



#2018-146

**Papo's Express Carwash – Conceptual PUD Review
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	December 5, 2018
<u>Request:</u>	Conceptual review for a carwash.
<u>Location:</u>	1501 Carlemont Drive
<u>Acreage:</u>	1.9 acres
<u>Zoning:</u>	R-2 PUD Single-Family Residential
<u>Surrounding Properties:</u>	North: R-3b PUD Multi-family residential South: B-2 PUD General Commercial East: A-1 McHenry County West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The site is located along Randall Road between Alexandra and Angela Lanes.
- The overall site is approximately 6 acres. This developer would be purchasing approximately 2 acres for the construction of a carwash. Carwashes do not generate sales tax unless items, like cleaning supplies, are purchased.
- The site was zoned R-2 when the entire Kaper Business Park development was approved. The R-2 zoning was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and rezoning. The surrounding properties have been rezoned and developed over the past 20 years, but this property has remained vacant.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 PUD Single-Family. The petitioner would be requesting B-2 PUD, which would allow a carwash as a Special Use per the Kaper PUD.
- The Planned Unit Development overlay requires that the project encourage unique and innovative development of land that achieves a high quality of development, environmental sensitivity, energy efficiency and other City goals.

- The current land use is Commerce, so the rezoning would fit within the comprehensive land use plan.

Site Layout

- Access is from Carlemont and the driveway would line up with the property to the west.
- Customers would enter and exit onto Carlemont and proceed to the vacuum area or the stacking for the pay station for the carwash. The stacking lane is along Randall Road.

Building Elevations

- The building is a combination of stone cladding, face brick, and aluminum composite panels topped off with a metal roof. There are also architectural enhancements with windows, awnings, wall lights, and faux windows along Carlemont Drive to adequately screen the equipment room but still break up the building's massing.
- The pay station has been designed to mimic the architecture of the building with the stone and brick wrapped columns and metal roof.
- The color scheme is grey.
- The architecture would meet 5 of the 10 design standards.

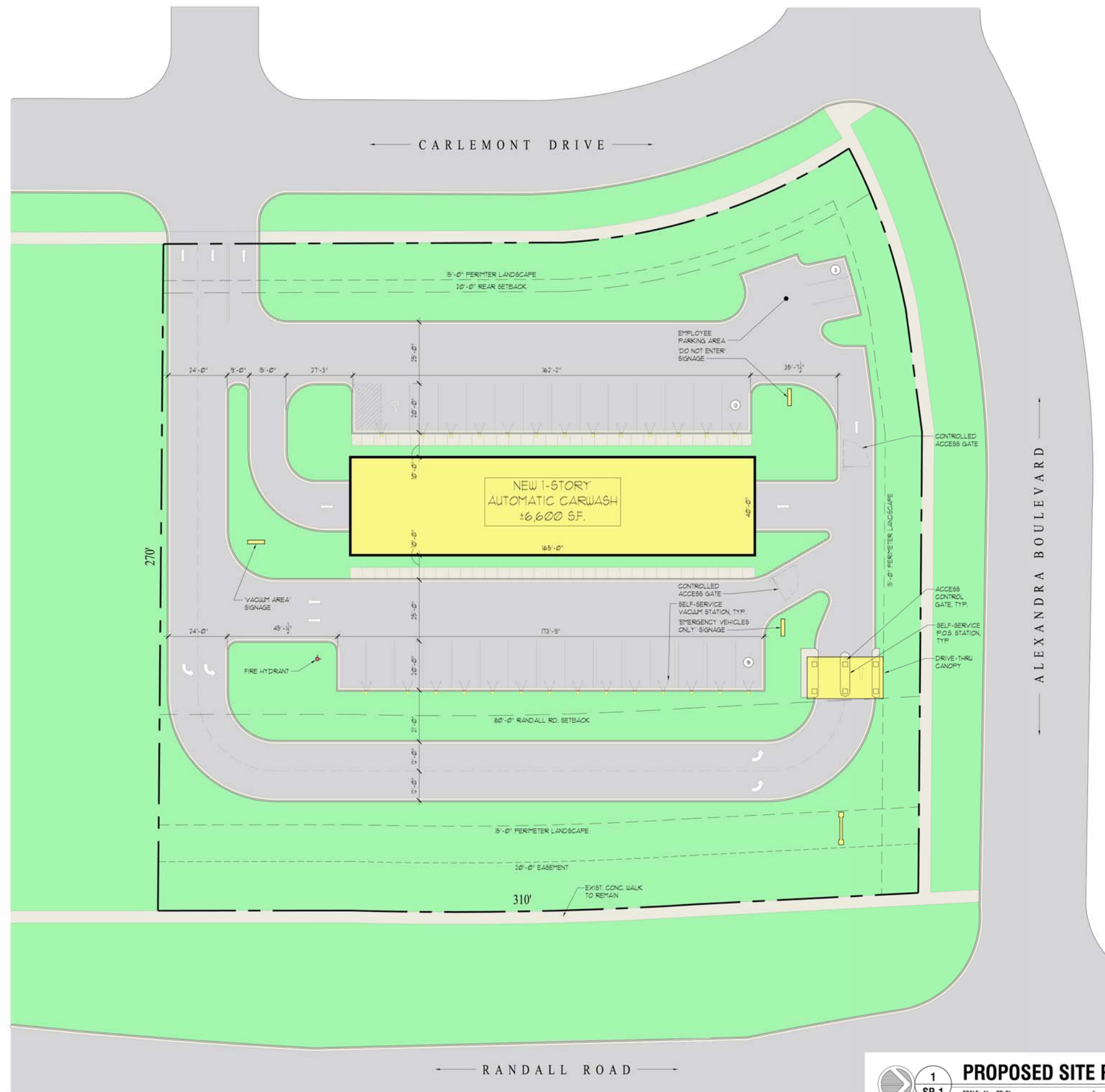
Parking

- Parking for a carwash is 1 per employee. This facility will likely have up to 3 employees on staff. 31 total parking spaces are provided.
- 28 vacuum parking spaces are provided. Operational data should be provided on vacuum usage during peak periods
- Parking that is more than 125 % of the required parking it is required to be installed in a permeable surface.

Planning and Zoning Commission Discussion:

The following comments are for discussion and consideration in future submittals:

1. This site is a gateway to Crystal Lake and has been planned for commercial uses; does the proposed car wash and its architecture meet the vision for this corridor?
2. Do the proposed architectural style and materials exhibit high quality design appropriate for Crystal Lake?

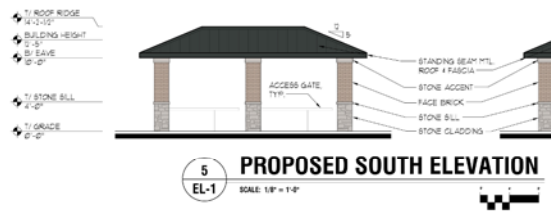
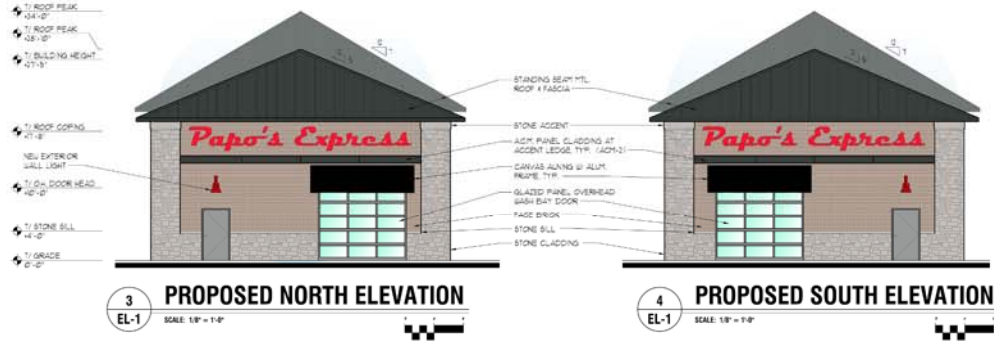


PROPOSED NEW CONSTRUCTION FOR NEW 6,600 S.F. AUTOMATIC CARWASH FACILITY

1501 CARLEMONT DR.
 CRYSTAL LAKE, ILLINOIS

DATE: 10/15/2018

PROJECT #: 20180810



MATERIAL LEGEND

	ACM-2 (ALUMINUM COMPOSITE MATERIAL) REYNOBOND "CHARCOAL"
	ACM-1 (ALUMINUM COMPOSITE MATERIAL) REYNOBOND "CADET GRAY"
	CANVAS AWNING (BEIJAC) WITH ALUMINUM FRAME
	ANOD. ALUM. FRAME W/ THERMAL PANE
	FACE BRICK SIOUX CITY BRICK "GRAYHAWK"
	STONE CLADDING BUSCHEL STONE CORP. STONE D/LAG - COUNTRY SQUARE BRONZE

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