

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Yonas Hagos Special Use Request, 2085 Washington Road
DATE: October 30, 2019

Zoning: I-1 (Light Industrial)

Comprehensive Plan: General Commercial

Summary: Yonas Hagos has submitted a special use application for the allowance of a car wash (Mission Car Wash) to operate at 2085 Washington Road. The zoning code allows for permitted uses in the C-2 and C-3 districts to be considered as special uses in the I-1 district. Car washes are permitted in the C-2 and C-3 districts. Staff recommends approval of the special use contingent on the conditions specified below.

Background: The property is approximately 2.03 acres and is owned by Paige Hirstein. It was annexed in 1972 along with the adjacent 2095 Washington Road property and zoned I-1 at the time. The parent tract was subsequently subdivided in 2015 into two parcels. The subject property is currently undeveloped.

The proposed self-serve car wash structure would be approximately 5,690 square feet in size. It would have vacuums in front of each of the parking spaces and would also have a pet wash service. The attached site plan shows 29 off-street parking spaces would be provided, including two required accessible stalls. The zoning code requires one space for every 400 square feet of retail space. Two drive-thru lanes on the west side of the property would be reduced to one lane as vehicles approached the entrance to the car wash structure. Stormwater detention is proposed to be located on the southern portion of the property. The final placement and design would be reviewed by City and IDOT staff if the special use is approved but the preliminary placement and design appear to be satisfactory. IDOT would also review site access and has granted one preliminary means of ingress-egress to the property from Route 8.

Mr. Hagos has proposed that the car wash would be open seven days a week from 7:00 a.m. until 8:00 p.m. It would have up to four employees during peak hours. Landscaping would be provided as required for all three components: Streetside (84 points), parking lot (29 points), and transitional buffer yard (TBY – 460 points) for a total of 573 points. The TBY is required as a buffer when adjacent to any residential district or residential use. The site plan shows 408 new points, which does not include the intention to preserve the existing evergreen and deciduous trees along the west and southern property lines. These trees can be used towards the required point total and staff strongly recommends that they remain on the property as long as they remain in a healthy condition. An existing fence along the west property line would also remain in place while a 6' tall white vinyl privacy fence is proposed along the west and north property lines adjacent to 2095 Washington Road. While final architectural elevations and not completed, proposed elevations from a similar facility in St. Charles are attached. This would be proposed to be constructed entirely of brick on each side.

IL Route 8 is a five-lane road that has an average daily traffic count of nearly 13,000. The subject property is most suitable for a non-residential use. Much of the Route 8 corridor is zoned and/or planned for non-residential uses. The proposed use does not figure to generate significant noise and would likely comply with the noise performance standards required in the I-1 district. The petitioner has included anticipated noise levels from the air dryer and vacuums as measured at various distances (see attached). While the proposed use does not generate sales tax, it would generate property tax and would have a small employment base. However, in order to allow for the proposed use to be more compatible with the nearby uses, the following conditions are recommended for approval:

- Extend the planned 6' white vinyl fence along the southern property line. Fencing is required in the I-1 district when adjacent to a residential district;
- Provide a row of evergreen trees at least 6' in height at the time of planting along the west and east property lines starting from a point 75' south of the north property line to ensure a continuous, consistent setting throughout the development;
- Allow for a ground monument sign utilizing brick near the property entrance that does not exceed 10' in height and matches the brick and color to be used on the building;
- Construct the car wash building entirely of brick on each side (excluding all windows and doors). A color similar to forest green is recommended for the building and ground signage and another other accents such as awnings; and
- All lighting associated with the proposed development must be kept entirely on the property.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, November 6 to make a recommendation to the City Council on the special use permit.

Enclosures

CITY OF WASHINGTON, ILLINOIS

APPLICATION FOR SPECIAL USE

To have a complete application for a special use, you must submit the following:

- Signed and completed application
- Plat showing subject property and all adjacent properties – See below for plat requirements
- Ownership documentation (lease, deed, mortgage, etc.)
- Accurate legal description obtained from the Warranty Deed
- Application fee of \$100 payable to the City of Washington

Address or location of property: R3W Lot B of 13 (EXC NW .72 AC & HWY) NW 1/4 2.03 AC

Property Tax ID (PIN) number: 02 - 02 - 21 - 100 - 030

Current zoning classification of the property: Commerical

Current use of the property: Light Industrial

What is the Special Use for? Carwash

How will you meet other requirements of the zoning code (such as parking or landscaping, if applicable)? _____

Name of Applicant: Yonas Hagos

Phone Number of Applicant: _____

Address of Applicant: 7912 Tanglewood Trails Dr. Yorkville IL 60560

Owner of Property: Paige K. Hirsten

Address of Owner: 15 Old Farm Lane Washington IL 615711

I would like to receive correspondence by: _____ Mail _____ Email Email address: _____

PLAT REQUIREMENTS: Your special use plat must show:

- Building or site plan layout and locations of proposed special uses, including square footage
- Adjacent properties, rights-of-way, streets, roads, railroads, waterways, and other physical features

PUBLIC HEARING: Your case will be referred with staff's recommendation to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the first Wednesday of every month at 6:30 p.m. at the Washington District Library meeting room at 380 N. Wilmor Road. At the Planning and Zoning Commission meeting, you will present your request. A special use cannot be recommended by the Planning and Zoning Commission unless the Commission finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

1) The special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; 2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish or impair property values; 3) The special use will not impede development of surrounding property; 4) Adequate utilities, access roads, drainage, or necessary facilities will be provided; 5) Adequate ingress and egress provided to minimize traffic congestion in public streets; 6) The special use will conform to all other application regulations of the zoning district; and 7) If the special use would not otherwise be acceptable, the Planning Commission may recommend certain conditions be met to make the use acceptable, such as, but not limited to: landscape screening or fencing, specific hours of operation, night lighting or lighting restrictions, parking area requirements, signage restraints, outdoor storage limitations.

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Special Use.

Signature of Applicant

Date

Signature of Owner

Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact Jon Oliphant, Planning & Development Director at (309) 444-1135.

FOR OFFICE USE ONLY

Case No.: _____

Fee Paid? Y / N / N/A Amount: _____ Date: _____

Plat Submitted? Y / N Date: _____

Landscaping Plan Submitted? Y / N / N/A Date: _____

Documentation of Authority Submitted: _____

Date to go before the Planning and Zoning Commission: _____

Commission Action: _____

Ordinance Review: (first reading) _____ (second reading) _____

CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP

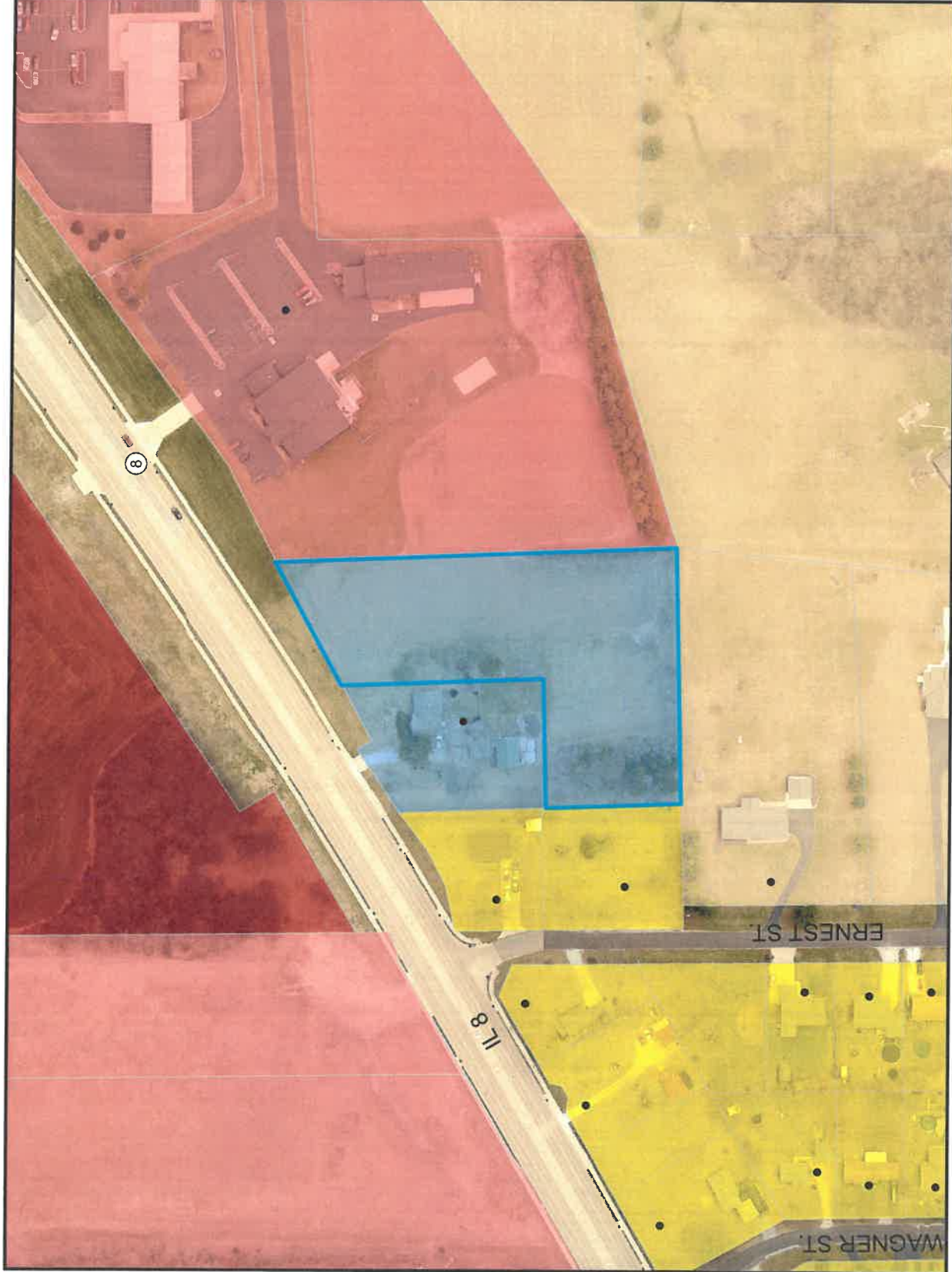


Legend

- AG-1 (Agriculture)
- OE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)

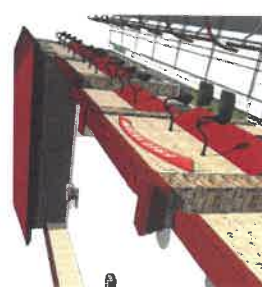


Prepared by the City of Washington
Department of Planning and Development
Printed: October 28, 2019

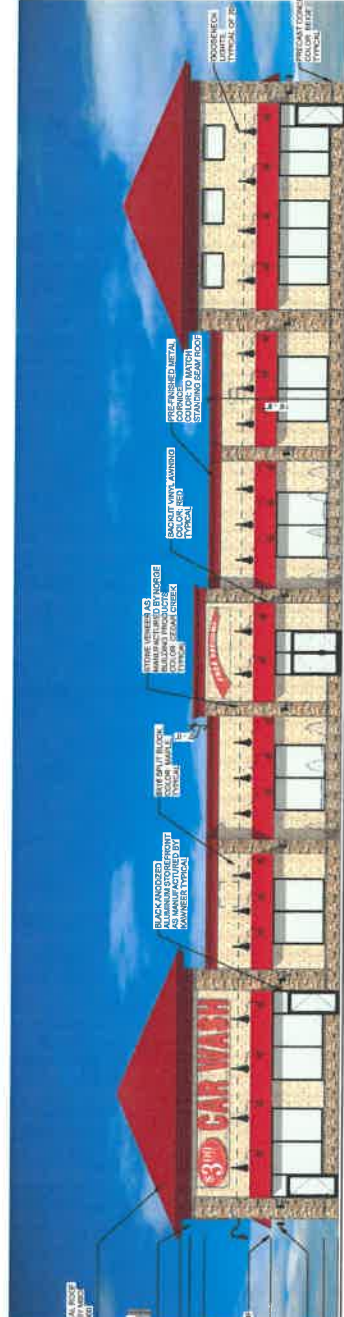




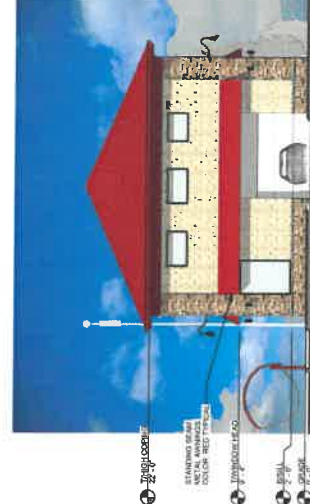
EXTREME CLEAN CARWASH
1625 WEST MAIN STREET
ST. CHARLES, ILLINOIS 60174
EXTREME CLEAN \$3 CARWASH EXPRESS



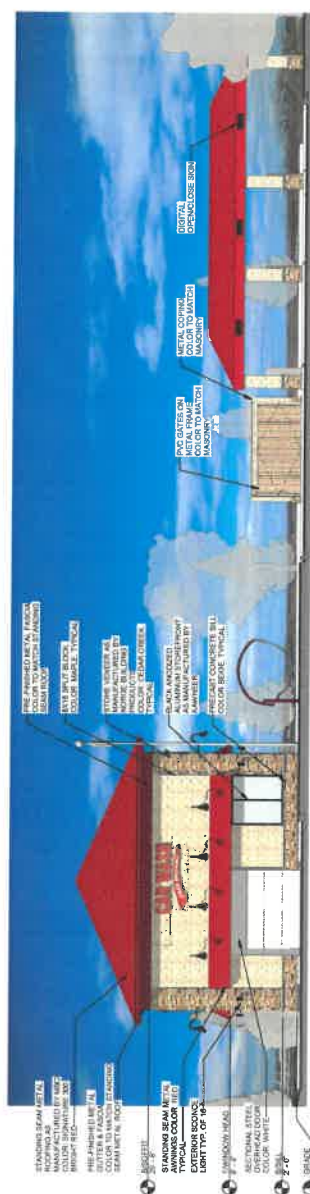
3 WEST ELEVATION
4 1/2" x 4 1/2"



3 WEST ELEVATION
4 1/2" x 4 1/2"



2 SOUTH ELEVATION
1/16" = 4' 0"

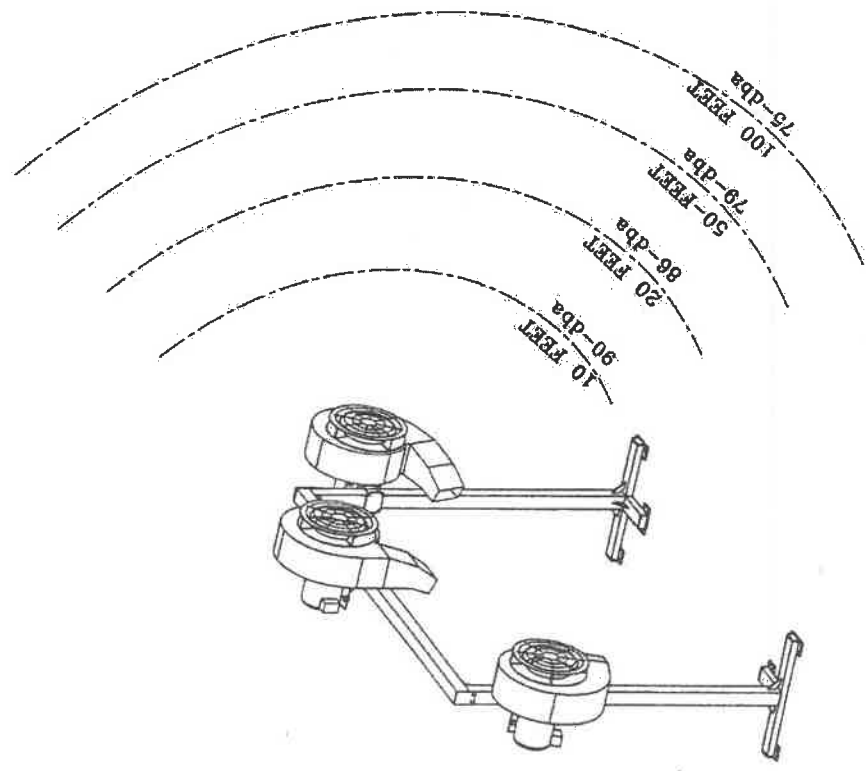


1 NORTH ELEVATION
1/8" = 1'-0"

031614

DATE: 02/13/01		REVISION DATE: 02/13/01		DRAWN BY: JMW		CHECKED BY: JH	
SOUND TEST OF SONNYS AIR DRYER				DECEMBER, 2000			
SONNYS				THE CAR WASH FACTORY			
http://www.sonnysdirect.com				© 2001 SONNYS ENTERPRISES, INC.			

AMBIENT NOISE WITH AIR DRYER OFF: 70 dba.



BLOWER-dba-INFO

SCALE:

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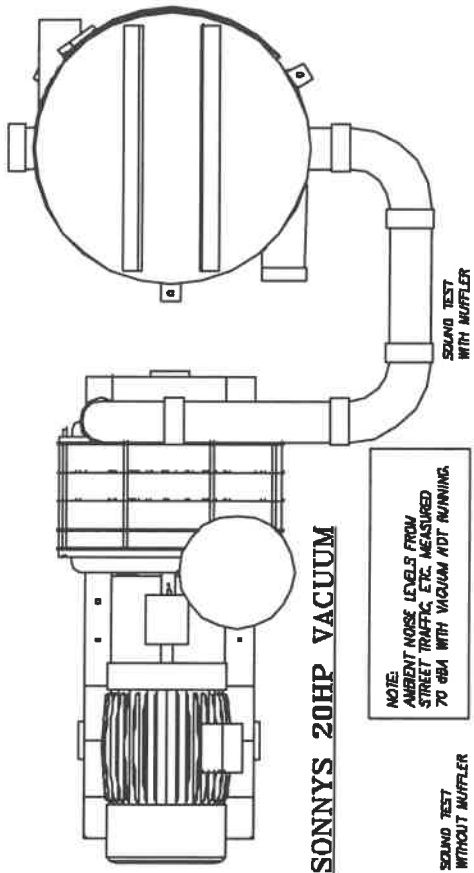
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2. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND NOT THE RESPONSIBILITY OF SONNYS ENTERPRISES, INC.
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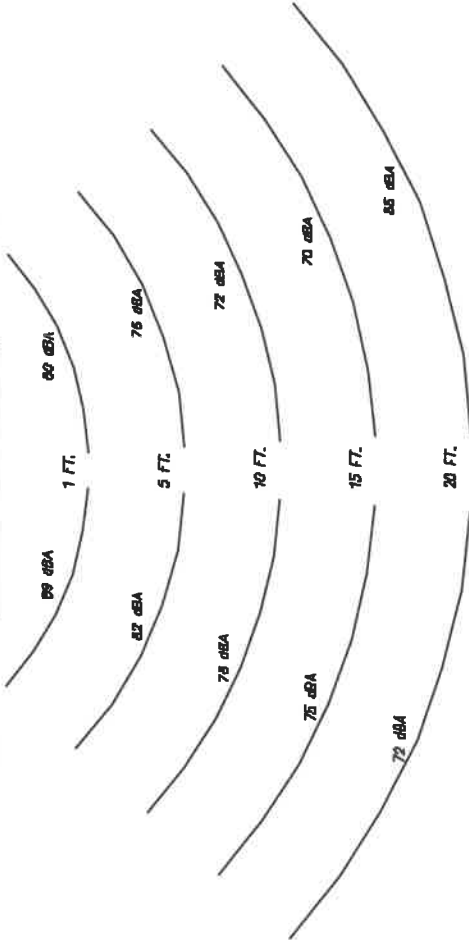


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SOUND DATA ON THERMURICANE DRYER
MODEL 36-192



NOTE:
AMBIENT NOISE LEVELS FROM
STREET TRAFFIC, ETC. MEASURED
70 dBA WITH VACUUM NOT RUNNING.



CWD VACUUM SOUND DATA

SCALE: UNITS 1-20

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