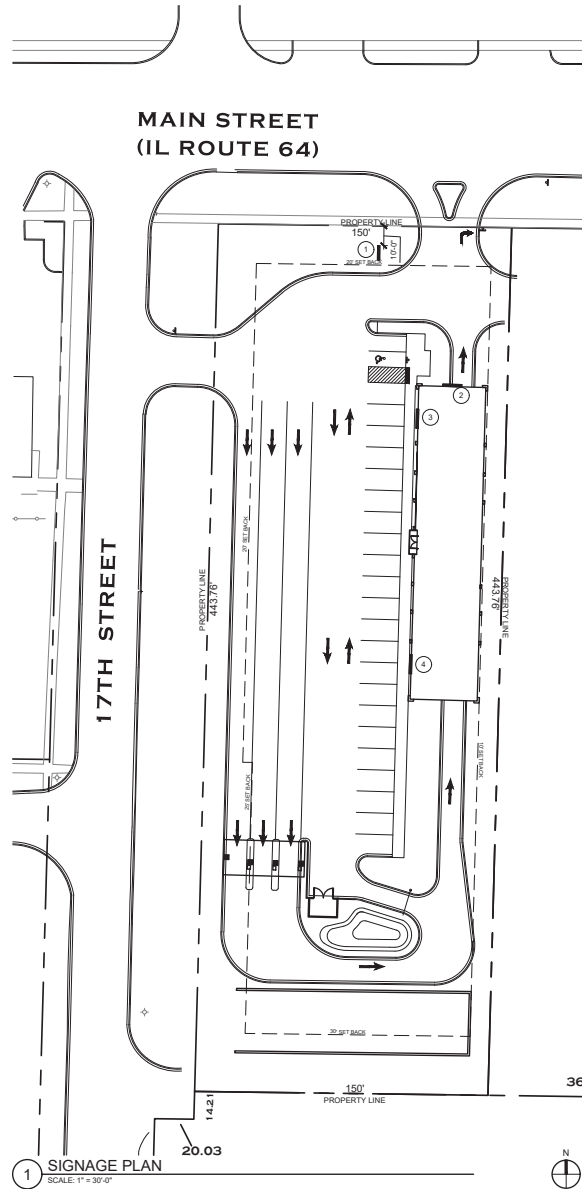
EXTREME CLEAN \$3 CARWASH EXPRESS

ISSUE

TO: OWNER  
DATE: 5/25/18  
ZONING: 10/22/18

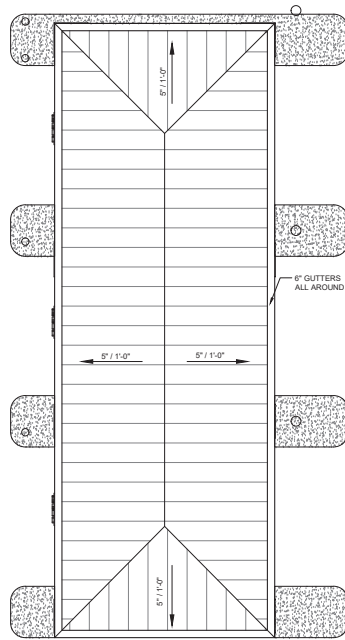
CHECK: RT  
DRAWN: VV  
JOB: D18070

A001  
SITE PLAN

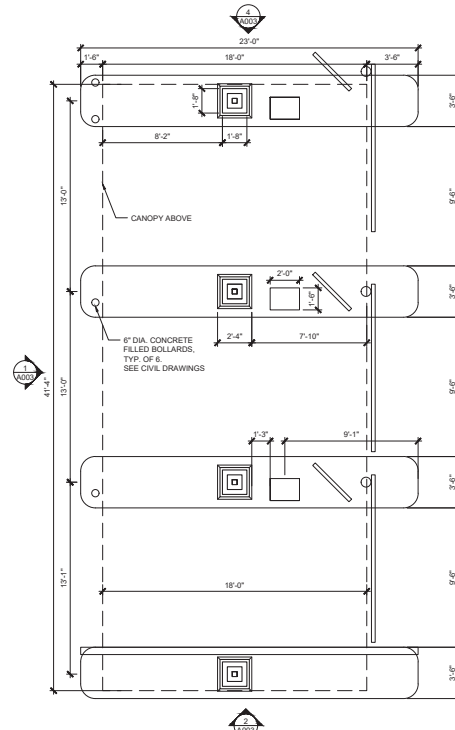


SIGNAGE KEY	
1	GROUND SIGN: INTERNALLY ILLUMINATED SIGN WITH ELECTRONIC MESSAGE, MASONRY BASE, 48 SF, SEE DETAIL 2/A002
2	WALL SIGN: INTERNALLY ILLUMINATED SIGN, 104 SF, SEE DETAIL 3/A002
3	WALL SIGN: INTERNALLY ILLUMINATED SIGN, 104 SF, SEE DETAIL 4/A002
4	WALL SIGN: INTERNALLY ILLUMINATED SIGN, 47 SF, SEE DETAIL 5/A002

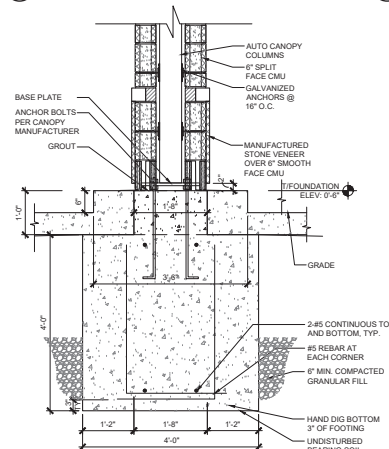
SIGNAGE INFORMATION	
SIGN TYPE / QUANTITY (SECT. 17.28, 17.28-1 & 2 TABLES)	FREESTANDING SIGNS: 1 PER LOT WALL SIGNS: 1 PER BUILDING WALL, BUT NO MORE THAN 2 CANOPY SIGNS: 1 PER STREET FRONTAGE
FREESTANDING SIGN SIZE (SECT. 17.28, 17.28-1 & 2 TABLES)	SIGN AREA: 1.5 SF PER LINEAR FRONTAGE OF BUILDING OR 100 SF* SIGN HEIGHT: 15 FT *WHICHEVER IS LESS
GROUND SIGN SETBACK (SECT. 17.22, 17.28, 17.28-1 & 2 TABLES)	SETBACK: 10 FT VISION TRIANGLE: 20 FT OFF OF R.O.W. OF INTERSECTION
WALL SIGNS (SECT. 17.28, 17.28-1 & 2 TABLES)	SIGN AREA: 1.5 SF PER LINEAR FT OF WALL ON WHICH SIGN IS LOCATED NORTH = ONE (1) @ 47 SF WEST = TWO (2) @ 104 SF MAX SIGNS PER WALL: 1
CANOPY SIGNS (SECT. 17.28, 17.28-1 & 2 TABLES)	SIGNAGE AREA: 1.5 SF PER LINEAR FT OF FRONTAGE OF CANOPY = 41.33 SF TOTAL AREA: N/A



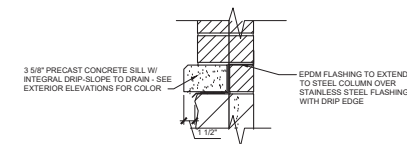
6 CARWASH PAY CANOPY ROOF PLAN  
SCALE: 1/4" = 1'-0"



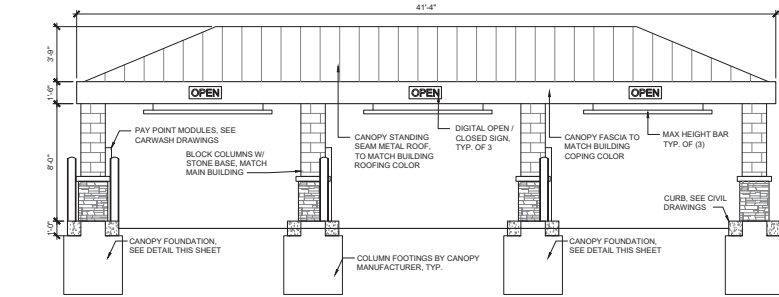
5 CARWASH PAY POINT PLAN  
SCALE: 1/4" = 1'-0"



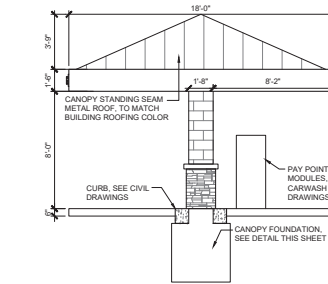
7 CANOPY COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



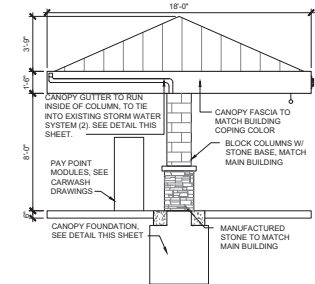
8 WALL SILL DETAIL  
SCALE: 1 1/2" = 1'-0"



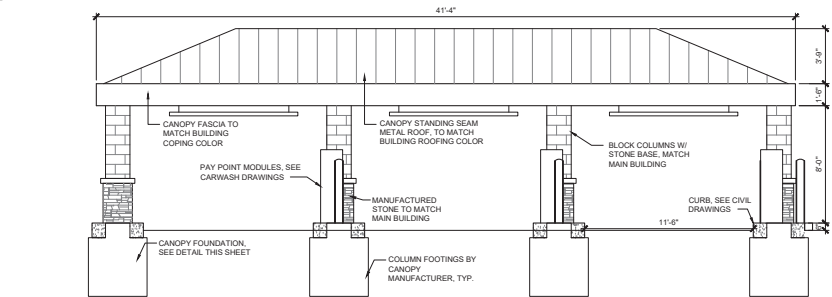
1 CARWASH PAY CANOPY FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



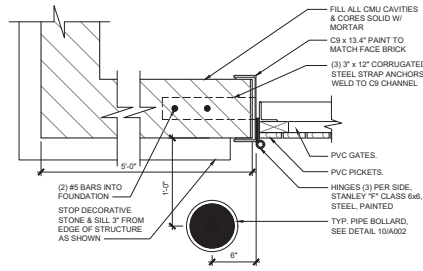
2 CARWASH PAY CANOPY RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



4 CARWASH PAY CANOPY LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

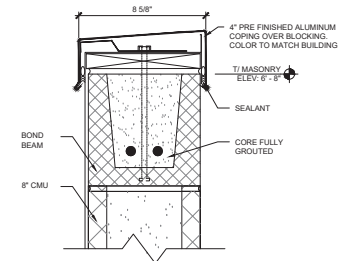


3 CARWASH PAY CANOPY REAR ELEVATION  
SCALE: 1/4" = 1'-0"



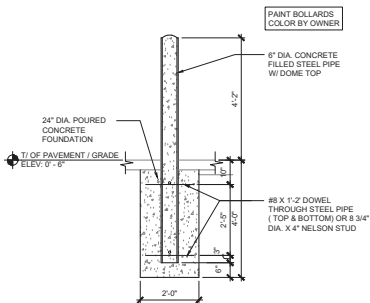
**8 ENCLOSURE COPING DETAIL**

SCALE: 1/12" = 1'-0"



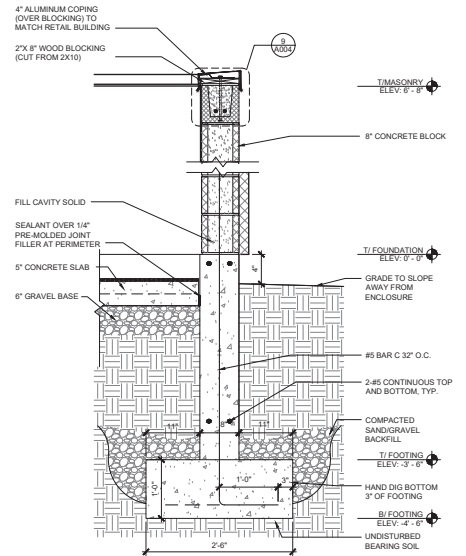
**9 ENCLOSURE COPING DETAIL**

SCALE: 3/4" = 1'-0"



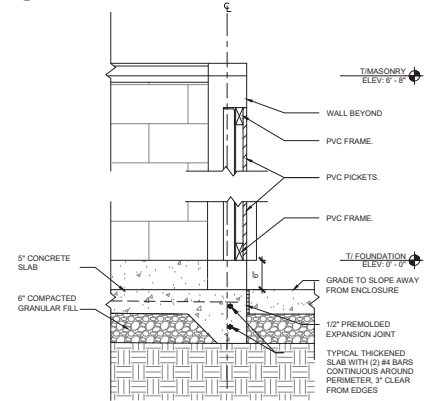
**10 TYPICAL BOLLARD DETAIL**

SCALE: 1/2" = 1'-0"



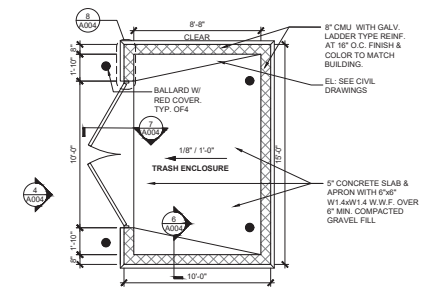
**6 TRASH ENCLOSURE PLAN**

SCALE: 1/4" = 1'-0"



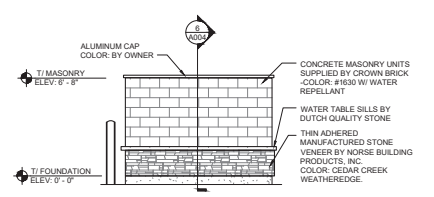
**7 TRASH ENCLOSURE PLAN**

SCALE: 1/4" = 1'-0"



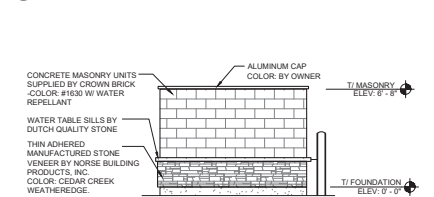
**1 TRASH ENCLOSURE PLAN**

SCALE: 1/4" = 1'-0"



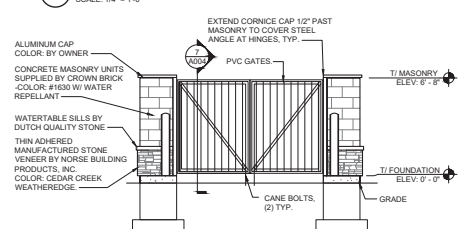
**2 TRASH ENCLOSURE EAST ELEVATION**

SCALE: 1/4" = 1'-0"



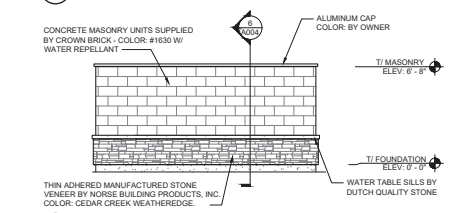
**3 TRASH ENCLOSURE WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**4 TRASH ENCLOSURE SOUTH ELEVATION**

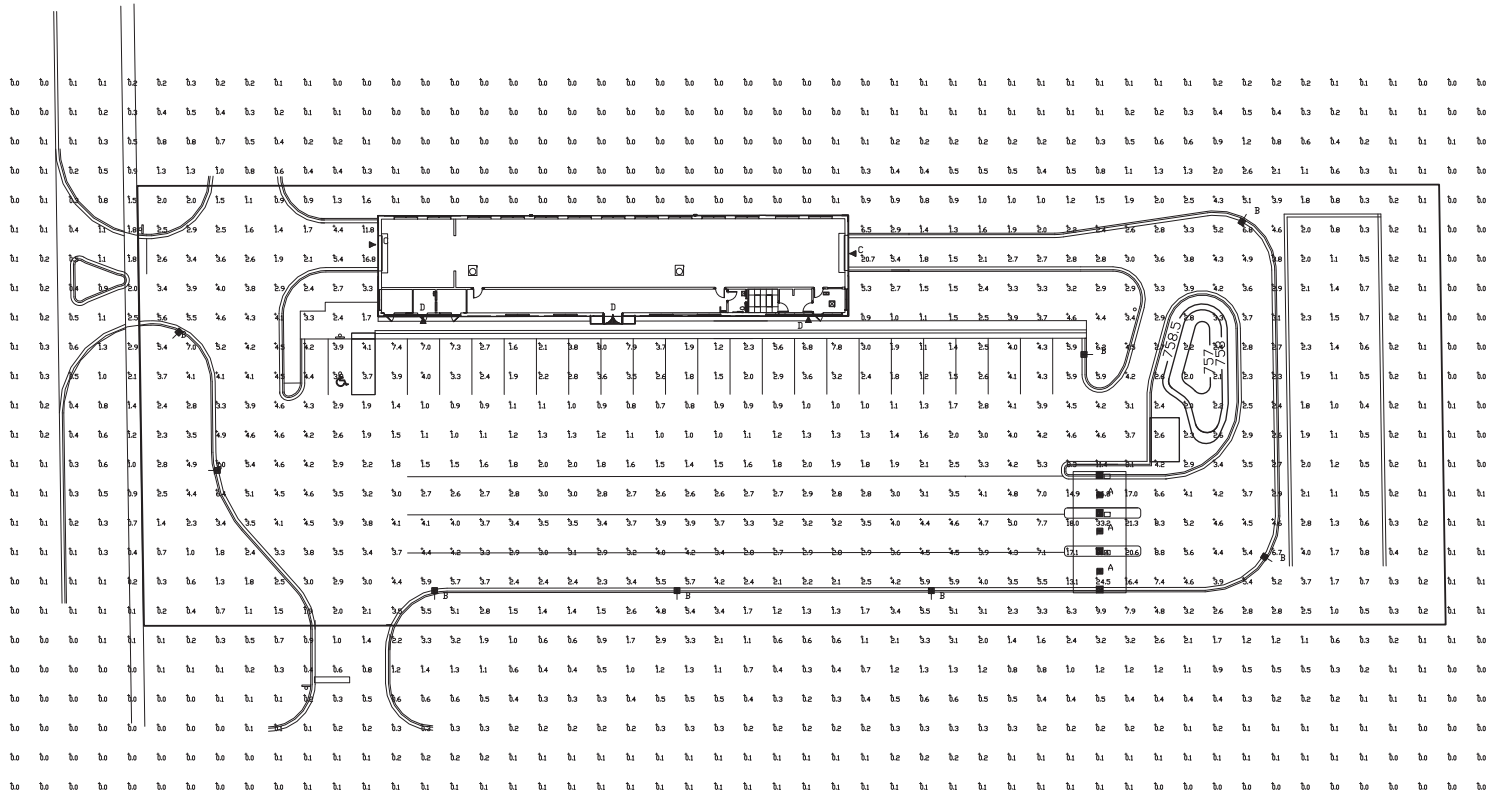
SCALE: 1/4" = 1'-0"



**5 TRASH ENCLOSURE NORTH ELEVATION**

SCALE: 1/4" = 1'-0"





Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	3	A	SINGLE	SCV-LED-13L-SC-50 MTD # 12	1,000	1,000	1,000	12933	84.3
	8	B	SINGLE	MRM-LED-18L-SIL-FT-50-70CRI-SINGLE-18"POLE*2"BASE	1,000	1,000	1,000	19557	150
	2	C	SINGLE	TLWP-64-45 MTD # 10"	1,000	1,000	1,000	6947	63.1
	3	D	SINGLE	XWM-3-LED-06-50 MTD # 10"	1,000	1,000	1,000	6571	53.9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.78	33.2	0.0	N/A	N/A
INSIDE CURB	Illuminance	Fc	3.58	20.7	0.7	5.11	29.57
PAY CANOPY	Illuminance	Fc	23.90	33.2	16.4	1.46	2.02

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

[Click image to open Product Page](#)

Total Project Watts

Total Watts = 17468



LIGHTING PROPOSAL LD-144893

PROJECT 17th STREET & MAIN STREET

ST. CHARLES, IL

DATE: 06-19-18 REV: SHEET 1

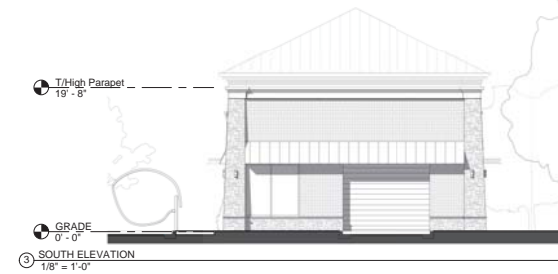
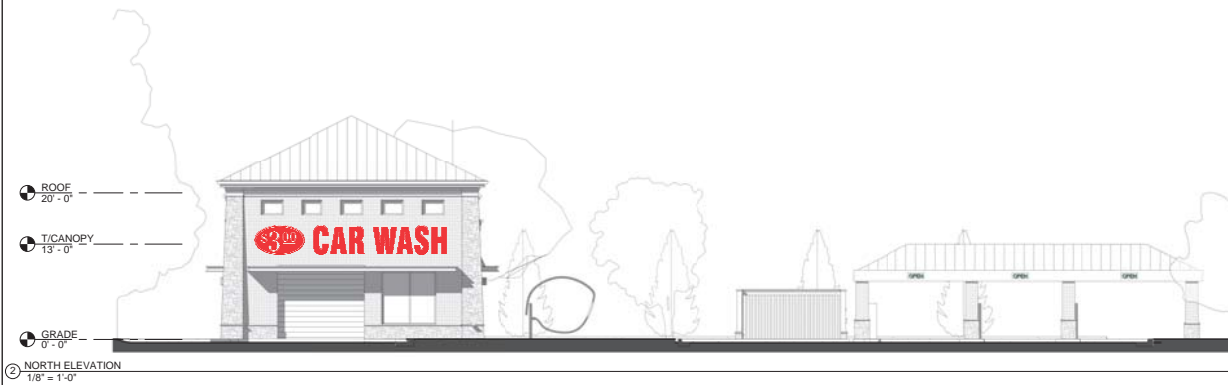
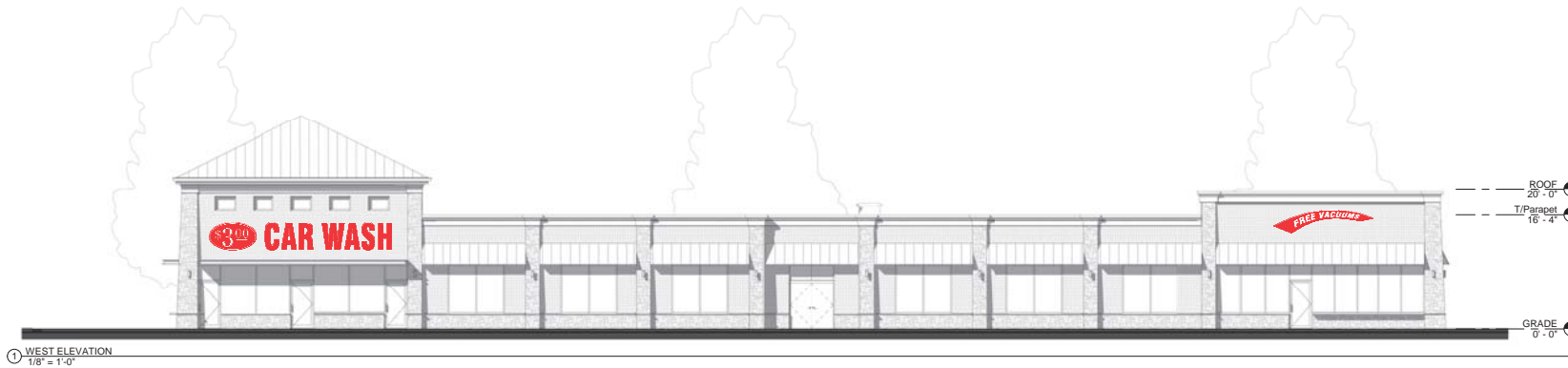
SCALE: 1"=20' 0 OF 1

20






$$-N \oplus$$



① WEST ELEVATION  
1/8" = 1'-0"



② NORTH ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



④ EAST ELEVATION  
1/8" = 1'-0"







1 OVERHEAD VIEW  
N.T.S.

NOTE: PLEASE REFER TO LANDSCAPE PLAN FOR PLANTINGS INFORMATION

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

**WT GROUP**  
Engineering & Design Company

**WT Group**  
Engineering & Design Company

1625 WEST MAIN STREET  
ST. CHARLES, ILLINOIS 60174

**EXTREME CLEAN \$3 CARWASH EXPRESS**

TO: \_\_\_\_\_ DATE: \_\_\_\_\_

ZONING: 10/22/18

ISSUE

CHECK: RT

DRAWN: CE

JOB: D18070

**R001**  
RENDERINGS







**WT GROUP**  
Engineering with Precision, Pace and Passion.  
2075 Pyramid Avenue | Hoffman Estates, IL 60192  
T: 224.235.6333 | F: 224.263.6444  
www.wtgroup.com  
L: Loren No: 194.00705 to 2015 Expires: 04.30.2019  
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WVL Group  
Engineering • Design • Consulting

**EXTREME CLEAN CARWASH**  
1625 WEST MAIN STREET  
ST. CHARLES, ILLINOIS 60174  
**EXTREME CLEAN \$3 CARWASH EXPRESS**

ISSUE

DATE

10/22/18

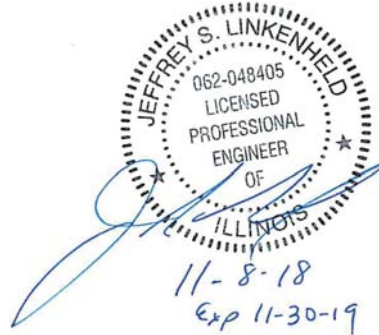
CHECK:RT  
DRAWN:CE  
IB:D18070

## 2003 FINDINGS



## PROJECT MEMORANDUM

To: IDOT District 1, City of St. Charles  
From: Jeff Linkenheld, P.E.  
CC: Dan Gunsteen  
Date: November 5, 2018  
Re: Proposed Car Wash– St. Charles, IL



This memorandum summarizes a brief traffic study prepared for the redevelopment of a  $\pm 1.5$ -acre parcel located at 1625 West Main Street (IL 64) in St. Charles, IL. Currently, there is a self-serve car wash facility with associated asphalt parking area and an existing retail development with associated parking/loading areas. The site is proposed to be developed into a new express car wash.

### Project Description, Roadway Details, Surrounding Land Uses

The project is located at 1625 West Main Street (IL 64). The site currently houses a  $\pm 2,950$  s.f. carwash building and a  $\pm 32,300$  s.f. retail building. The property to the west consists of a 7-Eleven and several apartment buildings located on the west side of 17<sup>th</sup> Street. The property to the immediate south consists of a medical office with associated parking lot. The property to the east consists of a chiropractic/physical therapy office, a multi-use commercial development with associated parking lots. To the south and west is residential. Refer to **Exhibit 1** for area location map.

Illinois Route 64 (West Main Street) is comprised of two west bound lanes, a dual left turn lane, two east bound lanes. Both sides of the roadway contain curb & gutter and sidewalk. The area is retail corridor with numerous driveway access points on both the north and the south sides of the roadway. Currently there is a shared full access driveway located approximately 160' east of South 17<sup>th</sup> Street for access to the subject site and the adjacent site.

South 17<sup>th</sup> Street is a local street that primarily provides access for the residential neighborhoods located south of West Main Street. Currently there is a full access driveway located approximately 240' south of West Main Street for access into the subject development. The existing access for the 7-Eleven located on the west side of South 17<sup>th</sup> Street is located approximately 70' south of West Main Street.

The proposed site will consist of a 5,540 s.f. express car wash. The existing shared full access located approximately 160' east of South 17<sup>th</sup> Street is proposed to remain and be converted to a right-in/right-out access. The existing full access located approximately 240' south of West Main Street is proposed to be removed and replaced with a full access driveway located approximately 100' south of West Main Street. Refer to **Exhibit 2A** for site layout plan.



## Existing Traffic

For this single use, a full traffic count was not performed. Existing ADT values were used to develop general traffic for the analysis.

Based on IDOT count maps the Average Daily Traffic (ADT) volumes for IL 64 are 29,100 vehicles per day. PM peak traffic flow is considered to be 2,910 (10%) and we considered the traffic distribution to be 60% westbound and 40% eastbound for the PM Peak. Westbound PM Peak hour traffic would be 1,746 and eastbound PM Peak hour traffic would be 1,164 for the purpose of this analysis.

An assumed Average Daily Traffic (ADT) volumes for South 17<sup>th</sup> Street are 1,000 vehicles per day based on nearby 15<sup>th</sup> Street traffic of 1400 ADT. PM peak traffic flow is considered to be 100 (10%) and we considered the traffic distribution to be 70% southbound and 30% northbound for the PM Peak due to residential use returning from work. Southbound PM Peak hour traffic would be 70 and northbound PM Peak hour traffic would be 30 for the purpose of this analysis.

Traffic count data for existing traffic can be found in **Exhibit 3**.

## Development Traffic

Trips for the car wash were generated by the Institute of Transportation Engineer's Trip Generation 9<sup>th</sup> Edition. The site will generate 64 total new trips, 32 inbound trips and 32 outbound trips. Based on the 32- new inbound/outbound trips, 16 new inbound and 16 new outbound in each direction during the peak hour. Generally, a pass-by percentage of 60% would be used for a car wash usage. Pass-by trips are drivers that are already traveling past the site on IL 64 and decide to stop at the facility, then continue on their way. These trips do not add to the overall traffic volumes, but will divert trips from the roadway. The pass-by ratio for a car wash is very high, and 60% is considered to be a conservative value, with actual pass-by being closer to 90%. For purposes of this brief traffic study all trips generated by the proposed car wash development have are being considered as new trips. Refer to **Exhibit 3** for a graphical illustration of the distribution directions.

## Queuing Analysis (17<sup>th</sup> Street)

A queuing analysis has been performed for the northbound traffic on 17<sup>th</sup> Street to determine the number of cars that would be stopped at the intersection of IL 64 and 17<sup>th</sup> Street during the PM Peak Hour. Based on the analysis the 95<sup>th</sup> Queue length (See table below) is eighty-two feet (82') or approximately four (4) cars that would be waiting to turn onto IL 64. Based on this, it is recommended that the centerline of the

proposed entrance be placed no less than one-hundred twenty feet (120') south of the IL 64 edge of pavement.

#### Intersection: 2: N 17th Street & W Main Street

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	52	76
Average Queue (ft)	35	64
95th Queue (ft)	49	82
Link Distance (ft)	116	59
Upstream Blk Time (%)		35
Queuing Penalty (veh)		18
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

### Turn Lane Warrant Analysis (IL 64)

A left-turn analysis was not performed for the IL 64 at South 17<sup>th</sup> Street due to the existing bi-directional left turn lane so left turns into the site are already accommodated.

A right-turn analysis was performed for the IL 64 access/South 17<sup>th</sup> Street point to determine if changes in the geometrical layout would be warranted for this proposed development. Note that the "right turn" chart from chapter 36 of the IDOT BDE manual was used. Based on the analysis, the new development will generate 64 peak hour trips. Based on a 60/40 split of the traffic for westbound and eastbound traffic the development is looking at 13 new inbound trips and 13 new outbound trips for eastbound traffic. Based on figure 36-3.B with 1,164 eastbound by pass traffic and 13 new trips into the site a right-turn lane is not required.

### Conclusions

- Based on the capacity analysis performed, the redevelopment of this property will not negatively impact the existing traffic flows or intersection operation.
- The site layout, with adequate drive aisle widths and ample parking, will allow customers as well as deliveries/emergency vehicles to safely traverse the site without creating delays on IL Route 64.

## **Appendix A**

### **Exhibits**



SITE LOCATION

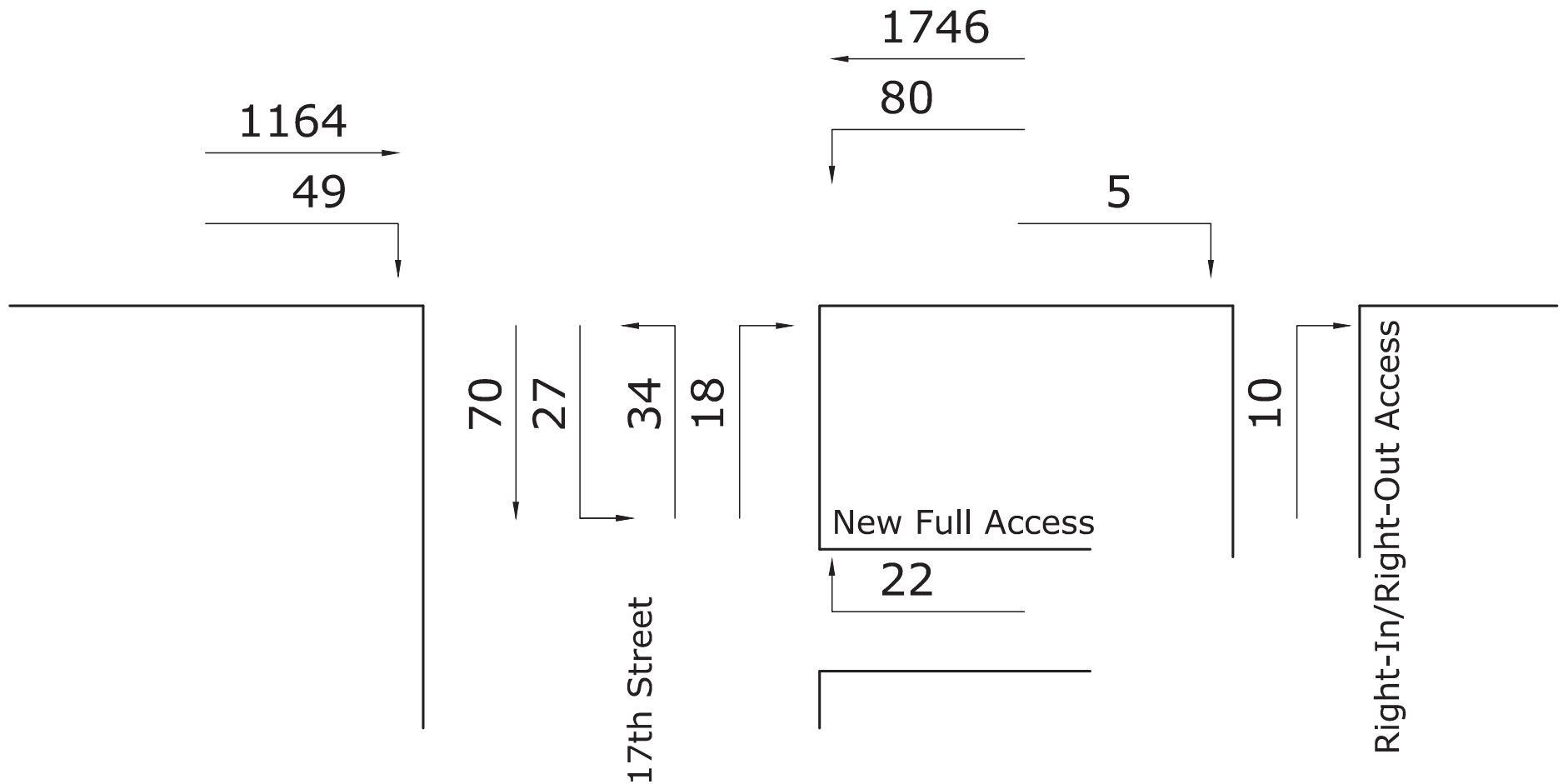
EXHIBIT 1  
LOCATION MAP

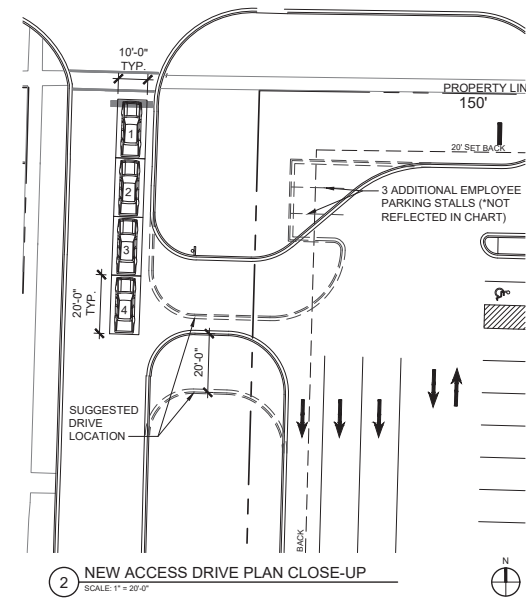
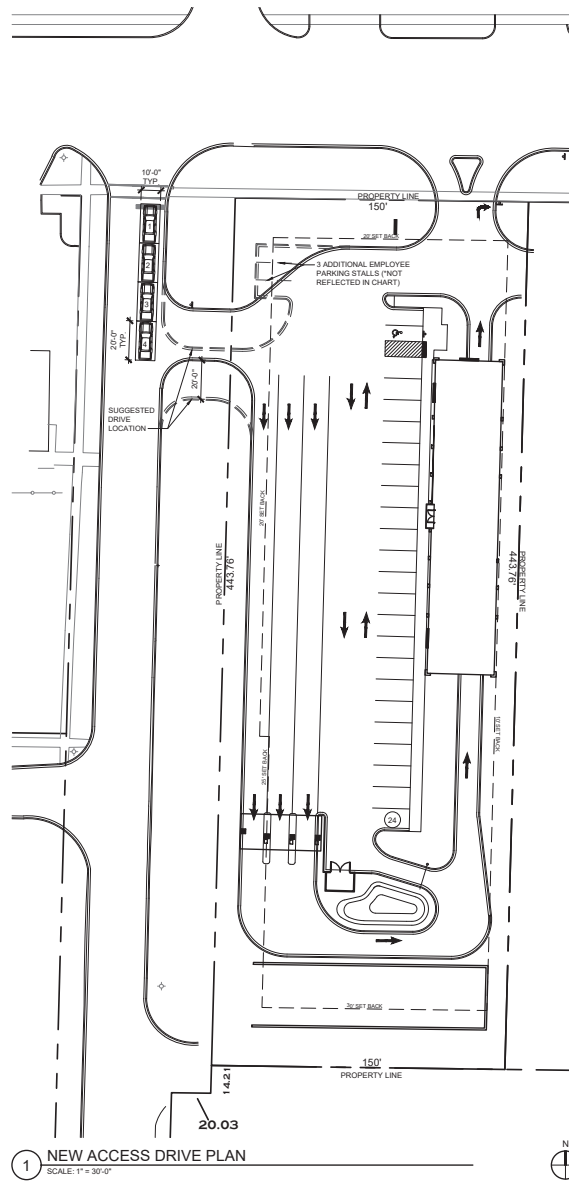


# EXHIBIT 3

## TRAFFIC DISTRIBUTION

West Main Street (IL 64)





ZONING INFORMATION			
SITE ZONING (SECT. 17.14.01B1, 17.14.02D)	MUNICIPALITY / JURISDICTION: SAINT CHARLES, IL EXISTING ZONING: BC: COMMUNITY BUSINESS DISTRICT W/ SPECIAL USE FOR A CARWASH		
	PROPOSED ZONING: BC: COMMUNITY BUSINESS DISTRICT W/ SPECIAL USE FOR A CARWASH		
SITE AREA (17.14.2 TABLE)	ALLOWED	PROPOSED	
	1 ACRE MIN. LOT AREA: 26,557.60 SF FAR RATIO 40%	1.3 ACRES 5,540 SF 4.8%	
BUILDING HEIGHT (17.14.2 TABLE)	ALLOWED	PROPOSED	
	MAX. BUILDING: ACCESSORY: 40 FT	24 FT -	
BUILDING SETBACKS (SECT. 17.14.2 TABLE)	REQUIRED	PROPOSED	
	FRONT YARD: 20' MIN.	80' FT	
	INTER. SIDE YARD: 10' FT MIN.	10'-0" FT	
	EXTER. SIDE YARD: 20' FT MIN.	103'-0" FT	
	REAR YARD: 20' FT MIN.	20' FT	
LANDSCAPE SETBACKS (SECT. 17.14.2 TABLE)	REQUIRED	PROPOSED	
	FRONT YARD: N/A	-	
	CORNER SIDE YARD: N/A	-	
	SIDE YARD: 25' FT	25 FT	
	REAR YARD: N/A	-	
*LANDSCAPING BUFFER ALONG LOT LINES THAT EITHER ABUT OR ARE ACROSS A STREET TO, RE, RS, RT, OR RM DISTRICTS			
PARKING / STAGING (SECT. 17.24.00 17.24.10 17.24.3 TABLE)	REQUIRED	PROPOSED	
	PARKING SPOTS: 2 PER BAY	23	
	STALL SIZE: 9'x18'	11	
	1 PERIOD OF STALLS: 18'x18'	16	
	STALLS: 10 SPACES PER BAY	16x19	20



## Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
www.hlrengineering.com

# Memorandum

**To:** City of St. Charles  
Russell Colby

**From:** Hampton Lenzini & Renwick, Inc. (HLR)  
Amy McSwane, PE, PTOE

**Date:** 11/20/2018

**Re:** Proposed Car Wash, IL Route 64 and 17<sup>th</sup> Street  
Traffic Impact Study (November 5, 2018) Review

---

HLR reviewed the Traffic Impact Study (TIS) for the proposed Car Wash at IL Route 64 and 17<sup>th</sup> Street. ARC Design Resources, Inc., prepared the TIS, dated November 5, 2018.

### Traffic Impact Study Review

HLR has several concerns regarding what was presented in the TIS. Also, there were several assumptions and conclusions that lacked support. HLR has the following comments to offer regarding the TIS:

1. HLR recommends performing traffic counts at IL Route 64 and 17<sup>th</sup> Street and at the existing driveway on IL Route 64. Traffic patterns for the neighboring businesses are going to change due to the site's reconfigured driveway access. In order to understand how these patterns will change, the current patterns need to be documented.
2. Exhibit 2A was missing from the pdf; it was assumed that the separate pdf that was provided was Exhibit 2A. Exhibit 3 traffic volumes should be shown as 4 separate exhibits; existing traffic, distribution percentages for the proposed traffic, distributed site traffic and total traffic in the build year rather than the one exhibit provided.
3. Please provide more details about the land use code that was used from the ITE's Trip Generation Manual. The current version of the manual is the 10<sup>th</sup> Edition; not the 9<sup>th</sup>. We were unable to reproduce the numbers provided in the traffic study in either edition; please provide the supporting calculations for trip generation. We are also hesitant to use the Trip Generation Manual for this land use since there is only one source of data. The Trip Generation Manual states this land use is not recommended for use in studies due to insufficient data. Counts from an existing car wash in the area would provide much more accurate data.
4. We concur with assuming no pass-by traffic to be conservative. IDOT allows 25% combined for internal circulation and pass-by traffic on impacted State routes.

5. Please provide the complete capacity analyses for both IL Route 64 at 17<sup>th</sup> Street and IL Route 64 at the right-in-right-out driveway for both the existing conditions and for total traffic after construction. We have concerns regarding the queuing of vehicles at both intersections. Also, provide the capacity analysis for the intersection of 17<sup>th</sup> Street and the proposed access drive for the total traffic condition.
6. A section should be added to the TIS addressing site circulation; including within the site as well as how the proposed driveway modifications will impact traffic patterns of the neighboring businesses.
7. The TIS notes that the driveway onto 17<sup>th</sup> Street should be located at least 120 feet south of the edge of IL Route 64. The provided site plan shows two driveways, one in bold and one dashed. Please clarify which is the proposed driveway and dimension it's distance from IL Route 64.
8. Is the proposed right-in-right-out driveway on IL Route 64 remaining in the current location? Per aerial maps and the Kane County GIS website, the eastern edge of the existing driveway lines up with the edge of the building to the east of the subject site. Please confirm the location of the property lines regarding the existing building to the east.

If you have any questions or concerns, please contact HLR at 847-697-6700.