



Legislation Text

File #: 20-436, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the PUD to allow for renovation of an existing car wash for Ducky's Car Wash at 1095 E. 75th Street (fka 1090 E 75th Street) - PZC 19-1-079

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The approximately one-acre subject property is located on the north side of 75th Street, 800 feet west of Naper Boulevard behind the Market Meadows shopping center. The address of the property has historically been known as 1090 E. 75th Street, but has since been corrected to 1095 E. 75th Street by City staff. The property is zoned B2 PUD (Community Shopping Center District - Planned Unit Development) and is currently improved with an approximately 5,465 square foot building that houses a car wash facility. While car washes are not a permitted use in the B2 district, a car wash was allowed for the property through the underlying PUD approved by the City in 1985.

DISCUSSION:

Minor Change to the PUD

The petitioner, David Schaefer, on behalf of the owner Wash Werks Enterprises LLC, is requesting approval of a minor change to the PUD in order to renovate the existing car wash and add 1 story additions for Ducky's Car Wash. The request is to establish controlling plans for the renovation which include building elevations, a landscaping plan, and a revised final PUD plat. Section 6-4-6 of the Municipal Code identifies the differences between major and minor changes to a PUD, as well as administrative adjustments:

- A major change is defined as: a deviation to the underlying code requirements, approval of a conditional use, changes to the land use designation, increase in gross floor area or height in excess of the maximum permitted in the underlying zoning district, and other significant changes as listed in the code.
- A minor change is defined as: a greater than 20% increase in gross floor area or building height, establishment of controlling building elevations, landscaping plans, and other minor changes to the parking location, access plan, or parking setback areas, landscaping plans,
- Administrative adjustments include changes which do not result in any of the major or minor changes.

Since no deviations to the existing PUD are being sought and the intent is to continue the existing car wash use as previously permitted through the PUD, staff has identified the development proposal as a minor change to the previously granted PUD.

Revocation of Existing Conditional Use

In 2014, a conditional use for motor vehicle sales was approved for the subject property with several conditions (ord. 14-089). The petitioner has indicated motor vehicle sales will no longer take place on the property therefore, staff recommends revocation of the existing conditional use. Following revocation, motor vehicle sales will no longer be permitted at the Subject Property.

Existing Monument Sign Deviation

In 2019, a major change to the existing PUD for approval of a deviation to the ground sign regulations was approved (ord. 19-126). The deviation reduced the required major arterial setback for the ground sign from 10' to 0'. This deviation was approved as part of the proposed remodel for Ducky's Car Wash (formerly occupied by Finish Line Car Wash) and will be installed as part of the update to the property.

Site Plan

As indicated on the site plan, the proposal calls for removal of a large portion of the existing building and construction of car wash/garage addition and a waiting room addition. These alterations result in a reduction of building square footage from 5,465 square feet to 4,606 square feet.

Customers of the car wash will still enter the site off the right-in access from 75th Street and travel north down the east drive aisle and either enter the stacking lanes provided for the car wash or the detail bays. Customers will then be directed to travel further north around the building to enter the car wash tunnel and exit south from the car wash tunnel and access the vacuum bays provided on the east side of the site.

The revisions to the site plan includes relocating the parking from the north end of the site to the east side. 20 parking spaces will be provided on site which includes 2 employee spaces. The parking spaces will be angled and 9 vacuums will be located along the east side of the site. A handicap accessible parking space and ramp will be provided next to the waiting room addition along with new concrete sidewalks. The car wash does not require dedicated off-street parking, but the 10 required stacking spaces for vehicles entering the car wash facility are provided as required by code. A new dumpster enclosure and vacuum will be located at the northeast corner of the site and will be fully screened.

Landscape Plan

Given that the overall building square footage is reduced, no additional landscaping is required as indicated in Section 5-10-3 of the Municipal Code. In addition, a majority of the site is currently paved limiting the amount of landscaping on site. Accordingly, the petitioner has proposed minor landscaping which includes perimeter trees and trees and shrubs on the north and south ends of the building.

Building Elevations

The proposed exterior facade includes a complete update on all four sides of the building consistent with the City of Naperville Building Design Guidelines which call for four-sided architecture. The

proposed material consists of a brick veneer with a stone veneer knee wall in earth-tone colors. The revision also includes screening for the rooftop units which conceals any RTUs by the parapet as seen from the street (south facing façade). A full height screen wall is provided for the RTU's which extend above the parapet on the east, west and north facades. Staff is supportive of the proposed building elevations.

Findings of Fact

The petitioner's responses to the Standards for Amending a Planned Unit Development can be found in the attachments. Upon review, staff agrees with the petitioner's findings and recommends their adoption by City Council.

Key Takeaways

- The petitioner is proposing renovation of the existing car wash located at 1095 E. 75th Street (Ducky's Car Wash). The subject property is zoned B2 PUD.
- The proposed renovation is a revision to the controlling documents for the PUD including a site plan, landscaping plan, building elevations and a revised PUD plat.
- Staff recommends approval of the minor change to the PUD finding the renovations to be an improvement to the existing site layout and to the exterior façade of the building. Staff also notes that the intent of the property is to continue the use as it is today.

FISCAL IMPACT:

N/A