



#PLN-2023-00032
1501 Carlemont Drive – Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	March 15, 2023
<u>Request:</u>	Conceptual Planned Unit Development review for a new commercial development
<u>Location:</u>	1501 Carlemont Drive
<u>Acreage:</u>	Approximately 6 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: City Limits – A-1 Agriculture McHenry County zoning district West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel on the west side of Randall Road bounded by Alexandra Boulevard to the north, Angela Lane to the south, and Carlemont Drive to the west.
- The petitioner is requesting a Conceptual Planned Unit Development and Rezoning review for a new commercial development including a car wash, a retail strip center, and two standalone quick service drive-through restaurants. Please note, these uses are conceptual only. The petitioner has not identified any specific users at this time.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district 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 development over the past 20 years, but this property has remained vacant.
- In 2018, a conceptual review of a car wash at this location was reviewed the Planning and Zoning Commission. The PZC ultimately was not supportive of a car wash at this location.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 PUD Single-Family Residential. The petitioner would need to request rezoning to B-2 PUD General Commercial. This would allow a car wash 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 Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- The petitioner would like to develop the site in phases. The first phase would be the construction of the car wash at the intersection of Alexandra Drive and Randall Road. The petitioner has stated the development of the entire site would first require the approval of the car wash.

Site Layout

- Access into the site would be provided off of Carlemont Drive and Angela Lane, which would need to align with the existing access points across the street. There would be cross access across the entire parcel.
- Drive-through uses require an escape lane.
- Dumpster enclosures are required for new dumpsters. The enclosure must be constructed of the same building material as the structure and cannot be located in the front yard and side yard abutting a street.
- A noise study may be required for the car wash to illustrate that the noise will not exceed levels in the City Code since residential is to the north of the subject property. A noise study was conducted for the car wash on Route 31 that was adjacent to residential.

Building Elevations

- Building elevations must meet the requirements of Section 4-900E Commercial Design Standards. Elevations of the vacuum facilities will also be required. Additional details are needed to determine if the design standards are being met. The petitioner has indicated the building elevations can be designed to be consistent and complimentary with the surrounding developments. Staff would recommend the development share the same architectural features, colors and materials to provide a cohesive look.

Parking

- The required number of parking spaces is based on the use.
 - Car Wash: 4 stacking spaces per bay/stall for self-service establishments and 5 stacking spaces per bay/stall for an automated establishment + 1 space per employee working the largest shift.
 - Limited-service (fast food) restaurant (coffee/smoothie/donut/bakery sales): 8 stacking spaces total with at least 4 stacking spaces between the order board and the first service window + 1 per 100 SF GFA.
 - Limited-service (fast food) restaurant (all others): Total 9 stacking spaces with a minimum of 4 stacking spaces between the order board and the pick-up window + 1 per 100 SF GFA.
 - All other uses must follow the requirements of Section 4-200 Off-Street Parking Standards.
- At this time, there is not enough information to determine if parking meets the UDO requirements.

Landscaping

- A landscape plan is required. It must meet the requirements of Section 4-400 Landscape and Screening Requirements.
- Landscape islands are required at the ends of the parking rows and every 10 spaces. If islands cannot be provided in the vacuum areas, the required landscape would need to be provided elsewhere.
- A five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the buildings is required.
- Drive-through windows and lanes placed between the right-of-way of the primary street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane.

Engineering

- The McHenry County Division of Transportation is currently in the design phase to widen Randall Road from Lake in the Hills to Ackman Road. At this time, it is unknown if Alexandra Boulevard will become a right-in/right-out with the improvement or if a traffic signal will be added. Angela Lane will remain a right-in/right-out. Right-of-way may be required to be dedicated to McHenry County with these improvements.
- A traffic study by one of the City's traffic consultants will be required.
- A review by the City's stormwater consultant will be required.

Planning and Zoning Commission Discussion:

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

1. Zoning/Land Use: As this site is a gateway to Crystal Lake, does a car wash at this location fit in with the character of the area and meet the vision for this corridor?
2. Is the Planning and Zoning Commission supportive of a phased approach to development for the subject property?

PIQ Map
1501 Carlemont Drive





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**


The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Thomas G. Salvi
Address: 3503 Deep Wood Dr.
Crystal Lake, IL 60012
Phone: 815-353-2601
E-mail: tsalvi@drsalvi.org

Project Name & Description: Applicant is seeking a review for 6 acre lot
currently zoned R2-PUD. Applicant intends to develop lot
for commercial / retail / drive through uses which are
generally allowable in B2 zoning

Project Address/Location: 1501 Carlemont, Crystal Lake

Signature 

Thomas G. Salvi Managing Partner US Holdings

Owner: Print and Sign name Date 2/24/23

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Dear Planning and Zoning Committee,

It is with great excitement that we share with you a brand new, state of the art proposed development for the decades vacant ~ 6 acre lot located at 1501 Carlemont Dr. Our vision is to begin developing the property in 2023 for a variety of purposes such as a high-end car wash, one retail strip center to encompass food / beverage and miscellaneous services (dry cleaner, hair / nail salon, etc.), and two standalone food / beverage drive throughs. The ultimate investment in this development could exceed \$20 million. While we have a vision for the entire parcel, we would like to partner with you to gain your invaluable feedback of the types of businesses you believe the residents would like to see in addition to the car wash.

We consider a wash to be a neighborhood type of business as a large majority of individuals wash their car within a few miles of their house or apartment. This would be the ideal location for a wash because there are apartments to the north, housing to the west, businesses nearby, and each would benefit of having this convenient service. Having a wash in this location would keep Crystal Lake residents in the west or northern areas in Crystal Lake by not having to drive south to Lake in the Hills or northern suburbs to keep their vehicles clean. It would also draw commuters or those that live in other surrounding towns, and they could spend their money at the wash and in the new development we envision.

This development is slated to potentially occur in phases. The first phase is to construct a state-of-the-art express wash. We realize that the committee has been approached with a similar concept in 2018, and that the Planning and Zoning Committee was not in support of the project at the time. However, our concept is better and different in a variety of ways. We understand your pain points from that discussion, and made the revisions below to conform with your recommendations:

- 1) If necessary, we will conform to the existing design architecture of the surrounding businesses to make the building appear uniform and consistent with the surrounding areas (see elevations)
- 2) The pay stations and vacuums would be located on the west side of the building, therefore, remaining invisible from Randall Rd.
- 3) The wash is high quality / lower volume. We
 - a. Select the best detergents, waxes, and driers to ensure the best looking vehicle.
 - b. Purposely slow down our belt so that the car washes and dries better.
 - c. By focusing on quality, not quantity, we have a minimal impact to traffic congestion
- 4) We will conform to the landscape requirements

We are open to considering any options that would garner your support of this development. However, the only way the development of the entire parcel may proceed is with the approval of developing the car wash first. We have very interested regional and national parties quick service restaurants and other retail chains that would like to be part of our developments. They desire to be near our wash, and the owners of the parties have not been disclosed the location of this development

until approval of the car wash is granted. There is a strong possibility that we may be able to develop the wash and concurrently 1 – 2 lots once we gather your approval.

As you consider your options of what to do with this property, please keep in mind that:

- 1) **Interest rates have risen significantly**, and few developers / owner operators are willing to take on a project of this scope.
 - a. That could mean the lot remains vacant for years to come even decades
- 2) **Price of this land is significantly high** for developers / owner operators
 - a. This is a key reason the property has remained and will continue to remain vacant
 - b. Since developer will also own and operate the wash, this reduces the developers risk, and is able to fund the development
- 3) **We have regional and national operators ready to part of the development**
- 4) **The wash will be locally owned and operated**

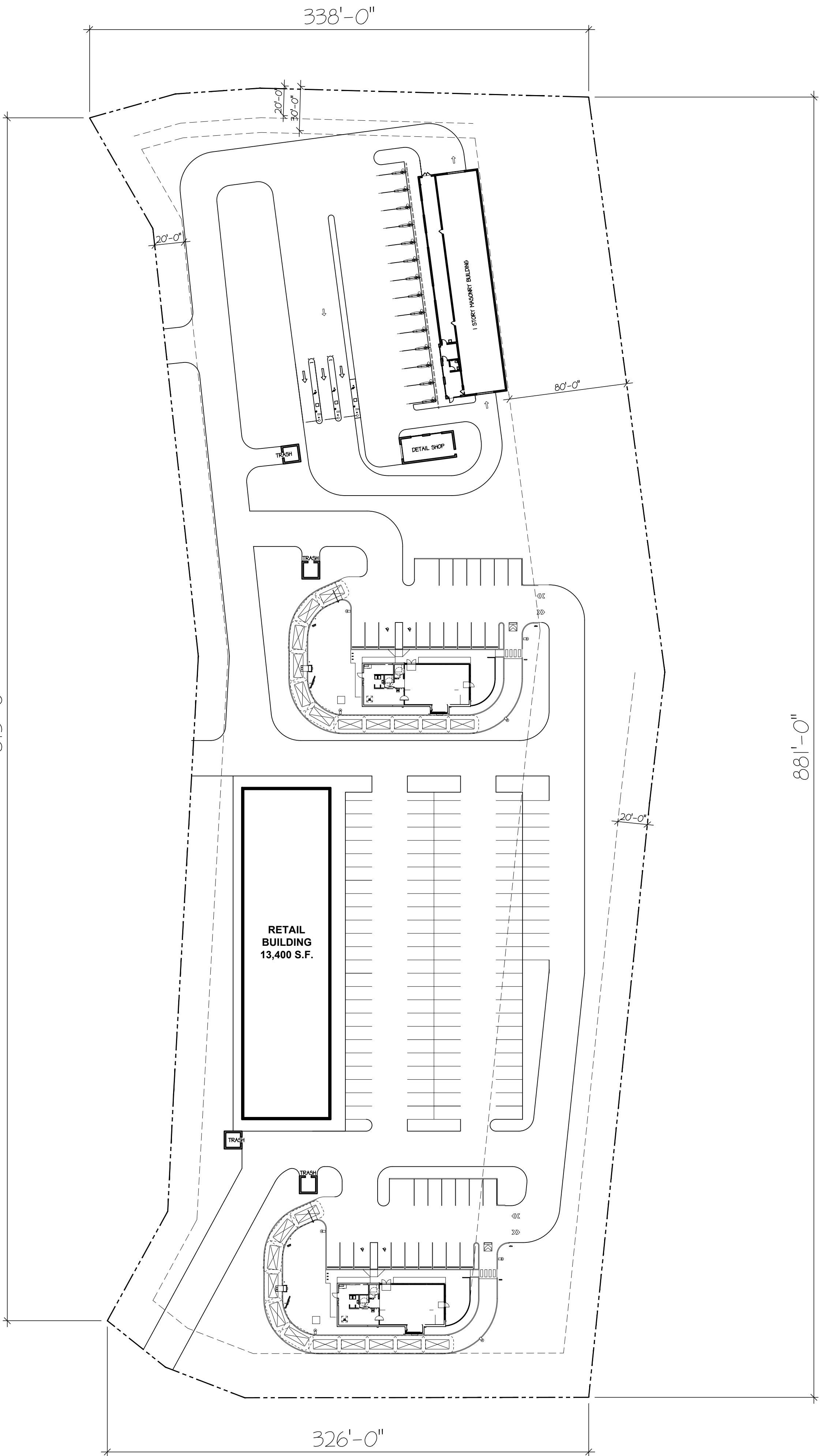
Thank you for your time and consideration of our development.

Sincerely,

Claudio Da Rosa



815'-0"



338'-0"

20'-0"

20'-0"
30'-0"

80'-0"

881'-0"

20'-0"

RETAIL BUILDING
13,400 S.F.

1 STORY MASONRY BUILDING

DETAIL SHOP

TRASH

TRASH

TRASH

TRASH

326'-0"

Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

2018-146 PAPO'S EXPRESS CAR WASH – 1501 Carlemont Dr – PUBLIC MEETING
Conceptual Review for a car wash.

Joe Stone, one of owners, was present to represent the request. He said that staff has done a great job helping them. They are looking at property at the southwest corner of Alexandra Boulevard and Randall Road and proposing to use two acres of the northern portion of the six acre lot. Papo's Express Car Wash is a family owned business with 35 years of experience. They have nine locations. Mr. Stone showed the elevations and material samples for the building. He said they try to keep this a high quality project. This design is similar to the Round Lake Beach site. They also go overboard on landscaping and the customers appreciate it. He showed photos of the building elevations. Mr. Stone said they deep clean the building every day and provide every day luxury at an affordable price. Their goal is to be the best of the best with wow factors such as the classy building. They want to do everything professionally. There are three employees on site at all times and a fourth between 11 a.m. to close. Mr. Stone said their goal is for the customer to have a better day after coming to their establishment. He said they want to come to Crystal Lake to this and this location because of the population growth and other commercial development in the immediate area. He said the residents in the area will appreciate this type of business.

Mr. Stone showed the site plan and the driveway will align with the business across Carlemont Drive. They also can do an interior cleaning of the car and will have a waiting room. It takes 15 minutes and the price would be about \$15 to \$20. Mr. Hayden said there is a car wash off Randall Road that is closer than 5 miles.

Mr. Stone said the closest with a presence on Randall Road is almost 6 miles away. He added that the lighting and decibel readings at the property line will be zero.

Mr. Hayden said that this is a conceptual review. He asked if there was anyone in the public who wished to speak on this discussion. There was no one in the public who wished to speak. The public portion was closed at this time.

Mr. Jouron asked if they also wash the car mats. Mr. Stone said they do not – not at this price point. He added that if there is a large demand for it, they might. Mr. Jouron said this is the entrance to Crystal Lake from the south and they are very careful about what is being put there. He does not believe this use is appropriate in this location. There is a very tricky right turn lane coming south on Randall just south of Ackman. There are many accidents at that intersection. Mr. Jouron said the architecture would need to resemble what is there already – with red brick. Mr. Stone said they believe the increase in traffic from their business will be good for the businesses to the west since they are setback from Randall Road.

Mr. Esposito said the traffic pattern will produce more cars going through Golf Course Road through the residential area to get away from the traffic on Randall Road and the difficulty of getting out on Randall Road. He agreed that this is the gateway to Crystal lake and he is not sure that they would want a car wash at the entrance. Also, the traffic pattern is an issue with cutting through the neighborhood.

Mr. Greenman said Mr. Stone is very good at his job and is passionate about the business. He appreciates them wanting to come to Crystal Lake, but he is not sure this is a good location. He would love to have them in Crystal Lake, but not at this location. Most of the Commissioners have been here for a while and there have been many petitions for this property. This is the entry to our City and it should be representative of the community. Mr. Greenman said they have thought long and hard about this area. He asked what the elevation of the property is? There are many other locations that would be better suited for this business. A car wash is not a neighborhood-type business. Mr. Stone asked where the other locations that would be better for this business are. Mr. Greenman suggested they contact staff who would be able to help him.

Mr. Skluzacek said he likes the look for the building and the way Mr. Stone presented it. He said this is not the right spot for a car wash.

Mr. Philpot agreed with the comments that have been made. He loves the building's façade, but agreed that it should match the existing architecture. He asked staff about the current zoning of the property. Ms. Maxwell explained the rationale behind the Council's decision on the zoning.

Mr. Goss agreed with the explanation by staff. He does not believe the City had a vision for a car wash in this location. He does not believe they would want to see cars stacked at a car wash when coming into the City. There are other locations in town that would be good for this use. The City envisioned a more commercial type buildings here.

Mr. Hayden is concerned with the traffic. If drivers want to go north, they would need to either go through Skyridge Apartments and make a right to turn left on Randall Road. Also, there is a concern with the cars dripping and creating ice no matter how many blowers they would have.

Mr. Stone thanked the Commissioners for their time. He will contact Staff about other properties.

2018-133 HERMOSA GARDENS – 4202 Three Oaks Rd – PUBLIC MEETING

Conceptual review for a residential and commercial development.

Lisa Waggoner, attorney, David Helmrich, with Metronomic Inc., and Dave Shindle, engineer, were present to represent the request. Ms. Waggoner said this property is currently not within the City limits. It is the former Lutter Farm and the property is vacant. This is a new concept and there is a need in the market for this type of housing. Mr. Helmrich said Metronomic has expanded to Crystal Lake from Miami. They will begin construction on Federal Drive soon and are doing due diligence on another property in town. They would like the Commissioners' comments on 47 residential rental homes with two commercial buildings. The median population age for Crystal Lake is 38 and most rental units available here are older. This will have park-like features, multi-family rental units with a mix of local and national retail users.

Mr. Shindle showed a site plan with the detention areas in the northeast and southwest to take advantage of the natural topography. They would like this to be a "community development."