

Whitewater Car Wash

REQUEST	Site Plan Approval Tree Removal Permit
APPLICANT	EROP, LLC 3130 N. Kandy Lane Decatur IL, 62528
LOCATION	South side of Adams Road, south and east of M-59, 15-30-302-031
PROJECT NO.	JNRNB2022-0012 (PSP2023-0012, PTP2023-0012)
PARCEL NO.	70-15-30-302-031
ZONING	I Industrial – Consent Judgement
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing a 3,848 square foot car wash building with a dedicated area for vehicle vacuums on the 3.75 acre site. The site is located on the south side of Adams Road, west and south of M-59. The site is regulated by a consent judgement (Case No. 02-046199-AW) that was originally enter in 2003, therefore the zoning of the property is not pertinent in this case and car washes are a permissible use as defined within the consent judgement. The proposed car wash building will be one (1) story in height. The building is proposed to be constructed almost entirely of decorative brick. The building will be serviced by a total of approximately 33 parking spaces, 28 of which will also serve as spaces for vacuuming. The site provides stacking for approximately 34 vehicles. The site will have a singular access to Adams Road, will provide the required pathway along the south side of Adams Road and will provide a crosswalk connection across Adams Road, near Old Adams Road.



	Zoning	Existing Land Use	Future Land Use
Site	I Industrial	Vacant	Commercial Residential Flex-3
North	I Industrial and HB Highway Business District	Butcher and Butcher Construction	Regional Commercial
South	I Industrial	Industrial	REC Workplace
East	I industrial	DTE	Commercial Residential Flex-3
West	I Industrial	Adams Road alignment/Vacant	Commercial Residential Flex-3

Several comments remain as a part of the administrative site plan review process. The main issue remaining relative to the site plan is the front yard setback. The setback as proposed, is not compliant with the front yard setback as required within the Consent Judgement regulating the site. Within the Consent Judgement, buildings are required to have a front yard setback of seventy five (75) feet. It is noted that the underlying zoning district (I Industrial District) only requires a fifty (50) foot front yard setback, which the site plan complies with. The applicant, in an effort to save additional trees and be compliant with the City's Tree Preservation requirements has requested a variance to the front yard setback to move the building and associated parking/maeveirng lanes towards the road to preserve the trees at the rear of the site while still maintaining a fifty (50) foot front yard setback. The other main comment that remains is a condition required from the City's traffic review which indicates the proposed crosswalk across Adams Road must be moved to the west as depicted on the site plan review comments. Other comments on the site plan can also be addressed as a part of the Engineering review should the site plan be approved. The Planning Department has requested additional modifications to the propsoed building façade. In review of other Whitewater Car Wash sites, it was determined that many sites have addiitonal architectural features and windows that provide additional architectural interest in the building. The applicant has noted that they feel the building facades as proposed comply with City requirements and therefore no changes were made.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Provide additional architectural features and windows consistent with other Whitewater Car Wash sites	Approval
Fire		Approval
Building		Approval
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)	Cross walk location and pathway extension being addressed prior to final site plan approval.	Approval (Conditioned)
Engineering (Legal)		Approval
Parks & NR		Approval

The Site Plan and Tree Removal Permit have been noticed pursuant to the City's Tree Conservation Ordinance

Review Process

Pursuant to the consent judgement which regulates the property, the City Council is the sole approving authority of the site plan upon recommendation from City Staff. In addition, City Council is the

reviewing authority for any variance request to the setback requirements contained within the Consent Judgement. If approved, a conditions review will be conducted by the Planning Department and full engineering and construction plans will also be reviewed administratively, by DPS and the Building Departments.

Staff Recommendation

Subject to the City Council's decision on the requested front yard setback variance, City Staff recommends the following:

If City Council denies the requested variance, City Staff recommends the request for site plan approval be postponed to allow the applicant an opportunity to revise the site plans to be compliant with all City Ordinance requirements.

If City Council approves the requested variance, City Staff recommends the request for site plan approval be approved.
