	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		Wash-U Car Wash, Lot 3 Buona St. Charles Subdivision	
	City Staff:		Ellen Johnson, Planner	
	PUBLIC HEARING 7/19/16		X	MEETING 7/19/16
APPLICATION:		Special Use for a Car Wash		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Ordinance No. 2014-Z-15		
Special Use Application, received 6/22/16				
SUMMARY:				
<p>The subject property is Lot 3 of the Buona St. Charles Subdivision, which is the vacant lot directly west of Buona Beef, 2425 W. Main St.</p> <p>Car Wash Development LLC, applicant and contract purchaser, is proposing to develop a car wash on the property called Wash-U. The proposal includes the following:</p> <ul style="list-style-type: none"> • A 4,680 sf building for an automatic car wash with a single service bay. • Car wash stacking spaces for 25 vehicles along the west side of the building with the service bay on the south side. • 12 vacuum stations. <p>Special Use approval is required to permit a car wash in the BC Community Business zoning district.</p>				
SUGGESTED ACTION:				
<p>Conduct the public hearing and close if all 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 feel that they have enough information to make a recommendation.</p> <p>Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.</p>				
INFO / PROCEDURE – SPECIAL USE APPLICATIONS:				
<ul style="list-style-type: none"> • 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. • 7 findings of fact – ALL findings must be in the affirmative to recommend approval. 				

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

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

FROM: Ellen Johnson, Planner

RE: Special Use for a Car Wash – Lot 3 Buona St. Charles Subdivision

DATE: July 15, 2016

I. APPLICATION INFORMATION:

Project Name: Wash-U Car Wash

Applicant: Car Wash Development LLC

Purpose: Review Special Use application to allow development of a Car Wash on the vacant lot directly west of Buona Beef, 2425 W. Main St.

General Information:

Site Information	
Location	Vacant lot west of Buona Beef
Acres	1.08 acres

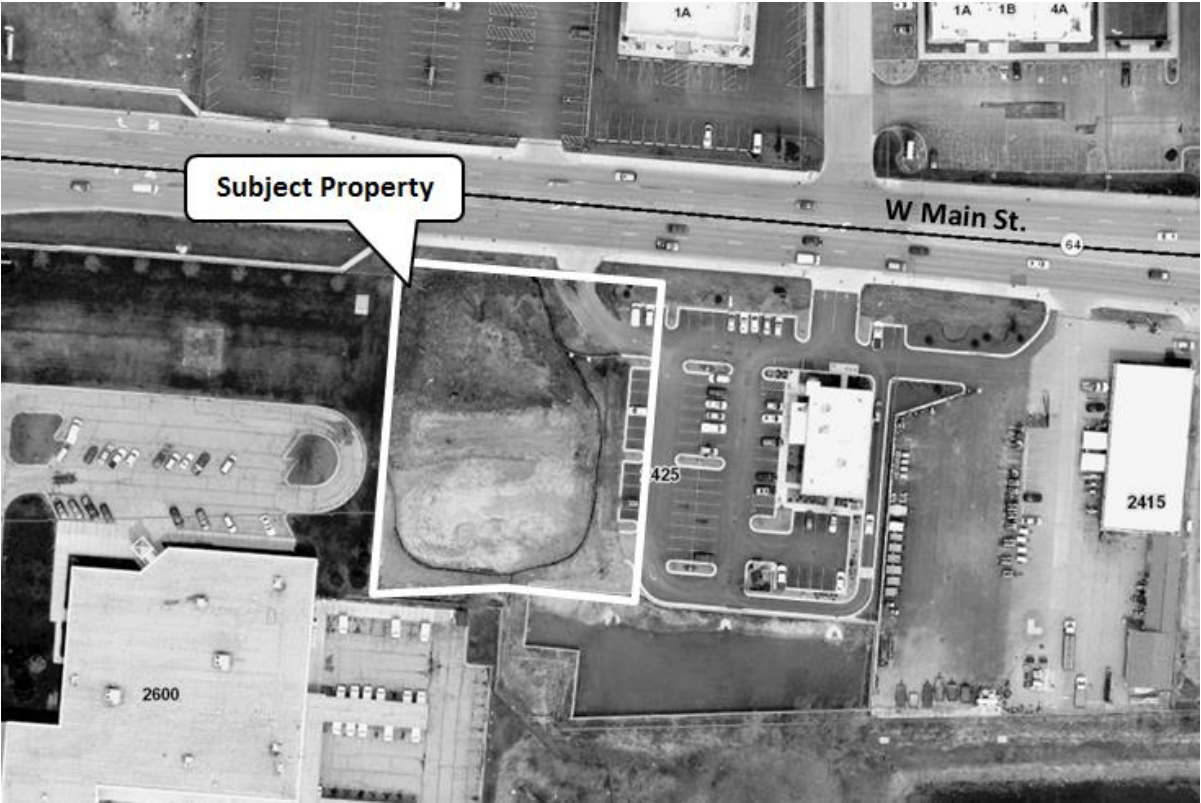
Applications	Special Use for a Car Wash
Applicable Ordinances and Zoning Code Sections	17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access

Existing Conditions	
Land Use	Vacant
Zoning	BC- Community Business & Special Use for a Restaurant Drive-Thru

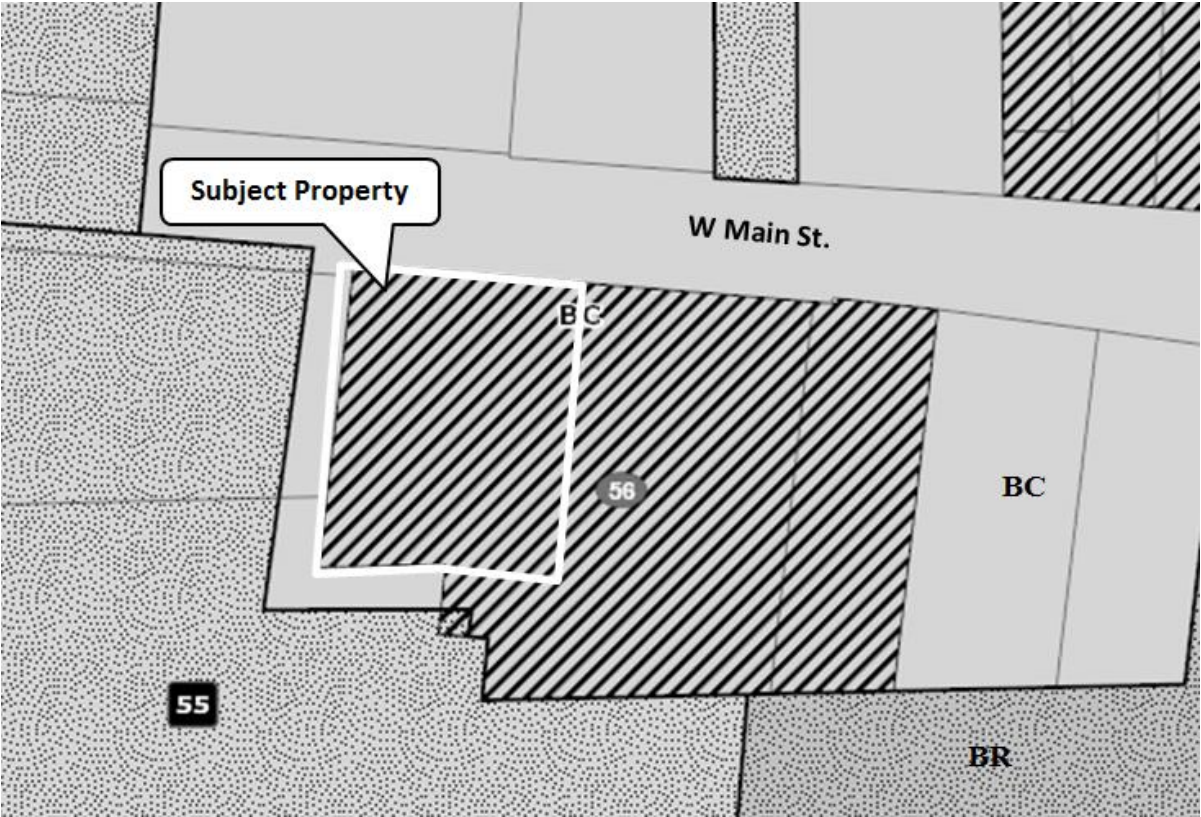
Zoning Summary		
North	BC Community Business	St. Charles Bowl, Multi-tenant retail
East	BC- Community Business/Special Use	BuonaBeef with Drive-Thru
South	BC- Community Business	US Post Office, detention pond
West	BC- Community Business/PUD	US Post Office

Comprehensive Plan Designation	
Corridor/Regional Commercial	

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is the vacant lot directly west of Buona Beef at 2425 W. Main St. The property was formerly part of the Deck Yard business. In 2014 under Ordinance No. 2014-Z-15, the City approved the Buona St. Charles Subdivision which resubdivided the Deck Yard property into three lots: Lot 1 for the Rental Max property, Lot 2 for Buona Beef, and Lot 3 for a future commercial use.

Also approved under Ordinance No. 2014-Z-15 was a Special Use for a drive-through restaurant for the Buona Beef on Lot 2 and a drive-through facility for an unidentified restaurant user on Lot 3. The site plan associated with the Special Use approval showed a two-unit, 7,000 sf building on Lot 3 with the restaurant drive-through along the east side of the building.

Development of the Buona Beef lot (Lot 2) was completed in 2015. Lot 3 remains undeveloped.

B. PROPOSAL

Car Wash Development LLC, applicant, is under contract to purchase Lot 3. They are proposing to develop a car wash on the property called Wash-U. The proposal includes the following:

- A 4,680 sf building for an automatic car wash with a single service bay.
- Car wash stacking spaces for 25 vehicles along the west side of the building with the service bay on the south side.
- 12 vacuum stations.

II. ANALYSIS

Staff has performed an analysis of the Special Use for Car Wash application materials and site plan for conformance with all relevant zoning requirements:

A. LAND USE

The property is zoned BC Community Business District. A car wash is a Special Use in the BC district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

B. CAR WASH STANDARDS

The table below compares the proposal with the requirements of **Section 17.24.100 Drive-Through Facilities**. The proposal conforms to all requirements.

	Zoning Ordinance Standard	Proposed
Stacking Spaces (Automatic Car Wash)	10 per bay	25 (11 if in a single line)
Stacking Space Size	9' x 20'	9' x 20'
Screening	Concealed from view from public streets to greatest extent possible	Concealed due to location at the interior side (west) and rear of the building

Obstruction of Required Spaces	Cannot obstruct access to required parking spaces	Will not obstruct access to required parking spaces
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Ingress/egress will not be obstructed and stacking will not interfere with vehicle circulation

C. ZONING STANDARDS

The table below compares the proposed site plan with the bulk requirements of the BC Community Business district per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The proposal meets all applicable requirements.

	BC District	Proposed
Min. Lot Area	1 acre	1.080 acre
Building Setbacks:		
<i>Front</i>	20 ft.	67'10"
<i>Side</i>	10 ft.	50'9" (west); 107'6" (east)
<i>Rear</i>	30 ft.	43'9"
Parking/Paving Setbacks:		
<i>Front</i>	20 ft.	20 ft.
<i>Interior Side</i>	0 ft.	9'9" (west); 35 ft. (east)
<i>Rear</i>	0 ft.	3 ft.
Max. Building Gross Floor Area	75,000 sf	4,680 sf
Max. Building Coverage	40%	9.9%
Max. Building Height	40 ft.	30 ft.
Parking Stall Size	9 x 18 ft. (9 x 16 with 2 ft. overhang where stalls abut green space)	9 x 16 ft. with 2 ft. overhang
Drive-Aisle Width	24 ft.	24 ft.
Parking/Stacking Requirement	2 parking spaces	25 parking spaces
	10 stacking spaces	25 stacking spaces

D. SITE ACCESS

When the Buona St. Charles Subdivision was under review in 2014, IDOT required the two site access points to line up with Barbara Ann Drive and the St. Charles Bowl access drive across W. Main St. The Plat of Subdivision reflects these access drive locations.

The applicant is proposing to keep the existing access drive location for Lot 3, which is approximately 28 ft. east of the access drive shown on the Plat. The location of the existing access would be better aligned with the site layout. However, a note on the Plat of Subdivision states that access to Lot 3 shall be as depicted on the Plat. The site layout would still be acceptable if the access were shifted.

Staff will require the applicant to speak with IDOT to determine if they will be required to shift the access per the Plat. If IDOT permits the access to remain in the current location, a revised plat of easement for cross access will need to be signed by the three owners within the subdivision and recorded.

E. LANDSCAPING

The site plan indicates that all landscaping requirements of **Ch. 17.26 Landscaping and Screening** will be met, including overall percentage of the site devoted to landscaping, building foundation landscaping, street frontage landscaping, and parking lot screening. A landscape plan specifying the types and sizes of plantings will be reviewed at the time of building permit.

F. BUILDING ELEVATIONS

Building elevations will be reviewed at the time of building permit. The building will be subject to the design standards included in **Ch. 17.06 Design Review Standards and Guidelines**.

IV. SUGGESTED ACTION

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

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 findings of fact in support of their proposal as part of the Special Use application.

Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

V. ATTACHMENTS

- Application for Special Use; received 6/22/16
- Final Plat of Subdivision Buona St. Charles

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: Wash-U special use
Project Number: 2016 -PR- 0060
Application Number: 2016 -AP- 019



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: <u>Lot 3 2425 W. Main St.</u>	
	Parcel Number (s): <u>09-29-481-001</u>	
	Proposed Name: <u>Wash - U</u>	
2. Applicant Information:	Name <u>Car Wash Development LLC</u>	Phone <u>630.333.7298</u>
	Address <u>635 Butterfield Rd</u> <u>Suite 145</u> <u>Oak Brook Terrace, IL 60181</u>	Fax
		Email <u>Craig@CarWashPartners.com</u>
3. Record Owner Information:	Name <u>St. Charles Main Street Partners Lot 3, LLC</u>	Phone <u>708.366.0550</u>
	Address <u>418 Clinton Place</u> <u>River Forest, IL 60305</u> <u>Attn: Tim Hague</u>	Fax <u>708.366.8815</u>
		Email <u>thague@keystonventuresllc.com</u>

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 Car Wash Facility
- ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor / Regional / commercial

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

What is the property's current zoning? BC

What is the property currently used for? VACANT

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

Express Car Wash Facility (attended with Employees during operating hours) and Customer self-serve vacuum stations

For Special Use Amendments only:

N/A

Why is the proposed change necessary?

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:** *N/A - Previously Completed*

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:** *N/A - Previously completed*

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.

❑ **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

Date

Applicant or Authorized Agent

Date

EXHIBIT A
LEGAL DESCRIPTION OF LAND

LOT 3 OF BUONA ST. CHARLES, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29 AND A PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

Address:

Property Index Number: **09-29-481-001**

June 22, 2016

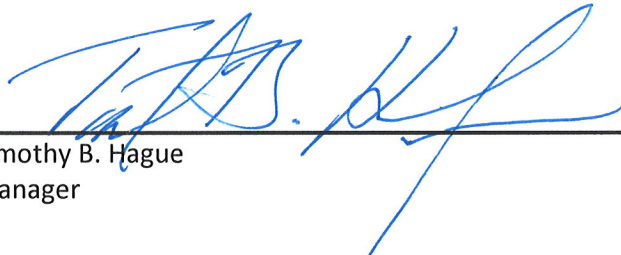
City of St. Charles
Two East Main Street
St. Charles, Illinois 60174-1984

Re: Lot 3 - 2425 W. Main Street, St. Charles, Illinois

Dear City Representatives,

I warrant and represent that, as the owner of the referenced property, we have entered into a Real Estate Purchase and Sale Agreement with Car Wash Development LLC for the sale of Lot 3 – 2425 W Main St, St. Charles, IL, and we acknowledge and consent to Car Wash Development LLC, its agents or a related entity, filing a Special Use Application for the proposed car wash development.

St. Charles Main Street Partners LLC



Timothy B. Hague
Manager

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.

Car Wash Lot 3 2425 W. Main St.
Project Name or Address

6-22-16
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.

The development of a highly efficient and environmentally sensitive car wash facility which serves the western side of the market and employs local labor will benefit the community. The facility is constructed of first class materials and incorporates some of the most advanced technology in the industry.

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

The site will be fully served by all utilities present at the site and in ROW on the south side of Main St. Utilities have been established at site by Developer in 2015 when developing adjacent parcel - Buena Beek.

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 physical property characteristics will allow for onsite queuing of vehicles that is well in excess of code requirements, and will fully serve traffic flow. Exterior noise is minimized by use of the quietest vacuum system in the industry. The facility is a "manned" facility with employees on site during all business hours, contemplated as 7 AM to 8 PM 7 days week.

- 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 site was created as a business development parcel the use/development of a carwash will complete the redevelopment of a previously used commercial site.

- 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.

The property & operation are in a business commercial district and generally follow hours of operation of surrounding businesses. The facility will self contain customers & queuing without creating "back ups" into roadways and without creating excessive noise or odor.

- 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.

The special use will fully conform with all zoning regulations in the BC Zoning District, as well as all applicable Federal, State and local legislation.

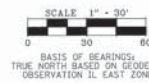
BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

1 SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION

2015K016627

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 4/17/2013 03:28 PM
RECFEE: \$2.00

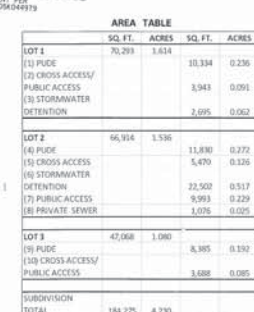
PAGES: 3



 PUBLIC UTILITIES AND DRAINAGE EASEMENT (PUDE)
HEREBY GRANTED

 STORMWATER DETENTION EASEMENT
HEREBY GRANTED

 CROSS ACCESS EASEMENT
HEREBY GRANTED



THIS PLAN HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAWS IN RELATION TO PLATS" AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "GUIDE ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

1. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 1 AS DEPICTED.
2. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 2 AS DEPICTED.
3. THERE SHALL BE AT MOST ONE DIRECT VEHICULAR ACCESS TO IL ROUTE 64 FROM LOT 3 AS DEPICTED
4. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

JOHN A. FORTMANN, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

NOTE: THERE SHALL BE AT MOST ONE DIRECT ACCESS POINT TO IL ROUTE 64 FROM EACH LOT

REVISIONS:
06/12/2014
07/08/2014
07/18/2014
09/18/2014
10/07/2014
10/21/2014



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 05/08/2014

JOB NO: 8106

FILENAME:

910598-01

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

PREPARED FOR:
KEYSTONE VENTURES LLC
418 CLINTON PLACE
RIVER FOREST, IL 60305

EXPERIMENTAL