#2025-174
4220 Northwest Highway
Car Wash Conceptual PUD
Project Review for Planning and Zoning Commission

Date:	October 1, 2025
Request:	Conceptual Planned Unit Development review for a car wash
Location:	4220 Northwest Highway
Acreage:	Approximately 2 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial and M Manufacturing North of the railroad tracks South: R-3B Multi-Family Residential south of Northwest Highway East: R-3B Multi-Family Residential south of Northwest Highway and M Manufacturing North of the railroad tracks West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3738)

Background:

- The property was the former Crystal Valley RV. A Planned Unit Development Amendment was approved to allow for grading and filling in the depressional area and then to allow the subdivision of 3 lots plus detention.
- One lot was sold and developed as the Casey's convenience store and gas pumps.

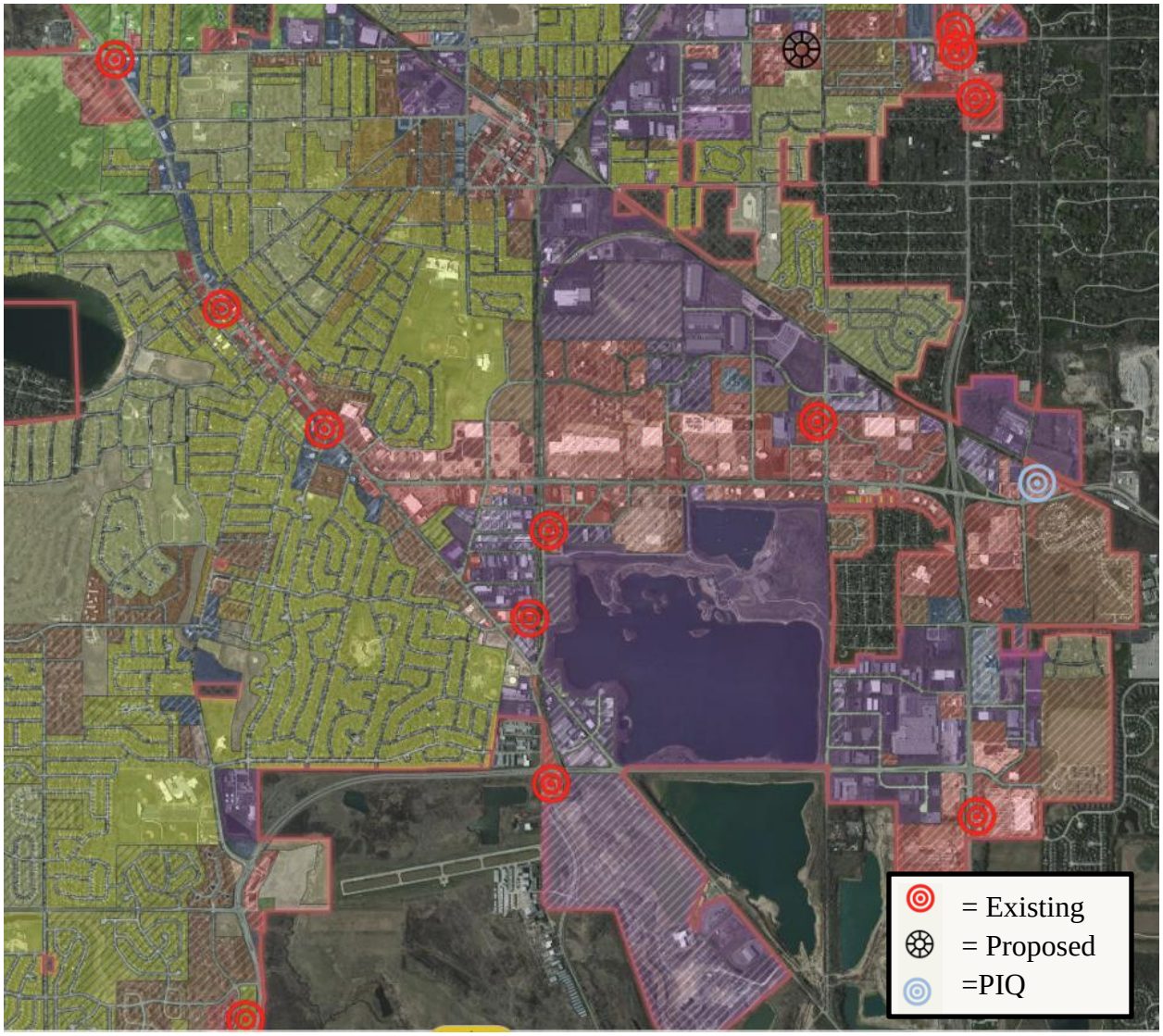
Development Analysis:

ZONING / LAND USE

- The site is currently zoned B-2 General Commercial PUD. A car wash requires a special use permit in this zoning district.
- The land use is Commerce, which supports a variety of retail, restaurant and service uses.

SITE LAYOUT

- Access into the site would be provided via the existing right-in/right-out from Route 14 and the private drive from Sands Road.
- The building setback from Route 14 is 80 feet. The building is positioned to be at this setback with the vacuum hose parking spaces and drive through payment station farther back away from the roadway.
- There are 11 existing car washes and one with zoning approval as illustrated by the red circles. Another location is being explored for a car wash on Route 176 illustrated by the black circle. The proposed location is illustrated by the blue circle.



- During the Planned Unit Development review the petitioner proposed two additional retail buildings on the remaining parcels through the traffic study process. The petitioner also discussed a possible car wash on the back parcel by the detention basin.



- This site is the gateway into Crystal Lake from the east.
- Car washes produce no sales tax. The City of Crystal Lake primarily relies on sales tax for general operations, unlike most communities that levy a larger property tax. The City would receive approximately $120.00 in property taxes annually from a car wash at this location.
- Car washes use approximately **400,000-600,000 gallons of potable water each month**. For reference a family of four (4) uses approximately 10,000 gallons of water per month.

BUILDING ELEVATIONS

- The proposed elevations would be comprised of cream and terra cotta colored "Spec-Brik Block". The design standards require 60% masonry.
- Other items that can be added to the elevations to help meet the standards are knee walls of at least two feet and a solid base of thicker or darker materials.
- The landscape plan illustrates some foundation base landscape. Additional landscape would be required on the north side of the building.

- Landscape along Route 14 would be required with street trees, shrubs and flowers.

Planning and Zoning Commission Discussion:

The following comments are for discussion and consideration:

1. Would the Special Use Permit be supported in this location?

   ☐ *Yes* ☐ *No*

2. Site Design: What aspects of the site layout are preferred and can be enhanced to create a well-designed and functional site?

   Comments: _____

3. Elevations: What architecture elements and/or features could be enhanced? What changes should be made to the architecture?

   Comments: _____

Below are the Special Use Permit criteria for reference:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Car Wash Criteria – Full service and automatic vehicle wash uses must comply with the following standards:

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 203C-7.
   ☐ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☐ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved, hand-towel drying area must be provided. The hand-towel drying area must be exclusive of drive-aisles which carry cross-traffic and parking spaces for employees or different users.
   ☐ *Meets* ☐ *Does not meet*

PIQ Map
4220 Northwest Highway



CONCRETE PADS FOR SIGNS AND TRASH CANS (TYP.)

ELECTRIC TRANSFORMER PAD. SEE MECHANICAL PLAN FOR DETAILS.

VACUUM TURBINE PAD, SEE MECHANICAL AND ARCHITECTURAL PLANS (TYP.)

CANOPY

PAY BOOTH

STANDARD SHEDDING CURB AND GUTTER

STANDARD CURB AND GUTTER

STOP ARMS PROVIDED BY OWNER

PRIVATE DRIVE

BUILDING SETBACKS TO BE DETERMINED BY ZONING ADMINISTRATOR

TRASH ENCLOSURE, SEE ARCHITECTURAL AND FOUNDATION PLANS FOR DETAILS

CLUB CAR WASH BUILDING 4,463 S.F.

KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE

BOLLARDS PER GENERAL CONTRACTOR (TYP.)

VACUUM ARM AND CANOPY. VACUUM TRELLIS AND INDIVIDUAL TRASH RECEPTACLES TO BE SAME COLOR AND MATCH THE BUILDING (TYP.)

80' BUILDING SETBACK

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

NW HWY/ STH 14

LEGEND

- CONCRETE SIDEWALK (X S.F.)
- CONCRETE PAVEMENT (LIGHT) (X S.F.)
- CONCRETE PAVEMENT (HEAVY) (X S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

1 RESERVED PARKING VAN ACCESSIBLE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 4

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA

TOTAL AREA = 2.09 ACRES, 90,942 S.F.

BUILDING AREA = 0.10 ACRES, 4,463 S.F. (4.9%)

SIDEWALK/PARKING LOT AREA = 0.92 ACRES, 39,719 S.F. (43.7%)

GREEN SPACE = 1.07 ACRES, 46,760 S.F. (51.4%)

DISTURBANCE AREA

TOTAL AREA = 1.13 ACRES, 49,376 S.F.

BUILDING AREA = 0.10 ACRES, 4,463 S.F. (9.0%)

SIDEWALK/PARKING LOT AREA = 0.75 ACRES, 32,631 S.F. (66.1%)

GREEN SPACE = 0.28 ACRES, 12,282 S.F. (24.9%)

ZONING

B2 GENERAL COMMERCIAL
(PUD) LIMITED USE

PARCEL NO.

19-10-200-041

NORTH

0' 20' 40'

SCALE IN FEET

File: R:\6200\6258\6258013.132 - 4220 NW Hwy, Crystal Lake, IL\DWG\Concept 1.dwg
Plot Date: Sep 09, 2025 - 1:39pm
LAYOUT: CONCEPT 1

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

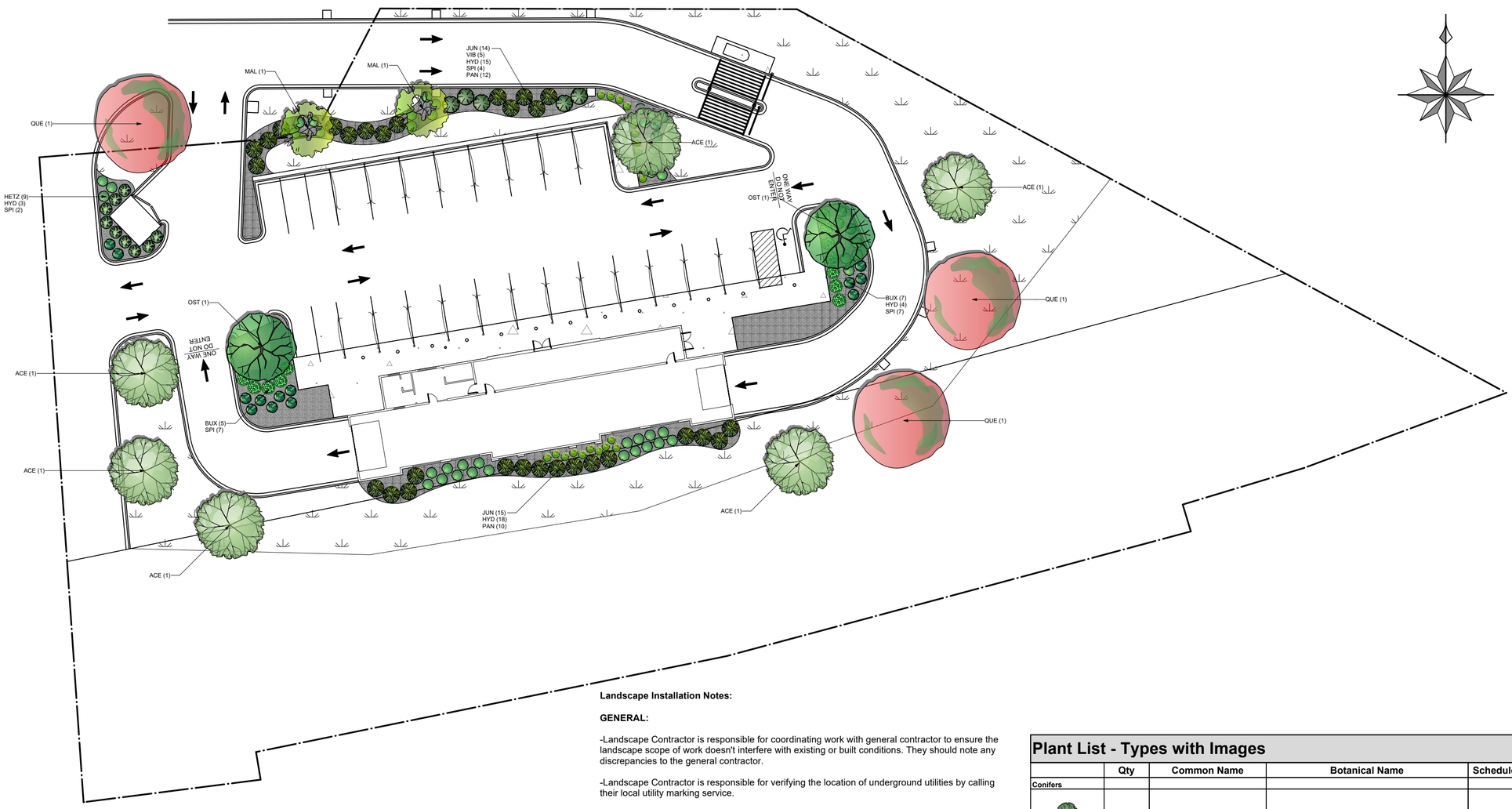
4220 NW HWY
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

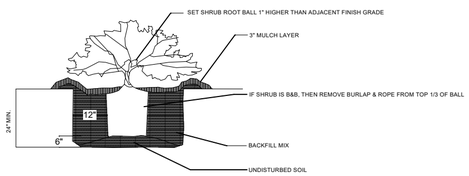
CONCEPT SITE PLAN 1

DATE 06/2025
FILE CONCEPT 1
JOB NO. 6258013-132

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

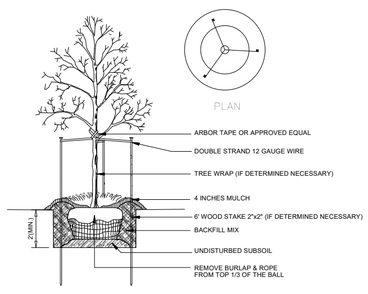
SHEET NO. 1





PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.



NOTE: USE MULCH PER PLAN/SPEC'S

TREE PLANTING
N.T.S.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

City of Crystal Lake Design Standards:

Miscellaneous Screening: Where landscaping is utilized as a means to provide screening, such screening may be achieved by a six-foot high evergreen screen planted nine feet on center.

Perimeter Landscaping for parking lots not abutting rights-of-way: Continuous visual screen eight feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen trees and five shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

Foundation Planting: Five-foot wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.

Plant List - Types with Images

	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	9	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB
	29	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 24"
Ornamental Grass				
	22	**Northwind Switch Grass**	Panicum virgatum 'Northwind'	#3
Shrubs				
	20	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	40	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 18"
	5	**Summer Snowflake Viburnum**	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 18"
	12	**Winter Gem Boxwood**	Buxus microphylla japonica 'Winter Gem'	#5 - 24"
Trees				
	2	**Eastern Hop Hornbeam**	Ostrya virginiana	2.5" Cal.
	3	**Northern Red Oak**	Quercus rubra	2" Cal.
	6	**Red Maple, Swamp Maple**	Acer rubrum	2.5" Cal.
	2	**Spring Snow Crabapple**	Malus 'Spring Snow'	2.5" Cal.

No.	Date	By	Revision Notes

Project Address

Club Car Wash
4220 NW HWY
Crystal Lake, IL 60014

elevate outdoor

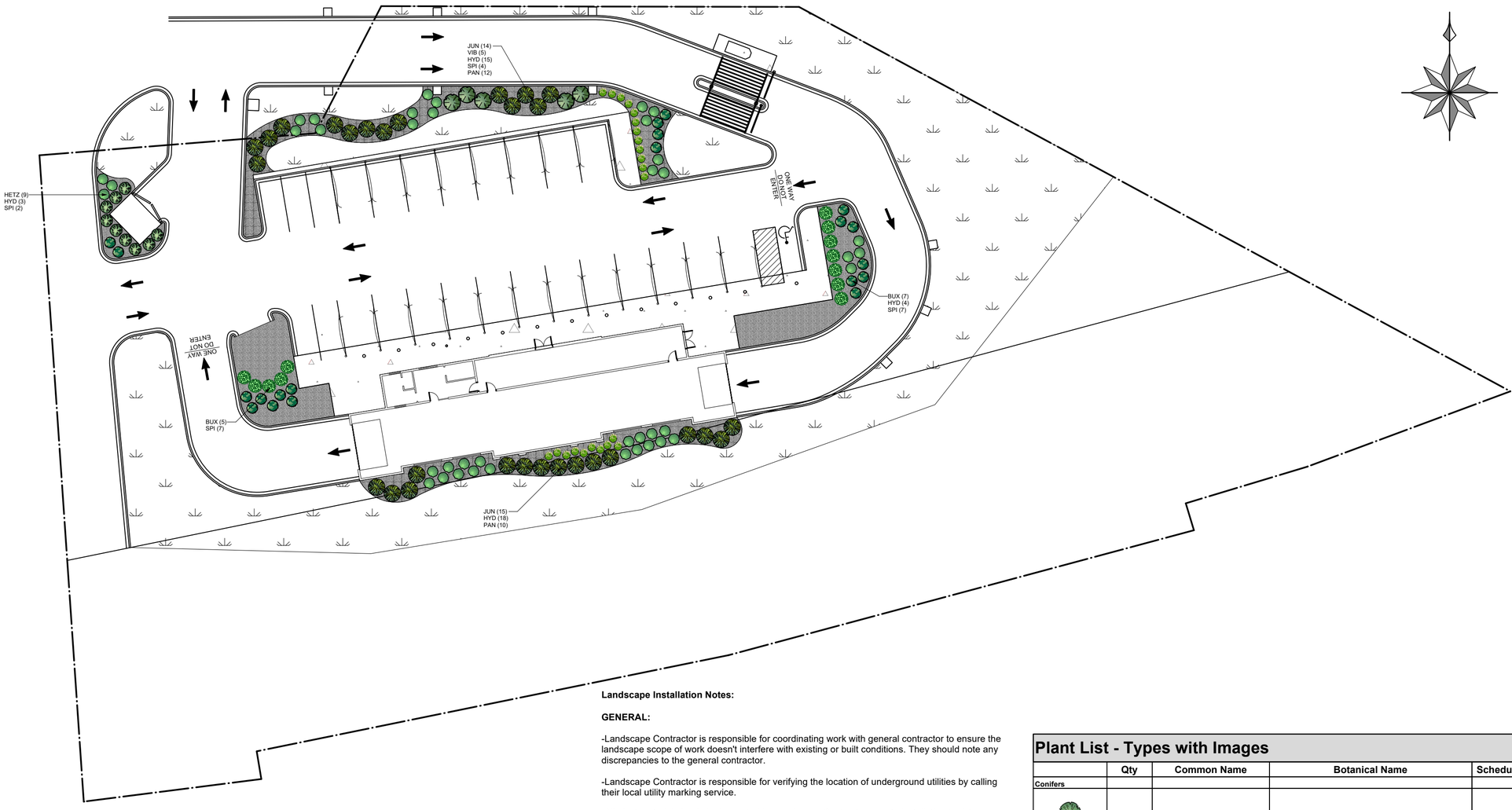
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

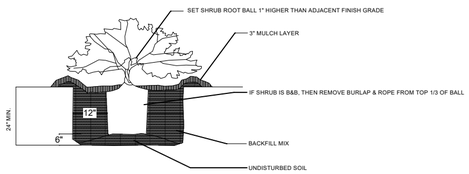
Consultant
Mark Gawriluk
Member APLD

Project Title
Club Car Wash

Sheet Title
Landscape Plan

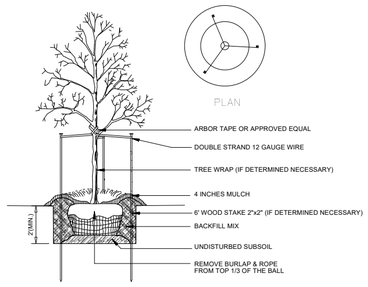
Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 9/17/2025	of 1





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elevate outdoor

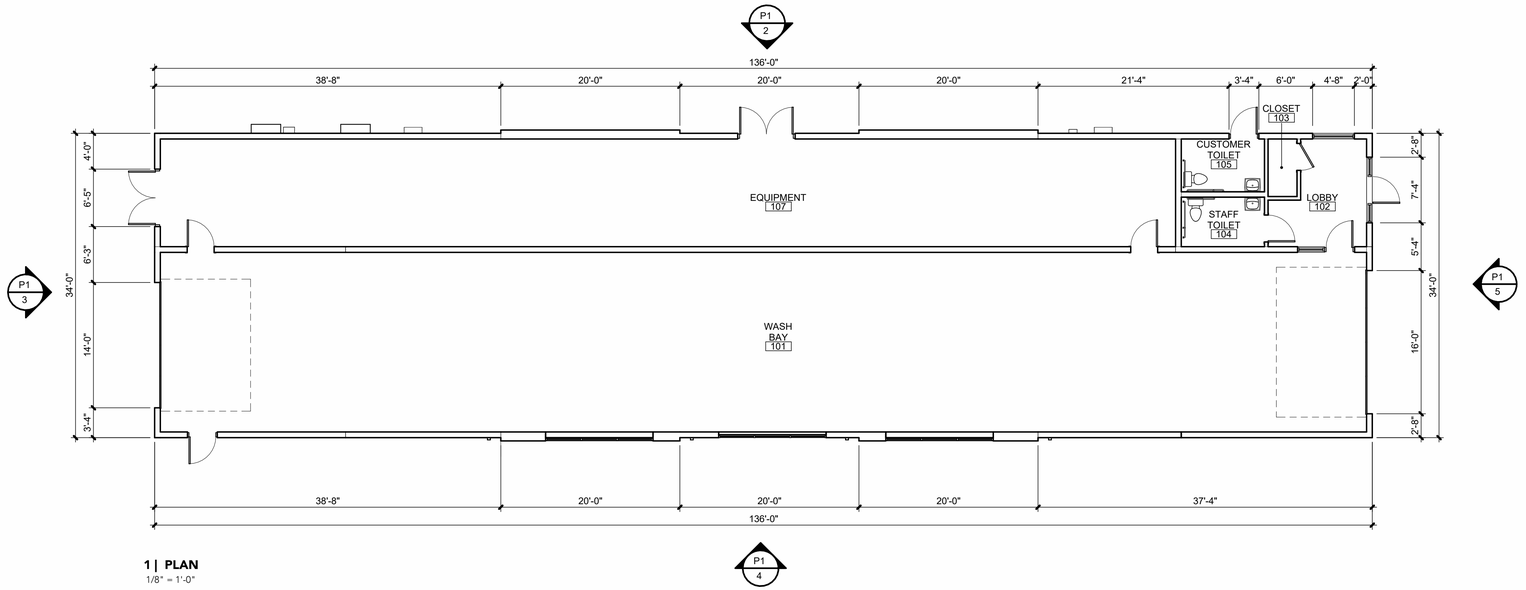
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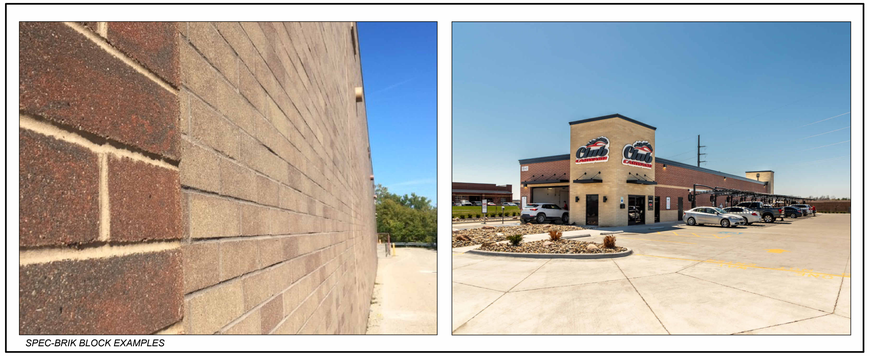
Project Title
Club Car Wash

Sheet Title
Shrub Planting

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-2
Date: 9/17/2025	of 1



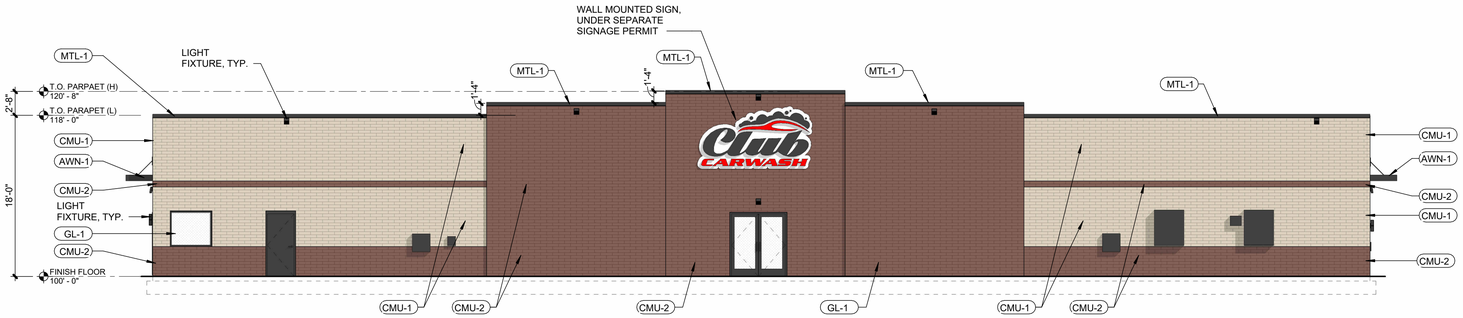
1 | PLAN
1/8" = 1'-0"



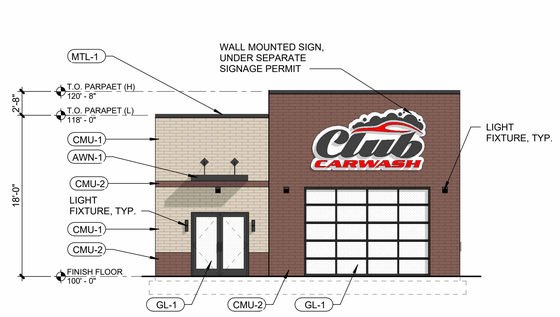
SPEC-BRIK BLOCK EXAMPLES

EXTERIOR MATERIAL LEGEND

- CMU-1 — ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: CREAM)
- CMU-2 — ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: TERRA COTTA)
- GL-1 — BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS
- GL-2 — BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS
- AWN-1 — BLACK PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
- S/DS — KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
- MTL-1 — KYNAR COATED METAL COPING (COLOR: MATTE BLACK)

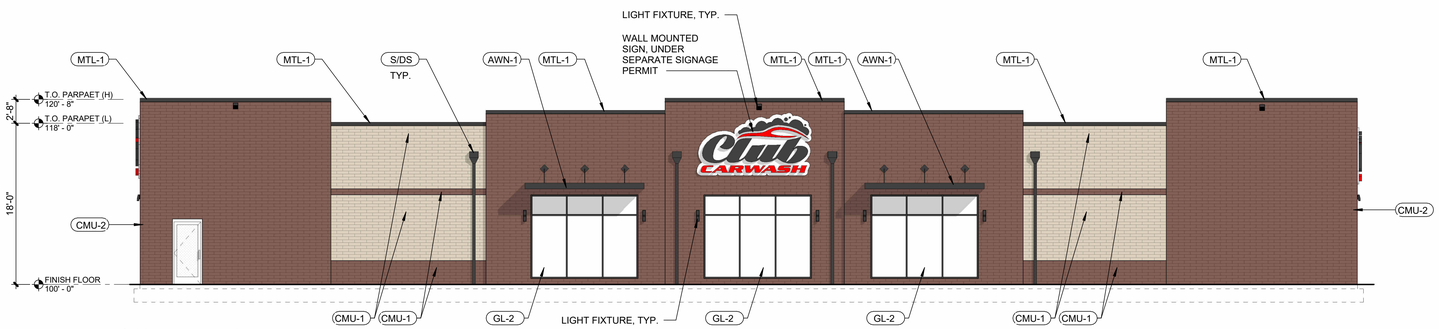


2 | NORTH ELEVATION
1/8" = 1'-0"

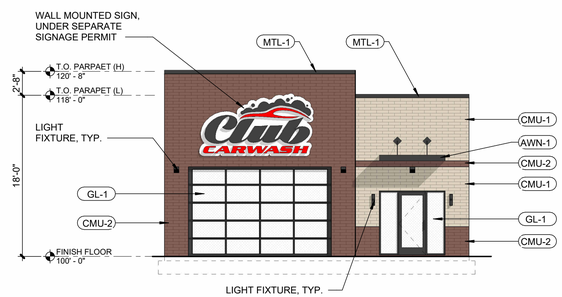


3 | WEST ELEVATION
1/8" = 1'-0"

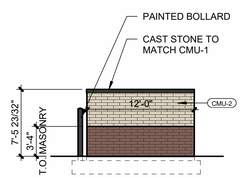
6 | TRASH ENCLOSURE- GATE ELEVATION
1/8" = 1'-0"



4 | SOUTH ELEVATION
1/8" = 1'-0"



5 | EAST ELEVATION
1/8" = 1'-0"



7 | TRASH ENCLOSURE- SIDE ELEVATION
1/8" = 1'-0"


FINKLE +
WILLIAMS
ARCHITECTURE