

REQUEST FOR ACTION REPORT

File Number: **2018-0644**
Orig. Department: **Development Services Department**
File Name: **Voda Car Wash - Development Petition for Site Plan, Elevations, Landscape Plan, Special Use Permit with Modifications**

BACKGROUND:

QUICKFACTS

Project

Voda Car Wash - 7648 W. 159th Street
2018-0644

Petitioner

Drago Glavac

Purpose

The petitioner seeks approval to construct a 4,983 square foot car wash building on a 1.36 acre parcel located at 7648 W. 159th Street.

Requested Actions: Site Plan, Elevations, Landscape Plan, and Special Use Permit with Modifications

Address: 7646-7648 W. 159th Street

P.I.N.: 27-13-308-062-0000

Parcel Size: 1.36 acres

Comprehensive Plan Planning District & Designation: 159th and Harlem Planning District with Community Commercial Designation

Existing Zoning: BIZ General Business District

Existing Land Use: Vacant (Former garden center /greenhouse)

Proposed Land Use: Car wash

Surrounding Land Uses & Zoning:

North: R-4 Residential District - Townhomes in the Veritas East subdivision

South: Tinley Park - Commercial Retail, Offices (across 159th Street)

East: BIZ General Business District - Offices, Gas Station

West: Unincorporated Cook County - Vacant Land (across 77th Avenue)

Preliminary Approvals: Preliminary engineering and landscape plan approvals have been granted for this project to move forward to the Plan Commission.

BACKGROUND

The site was formerly used as a garden center and plant nursery. On March 24, 2003, the Village

Board approved a Special Use Permit for the Planned Development for Every Bloomin' Thing by Ordinance No. 3739 (Legistar File ID # 2002-0648) to allow for the consolidation of two lots into one lot, multiple buildings located on the proposed combined lot, and a modification to permit additional parking spaces above Land Development Code requirements. An Amendment to the Special Use Permit was approved on April 20, 2009 by Ordinance No. 4478 (Legistar File ID# 2008-0094) to allow for an amended site plan and modification to reduce the front and side setback requirements from 15 feet to 8 feet along 77th Avenue and from 25 feet to 5 feet along 159th Street to accommodate an agricultural canopy for the display of landscaping plant materials.

The site has not been used as a garden center for several years and is vacant. There are three (3) existing buildings currently located on the property.

PROJECT DESCRIPTION

The petitioner is proposing to construct a 4,983 square foot car wash building on a 1.36 acre parcel located at 7648 W. 159th Street, at the northeast corner of 159th Street and 77th Avenue. The proposed site plan consists of thirty-two (32) parking spaces, drive-through lanes, a pay station canopy, vacuum station canopies, and landscape enhancements. The project will also include a new consolidated access drive from 159th Street and improvements to 77th Avenue.

Car washes, both with automatic and self-service operations, are classified as motor vehicle services, which require approval of a Special Use Permit in the BIZ General Business District. The petitioner requests approval of a Special Use Permit to allow for motor vehicles services in the BIZ General Business District with the following modifications listed below:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)
3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

With the exception of the requested modifications, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

SITE PLAN

The site plan consists of a 4,983 square foot car wash building, a parking lot with two (2) vacuum station canopies and employee parking, a cross access drive connecting to the adjacent property to the east, and new landscaped areas. The proposed drive-through lanes will extend around the north, east, and west sides of the building. The site will be accessible from a new consolidated curb cut off of 159th Street. No access is proposed to 77th Avenue at this time. Stormwater detention for the new development will be accommodated underground.

MOBILITY

Vehicular/Traffic

The site is currently accessed from two curb cuts along 159th Street, a major arterial street under IDOT jurisdiction, and from 77th Avenue, a Village local street. The two existing driveways along 159th Street will be removed and replaced with a full access curb cut on the east portion of the site. The proposed changes impacting access along 159th Street are subject to IDOT approval. Improvements to 77th Avenue will entail the construction of a new curb and gutter on the east side of the street, curb apron at the 159th Street intersection, and pavement in the right-of-way up to the west property line. These improvements are intended to provide a clear boundary along the property line and improve drainage flow to the existing system.

No access will be provided from 77th Avenue, which ties into 159th Street. A modification is required

to allow for access only from 159th Street. Per Section 6-406.B.10, for lots fronting both a local street and an arterial street, no driveways shall be installed along the property line of the lot which fronts the arterial street. Staff supports this modification as the subject property currently has access via 159th Street. The majority of adjacent properties also have access to 159th Street.

Additionally, 77th Avenue does not currently meet the Village standard width and roadway requirements. 77th Avenue is currently a 33 foot wide dedicated Village right-of-way with pavement ranging from about 16 feet to 22 feet wide. Per the code, local streets are required to have a minimum right-of-way width of 60 feet and a paved width of 24 feet to 30 feet. At this time, 77th Avenue will not be able to handle traffic entering the car wash site and could create a potentially unsafe access point to the site. The unincorporated vacant lot to the west currently limits the ability to widen or improve the roadway at this time. However, access to 77th Avenue may be granted in the future upon improvement to 77th Avenue. Limiting vehicle access from 77th Avenue will also reduce any traffic or impacts to the residential property to the northwest.

Cross-Access

An existing cross access drive connecting the site to the property to the east will be removed and a new drive will be installed further to the south. A new easement extending from the east property line through the parking lot up to the west property line to 77th Avenue and to the south property line up to 159th Street will be established. The petitioner will be required to submit a plat during final engineering vacating the former easement and establishing a new access easement.

Drive-through Lanes

Two (2) drive-through entrance lanes, a car wash exit lane, and a vehicle loading area are proposed on the east side of the building. The vehicle loading area proposed to the east of the two-lane entrance drive-through will allow for a maximum of two (2) vehicles to load prior to entering the car wash drive-through lanes. Three (3) drive-through lanes and a car wash payment canopy are proposed to the north of the building. A single drive-through lane with an emergency exit lane is proposed to the west of the building.

Per Section 6-207.F.4, drive-through facilities are not allowed within the setback area between the building facade and the street unless approved via a modification to a Special Use Permit. In order to qualify for a Special Use Modification, the drive through facility must meet all of the conditions stated in Section 6-207.F.4.

A modification is requested to allow for the single drive-through lane and emergency exit lane between the building and 77th Avenue. As proposed, the drive-through lane meets the conditions of Section 6-207.F.4 in terms of the design, maximum width and minimum turning radius, 10 foot setback from all property lines, use of decorative pavement or pervious pavers, and screening and landscaping requirements. The one-lane drive through between the building and 77th Avenue will be constructed of heated concrete stamped with decorative brick to match the brick color on the building. The emergency exit lane will be constructed of Unilock Eco-Optiloc pervious pavers, as shown on the specification sheet submitted by the petitioner.

Parking

Required: Three (3) spaces, including one (1) accessible space

Provided: Thirty-two (32) spaces, including two (2) accessible spaces

Per Section 6-306.B, car washes are required to provide three (3) stacking spaces per drive-through lane plus one (1) parking space per employee. In this case, three (3) parking spaces are required for the three (3) proposed employees and a total of nine (9) stacking spaces are required for the three (3) drive-through lanes. As shown on the submitted site plan, a total of thirty-two (32) parking spaces are proposed, which includes four (4) standard parking spaces, twenty-six (26) standard spaces served by vacuum stations, and two (2) accessible spaces that are also served by vacuums. In total,

twenty-eight (28) of the parking spaces will be served by vacuums.

Any request exceeding a twenty percent (20%) increase in the total number of parking spaces permitted on the lot must be approved through a variance / modification to the Special Use Permit. The petitioner has requested a modification to Section 6-306.B. to allow for additional parking spaces associated with the vacuum stations.

The petitioner has also requested a modification to Section 6-207.F.4 to locate a parking lot, as well as the vacuum station canopies and equipment, between the building and the street. The parking lot, which contains the vehicle vacuum canopies and equipment, has been intentionally located away from the adjacent residential properties to the north.

Three (3) bicycle parking spaces are proposed adjacent to the sidewalk at the southeast corner of the building, which meets code requirements per Section 6-306.H.

Pedestrian Access

To accommodate the proposed changes to vehicle access, the petitioner will complete improvements and repairs to the existing public sidewalk along 159th Street. Along 159th Street, an existing sidewalk section will be removed to accommodate the new access drive and new sidewalk sections, ramps, and a crosswalk will be installed. Within the interior of the site, a new five (5) foot wide sidewalk will be constructed extending from 159th Street to the building entrances. Decorative stamped concrete with a brick pattern is proposed where the sidewalk cuts through the parking lot to create a defined pedestrian route.

Per Section 6-406.A.2, sidewalks are required on both sides of all roadways in the Village. A minimum five (5) foot wide sidewalk shall delineate the parkway right-of-way, with an eight (8) foot planting strip between the sidewalk and the roadway's back of curb. The landscape parkway width may be reduced if it meets the code requirements provided in Section 6-305.D.2.

A modification is requested to remove the sidewalk requirement along 77th Avenue. Staff supports this modification given that 77th Avenue does not currently meet the Village standard width and roadway requirements, the unincorporated vacant lot to the west limits the ability to widen or improve the roadway at this time, and the existing properties to the north and right-of-way boundaries prohibit a future sidewalk extension to the north. The proposed landscape plan meets the parkway landscape zone and drive-through screening requirements. As noted above, the petitioner is also proposing incremental improvements to 77th Avenue.

BUILDING ELEVATIONS

The proposed one-story building will be constructed of brown brick, limestone veneer, and an EIFS cornice. The east and west ends of the building will each be accentuated by an accent tower that features a limestone veneer base with large arched windows and matching arched garage doors, topped with a white stucco accent area with four (4) windows on each elevation and a black gabled metal roof. The proposed building height to the top of the parapet wall is 19 feet 6 inches. The overall height to the top of the peak of the tower roof is 33 feet 11 inches.

The central portion of the building has a flat roof and a four (4) foot tall parapet wall, which shall fully screen any proposed mechanical equipment to meet code requirements listed in Section 3-608.J of the Land Development Code. The central portion of the building is composed of brick with limestone accent columns between the windows and a limestone wainscot. The proposed building materials and color scheme are included on the elevations and renderings submitted by the petitioner.

The interior of the car wash building will include a wash tunnel, an office, vending machines and bathrooms for customers, and equipment and mechanical rooms.

Additional information on the proposed elevations of the proposed payment canopy, vacuum station canopies, vacuum equipment enclosure, and garbage enclosure are included in the Accessory Structure section below.

LANDSCAPE PLAN

The preliminary landscape plan has been approved by the Village's landscape consultant, Hey & Associates. The petitioner must submit a final landscape for separate review in conjunction with final engineering. All conditions included in the most recent comment letter must be addressed during final landscape plan review. It is imperative that the landscape design professional and project engineer coordinate their work to provide grading required for landscape compliance.

The landscaping requirements for Landscape Parkways, Landscape Corridors, Landscape Bufferyards, and Foundation and Interior Landscape, and Parking Lot Area Landscape have been met and will be confirmed during final landscape plan review. Stormwater Management Area Landscape and Signage Landscape requirements must be revised to meet the requirements of Section 6-305.D. A revised tree survey and a tree mitigation plan meeting the requirements of Section 6-305.F must be submitted with the final landscape plan.

The petitioner is proposing landscaping above code requirements as an incremental improvement to offset the proposed modifications and to provide a buffer between the existing single-family attached residential lots to the north. Within the north bufferyard, additional landscaping is proposed that substantially exceeds the Type 3 Landscape Bufferyard code requirements per Section 6-305.D.4. A twenty-seven (27) foot wide landscape bufferyard is proposed exceeding the ten (10) foot wide code requirement. Additional evergreen and ornamental trees beyond code requirements will be planted and an existing six (6) foot tall wood privacy fence along the north property line will help provide a visual and noise buffer between the residential properties to the north. The landscape area will also include a mix of shade trees, shrubs, perennials, grasses, and a small bioswale planted with native plantings. A monitoring and management (M&M) plan will be required for the bioswale at the time of final review.

Additionally, the petitioner is proposing additional landscaping along 159th Street to offset the requested modification to Section 6-207.F.4 to allow for a parking lot, drive-through lane, vacuum station canopies, and a vacuum equipment enclosure between the building and the street. The landscaping is intended to screen these elements from view and offset visual impacts from the street. In order to qualify for a Special Use modification to located the drive-through lane between the building and 77th Avenue, the drive through facility must meet all of the conditions stated in Section 6-207.F.4. One of these conditions is to screen drive-through with a combination of masonry walls and/or decorative landscaping in order to provide a solid buffer at a minimum height of 36 inches. In this case, the petitioner has provided landscape screening between the proposed drive-through lane and 77th Avenue to meet the code requirements. Additional landscaping above code requirements is also proposed along 159th Street to screen the parking lot, vacuum station canopy, and vacuum equipment enclosure.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary engineering approval has been granted for this project by the Village's engineering consultant, Christopher B. Burke Engineering Ltd. (CBBEL). Final engineering submittal must address all previous review letter comments as well as any future engineering comments.

Detention/Retention - All required detention is proposed underground in a vault system. A bioswale is proposed in the rear landscape buffer to pre-treat runoff prior to entering the storm sewer system.

Traffic Study - The petitioner has submitted a traffic study for this project, which is required for all proposed developments with drive-through facilities under Section 6-405. According to the traffic

study, the proposed access drive will be adequate in accommodating the traffic projected to be generated by the car wash, the site layout will provide adequate stacking, and the adjacent intersections will continue operating at acceptable levels of service under future conditions. The proposed changes to the site and the traffic study must be submitted to and approved by IDOT.

Lighting - A photometric plan will be reviewed during final engineering and shall meet the requirements of Section 6-315. In this case, Lighting Class 2 would be required for the project. Where non-residential is proposed adjacent to residential, 0 foot candles are allowed at the property line and a maximum light level of 15 foot candles is allowed within the interior of the site.

Comprehensive Plan

According to the Village's Comprehensive Plan, the subject property is located in the 159th and Harlem Planning District and is designated as Community Commercial, which serves "the nearby community and passing motorists with area-wide services in a primarily single use or horizontal mixed-use environment." This designation includes a wide variety of uses, such as automobile dealerships, retail centers, restaurants, offices, and other services. The proposed car wash is an appropriate land use within this designation.

Land Use/Compatibility

The proposed car wash is compatible with the BIZ General Business District, the surrounding existing uses along 159th Street, and the Comprehensive Plan designation for this area. The surrounding area is comprised of a mix of established commercial uses along 159th Street, which includes offices, retail, restaurants, and motor vehicle services, such as a gas stations, car repair shops, and car dealerships. Townhomes in the Veritas East subdivision are located directly to the north of the site. The property to the west of the site across 77th Avenue is currently vacant and located in unincorporated Cook County. Two single-family homes to the north of the vacant lot on the west side of 77th Avenue are also unincorporated. The commercial uses to the south of 159th Street are located in Tinley Park.

Special Use Permit

Previous Approvals

Two special use permits were previously approved for the site. On March 24, 2003, the Village Board approved a Special Use Permit for the Planned Development for Every Bloomin' Thing by Ordinance No. 3739 to allow for the consolidation of the two existing lots into one lot, to allow for multiple buildings on the proposed combined lot, and to allow for a modification to permit additional parking spaces above Land Development Code requirements. An Amendment to the Special Use Permit was approved on April 20, 2009 by Ordinance No. 4478 for an amended site plan and modification to the front and side setback requirements. The modification allowed for side and front setback reductions to be reduced from 15 feet to 8 feet along 77th Avenue and from 25 feet to 5 feet along 159th Street to accommodate an agricultural canopy for display of landscaping plant materials.

With the proposed changes to the site design and land use, staff recommends that the previous ordinances are repealed and replaced with a new Special Use Permit.

Proposed Special Use Permit

Car washes, both with automatic and self-service operations, are classified as motor vehicle services, which require approval of a Special Use Permit in the BIZ General Business District per Section 6-207.C.12 of the Land Development Code. Per Section 5-105.E. of the Land Development Code, the Plan Commission shall consider the extent to which the proposed project will meet the eight Special Use Standards listed in the Code. The petitioner has provided responses to the Special Use Standards, which are attached for review.

Modifications

As part of the Special Use Permit, the petitioner is requesting four (4) modifications to the Land Development Code, which are discussed in the responses to the Special Use Standards submitted by the petitioner. The requested modifications are listed below:

1) Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)

The petitioner has requested that the parking lot, vacuum station canopies, and vacuum equipment enclosure be located between the building and 159th Street to offset potential noise and impacts to the adjacent residential properties to the north of the site. Additional plant material is proposed in the landscape area to the south along 159th street to offset the impact of the proposed modification and visual impacts from the street.

A single drive-through lane is proposed between the building and 77th Avenue to accommodate site circulation and allow for vehicles to enter the car wash building. The project is required to meet all of the conditions listed in Section 6-207.F.4 in order to qualify for a modification to allow for a drive-through lane between the building and the street. As proposed, all of the drive-through standards and conditions are met.

2) Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)

The Land Development Code requires one (1) parking space per employee for car wash uses. For this project, three (3) parking spaces are required to serve the three (3) employees. A total of thirty-two (32) parking spaces are proposed, which includes four (4) standard parking spaces, twenty (26) standard spaces served by vacuums, and two (2) accessible spaces served by vacuums. Any request exceeding a twenty percent (20%) increase in the total number of parking spaces permitted on the lot must be approved through a modification to the Special Use Permit. The request for additional parking will accommodate the vacuum canopies and equipment, which are an integral to the operations of car wash facilities, but are not adequately addressed by the Land Development Code.

3) Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)

Per Section 6-406.B.10, for lots fronting both a local street and an arterial street, no driveways shall be installed along the property line of the lot which fronts the arterial street.

As proposed, the two existing driveways off of 159th Street will be consolidated into a single access point, with no access provided from 77th Avenue. A modification is required to allow for access only from 159th Street. The modification will allow for the site to continue having access via 159th Street. Because 77th Avenue does not meet the Village standard width and roadway requirements, the street may not be able to handle traffic entering the car wash site. The unincorporated vacant lot to the west currently limits the ability to widen or improve the roadway at this time. However, access to 77th Avenue may be granted in the future upon the improvement of 77th Avenue. As part of the project, the petitioner is proposing improvements to the curb, pavement, and storm water drainage along 77th Avenue.

4) Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)

Per Section 6-406.A.2, sidewalks are required on both sides of all roadways in the Village. A minimum five (5) foot wide sidewalk shall delineate the parkway right-of-way, with an eight (8) foot planting strip between the sidewalk and the roadway's back of curb. The landscape parkway width may be reduced if it meets the code requirements provided in Section 6-305.D.2. A modification is requested to remove the sidewalk requirement along 77th Avenue. A sidewalk extension to the north is restricted because 77th Avenue does not currently meet the Village standard width and roadway requirements, the unincorporated vacant lot to the west limits the ability to widen or improve the roadway at this time, and the existing properties to the north and right-of-way boundaries do not provide an adequate connection. The proposed landscape plan meets the parkway landscape zone

and drive-through screening requirements. As noted above, the petitioner is also proposing incremental improvements to 77th Avenue.

Incremental Improvements

Incremental improvements that exceed Code requirements are proposed to help offset the impacts of the requested modifications. Incremental improvements include:

1. Enhanced landscaping in the north bufferyard to provide an additional buffer between the residential uses to the north
2. Enhanced landscaping and screening of the parking lot, vacuum station canopies, and vacuum equipment along 159th Street
3. Enhanced architectural design of the vacuum station canopies visible from 159th Street
4. Improvements to 77th Avenue

Noise Control Requirements

The proposed car wash, including all vacuum equipment, must abide by all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Signage

A monument sign is proposed at the southwest corner of the site. The conceptual appearance of the monument sign and wall signs are indicated on the submitted building elevations and renderings. Signage is not included as part of this petition. All signs are subject to a separate sign permit review by the Development Services Department and must comply with Section 6-307 of the Land Development Code.

Accessory Structures

Garbage Enclosure - A garbage enclosure is proposed near the customer preparation loading area on the east side of the. As shown on the proposed elevations, Sheet A-3.2, the garbage enclosure will measure 9 feet 8 inches by 5 feet 8 inches, with an overall height of 6 feet 9 inches. It will be constructed of brick walls with a limestone base and brown louvered gates to match the materials and colors used on the building. As proposed, the garbage enclosure meets the requirements of the Land Development Code.

Payment Canopy, Vacuum Canopies, and Vacuum Equipment - A payment canopy is proposed over the three (3) drive-through lanes to the north of the building. Two vacuum station canopies will be located in the parking lot to the south of the building. The payment canopy and the vacuum station canopies feature a similar design in order to create a unified appearance throughout the site. The aluminum columns and curved standing seam metal roofs will be dark brown in color. The base of the columns will be wrapped with brick veneer and limestone to match the building materials and colors.

The pay station canopy measures approximately 36 feet long and 15 feet wide, with an overall height of 12 feet 6 inches and a 10 foot vertical clearance for vehicles. As shown on Sheets A-3.1 and A-3.3, the vacuum station canopies will have a height of 11 feet 6 inches, a width of 7 feet 10 inches wide, and a 9 foot 6 inch vertical clearance for vehicles. The south vacuum canopy will extend over a small enclosure, shown on Sheet A-3.3, which will house the vacuum equipment and tank. The proposed vacuum enclosure measures 5 feet ½ inches by 12 feet 2 ½ inches, with an overall height of 6 feet 9 inches. The vacuum equipment enclosure will be constructed of brick with a stone base to match the building.

Mechanicals/Utility Conduits

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline. Exterior roof ladders are not permitted and must be located interior to the building. The petitioner has verified that all mechanical equipment will be screened from view. The proposed roof ladder will be accessed from an equipment room inside the building.

Exactions and/or Incentives

All exaction fees, including but not limited to transportation, parks and schools, are to be paid to the Village per Code requirements.

Bulk Requirements

Lot Size

Minimum - 10,000 square feet

Proposed - 59,415.84 square feet (1.364 acres)

Lot Coverage

Maximum - 75%

Proposed - 54.33%

The proposed project will significantly reduce lot coverage. The existing lot coverage is 64.8% and will be reduced to 54.3%.

Floor Area Ratio (FAR)

Maximum - 1.0

Proposed - 0.08

Setbacks

Front Setback (159th Street - South Yard):

Required - 25 feet

Proposed - 95.17 feet (building); 22 feet (canopy)

Side Setback (77th Avenue - West Yard):

Required - 25 feet

Proposed - 56.92 feet

Side Setback (East Interior Yard):

Required - 15 feet

Proposed - 89 feet

Rear Setback (North Yard):

Required - 30 feet

Proposed - 68.62 feet (building); 27 feet (canopy)

A twenty-five (25) foot front setback along 159th Street is required in the BIZ District. As proposed, the building meets this requirement and will be setback 95.17 feet from the front property line. The south vacuum station canopy will encroach 3 feet into the 25 foot front setback and the north payment canopy will encroach 3 feet into the 30 foot rear setback. Per Section 6-302 of the Land Development Code (Accessory Structures and Uses), canopies are allowed to project not more than three (3) feet into front (including approved existing front setbacks which are less than the required front setback), side and rear setbacks.

The petitioner has also requested a modification to Section 6-207.F.4 to locate a parking lot, as well as the vacuum station canopies and equipment, between the building and the street. The parking lot, which contains vehicle vacuum equipment, has been located away from the adjacent residential properties to the north.

Building Height

Maximum - 4 stories or 50 feet, whichever is higher

Proposed - 19 feet 6 inches to the top of the parapet wall; 33 feet 11 inches to the top of the tower

roof peak

Parking and Loading

Required Parking Spaces - 3 parking spaces

Proposed Parking Spaces - 32 parking spaces

Required Stacking Spaces - 9 spaces (3 spaces per drive-through lane)

Proposed Stacking Spaces - 32 spaces

As noted above, the petitioner has requested a modification to Section 6-306.B to allow for an increase to the number of parking spaces from three (3) to thirty-two (32) spaces. The additional parking spaces will be used as vacuum stations, which is integral to the car wash business operations. Any request exceeding a twenty percent (20%) increase in the total number of parking spaces permitted on the lot must be approved through a variance / modification to the Special Use Permit.

This case is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case Number **2018-0249**, also known as **Voda Car Wash**, I move to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated February 28, 2019.

I move to recommend to the Village Board approval of the **Preliminary Site Plan** titled "Geometric Plan", prepared by Terra Consulting Group, Ltd., Sheet C-3, dated September 11, 2018 and last revised January 19, 2019, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. Screen all mechanical equipment either at grade or at rooftop with landscaping or parapets respectively.
3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide a cross access easement extending from the cross access drive located on the east property line up to the west property line along 77th Avenue.
5. The photometric plan shall comply with all lighting requirements per Section 6-315.

And

I move to recommend to the Village Board approval of the Elevations titled "New Automated Car Wash Facility - Voda", prepared by Neri Architects, PC, Sheets A-2.1, A-2.3, A-3.1, A-3.2, A-3.3, dated January 18, 2019, subject to the following conditions:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
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2. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.
 3. Submit a sign permit application to the Development Services Department for separate review. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
 4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, titled "New Automated Car Wash Facility - Voda", prepared by Neri Architects, PC, Sheet L.1.1, dated January 18, 2019, with the following conditions:

1. Submit a final landscape plan meeting all Village Codes and all required supporting documentation addressing all outstanding landscape items in conjunction with the final engineering submittal.

And

I move to recommend to the Village Board approval of a Special Use Permit for Voda Car Wash to allow for a car wash (motor vehicle services) in the BIZ General Business District, subject to the same conditions as outlined in the Preliminary Site Plan motion and the following conditions:

1. As a condition of authorizing the proposed Special Use Permit for the Subject Property, the former Special Use Permit ordinances, which apply to the previous site and use, shall be repealed. Ordinance No. 3739 (Ordinance Granting a Special Use Permit for a Planned Development for Every Bloomin' Thing) approved March 24, 2003, and Ordinance No. 4478 (Ordinance Granting an Amendment to the Special Use Permit for a Planned Development for Every Bloomin' Thing) approved April 20, 2009 shall be repealed upon approval of the Special Use Permit for Voda Car Wash.
2. Meet all Noise Control Regulations set forth in the Title 6, Chapter 4 of the Village Code.

Modifications to the Special Use Permit include:

1. Locate a drive-through lane, a parking lot, vacuum station canopies, and a vacuum equipment enclosure in the setback area between the building façade and the street (Section 6-207.F.4; Section 6-306.E)
 2. Increase the number of parking spaces from three (3) to thirty-two (32) spaces (Section 6-306.B)
 3. Allow for the lot to have driveway access to 159th Street, an arterial street, and no driveway access at this time to 77th Avenue, a local street (Section 6-406.B.10)
 4. Remove the requirement for a sidewalk along 77th Avenue (Section 6-406.A.2)
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