



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

MEETING DATE: October 11, 2023

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

Cal. No. 12-23-Z: 6000-6020 Roosevelt Road, Oak Park, Illinois 60304

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by Driven Car Wash, LLC (“Applicant”) pursuant to Section 8.3 (“Table 8-1: Use Matrix) and Section 5.4 (Table 5-12: RR District Use Restrictions by Building Type) of the Oak Park Zoning Ordinance to construct and operate an express car wash facility with an accessory drive-through at the property located at 6000-6020 Roosevelt Road, Oak Park, Illinois, Property Index Numbers 16-17-331-024-0000, 16-17-331-025-0000, 16-17-331-026-0000, 16-17-331-032-0000, 16-17-331-033-0000 (Premises”) in the RR Roosevelt Road Form-Based Zoning District.

APPLICANT INFORMATION

APPLICANT: Driven Car Wash, LLC
44 S. Vail Avenue, Ste 204
Arlington Heights, IL 60005

OWNER: Lemonade MM Oak Park, LLC
1000 Main Avenue, Ste 300
Washington D.C. 20024

CONTACT: Christopher Niro
44 S. Vail Avenue, Ste 204
Arlington Heights, IL 60005

PROPERTY INFORMATION

EXISTING ZONING: RR Roosevelt Road Zoning District
EXISTING LAND USE: U.S. Bank National Association
PROPERTY SIZE: 32,725 SF (125’x261.80’)
COMPREHENSIVE PLAN: Commercial

SURROUNDING ZONING AND LAND USES:

NORTH: Public Alley followed by R-7 Multiple-Family District and R-4 Single-Family District (Multiple-Family Dwelling and Parking Lot)
SOUTH: Roosevelt Road followed by the City of Berwyn, IL.
EAST: Austin Blvd followed by the City of Chicago
WEST: RR Roosevelt Road District (Two-Story Mixed-Use Building)

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with the Zoning Administrator – Development Customer Services:

1. Application for Special Use;
2. Project Summary;
3. Responses to the standards for receiving a special use, as conveyed in Section 2.2.3(d);
4. Elevations;
5. Survey;
6. Site Plan;
7. Landscape Plan;
8. Signage Plan;
9. Photometric Plan; and
10. Traffic Study.

Description

The Subject Property is a zoning lot approximately 125' x 261.80' located at the northwest corner of Austin Blvd. and Roosevelt Road. The lot is currently improved with a vacant bank building and a drive-through facility and is located in the RR Roosevelt Road Zoning District. The Applicant proposes to demolish the existing bank building and drive through facility. The Applicant plans to construct a car wash facility called Driven Car Wash. The facility will be an express exterior only car wash, which will require customers to remain in their vehicles. Given the nature of operations, staffing will be limited to approximately three (3) employees per labor hour, according to the Applicant.

The new facility will be accessed from Roosevelt Road using an existing curb-cut. Traffic would circulate in a counter-clockwise direction through the site. Washed vehicles would exit the enclosed facility heading south and would exit back onto Roosevelt Road. As proposed, there are 24 stacking spaces in the three (3) drive-through lanes with the ability to bail-out using an existing curb-cut on Austin Blvd.

C o m p l i a n c e w i t h t h e Z o n i n g O r d i n a n c e

Roosevelt Road Form-Based District (RR district)

The RR district is divided into three form-based zones. The subject site falls within the Roosevelt Road Transitional District zone. The RR-T Transitional District is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features. These areas are characterized by some buildings that are built out to or near the sidewalk and others that are set back. Parking in these areas is sometimes located at the rear of buildings; other times between the building and the sidewalk. The RR-T District is intended to promote a building design and a level of site planning that is pedestrian friendly and accessible while still allowing for adequate parking.

The RR district has regulations for building placement, parking placement, building façade elements and site development regulations. The objective is to promote a building design and a level of site planning that maintains as much of a continuous building façade as possible along Roosevelt Road to create a continuous pedestrian-friendly experience in the RR corridor.

Special Use for car wash facility:

Section 8.3 (Table 8-1: Use Matrix) and Section 5.4 (Table 5-12: RR District Use Restrictions by Building Type) of the (“Zoning Ordinance”) of the Village of Oak Park requires special use approval for a car wash located in the RR Roosevelt Road District. A car wash is defined as, “A business for the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment, whether automatic, by hand, or self-service.

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of the Zoning Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must contain findings to support each of the following:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the above standards in its application.

Section 8.4 (C) (Car Wash) of the Oak Park Zoning Ordinance includes the following special requirements for a car wash:

1. The car wash operation must be conducted in a wholly enclosed building.
2. Car wash facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of seven feet in height. One shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
3. The site must be designed to drain away from adjoining properties or self-contained.
4. A minimum of four stacking spaces per car wash bay are required. Stacking spaces must be designed in accordance with the applicable stacking space design standards of drive-through facilities.

The Applicant has provided a written response to each of the above four (4) regulations from Section 8.4 (C) in the document labeled Response to Special Use Standards.

The ZBA will provide Findings of Facts and a Recommendation for the special use that will be forwarded to the Village Board. The Village Board will make the final decision on the special use permit application.

C o m p a t i b i l i t y w i t h t h e N e i g h b o r h o o d

The site is physically suitable for the type, density, and intensity of the proposed use. The car wash facility is designed to meet the standards laid out for such a facility to Section 8.4 (C) above. The proposal would include street facing facades, fencing and landscaping around the property in an effort to provide a buffer and transition between the commercial district on Roosevelt Road and the residential properties to the north. Further, the Applicant proposes to build a storefront façade that runs the entire eastern portion of the property and along the southern side of the property all the way to the entrance of the site. See the site plan labeled **Schedule 1** and the updated architectural elevations labeled **Schedule 2** to see the proposed building facades. For the foregoing reasons, the proposal is compatible with the neighborhood.

G e n e r a l I n f o r m a t i o n

Project Review Team

The Project Review Team (PRT) met on Tuesday, August 2, 2023 to discuss the Applicant's request for a special use permit to construct and operate a car wash facility at the Subject Property in the Roosevelt Road Form-Based Zoning District. The team discussed multiple concerns with the proposal.

The Applicant responded to Staff's concerns by making improvements to its site plan as follows:

- Proposing a building façade along Roosevelt Road, Austin Blvd., and Humphrey Avenue.
- Siting the exit of the car wash enclosure so that existing cars head south back to Roosevelt Road.

- Adding a privacy fence along the west lot line, running north and south between the exiting cars down to the storm water retention area.
- Making modifications to the landscape plan, including relocating the dumpster.
- Submitting a Tree Survey to the Village Forester.
- Relocating a dumpster to a more appropriate location.

The Applicant's placement of the building façade with windows along Roosevelt Road, Austin Blvd and Humphrey Avenue, the addition of a privacy fence along the west lot line and other improvements to the proposal meets the intent of the RRT-T District regulations which are designed to create a pedestrian friendly environment along Roosevelt Road.

The Project Review Team (PRT) met again on Monday, August 28, 2023 to review modifications that the Applicant made in response to the first PRT meeting. Staff had the following comments at the meeting, regarding the new site plan:

- Consider performing a sound report for the proposal.
- Provide water usage examples from other facilities.
- Consider a door on the existing exit onto Austin Blvd.
- Staff will ask ZBA to modify your starting time from 7am to 8am as a condition of approval.
- Consider holding a neighborhood meeting before the public hearing.
- Provide a turning radius template when entering the site from Roosevelt Road.
- The doors of the facility should remain closed after a vehicle has exited the facility.

The Applicant responded to these concerns in writing as follows:

Sound Report. We have already engaged with Soundscape Engineering to provide an opinion and report concerning the effects of the tunnel enclosure at the east and west ends of the car wash tunnel. We will provide this report as soon as we receive it, and at the latest, be ready to present it to the ZBA on October 11th.

Water Usage Examples: We will provide recent water bills from our locations in Arlington Heights and Rolling Meadows.

Austin Blvd. Exit: During our discussions, we had initially planned to use a bollard and chain at the existing curb cut and we believe that is the most efficient and safest way to manage this emergency exit area.

Hours of Operation: As an accommodation and if required by the ZBA, we would restrict our operating hours to 8am – 8pm.

Neighborhood Meeting: Given the tight timeframe between now and the ZBA meeting, we will proactively invite neighbors to a meeting via zoom where we can introduce the project and our efforts to be a good neighbor.

Turning Radius Exhibit: Along with our presentation to the ZBA, we will have our engineers provide a turn-radius exhibit for the premises.

Doors of Facility: Our air-lift doors at the exit of our tunnel open to allow a car to leave and then shut immediately after.

The Applicant originally proposed that the car wash would have regular hours of 7 a.m. to 8 p.m. daily. The Applicant is amenable to pushing back the start time one hour to an 8 a.m. daily start. Staff advises that the start time of 8 a.m. daily be a condition of approval if the ZBA chooses to send a positive recommendation to the Village Board.

End of Report.

- c. Applicant
Zoning Board of Appeals members
Rasheda Jackson, Zoning Board of Appeals, Attorney
Craig Failor, Village Planner
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