#2026-39
Club Car Wash – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date: April 1, 2026

Request: Special Use Permit Amendment to allow exterior changes to an existing carwash facility.

Location: 1165 S. Route 31

Acreage: Approximately 1 acre

Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	B-2 PUD General Commercial
East:	B-2 PUD General Commercial
West:	B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is a 1-acre outlot in front of the Wal-Mart super center on S. Route 31 and was originally developed as Matt's Car Wash.
- Club Car Wash has purchased this location and is rebranding. As part of their rebranding new vacuum equipment, screen walls and a roof covering are proposed exterior changes.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 PUD General Commercial. A carwash is allowed in this zoning district with a Special Use Permit.
- The current land use is Commerce. This would allow for a variety of retail uses. The carwash is compatible with this land use district.

Site Layout

- The parking is remaining as it is and the vacuum hose parking area will receive new equipment, screening fence walls and a roof covering.

Building Elevations

- The building is constructed of brick with a stone block base.
- The new vacuum equipment and roof structure will cover a portion of the building but not detract from the overall look of the elevations. A condition has been added so the proposed equipment will match the current top cap and roof color.

Findings of fact:

SPECIAL USE PERMIT AMENDMENT

The petitioner is requesting approval of a Special Use Permit to allow Carwash. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Snyder, received 03/03/26)
   B. Elevation (Finkle + Williams Architecture, dated 02/12/26, received 03/03/26)

2. Elevations
   A. The vacuum equipment, screen fence and roof covering shall match or be a compatible color with the existing top cap and metal roof of the exiting building.

3. Landscape:
   A. Work with staff to replace any dead, dying or missing landscape on the site.
   B. Add landscape where appropriate, mulch areas shall not be more than 10% non-living mulch only, add ground cover.

4. The petitioner shall address the review comments and requirements of the Community Development Department.

PIQ Map
1165 S. Route 31



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Club Car Wash - Crystal Lake

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ✓ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Colton Snyder
Address: 1591 E Prathersville Rd, Columbia, MO, 65202
Phone: 573-777-0553
Fax:
E-mail: CSnyder@clubcarwash.com

Owner Information (if different)

Name: Roland Bartels
Address: 1591 E Prathersville Rd, Columbia, MO, 65202
Phone: 573-289-0077
Fax:
E-mail: RBartels@ClubCarWash.com

Property Information

Project Description: Remove and replace Centural vacuum Post with new post that have dust collectors mounted higher on the post. Relocate the turbine outside.

Project Address/Location: 1165 S IL RTE-31, Crystal Lake, IL 60014

PIN Number(s): 19-15-203-004

Development Team

Please include address, phone, fax and e-mail

Developer: Club Car Wash

Architect: FinKLE + WILLIAMS Architecture

Attorney:

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures

Colton Smith 2/23/26

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Rhl STS CEO 2/23/26

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Certificate of the Director of Public Notices

Northwest Herald

Description:CRYSTAL - CLUB CAR WASH
2312087

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
03/17/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
17th day of March, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: Jennifer Heintzelman
its Director of Public Notices

Account Number 10069745

Amount $83.84

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF
Club Car Wash- Crystal Lake

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Club Car Wash relating to the following real estate: DOC 2016R0029728 OUTLT 3 LUTTLE CENTER SUB UNIT 1
Commonly known as 1165 S Illinois Route 31, Crystal Lake, IL

This application is filed for the purpose of vacuum pole replacement, pursuant to the requirements of Section 5917 of the Crystal Lake Zoning Ordinance.

A public meeting before the Planning and Zoning Commission on the request will be held at 7:30 p.m on April 1st, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published Northwest Herald Mar. 17, 2026) 2312087

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

Club Car Wash- Crystal Lake

AFFIDAVIT

Club Car Wash- Crystal Lake, being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Peritioner, was sent to each of the persons named below by regular mail notifying them of the hearing before the Planning and Zoning Commission on (Insert date), at 7:30 p.m, at the Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on (insert date)

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on (insert date).

Colton Dorl

Subscribed and Sworn to me before

This 16th day of March, 2026.

Notary Public

LAUREN TAYLOR DURAND
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Dec. 9, 2029
Commission # 25768957

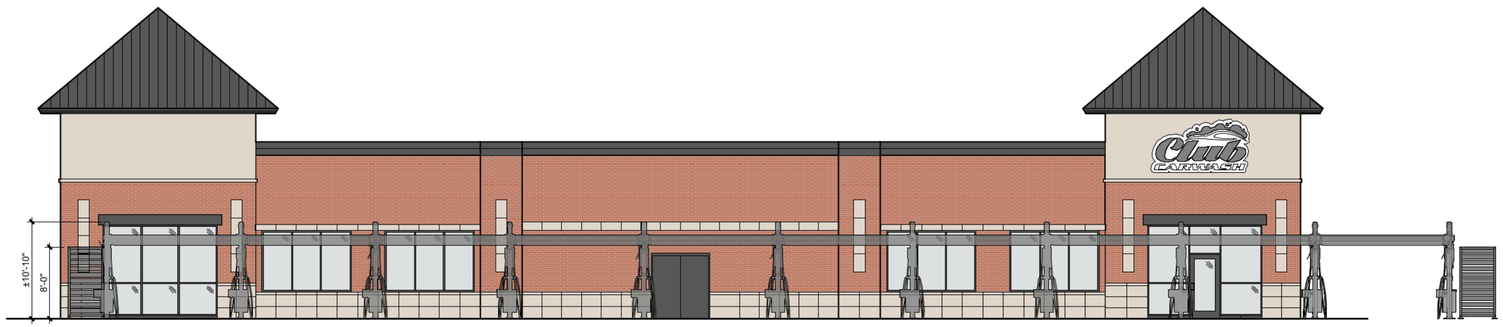

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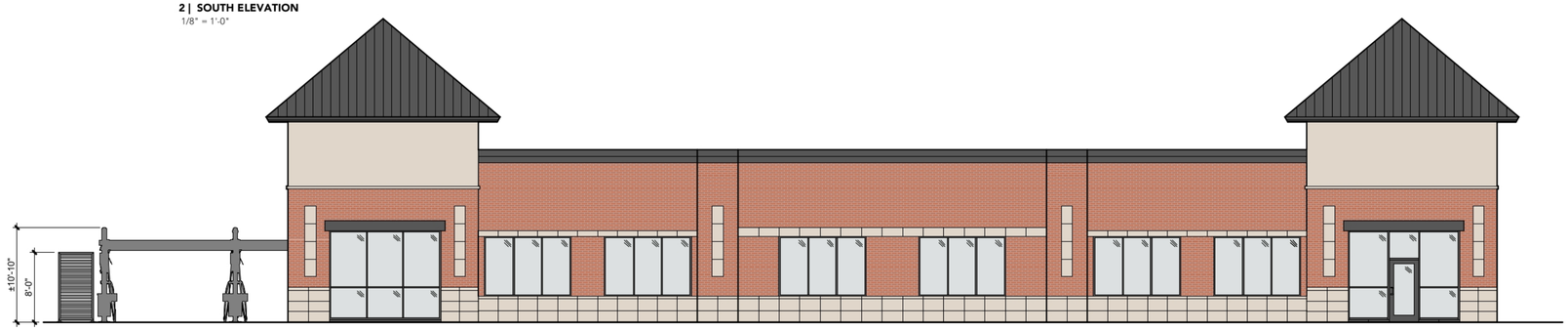
3 | WEST ELEVATION
1/8" = 1'-0"



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



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



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