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M-E-M-O-R-A-N-D-U-M

TO: City of Carbondale Planning Commission

FROM: Travis Taylor, Senior Planner

RE: PC 17-10, JGC Wash Investments, LLC, is requesting a Special Use Permit to allow for a Car Wash and Mini-Warehouses in an SB, Secondary Business, zoning district located at 101 South Giant City Road

DATE: November 29, 2016

(Planning Commission Public Hearing on December 7, 2016, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Greg Cook (on behalf of JGC Wash Investments, LLC)
9 White Deer Run
Makanda, IL 62958
2. Requested Action and Background: The applicant is requesting a Special Use Permit to allow for the construction of a car wash and mini-warehouse business at 101 South Giant City Road. (Please refer to Exhibit A – Applicant’s Brief and Exhibit B – Proposed Development Plans). The applicant is currently under contract to purchase the subject property located at the corner of South Giant City Road and Old Highway 13 with the intent to open a four-bay car wash on the northern two parcels and an approximately 71 pod mini-warehouse business on the southern parcel. The mini-warehouse business will maintain a fenced-in area to store “Cook Crates.” This business will deliver a crate to customers where their items may be stored and left at their site, delivered to another site, or returned to the mini-warehouse business location. With their storage unit at the mini-warehouse location on South Giant City Road, customers may visit and remove/add items as needed.

The subject property is currently vacant, but had most recently housed a single family dwelling which was demolished in 2014. Prior to the property being utilized solely by a single family structure, it had housed the “Gibson Welding Shop.” This business existed prior to the adoption of the City’s zoning ordinance in 1974 which zoned the subject property SB, Secondary Business.

3. Number of Notices Sent to Owners within 250 feet: Fifteen (15) notices were sent to property owners located within 250 feet of the subject property.
4. Location: The subject property is located on the southeast corner of the intersection of Old Highway 13 and South Giant City Road. The property consists of three parcels and is currently address as 101 South Giant City Road. (Please refer to Exhibit C - Photos of the Subject Property).
5. Size: The subject property is approximately 2.80 acres.
6. Existing Zoning: The subject property is currently zoned SB, Secondary Business. Property to the east is zoned R-3, High Density Residential and property to the north and northwest is zoned BPL, Planned Business. Property to the west is zoned AG, General Agriculture, and property to the south is zoned R-1-15, Low Density Residential. (Please refer to Exhibit D - Existing Zoning).
7. Existing Land Use: The subject property, as well as one parcel on the corner to the north across Old Highway 13 are currently vacant. Property to the east is multi-family residential and property to the south is single family residential. The Carbondale Community High School is located to the west across South Giant City Road with Dollar General, the Dirtbusters car wash, and Casey's gas station located northwest of the subject property. (Please refer to Exhibit E - Existing Land Use).
8. Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Plan designates the subject property and properties to the immediate east and south as Estate. Property to the north is designated at Neighborhood Conservation. Property to the west is designated as Public Institutional. Property to the northwest is designated as Commercial. (Please refer to Exhibit F - Future Land Use).
9. Zoning History: The subject property was originally zoned SB, Secondary Business, with the adoption of the 1974 zoning ordinance.
10. Applicable Regulations:

Statement of Intent of Existing Zoning District:

Section 15-2.20.1: SB Secondary Business

Statement of Intent: This district is created to provide areas for certain commercial, service, and public uses adjacent to or near major thoroughfares. The permitted uses in this district are of a type which more typically serves consumers on special purpose trips and are therefore not as dependent on being associated with other uses. It is intended that all uses, including accessory uses, in this district provide an appropriate amount of off-street parking and loading facilities.

Special Uses:

Sec. 15-6.8.1: Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this Chapter, it shall be considered a lawful special use.

Sec. 15-6.8.2.C: Procedures

- C.1 Hearing: A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:
- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
 - (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
 - (c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;
 - (d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
 - (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - (g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.
- C.2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.
(Please refer to the Zoning Ordinance for additional zoning district regulations.)

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: The subject property is served by a six inch (6") City of Carbondale water line running along South Giant City Road and Old Highway 13.

Sanitary Sewer: The subject property has access to City of Carbondale sanitary sewer lines running along South Giant City Road and Old Highway 13.

Storm Sewer: Storm water is handled via a fifteen inch (15") storm sewer line along the

southern portion of the property.

2. Public Services: The subject property is located within Carbondale City Limits and is served by the City of Carbondale Police and Fire Departments.
3. Traffic Counts: The Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

	<u>Average Daily Traffic</u>
South Giant City Road	12,300
Old Highway 13	4,300

4. Correspondence Received: As of the writing of this report, staff has received correspondence from one resident asking general questions regarding the request and one resident with concerns regarding the car wash. The resident was concerned that the car wash may not be the best use for the property since it would be located in such close proximity to another car wash to the northwest.

PART C. ANALYSIS

The applicant, JGC Wash Investments, LLC, is requesting a Special Use Permit for a car wash and mini-warehouses in an SB, Secondary Business, zoning district.

The following are staff's responses to the seven criteria for granting a special use (Section 15-6.8.2.C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The subject property has been zoned SB, Secondary Business, since the adoption of the 1974 zoning ordinance and prior to that was owned by a gentleman who operated a welding shop on site. While the most recent use of the property has been more residential in nature, the property and surrounding area to the north and northwest has been designated for commercial uses. While there are some residential uses to the immediate east and south of the property, staff notes that even the residential use to the east is a higher intensity residential area. It is for these reasons, that it is staff's opinion that the use of the subject property will be in harmony with the character of the surrounding neighborhood.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

It is staff's opinion that the proposed uses of the property would not be detrimental to or endanger the public health, safety, or general welfare. As is required for all commercial construction in the City of Carbondale, the applicant will be required to submit a

complete site plan for the proposed development. While in the past, the site has had issues which general upkeep and maintenance, the site plan approval and regulation process will allow City staff to hold the development to the design and standards as approved by the site plan, especially with regards to items which would be detrimental to the public health, safety and/or general welfare.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

It is staff's opinion that the proposed special use will not substantially impair property value within the neighborhood. Staff does note, however, that the appearance, light spillage, and sound of the car wash and storage facility may impede the enjoyment of the residential property in the immediate vicinity. It should be noted, however, that the developer will be required to install a Type "B" buffer yard separating the uses from the residential districts to the south and east. The requirements for this buffer yard are detailed below and the location may be seen as displayed on Exhibit B.

§15.4.1.6.B.3 Type B Buffer

A Type B buffer shall be at least fifteen feet (15') in width and shall have plant materials equal to 30 landscape credits per one hundred feet (100') with a visual screen five feet (5') high consisting of evergreen plantings, fences, walls, or a combination thereof.

The installation of this buffer yard will be required by code and enforced upon development. Another buffer yard will be required by code where the parking areas of the development abut the right-of-way of South Giant City Road. This buffer area which must be seven feet (7') wide and maintain at least one tree every fifteen feet (15') will only be required for the Car Wash development. It is staff's opinion that conditions should be placed on the permit which require the same buffer to extend south to the area between the west side of the mini-warehouses and the South Giant City Road right-of-way and require the fencing to provide a visual screen of the use. With this condition and the other required buffer yards, it is staff's opinion that nearby residents and property owners will not perceive any changes in the neighborhood, nor will they experience any impairment of property values nor diminished enjoyment of their properties.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

As the majority of the surrounding area is currently "built out," it is staff's opinion that the proposed use will not impede future development and improvement of the surrounding property. Those areas which have yet to see development, mainly the north side of Old Highway 13, should not have development impeded as it is also zoned for commercial use.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

Adequate utilities and access roads are currently in place which served previous uses on the site. Other necessary facilities, such as stormwater drainage and detention areas will be evaluated and considered during the site plan approval process. The site plan and development will not be approved until adequate facilities have been designed for the development.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

As a full site plan approval will be required prior to construction, adequate measures will be taken to ensure ingress and egress is designed to minimize traffic congestion in public streets.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The SB, Secondary Business, District allows for both uses as a special use. All requirements of the site and use have been, or will be met.

PART C. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 17-10 with the following conditions:

- 1) Where the paved and fenced area of the mini-warehouse development abuts the South Giant City Road right-of-way, a buffer shall be installed consisting of a minimum seven feet (7') in width, be seeded and sodded, and include at least one tree every fifteen feet (15').
- 2) The fencing for the mini-warehouse development shall provide visual screening which may consist of chain-link fencing with slats or other ornamental fencing which screens the use from sight.

Exhibit A - Applicant's Brief

Carbondale Planning Commission

As per the requirements of the Special Use Application, please find a brief justifying the request for a Special Use Permit.

The subject property includes three parcels, 15-23-176-001, 002 and 013 located at 101 South Giant City Road. The property is currently under contract with a scheduled closing of January 7, 2017. Purchase contract provisions outline that the contract is subject to approval by the City of Carbondale for the intended use as outlined in this application.

Parcel number 15-23-176-013 will fall under "Mini Warehousing." This parcel would be a site for a "Cook Crates" storage and distribution center and will secure 71 to 105 "Cook Crates" ranging in size from 8' X 8' to 8' X 12'. "Cook Crates" are similar to the well know "PODS" brand used for moving and storage. Please find the attached brochure that provides specs and business model details for "Cook Crates", a wholly owned subsidiary of Cook Portable Warehouses. The business model will include three different storage and moving scenarios. Customers will have the option to have the Crate delivered to their site where once loaded it can be left for on site storage, moved to a new location within a 30 mile radius of Carbondale or brought back to the Giant City Road location for off site storage.

The site will be asphalted, fenced, gated and lighted for security. A sales representative will be on hand 6 days per week to manage and oversee the location.

A second business is being proposed on the remainder parcels of 15-23-176-001 and 002 under the category of "Automobile Wash." Please find the attached preliminary site plan and architectural concept drawings.

The car wash will be a state of the art facility and will include two automatic friction/touch-less systems, two hand wash bays, three covered interior cleaning bays for complete interior cleaning such as vacuuming, carpet shampooing and vehicle drying devices. The attached managers office will extend off of the south end of the carwash and will be the management office for the Crates and the Carwash. The wash site will also include complete vehicle detailing in a 16 X 32 shop as detailed in the proposed site plan.

Thank you for your consideration.

Greg Cook



Manager

JGC Wash Investments LLC

COOK CRATES®

WHEN YOU NEED TO MOVE YOUR STUFF®



**SHORT TERM
ON-SITE STORAGE**

**SHORT TERM
OFF-SITE STORAGE**

**SHORT DISTANCE
MOVING SERVICE**

COOKCRATES.COM



WHEN YOU NEED TO MOVE YOUR STUFF®

We provide flexible storage solutions to meet your needs. Now you can have storage where you need it, when you need it, and for as long as you need it. Cook Crates combines secure storage containers with competitive pricing and the unbeatable customer service you've come to expect from the Cook name.

Our Cook Crates come in 8' x 8' or 8' x 12' sizes and can be rented in monthly increments. We will deliver the weatherproof crate to your property within 30 miles of our nearest Cook Crates retail center. Then, it can stay on your property or be kept at our secure off-site storage facility as long as you need a little extra storage. Or we can move it to your new location within 30 miles.

With durable, secure storage crates built from our high quality materials you know your stuff is safe. Cook Crates are the best short-term storage or moving solution for individuals and businesses with flexible rental terms and low monthly fees.

We bring superior convenience with containers brought right to you, greater flexibility with our delivery and pick-up times and renting options and added security with high quality materials and components.

COOK CRATES ARE PERFECT FOR:

- Temporary storage for families, students or military personnel.
- Seasonal storage.
- Home staging during the selling or moving process.
- Businesses in need of more inventory space.
- Home or business remodelings.
- Personal storage for high priced items.
- On-site storage for construction sites.
- Storage during disaster recovery.
- Short distance moves.

WHY CHOOSE COOK CRATES?

- The added convenience of having one of our crates right outside your door when you need your stuff.
- Every Cook Crate meets our high construction standards seen in every one of our Cook sheds.
- Our crates are secure and strong with locking weatherproof doors, interior tie-down points, tamper-proof hardware and durable steel thresholds.
- Our ventilated wooden boxes are made of treated wood components that don't sweat like metal boxes, keeping the contents dry and undamaged.
- Our Swap Up program allows customers to return their crate for one of our portable warehouses, if their storage needs change.
- We can deliver your crate whenever you need it and will pick it up whenever you are done using it. Or let us store at our secure facility. No long term contracts with vague, constantly changing expectations.

SERVICE OPTIONS

We offer three different service offerings to fit any short-term storage or local moving needs.

1. Short Term On-Site Storage

Our professional fleet of drivers will bring the crate right to your location. You keep it as long as you need it and we will pick it up whenever you are done.

2. Short Term Off-Site Storage

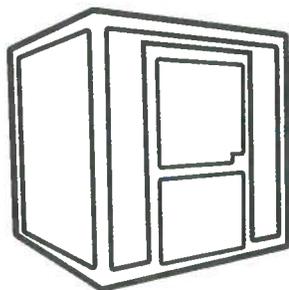
Our professional fleet of drivers will bring the crate right to your location. You load it with whatever you want to store. Then, we will return it to our facility for storage.

3. Short Distance Moving

We deliver the crate to your property, you load it and we take it to your new place within a 30-mile radius of our location.

The customer is solely responsible for properly loading, packing and securing the storage unit.

COOK CRATE SIZES



8' x 8' Crate

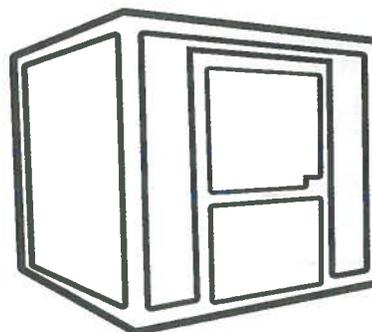
Storage Space: 1-2 Rooms

Outside Dimensions: 8' wide x 8' long x 8' 6" tall

Inside Dimensions: 7' 4" wide x 7' 3" long x 7' 3" tall

Door Opening: 46 3/4" wide x 6' 8" tall

Weight Capacity: 2,500 pounds



8' x 12' Crate

Storage Space: 2-3 Rooms

Outside Dimensions: 8' wide x 12' long x 8' 6" tall

Inside Dimensions: 7' 4" wide x 11' 3" long x 7' 3" tall

Door Opening: 46 3/4" wide x 6' 8" tall

Weight Capacity: 2,500 pounds

DELIVERY INFORMATION

Delivery should be scheduled no less than 10 working days prior to the desired delivery date.

To deliver your Cook Crate there must be clear access at the location. Our drivers need enough room to maneuver a truck and 30-foot trailer, so a height and width of 10 feet is required.

If we have clear access to the delivery location, our professional fleet of drivers will ensure every Cook Crate is set up to the customer's complete satisfaction.

HISTORY OF COOK CRATES

Cook Sales, Inc. was founded in 1984 as a family owned business. The company began by brokering deals for materials between rail companies and selling rail supplies. Then, after purchasing a large number of crossties, Cook started using the lumber to build portable buildings. We are now a multi-million dollar corporation.

Cook was the first company to build portable buildings using pressure treated lumber. Following our success in the portable building industry, we have decided to expand into portable storage containers or Cook Crates.

We opened our first location in Herrin, Illinois and hope to continue expanding across the country.

We use this high quality lumber for both our storage buildings and our storage crates. With our high quality construction principles we build our storage boxes to the same standards as our sheds but with features that gear the containers toward temporary storage.

The same quality you know from Cook buildings in a more portable form. We think everyone should have secure room for their stuff for long-term or short-term storage needs.

We are truly proud to be an American company that employs hard working Americans. To learn more about Cook Portable Warehouses, visit our website at CookPortableWarehouses.com

Toll Free: 1-800-772-7883

Local: 618-893-2114

Email: Info@CookCrates.com

P.O. Box 687 • Anna, IL 62906

COOKCRATES.COM

Exhibit C - Photographs of Subject Property



View of Subject Property from across South Giant City Road



Facing West across South Giant City Road

Exhibit C - Photographs of Subject Property (Cont.)



Facing South along South Giant City Road



Facing North along South Giant City Road

Exhibit D - Existing Zoning
 Planning Commission Case PC 17-10

AG

BPL

S Giant City Rd

R-1-15

Old Highway 13

SB

AG

R-3

AG

R-1-15

Public Hearing Date & Time

December 7, 2016
 6:00 p.m.

Case Description

JGC Wash Investments is requesting a Special Use Permit for a Car Wash and Mini-Warehouses in an SB, Secondary Business, District for property located at 101 South Giant City Road.

Zoning Classifications

- AG Agricultural
- BPL Planned Business
- R-1-15 Low Density Residential
- R-3 High Density Residential
- SB Secondary Business

Legend

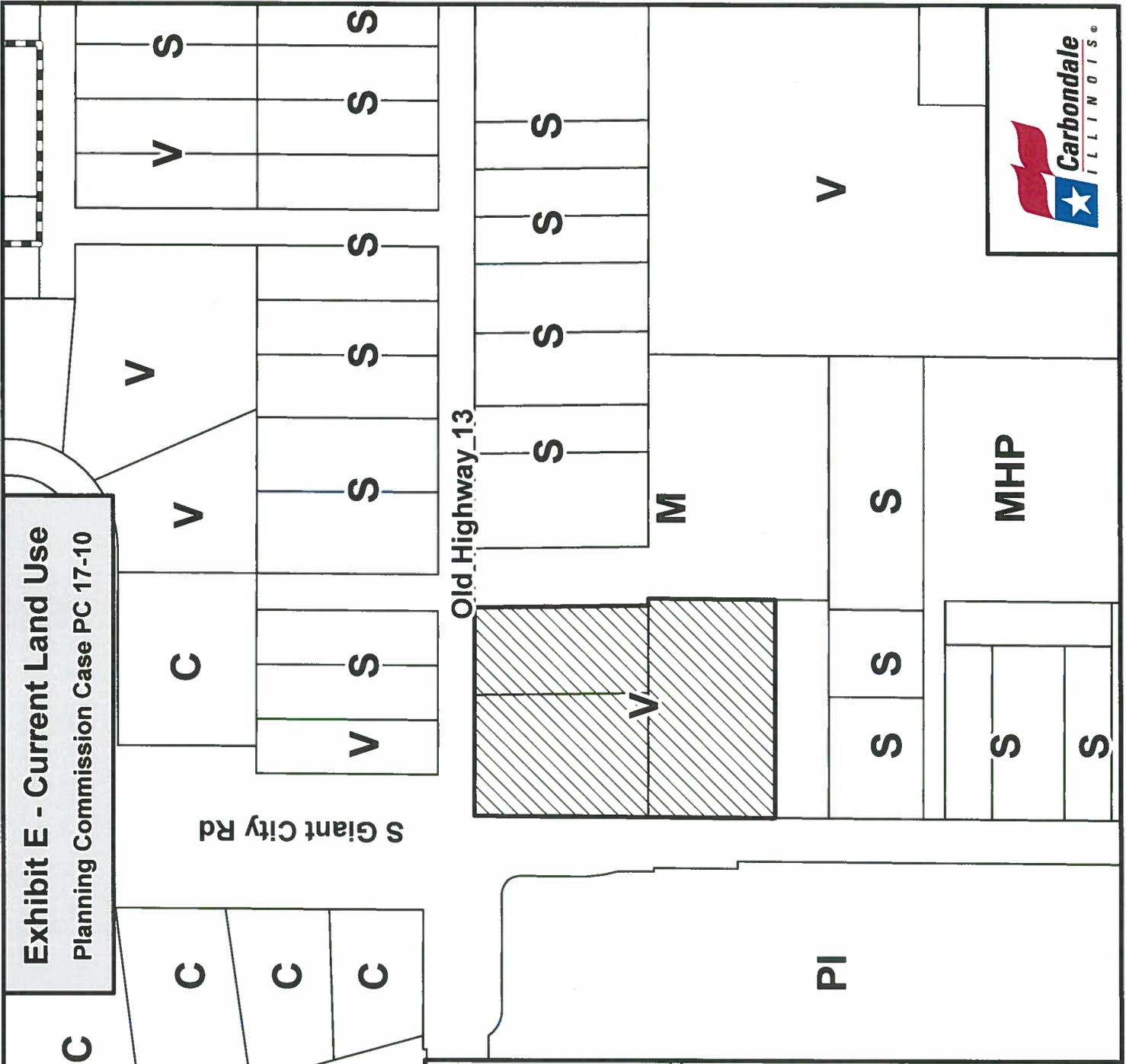
 Subject Property

 Parcels

0 100 200 Feet



Exhibit E - Current Land Use
 Planning Commission Case PC 17-10



Public Hearing Date & Time

December 7, 2016
 6:00 p.m.

Case Description

JGC Wash Investments is requesting a Special Use Permit for a Car Wash and Mini-Warehouses in an SB, Secondary Business, District for property located at 101 South Giant City Road.

Current Land Uses

- C Commercial
- M Multi-family
- MHP Mobile Home Park
- PI Public Institution
- S Single Family
- V Vacant

Legend

Subject Property

Parcels

0 100 200 Feet



Exhibit F - Future Land Use
 Planning Commission Case PC 17-10

S Giant City Rd

Commercial

Neighborhood Conservation

Old Highway 13

Public Institutional

Estate

Public Hearing Date & Time

December 7, 2016
 6:00 p.m.

Case Description

JGC Wash Investments is requesting a Special Use Permit for a Car Wash and Mini-Warehouses in an SB, Secondary Business, District for property located at 101 South Giant City Road.

Legend

 Subject Property

 Parcels

0 100 200 Feet

