



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: November 18, 2019

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: First Reading Ordinance – Yonas Hagos Car Wash Special Use Request, 2085 Washington Road

Explanation: 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. The City's comprehensive plan recommends General Commercial as the future land use for this property.

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, ground signage, and other accents such as awnings; and
- All lighting associated with the proposed development must be kept entirely on the property.

Fiscal Impact: While this development would not generate sales tax, it would increase the property tax generation. It currently generates minimal property tax because there are no improvements on the land. A comparison to a similar facility in Peoria that has a comparable tax rate would figure to have a new total tax bill of about \$20,000 with around \$1,000 of that due to the City.

Recommendation/

Committee Discussion Summary: Staff recommends approval based on the conditions identified above. The Planning and Zoning Commission held a public hearing at its meeting on November 6 and unanimously recommended denial of the request.

Action Requested: Approval of the attached ordinance. As with any special use, other conditions pertaining to its location and operation can be included in the ordinance.

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would allow for a car wash to operate at 2085 Washington Road contingent upon conditions established pertaining to fencing, landscaping, signage, building materials, and lighting).

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A CAR WASH TO OPERATE AT 2085 WASHINGTON ROAD

WHEREAS, the City of Washington Zoning Ordinance adopted February 20, 1961, as amended, provides for a special use for the allowance of car washes within §154.107 where conditions are met; and

WHEREAS, a petition has been filed with the City of Washington and referred to the Planning and Zoning Commission requesting such a special use for the operation of a car wash at 2085 Washington Road; and

WHEREAS, public notice in the form required by law was given of the public hearing, and the Planning and Zoning Commission held such a public hearing on November 6, 2019, and has recommended denial of such a special use; and

WHEREAS, the Planning and Zoning Commission has made its findings and recommendations concerning the special use permit and the corporate authorities have duly considered said findings and recommendations and find that the special use procedures have complied with the Washington Zoning Ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The reports, findings, and recommendations of the Planning and Zoning Commission are herein incorporated by reference as the findings of the City Council, as completely as if fully recited herein at length. Also, all exhibits submitted at the public hearing are hereby incorporated by reference as fully as if attached hereto. The City Council further finds that the proposed special use is in the public good and in the best interest of the City and its residents and is consistent with and fosters the purposes and spirit of the City of Washington Zoning Ordinance. The special use granted will not be detrimental to the public health, safety, morals, comfort and general welfare, nor shall it be injurious to the use and enjoyment of other properties in the vicinity, nor substantially diminish or impair property values within the neighborhood.

Section 2. That the following legally described property (the "Property") owned by Paige Hirstein be granted a special use permit for the operation of a special use by Yonas Hagos:

SEC 21 T26N R3W LOT B OF 13 (EXC NW .72 AC & HWY) NW 1/4

Section 3. That the Special Use Permit allows the operation of a special use at the Property subject the following conditions:

- Extend the planned six (6) foot high vinyl fence along the southern property line;
- Provide a row of evergreen trees at least six (6) feet in height at the time of planting along the west and east property lines starting from a point seventy-five (75) feet 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 ten (10) feet 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 shall be used for the building, ground signage, and other accents such as awnings; and
- All lighting associated with the development must be kept entirely on the property.

Section 4. That the City Zoning Officer be directed to issue any permits to allow the operation of a car wash to operate on the Property in compliance with this special use ordinance.

Section 5. That the Zoning Map of the City of Washington, Tazewell County, Illinois, be amended so as to conform to the Special Use Permit granted herein.

Section 6. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2019.

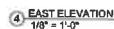
AYES _____

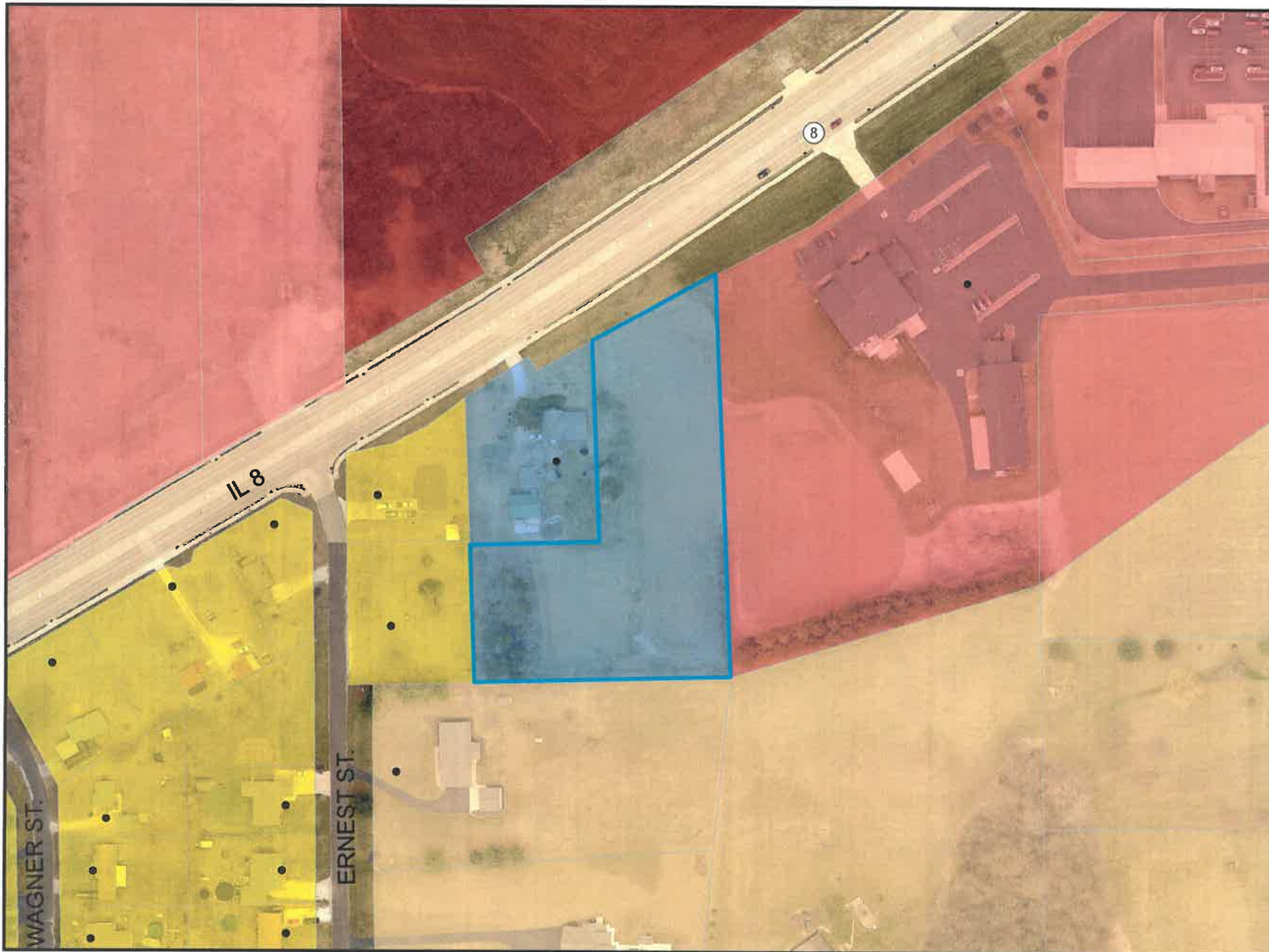
NAYS _____

ATTEST:

Mayor

City Clerk





**CITY OF
WASHINGTON**
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



Legend

- AG-1 (Agriculture)
- CE (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 29, 2019



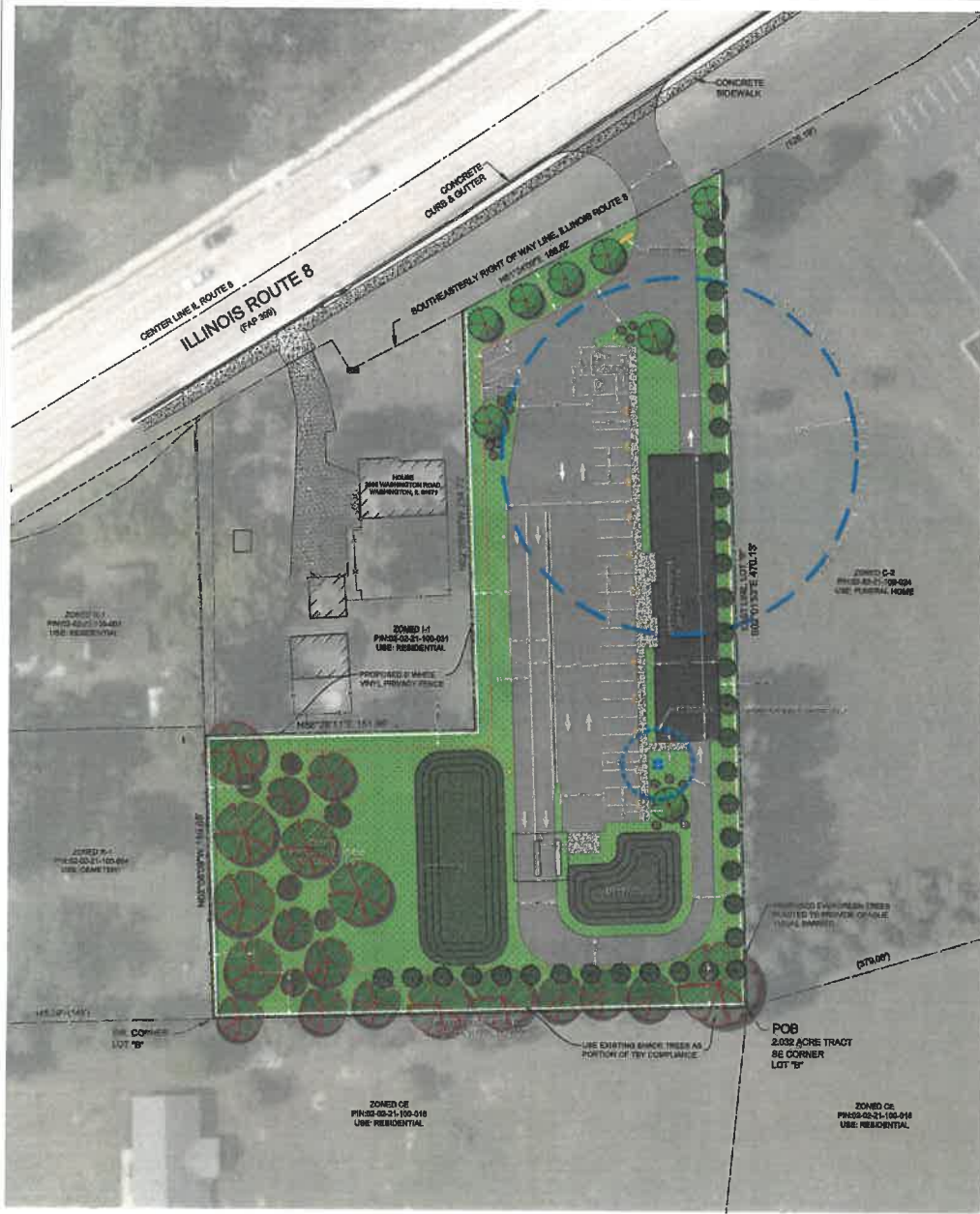
**CITY OF
WASHINGTON**
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



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LEGAL DESCRIPTION OF 2.032 ACRE TRACT

A PART OF LOT "B" IN THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, THE PLAT OF WHICH RECORDED IN PLAT BOOK "1", PAGE 67 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "B", THENCE SOUTH 88°-28'-11" WEST, (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG THE SOUTH LINE OF SAID LOT "B", 300.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE NORTH 02°-06'-09" WEST, ALONG THE WEST LINE OF SAID LOT "B", 159.65 FEET; THENCE NORTH 88°-28'-11" EAST, 151.89 FEET; THENCE NORTH 02°-06'-09" WEST, 254.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 61°-24'-09" EAST, ALONG SAID SOUTHEASTLY RIGHT OF WAY LINE, 155.32 FEET TO THE EAST LINE OF SAID LOT "B"; THENCE SOUTH 02°-01'-53" EAST, ALONG SAID EAST LINE, 470.19 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.032 ACRES, MORE OR LESS.

LANDSCAPING POINT REQUIREMENTS

POINTS REQD. = 1 PT/ PARKING SPACE = 20 POINTS
FRONT YARD = 100.51 LF/2 = 50 PTS
TOTAL POINTS REQUIRED = 50 PTS
TOTAL POINTS PROVIDED = 50 PTS
BRAND TREE = 8 @ 18 PT/EA = 144 PTS
EVERGREEN TREE = 35 @ 18 PT/EA = 630 PTS
DECIDUOUS SHRUB = 15 @ 2 PT/EA = 30 PTS
TOTAL POINTS PROVIDED = 804 PTS
NOTE: SIZE & TYPE OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

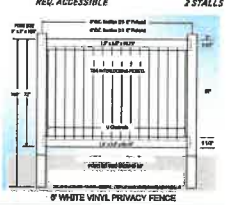
GENERAL NOTES:

OVERALL AREA = 2.032 ACRES
EXISTING ZONING = C-3
PIN = 02-02-21-100-030
A PHOTOGRAPHIC PLAN WILL BE SUBMITTED AS A PART OF ARCHITECTURAL DRAWINGS AND ALL LIGHTING THEREIN WILL ADHERE TO CITY OF WASHINGTON ORDINANCES

SCALE: 1" = 30'

PROJECT DATA:

SITE AREA:
GROSS: 2.03 AC
58,539 SF
DETENTION: 12%
NET: 10,463 SF
BUILDING FOOTPRINT:
BUILDING USE: 1,779 AC
CARWASH: 5,321 SF
OFFICE: 569 SF
COVERAGE:
GROSS: 6%
NET: 7%
PARKING REQUIRED:
CAR WASH: 1,400 SF
OFFICE: 1,300 SF
TOTAL: 2,700 SF
PARKING PROVIDED:
AUTO: 20 STALLS
@ 5.27/000 SF
2 STALLS
REQ. ACCESSIBLE
1 STALL



LEGEND:

BOUNDARY LINE
BUILDING SETBACK
CALLEMENT LINE
PROPOSED 6' WHITE VINYL PRIVACY FENCE
EXISTING SHADE TREE TO REMAIN
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE
PROPOSED DECIDUOUS SHRUB
PROPOSED VACUUM FOUNDATION
PROPOSED LIGHT POLE

DEVELOPMENT STANDARDS:

ZONING: 1-1
MAX. F.A.R.: 2.00
MAX. COVERAGE: 80 FT
MAX. HEIGHT: 25 FT
BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 10 FT
REAR: 25 FT
LANDSCAPE SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT

LANDSCAPE REQ:

OFF-STREET PARKING:
STANDARD: 9420
COMPACT: N/A
DRIVE AISLE: 24 FT
FIRE LANE: 26 FT
OVERHANG: N/A
TREE WELL: 5 FT
REAR PARKING RATIO BY USE:
CAR WASH: 1/400 SF
OFFICE: 1/300 SF

NOTES:
1. WHEN ADJOINING RESIDENTIAL DISTRICTS, ANY SIDE OR REAR YARD SETBACK SHALL NOT BE LESS THAN 5 FEET AND A SOLID WALL OR SOLID FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINE



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Consulting Engineers / Surveyors
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Peoria, Illinois 61602
Phone: 309.673.1200
License No. 18-001143



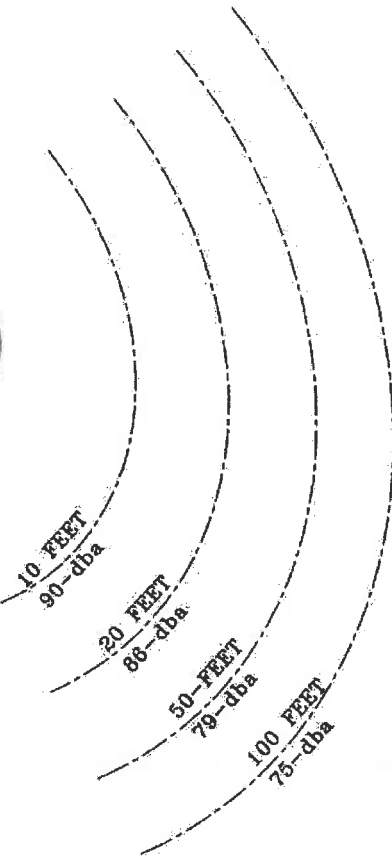
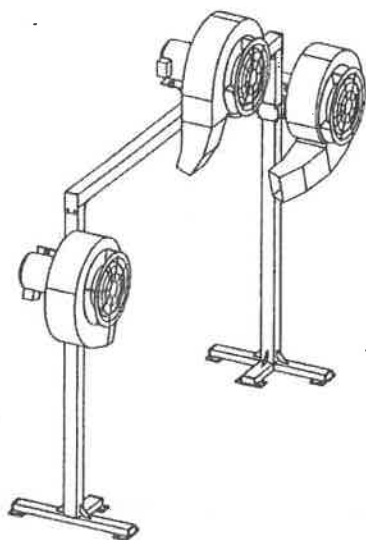
MISSION CARWASH
CLIENT: DRL WASHINGTON ROAD
WASHINGTON, IL 61571

02-02-21-100-030
10-10-2018 SPECIAL USE SUBMITTAL
10-10-2018 REVIEWED
10-10-2018 APPROVED
11-15-2018 REVISIONS

SPECIAL USE PLAN

PROJECT NO: 12-13-122
DATE: 11-15-2018
REVISED: NONE
DRAWN: APPROVED

9027
C-1



AMBIENT NOISE WITH AIR DRYER OFF: 70 dba.

DISCLAIMER
ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER.
THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNY'S EQUIPMENT COMPATIBILITY ONLY UNLESS OTHERWISE NOTED. PLEASE REF OR TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.

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BLOWER-dba-INFO

SCALE:

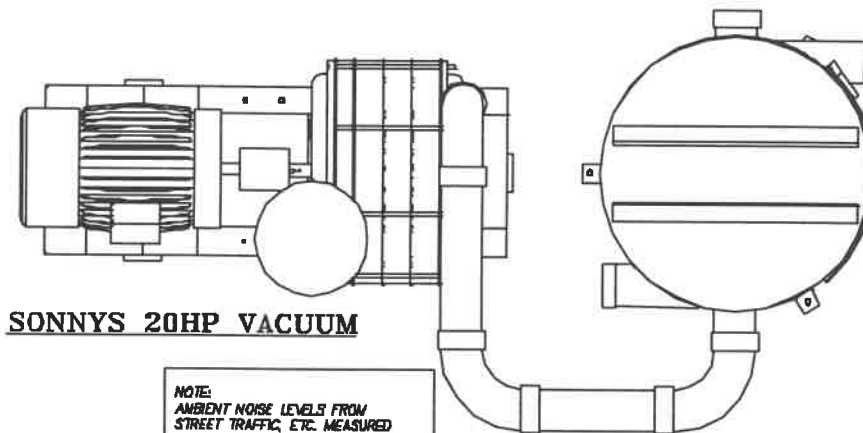
SOUND TEST OF SONNY'S AIR DRYER
DECEMBER, 2000
(TECHNICAL)

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SONNY'S
THE CAR WASH FACTORY

DATE:	02/13/01
REVISION DATE:	02/13/01
CREATED BY:	JH
DRAWN BY:	JWW
CHECKED BY:	

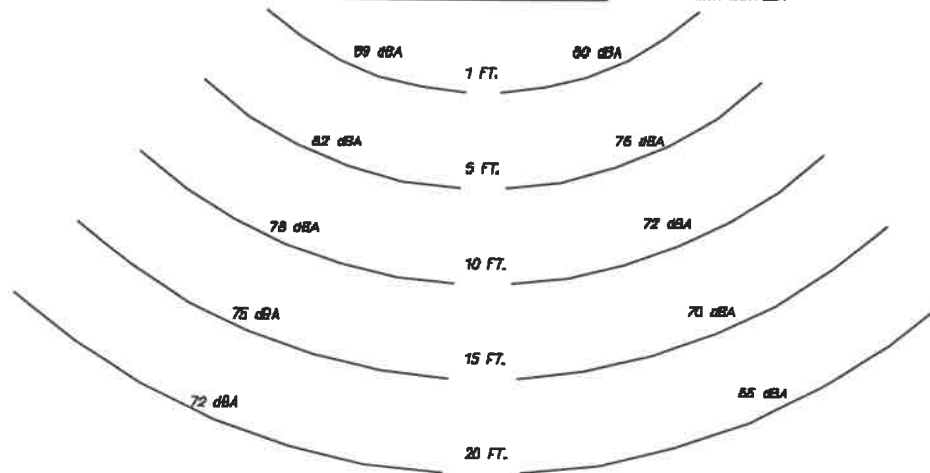
SONNYS 20HP VACUUM



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

SOUND TEST
WITHOUT MUFFLER

SOUND TEST
WITH MUFFLER



TECHNICAL DISCLAIMER

ANYTHING WHICH COULD BE USED TO INTERPRET OR
REPLICATE THE SOUNDING, VERIFICATION OF ANY SOUNDING
CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND
LOCAL BUILDING CODES IS THE RESPONSIBILITY OF THE
OWNER AND/OR ARCHITECT AND ENGINEER.

CWD VACUUM SOUND DATA

SCALE: UNITS 1-20

SOUND DATA ON THERMURICANE DRYER

MODEL 35-192

SONNYS

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DATE	REVISION DATE
CREATED BY	CREATED BY
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY

JWW