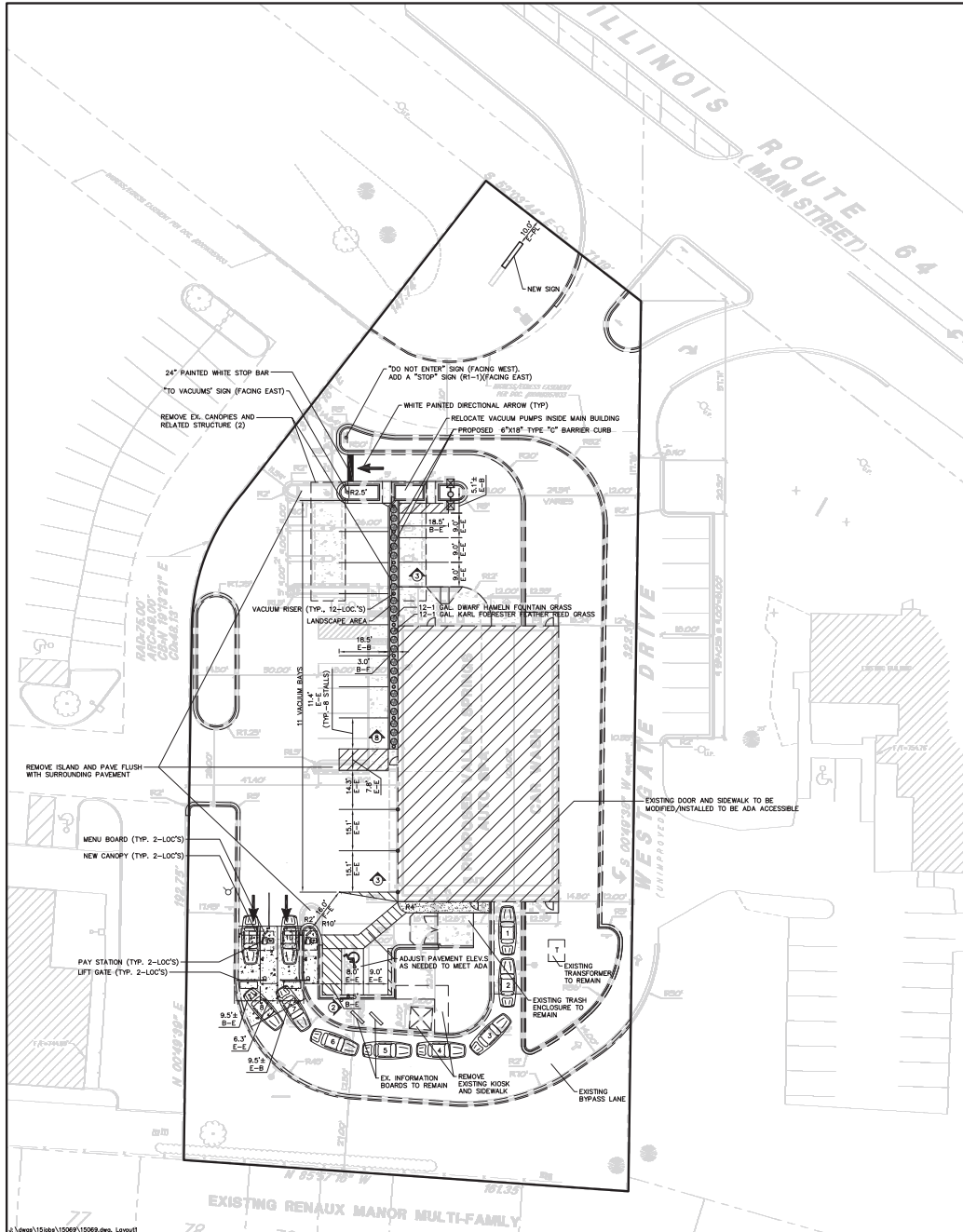
	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>					
	Title:		Recommendation to approve a Minor Change to PUD Preliminary Plan for 3255 W. Main St. (Standard Wash)			
	Presenter:		Ellen Johnson			
Please check appropriate box:						
	Government Operations				Government Services	
X	Planning & Development – (9/14/15)				City Council	
Estimated Cost:		N/A		Budgeted:	YES	NO
If NO, please explain how item will be funded:						
<b>Executive Summary:</b>						
<p>One Companies LLC Bullet Wash 1, applicant, is proposing renovations to the Valley Springs Auto Spa at 3255 W. Main St. The property is located within the Westgate Commercial Center PUD. The PUD Preliminary Plan and Special Use for a Car Wash for the subject property were approved under Ordinance No. 2006-Z-15.</p> <p>The applicant is proposing modifications to the building and site. The business will be rebranded as Standard Wash. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• Removal of the two freestanding canopies at the north end of the site.</li> <li>• Addition of two new canopies at the entrance of the car wash stacking lane to cover two new electronic pay stations.</li> <li>• Addition of 12 vacuum risers along the west side of the building. The vacuum unit will be relocated from outside at the north end of the site to inside the building. (A condition of approval for the Special Use for a Car Wash was that the vacuum unit must be housed inside the building; however, the vacuum unit is currently outside.)</li> <li>• Addition of three employee parking spaces at the north side of the building.</li> <li>• Removal of awnings on the north and west elevations.</li> <li>• New freestanding monument sign which will include an LED display screen.</li> <li>• New wall signage.</li> </ul> <p>A Minor Change to PUD Preliminary Plan is required to permit the proposed changes.</p> <p>Staff has reviewed the submitted materials and determined that the proposal meets the applicable requirements of the Zoning Ordinance and PUD ordinance (Ordinance No. 2001-Z-43), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. That the LED display screen on the monument sign must remain static. Per the PUD ordinance, no flashing lights or moving parts are permitted.</li> <li>2. Stone veneer to match the existing monument sign and building must be used on the base of the new monument sign.</li> </ol>						
<b>Attachments:</b> <i>(please list)</i>						
Application for Minor Change to PUD Preliminary Plan; Plan documents						
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>						
Recommendation to approve a Minor Change to PUD Preliminary Plan for 3255 W. Main St. (Standard Wash).						
For office use only:		Agenda Item Number: 3 i				



THIS PLAN IS FOR SITE PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION. ALL DIMENSIONS AND AREA CALCULATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. EXISTING CONDITIONS SHOWN ARE PER THE SITE PLAN PREPARED BY W-T ENGINEERING, DATED 5/5/06.

FOR AN ACCURATE REPRESENTATION OF ACTUAL SITE CONDITIONS, AN ALTA/ACSM LAND TITLE SURVEY WITH TOPOGRAPHY SHOULD BE ORDERED.

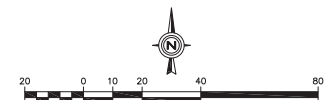
#### ON SITE PARKING AND STACKING DATA

REGULAR EMPLOYEE SPACES = 4  
ADA ACCESSIBLE EMPLOYEE SPACES = 1  
TOTAL EMPLOYEE SPACES = 5

TOTAL VACUUM SPACES = 11  
TOTAL STACKING SPACES = 10

#### SITE DATA

LOT AREA = 47,539 S.F. (1.09 AC.)  
EXISTING IMPERVIOUS AREA = 30,223 S.F. (64%)  
EXISTING PERVIOUS AREA = 17,316 S.F. (36%)  
PROPOSED IMPERVIOUS AREA = 30,294 S.F. (64%)  
PROPOSED PERVIOUS AREA = 17,245 S.F. (36%)  
BUILDING AREA = 5,817 S.F.  
F.A.R. = 0.12



SITE PLAN

COMMENTS

Prepared For:

One Companies LLC, Bulwer Wash 1  
1229 N. North Branch St. Suite 201  
Chicago, IL 60642  
STANDARD WASH - ST. CHARLES, IL  
3445 W. Main St.  
St. Charles, Illinois

Prepared By:

Waltermark Engineering Resources, LLC  
2011 Chicago, Illinois  
phone 630-375-1800 fax 630-258-2600 www.waltermark-engineering.com

CHECKED BY: JMLLIER  
DESIGN BY: JMLLIER  
DRAWN BY: DOLSON  
DATE: SEPTEMBER 8, 2015  
SCALE: 1" = 20'  
PROJECT NO.: 15-069

1 of 1

Canopy Will Be Removed

Canopy Will Be Removed

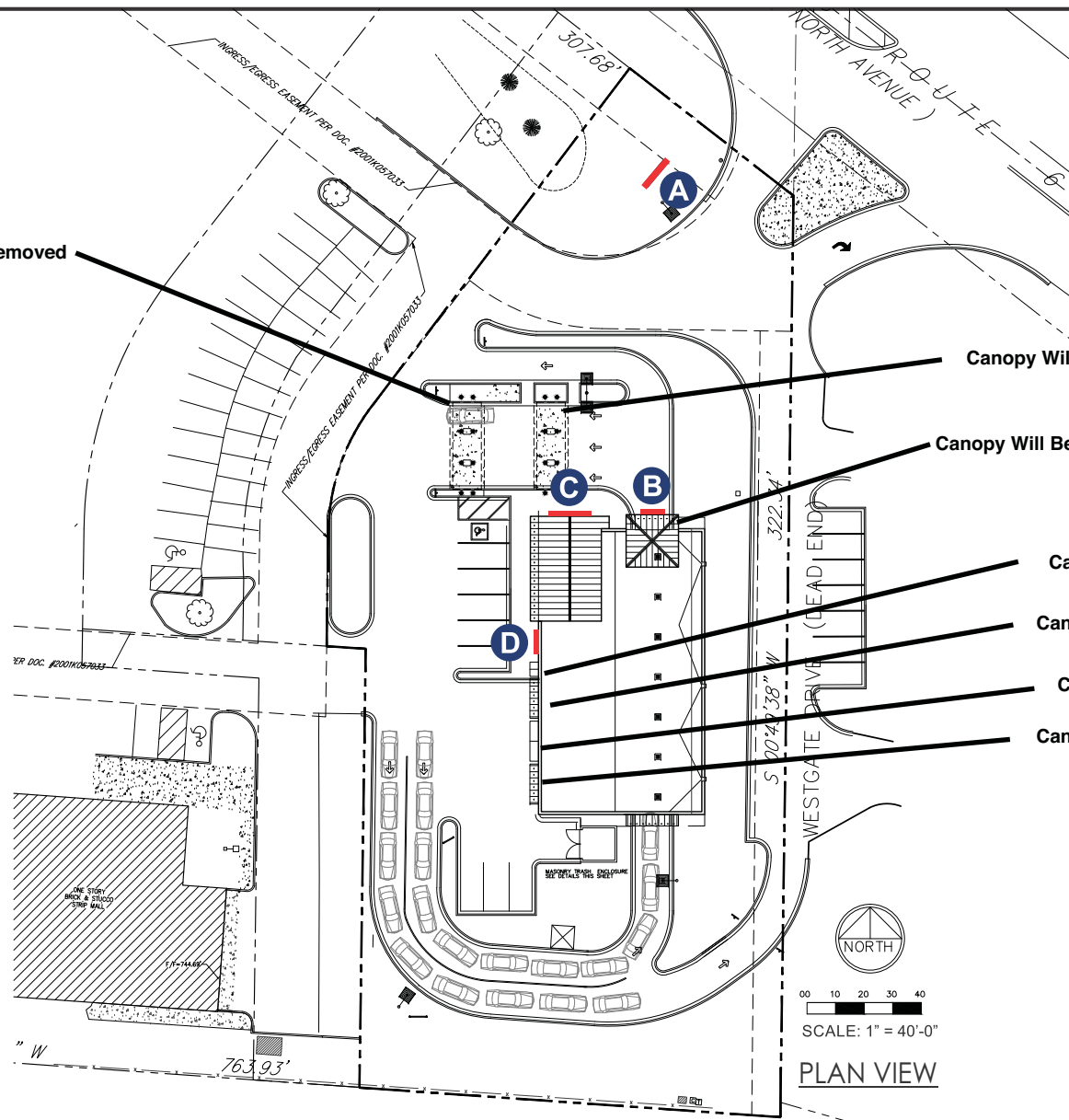
Canopy Will Be Removed

Canopy Will Be Removed

Canopy Will Be Removed

Canopy Will Be Removed

Canopy Will Be Removed



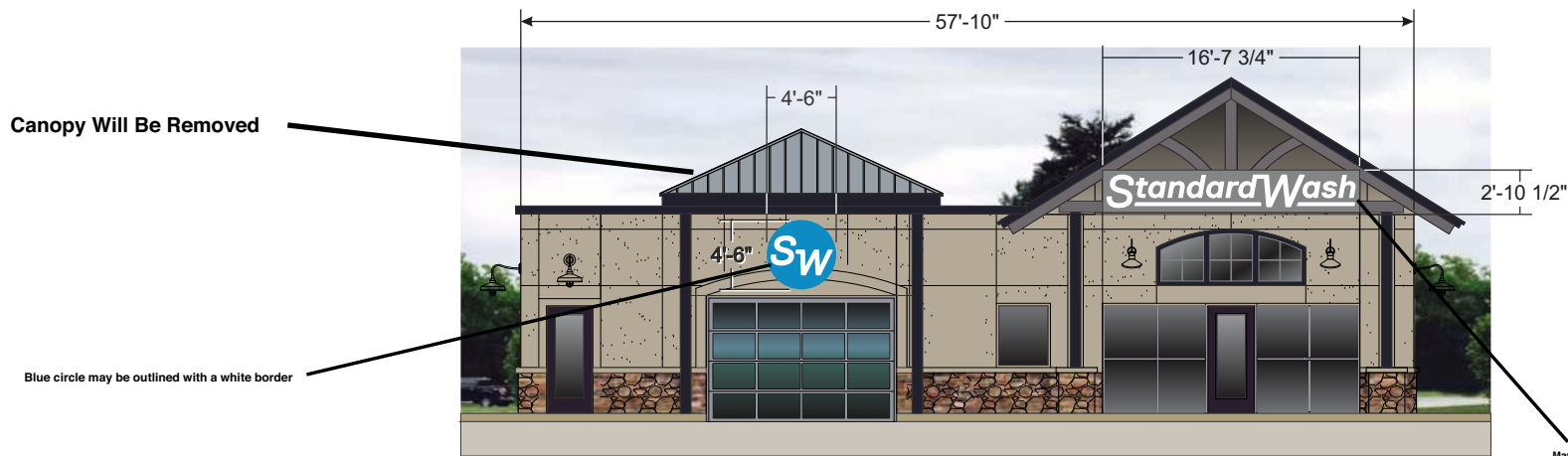
693 Heartland Drive - Sugar Grove, IL 60554  
630.466.0372 P - 630.466.0564 F  
www.quantumsigncorp.com

Customer: Standard Wash  
Job Name: (Same)  
Address: North Avenue & Peck Road  
City: St. Charles State: IL 60175

Scale: As Noted  
File Name: Standard Wash - St. Charles SCALE CONCEPT 2.cdr  
Salesperson: Tom Campana

Rev. Date:  
Rev. Date:  
Rev. Date:  
Orig. Date: 8-28-2015

Drawn By:  
TV  
Page 1 of 5



NOTE: FIELD VERIFICATION SURVEY REQUIRED TO DETERMINE ACTUAL SIZES, CONDITIONS, MATERIALS, ETC. BEFORE PERMITTING, MANUFACTURE AND INSTALLATION OF NEW SIGNS.

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86.75 SQUARE FEET OF SIGNAGE ALLOWED

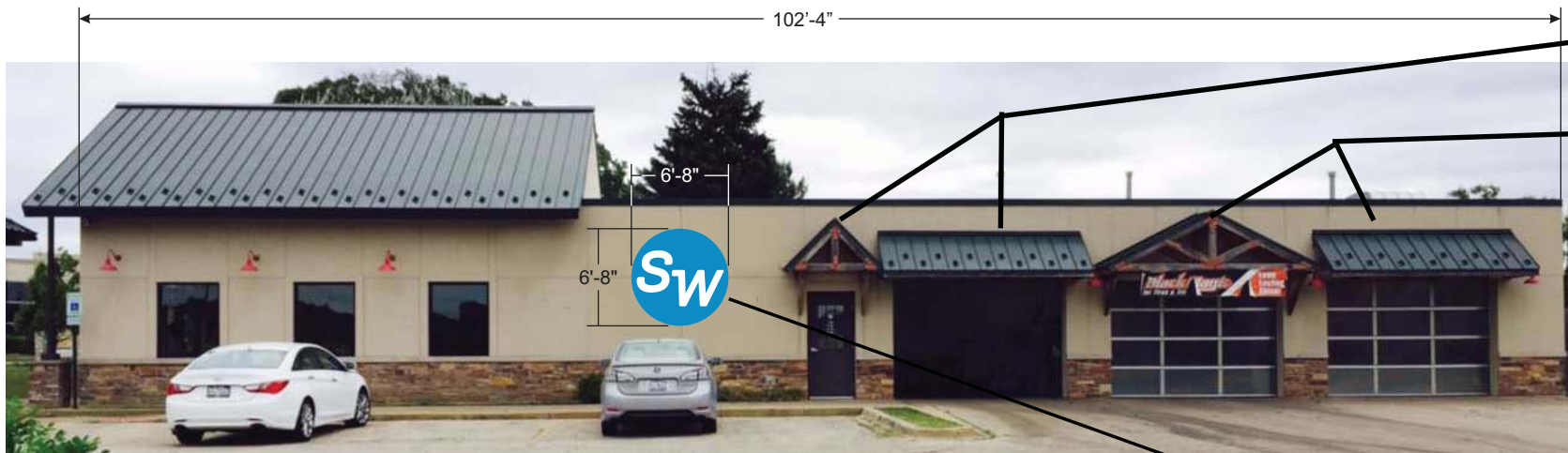
66.03 SQUARE FEET OF SIGNAGE SHOWN

May utilize a blue display board instead of grey. Letters will be white and will be illuminated. Letters may be outlined with blue or rear lit with a blue color.

**B** INTERNALLY ILLUMINATED "SW" LOGO - VERSION 1

**C** INTERNALLY ILLUMINATED "STANDARD WASH" LETTERS ON BACKGROUND PANEL - VERSION 1

WEST ELEVATION - SCALE: 1/8" = 1'-0"



Canopies Will Be Removed

Canopies Will Be Removed

153.5 SQUARE FEET OF SIGNAGE ALLOWED

44.44 SQUARE FEET OF SIGNAGE SHOWN

Blue circle may be outlined with a white border

**D** INTERNALLY ILLUMINATED "SW" LOGO - VERSION 1

NORTH ELEVATION - SCALE: 1/8" = 1'-0"



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Customer: Standard Wash  
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City: St. Charles State: IL 60175

Scale: As Noted  
File Name: Standard Wash - St. Charles SCALE CONCEPT 2.cdr  
Salesperson: Tom Campana

Rev. Date:  
Rev. Date:  
Rev. Date:  
Orig. Date: 8-28-2015

Drawn By:  
TV

Page 4 of 5



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SOUTHEAST ELEVATION - AS IS  
SCALE: 3/8" = 1'-0"

Note: Dimensions may change slightly as we have not decided on aspect ratio for the LED Display Board. Over all display square footage would still be less than 48.75 sq. ft. per side and the LED Display Board will not exceed 50% of display including the cabinet that houses the LED Display Board. For example we may go with a 5'x4' LED board instead of the proposed 3'5"x6'11.5". This would change the width of the overall sign as it would be smaller in width. The height would remain the same at 15'. If height changes at all it would only be less than 15'.



**A** SOUTHEAST ELEVATION - WITH INTERNALLY ILLUMINATED DOUBLE-FACED MONUMENT **VERSION 1** (NOTE: THIS SIGN IS IDENTICAL ON BOTH SIDES).  
SCALE: 3/8" = 1'-0"

48.75 SQUARE FEET OF "DISPLAY" ALLOWED  
48.71 SQUARE FEET OF "DISPLAY" SHOWN



693 Heartland Drive - Sugar Grove, IL 60554  
630.466.0372 P - 630.466.0564 F  
www.quantumsigncorp.com

Customer: Standard Wash  
Job Name: (Same)  
Address: 3255 W. Main Street  
City: St. Charles

State: IL 60175

Scale: As Noted

File Name: Standard Wash - St. Charles SCALE CONCEPT 2.cdr

Salesperson: Tom Campana

Rev. Date:  
Rev. Date: 9-8-2015  
Rev. Date: 9-2-2015  
Orig. Date: 8-28-2015

Drawn By:  
TV

Page 2 of 6

**Canopy height: 8 ft.**



**Vacuum height: 9 ft.**

