



#2011-41 Turtle Wax Project Review for Planning and Zoning Commission

Meeting Dates:

August 17, 2011

Requests:

- (i) Special Use Permit Amendment for a previously-granted SUP to allow changes to the site plan, elevation and signage; and
- (ii) Unified Development Ordinance Variation from:
 - a. The requirement to provide a 15-foot one way drive aisle to allow the western most drive aisle to be 12'-8"
 - b. The requirement to provide at least 5 stacking spaces per bay for oil change operation to allow stacking as proposed.
 - c. The requirement to provide an escape route for drive-through uses.
 - d. The maximum allowable height and area requirements for a directional sign and the addition of a menu board sign.

Location:

161 Liberty Road

Acreage:

≈ 1.48 acres

Existing Zoning:

"B-2" General Commercial

Surrounding Properties:

North: "B-2 PUD" General Commercial Planned Unit Development (Home State Bank)
South: "B-2" General Commercial (Mayfair Carpet)
East: "M" Manufacturing (Vehicle Emissions Testing Center)
West: "M" Manufacturing

Staff Contact:

Latika V. Bhide 815.356.3615

Background:

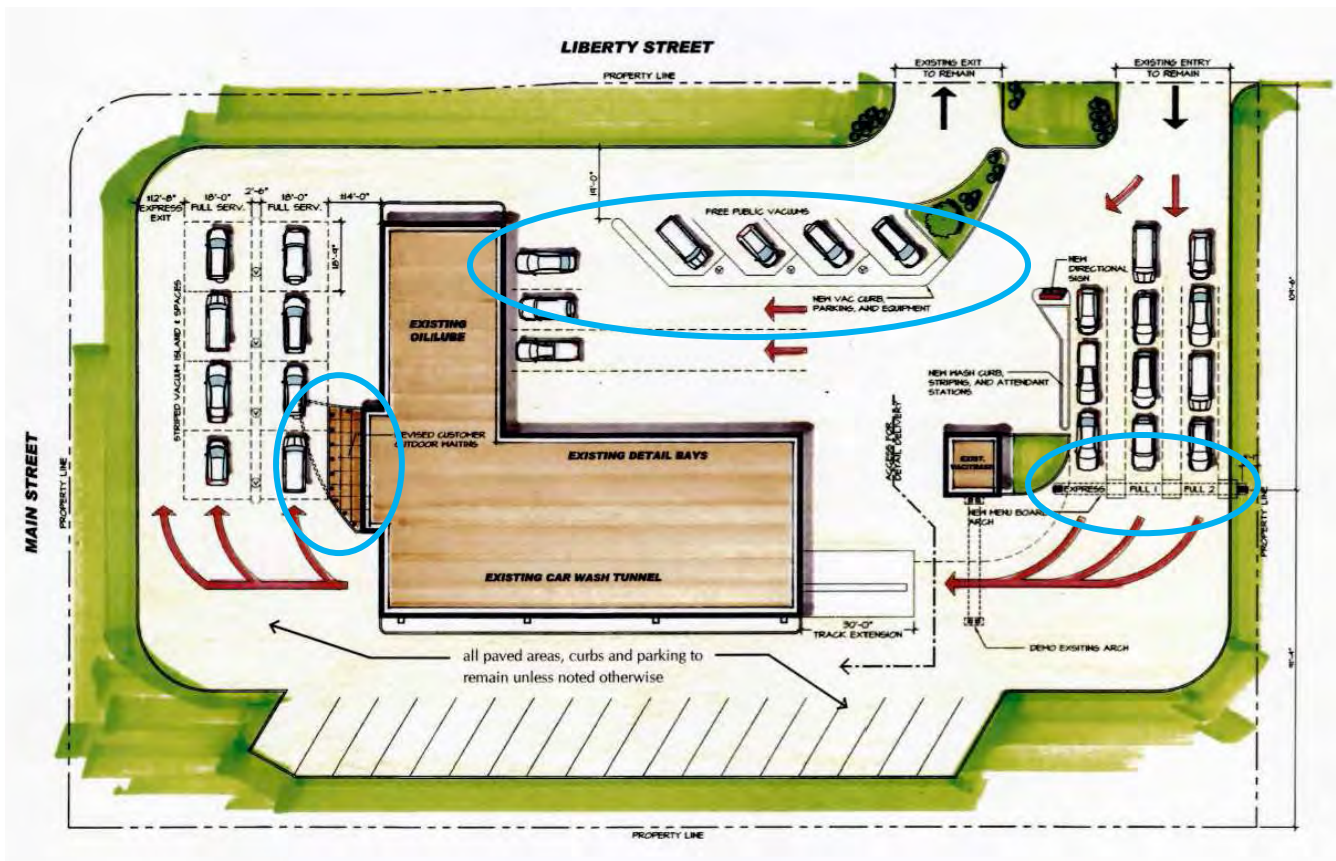
The subject property was annexed, zoned "B-2" General Business and subdivided as part of the Crystal Point Center development in 1981. A Special Use Permit was granted in 1997 for an auto appearance center including a car wash, detailing and lube center at this location. The petitioner is requesting a Special Use Permit amendment to allow remodeling of the existing car wash.

Land Use Analysis:

Access to the subject site is on Liberty Road as there is a plat restriction for access to Main Street from this lot. No change to the existing access is proposed. The petitioner is requesting to revise the striping for the car wash drive-through. Per the Unified Development Ordinance (UDO), 5

stacking spaces are required for every bay for automatic carwashes. There is a single car wash bay, albeit 3 stacking lanes. The revised striping would reduce the number of stacking spaces per stacking lane, however, more than 5 stacking spaces are provided. The existing menu board arch will be removed and relocated to accommodate a 30-foot track extension is being added to the entrance of the car wash bay. No change is proposed to the existing parking areas located south of the building.

Along the west of the building, the existing outside customer waiting area is proposed to be reduced in size to accommodate the vacuum island and the striped hand-towel drying area.



A change is also proposed to the existing oil change drive-through to allow the addition of 4 new public vacuums. The proposed change will reduce the available stacking for the oil change bays. Per the UDO, a minimum of 3 stacking spaces per bay is required for automobile repair and service uses. This requirement is not met for the northern-most bay.

ELEVATION CHANGES

Along with the proposed site changes, the petitioner is also proposing changes to the existing façade. The center element along the west elevation (along Main Street) is proposed to be finished with a white metallic EIFS finish over the existing construction. The addition of new framing will create an angled façade design. The petitioner is also proposing the addition of 3 new canopies along this façade. It appears that no other changes are proposed to the other elevations.

MENU ARCH

The existing menu arch will be removed and replaced with new menu arch with attendant stations. The new arch is proposed to be a painted (black) tube steel structure.



< EXISTING



< PROPOSED

SIGNAGE

The petitioner is also proposing changes to the signage. There are currently 5 wall signs, 4 (Turtle Wax, Logo, Quick Lube and Car Wash) of which are on the west elevation. The Detail Center sign is located on the north elevation. The petitioner has indicated that the 'Quick Lube' and 'Car Wash' signs will be replaced, not to exceed the current square footage (15.93 and 13.75 SF respectively). The Turtle Wax sign and logo will also be replaced with the square footage not to exceed the existing sign and logo (38.69 and 15.75 SF respectively). The detail center sign will remain as-is. The menu board signs on the arch will be replaced by three 12 SF composite aluminum panel menu boards with vinyl lettering on 30 SF (each) mounting boards. Following the adoption of the UDO, menu board signs are only permitted for drive-through food service users. The petitioner is also requesting the addition of an approximately 25 SF and 8.5 FT high directional sign. Per the UDO, directional signage is limited to 4 SF in area and 3 SF in height.

Following the adoption of the UDO, both car washes and drive-throughs are permitted as a limited use in the "B-2" district. The review criteria are outlined below.

Full service and automatic vehicle wash uses are required to comply with the following standards:

- a. Drive through criteria: The use must comply with applicable drive-through standards established in Section 203C-7.
Drive through criteria is listed below.

- b. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
The only change proposed is the addition of the track extension for the car wash. Petitioner will provide complete details prior to building permit.
- c. Towel drying area: An adequately large, outdoor or indoor, paved, hand-towel drying area must be provided. The hand-towel drying area must be exclusive of drive-aisles which carry cross-traffic and parking spaces for employees or different users.
An adequate striped towel-drying area is proposed west of the building.

Drive-through uses are required to comply with the following standards:

- a. General:
 - (i) Drive-through windows and lanes shall not be placed between the right-of-way of the primary street and the associated building.
No change in the location of the drive through is proposed.
 - (ii) Drive-thru windows and lanes shall be placed to the side or rear of the building served. Where allowed, as part of a Planned Unit Development approval or through a variation, drive-thru windows and lanes placed between the right-of-way of primary street and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way (not including an alley) in accordance with the provisions of Section 4-400 Landscaping and Screening Standards.
No change in the location of the drive through is proposed.
 - (iii) Drive-through windows shall not be permitted on the side of a building adjoining any residential property.
Not Applicable
- b. Special Use Required: Where a drive-through is adjacent to a residential property, a Special Use is required.
Not Applicable
- c. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through. The following general standards shall apply to all stacking spaces for drive-through stations:
 - (i) Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
No change in the location of the drive through is proposed.
 - (ii) Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
OK.
 - (iii) Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lane(s) shall maintain the same direction of traffic flow as the drive-through.
No bypass lanes are provided.
 - (iv) Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. The City Engineer may administratively approve the following reductions in width for constrained sites:

One lane: reduction to 11 feet

Two or more lanes: reduction to 10 feet per lane

As proposed, the drive-through lanes for the car wash are 10 feet wide and the oil change are 11 feet wide.

- (v) All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.
No bypass lanes are provided.
 - (vi) Alleys or driveways in residentially zoned areas adjacent to drive-through facilities shall not be used for the circulation of customer traffic.
Not applicable.
 - (vii) Each stacking space shall be a minimum of 10 feet wide by 20 feet long.
O.K.
 - (viii) All drive-through facilities shall be provided with an “escape” route from an existing queue.
No escape route from the existing queues is provided.
 - (ix) Estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities shall be provided.
O.K.
- d. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.) The uses below shall provide the following minimum numbers of stacking spaces:
- (ii) Car wash: 4 stacking spaces per bay/stall for self-service establishments and 5 stacking spaces per bay/stall for an automated establishment.
 - (viii) All other uses: 5 stacking spaces for each window, unless operational data supporting fewer spaces is provided and administratively approved by the City Engineer.
Adequate stacking spaces are provided for the car wash bay. The requirement for at least 15 stacking spaces for the 3 oil change bays is not met.
- e. Traffic study: A traffic study or impact analysis will be required if, in the opinion of the City Engineer, the standards provided in this Section cannot be met or where the traffic impact for the proposed use reaches or exceeds the threshold for requiring a traffic study or analysis.
Not applicable

Findings of fact:

SPECIAL USE PERMIT AMENDMENT

The petitioner is requesting a Special Use Permit amendment for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general

welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The petitioner is requesting a variation from the sign requirements in the UDO to allow electronic signage. The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

True False

2. Also, that the variation, if granted, will not alter the essential character of the locality.

True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

True False

2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

True False

3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

True False

4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 7-29-11
 - B. Plat of Survey, received 8-2-11
 - C. Plan Set, Direct Design, received 7-29-11
 - D. Site Plan, Valerio Dewalt, received 7-29-11
2. A special use permit amendment is hereby granted to allow the depicted changes to the auto appearance center.
3. Provide material and color samples of all exterior building and sign materials to be used on the buildings for review and approval by the Planning and Zoning Commission and the City Council.
4. Adjust the site layout to provide a 15-foot drive aisle for cars exiting the oil change area.
5. The two northern-most towel-drying areas are recommended to be removed to facilitate better circulation for express exit and oil-lube customers.
6. Consider removing west vacuum bay in order to provide access route for exiting Oil/Lube area.
7. The height of the proposed center element shall be no greater than the existing feature.
8. Signage
 - A. The proposed directional sign shall be revised to meet Ordinance Requirements.
 - B. The menu board sign area including the mounting boards shall not exceed the current allowances.
 - C. All wall signs proposed to be replaced must not exceed current wall sign area.
9. All applicable conditions of previous Ordinance # 4034 shall apply.
10. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: Turtle Wax Car Wash Renovation

AUG 02 2011

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation (if any)

Other

Petitioner Information

Name: Turtle Wax Auto Appearance Centers, L.L.C.

Address: 625 Willowbrook Centre Pkwy, Willowbrook, IL 60527

Phone: 630-455-3743

Fax: 630-455-3750

E-mail: jjarach@turtlewax.com

Owner Information (if different)

Name: Home State Bank as Trustee under trust agrt. 3/23/59 aka Trst #1377 and Rosenthal 101 Parntership, its sole beneficiary
Address: 185 Heritage Dr., #1, Crystal Lake, IL 60039

Phone: 815-869-9333

Fax: _____

E-mail: tom@custombuilding.com

Property Information

Project Description: Remodeling and modernization of existing car wash

Project Address/Location: 161 Liberty Road, Crystal Lake, Illinois

See Attached Legal Description and Tax Bill

PIN Number(s): 19-09-104-004

Development Team

Please include address, phone, fax and e-mail

Developer: Same as Petitioner - c/o James Jarach, Regional Manager

Architect: John Swierk, 3321 S. State Rt 31, Prarie Grove, IL 60012
Ph 815-444-8444 Fx 815-444-8844 jswierk@directdesignltd.com

Attorney: Peter C. Bazos, Esq. 1250 Larkin Ave., Suite 100, Elgin, IL 60121
ph 847-742-8800 Fx 847-742-9777 pbazos@sbfklaw.com

Engineer: Not Applicable

Landscape Architect: Not Applicable

Planner: Not Applicable

Surveyor: Not Applicable

Other: General Contractor: Xanadu Builders, Joe Mukite, 316 N. River St.,
E. Dundee, IL 60118 Ph 847-836-8990 Fx 847-836-6075
jmukite@comcast.net


Signatures

PETITIONER:
Turtle Wax Auto Appearance
Centers, L.L.C.

By: _____
James Jarach, Regional Manager

Date: _____

OWNER:
Home State Bank as Trustee
Under Trust Agreement Dated 3/23/59
and Known as Trust #1377

By: 
Name: _____ THOMAS W. BARANKO
Date: 8/2/11 VICE PRESIDENT & TRUST OFFICER

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL, not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be assessed or be enforceable against Home State Bank/National Association by reason of any of the covenants, covenants, representations or warranties contained in this instrument.

Note: If the property is held in 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.

Exhibit A

Lot 4 in Crystal Pointe Center, being a subdivision of the Northwest 1/4 of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF Turtle Wax Auto Appearance Centers, L.L.C.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Turtle Wax Auto Appearance Centers, LLC relating to the property located at 161 Liberty Road, Crystal Lake, IL 60014 (PIN 19-09-104-004).

The application is filed for the purposes of:

(i) amending the existing special use permit previously granted by the City of Crystal Lake under its ordinance number 4034 dated April 15, 1997, so as to permit the remodeling and renovation of the existing car wash on the property, pursuant to the requirements of Article 2, Land Use and Article 9, Administration of the UDO; and

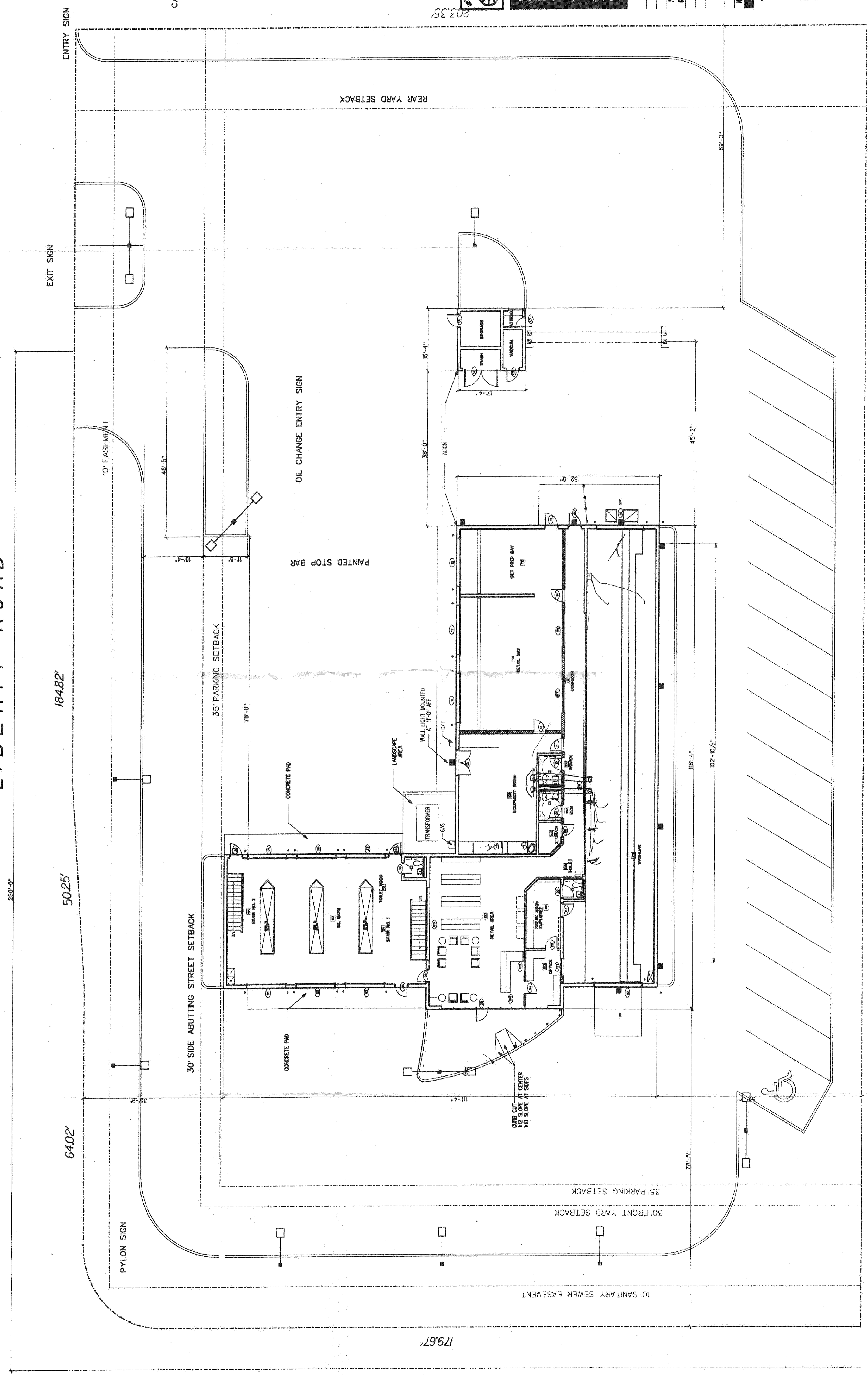
(i) obtaining such variations and departures as may be deemed necessary to renovate, remodel and equip the existing car wash facility as shown on the Petitioner's drawings submitted to, and on file with the City

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department of City Hall.

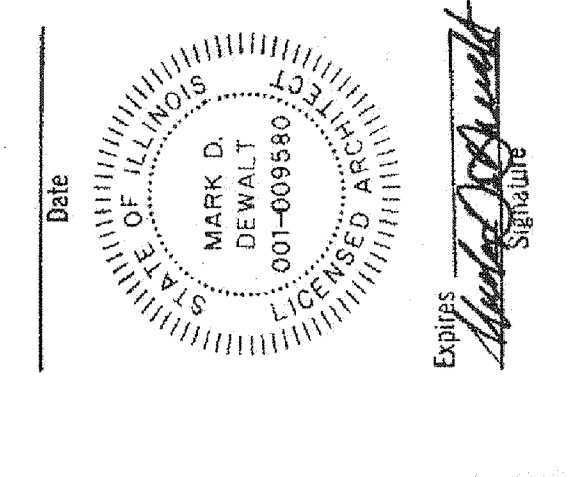
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, August 17, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
August 1, 2011)

LIBERTY ROAD



MAIN STREET



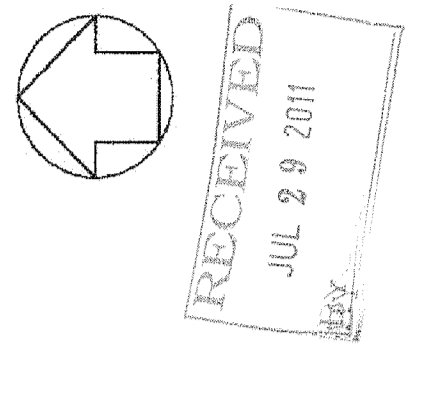
DATE: 07/28/11
 203.35
VALERIO DEWALT TRAIN ASSOCIATES, INC.
 ARCHITECTS
 788 NORTH LAZARUS STREET
 SUITE 200
 CHICAGO, ILLINOIS 60607
 TEL: 312.333.3333
 FAX: 312.333.3333

NO.	DESCRIPTION	DATE
7	REVISED FOR FULL BLDG PERMIT	07/28/11
6	REVISED FOR PERMIT	07/28/11
5	ISSUE FOR PERMIT	07/28/11
4	ISSUE FOR REVIEW	07/28/11
3	ISSUE FOR BIDS	05/07/11
2	ZONING REVIEW	03/09/11
1	PRELIMINARY PROPOSAL	07/28/11

TURTLE WAX
PROTOTYPE CAR WASH
 VDT: 5025.14
CRYSTAL LAKE, IL

FLOOR PLAN
 SCALE: 1" = 10'-0"

A1.1



NOTE:
 REFER TO CIVIL DRAWINGS FOR EXACT SITE LOCATION.
 REFER TO SIGN DRAWINGS FOR SIGN PERMIT PACKAGE.

4:1 2011

319.09

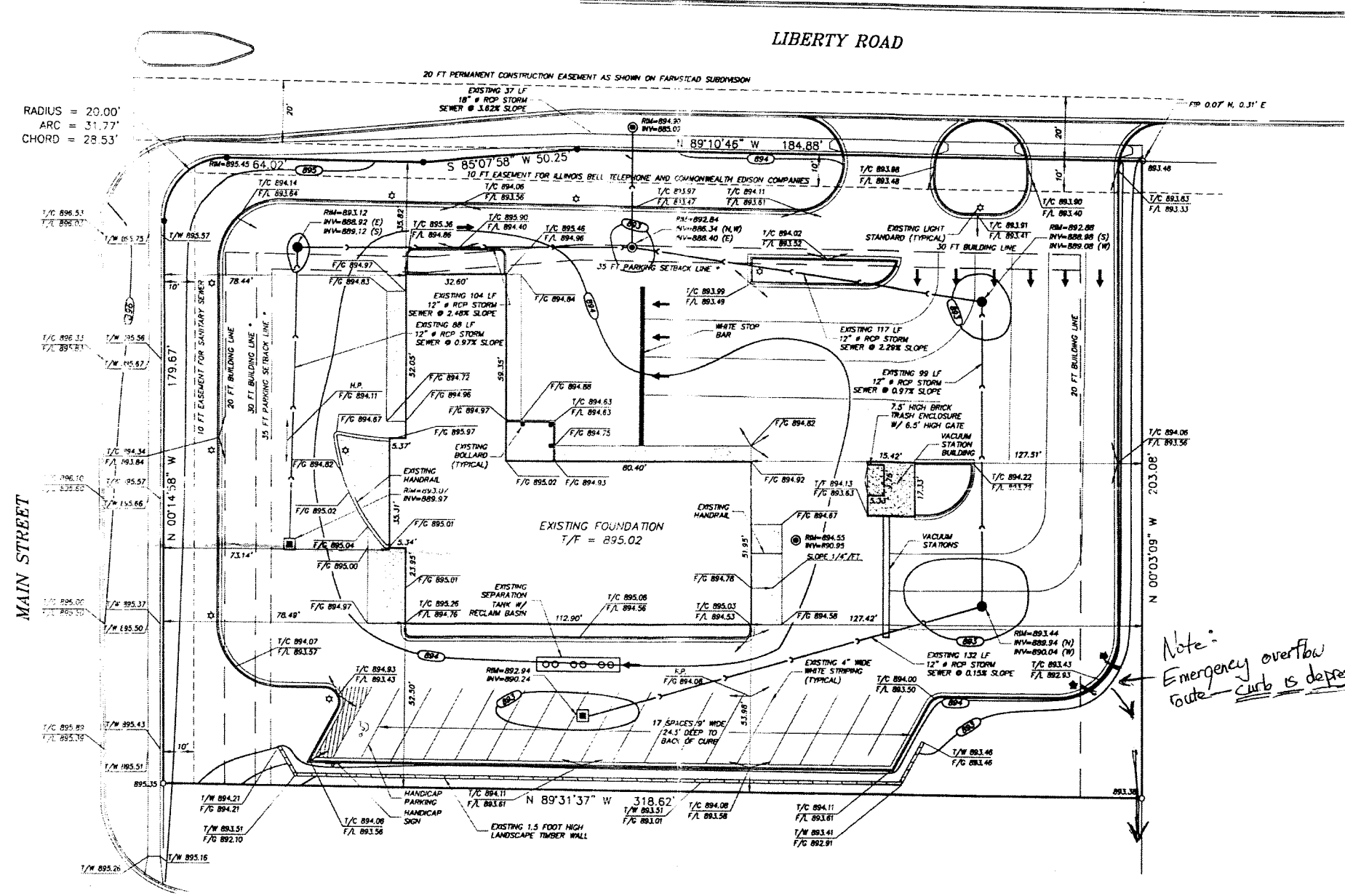
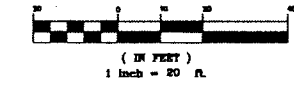
PLAT OF SURVEY

LOT 4 IN CRYSTAL POINTE CENTER BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 31, 1991 AS DOCUMENT NUMBER 828864, IN MCHEERY COUNTY, ILLINOIS.

received
11/3/98



GRAPHIC SCALE



RADIUS = 20.00'
ARC = 31.77'
CHORD = 28.53'

MAIN STREET

LIBERTY ROAD

NOTE:
ALL GRADES LISTED ARE AS-BUILT CONDITION

- LEGEND:
- (0.00) RECORD INFORMATION
 - 0.00 MEASURED INFORMATION
 - EXISTING INLET
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE

Note:
Emergency overflow
route - curb is depressed.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) 88

THIS IS TO CERTIFY THAT I, ROBERT W. STASK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS THIS 2ND DAY OF NOVEMBER, A.D., 2008.

ROBERT W. STASK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322



BENCHMARK
1 CROSS ON CURB ON SOUTH LINE OF ROUTE 14 AND CENTERLINE ROSENTHAL DRIVE ELEVATION 898.03

I, CHRISTOPHER M. LAVOIE, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY C.M. LAVOIE AND ASSOCIATES, P.C. UNDER MY PERSONAL DIRECTION.

TURTLE WAX AUTO APPEARANCE CENTER
SE CORNER MAIN AND LIBERTY STREET
CRYSTAL LAKE, ILLINOIS

PLAT OF SURVEY	DRAWN BY: LOK	CHECKED BY: CML
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	JOB NUMBER: 99-184	SHEET: 1 OF 1
	DATE:	DESCRIPTION:

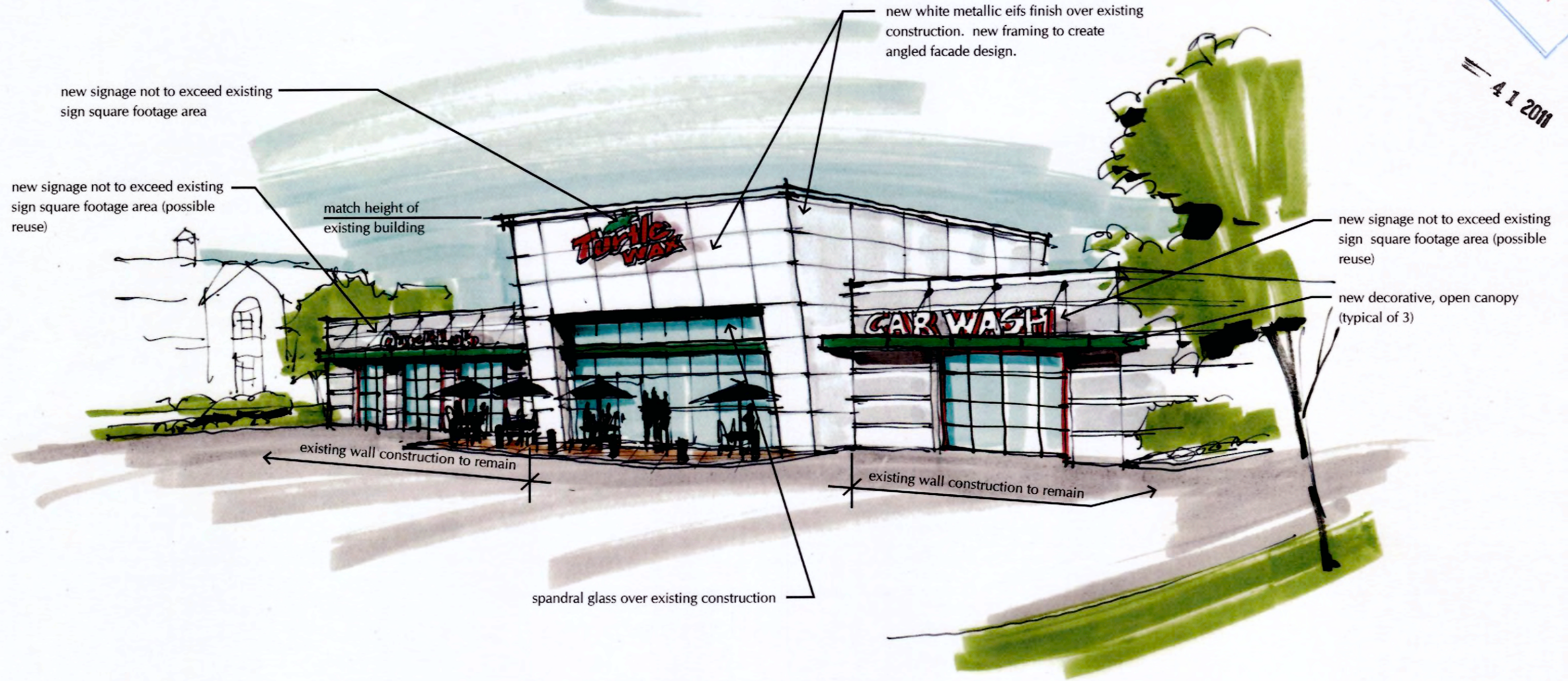




Crystal Lake Special Use Permit Submittal July 29, 2011

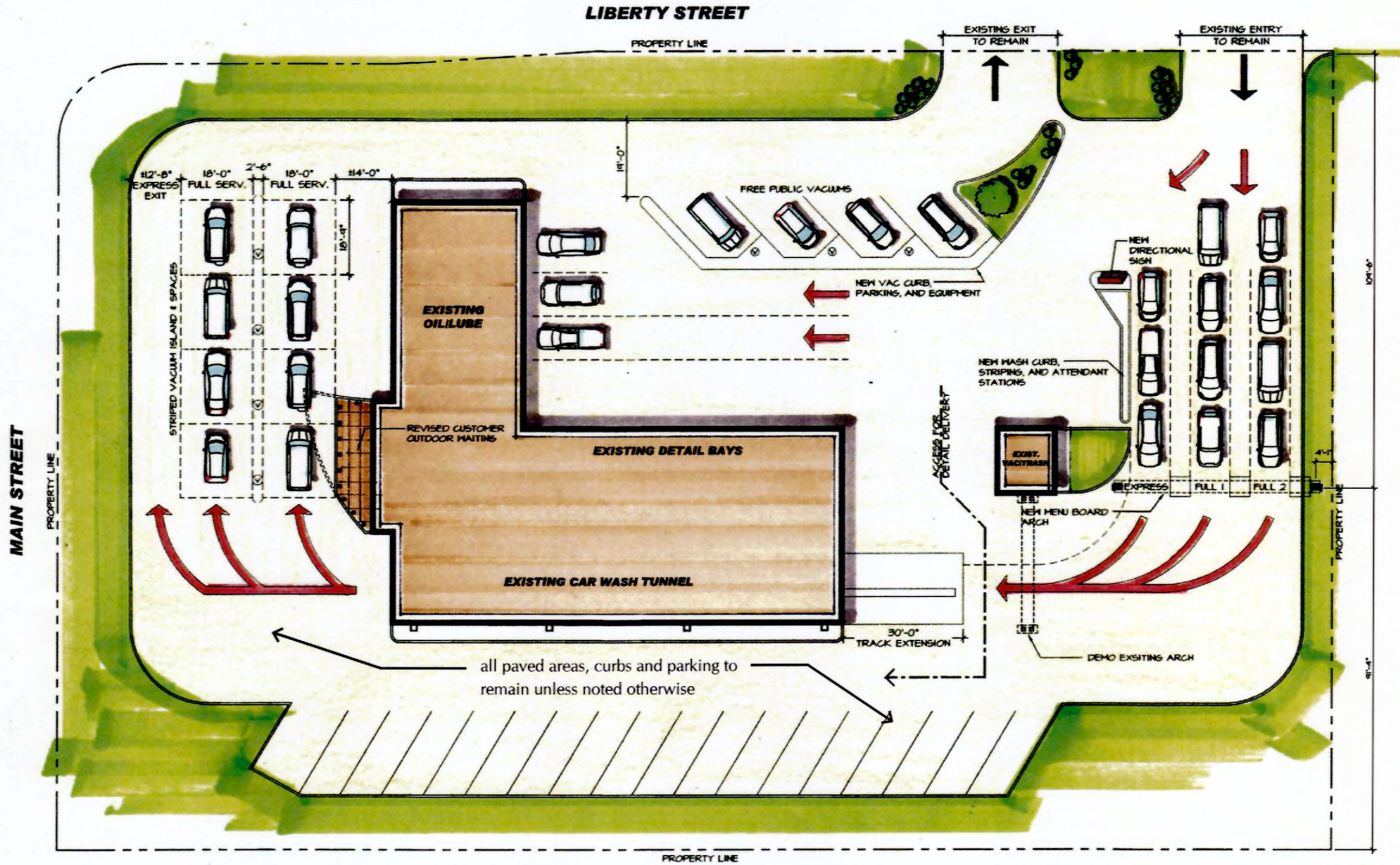
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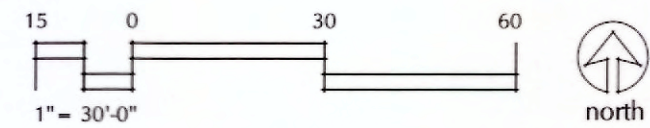


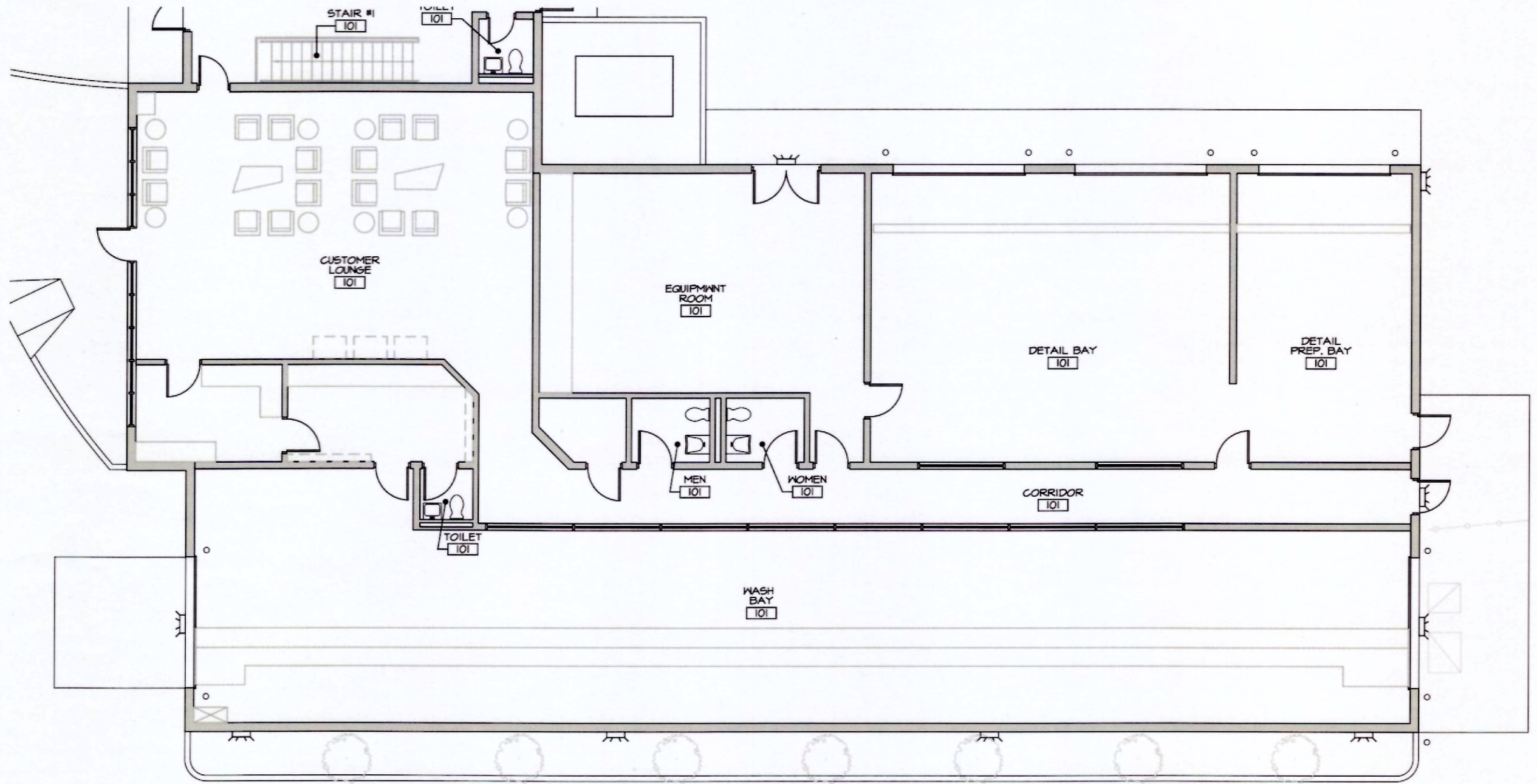
main street perspective



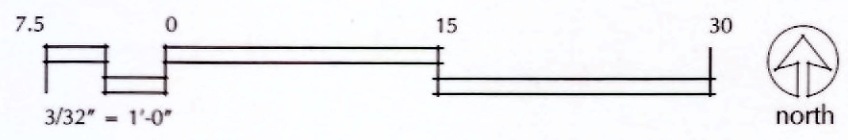


site plan



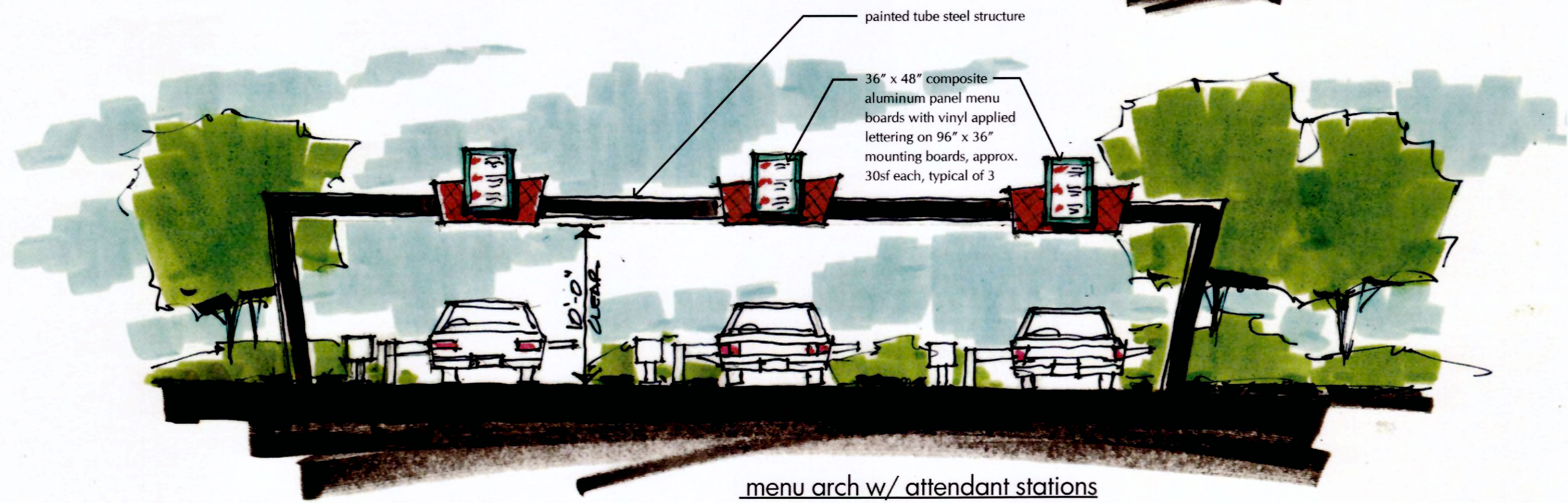


floor plan





directional sign
(approx. 25 sf)



menu arch w/ attendant stations

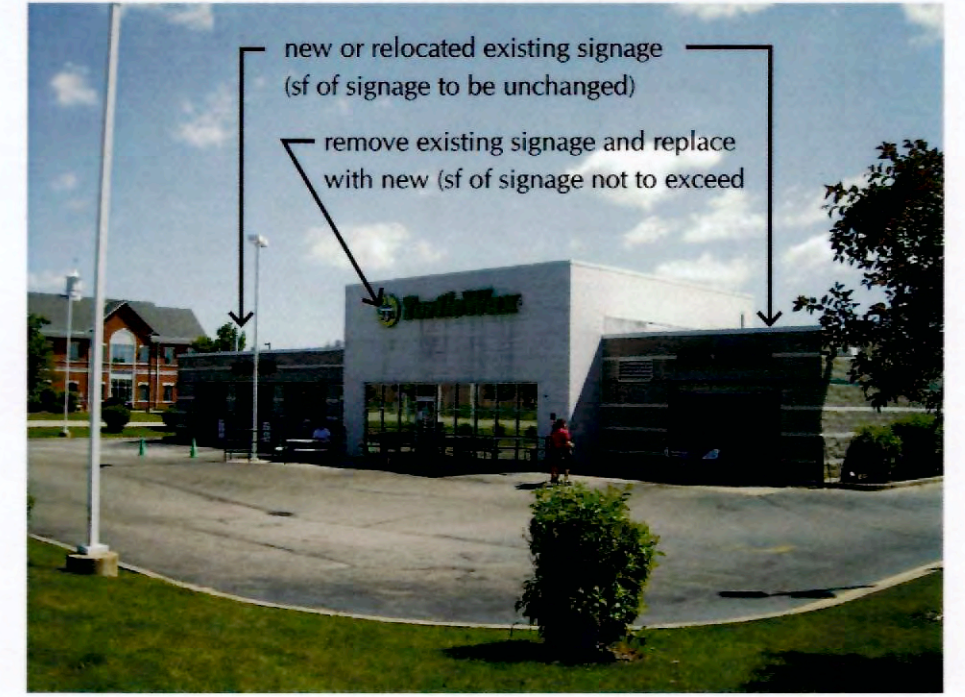


partial north/ east elevation



existing "DETAIL CENTER"
signage to remain

partial north elevation



new or relocated existing signage
(sf of signage to be unchanged)
remove existing signage and replace
with new (sf of signage not to exceed)

west elevation

existing menu arch to be
removed



partial east elevation



partial west/south elevation

photos - existing conditions