

ORDINANCE NO. _____

**ORDINANCE AMENDING CONDITIONAL USE PERMIT
- 3840 NORTH MARTIN LUTHER KING JR. DRIVE -**

WHEREAS, on the 14th day of March 2024, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of ELLIOT CHRISTENSEN, WESTWOOD PROFESSIONAL SERVICES, to modify and amend the Conditional Use Permit previously approved by Ordinance No. 2008-45 and amended by Ordinance No. 2008-85 for premises legally described as:

Lot Two (2) of Dowd-Kaltenbach Third Addition as per Plat recorded in Book 5000, Page 30 of the Records in the Recorder's Office, Macon County, Illinois. Situated in Macon County, Illinois.

Parcel Index Number: 07-07-26-376-017

WHEREAS, the Decatur City Plan Commission recommended that the prayer of said petition be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the recommendation of the Decatur City Plan Commission be hereby, received, placed on file and approved.

Section 2. That upon compliance with the following conditions described herein, and in the Site Plan attached hereto and hereby made a part hereof as Exhibit A, the aforesaid Conditional Use Permit be, and the same is hereby, modified and amended, and petitioner be, and, he is hereby, authorized and permitted to allow the following: 1.) New pay station/entry equipment; 2.) New vacuum equipment; 3.) Additional vacuum stall parking; 4.) Additional employee parking; 5.) New landscape plantings to bring site back into compliance with

previously approved CUP, including 3 overstory trees and 27 shrubs; and 6.) There will be no changes to the footprint of the existing building; however, they will be extending the height on the south end of the building:

- A. Sealed building drawings shall be submitted to and approved by the Economic and Community Development prior to the issuance of a permit.
- B. A landscape bond in the amount of \$2,700.00 shall be submitted.

Section 3. That except as modified by the provisions hereof, the heretofore ordained Conditional Use Permit, and the provisions of ordinances relating thereto as heretofore amended and modified remain in full force and effect and the same remain subject to all the conditions, limitations and restrictions set out in the ordinance aforesaid and the respective modifications and amendments thereto.

PRESENTED, PASSED, APPROVED AND RECORDED this 15th day of April 2024.

JULIE MOORE WOLFE, MAYOR

ATTEST:

KIM ALTHOFF, CITY CLERK

ISSUED FOR PERMITS

FOR

SITE IMPROVEMENT PLANS

FOR

CLEAN FREAK CAR WASH

3840 N MARTIN LUTHER KING JR BLVD DECATUR, IL

PREPARED FOR:

CLEAN FREAK CAR WASH

1130 W. WARNER RD.

TEMPE, AZ 85284

CONTACT: WALTER RUDD

PHONE: 520.906.0471

EMAIL: WALTER.RUDD@TRUEBLUECW.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0050895.00

CONTACT: JEFF WESTENDORF

EXHIBIT A



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	GRADING & EROSION CONTROL
L100	LANDSCAPE PLAN
	ALTA (2 PAGES)

NO.	DATE	REVISION	SHEETS
	02/15/2024	RESPONSE TO CITY COMMENTS	

ISSUED FOR PERMITS

FOR

SITE IMPROVEMENT PLANS

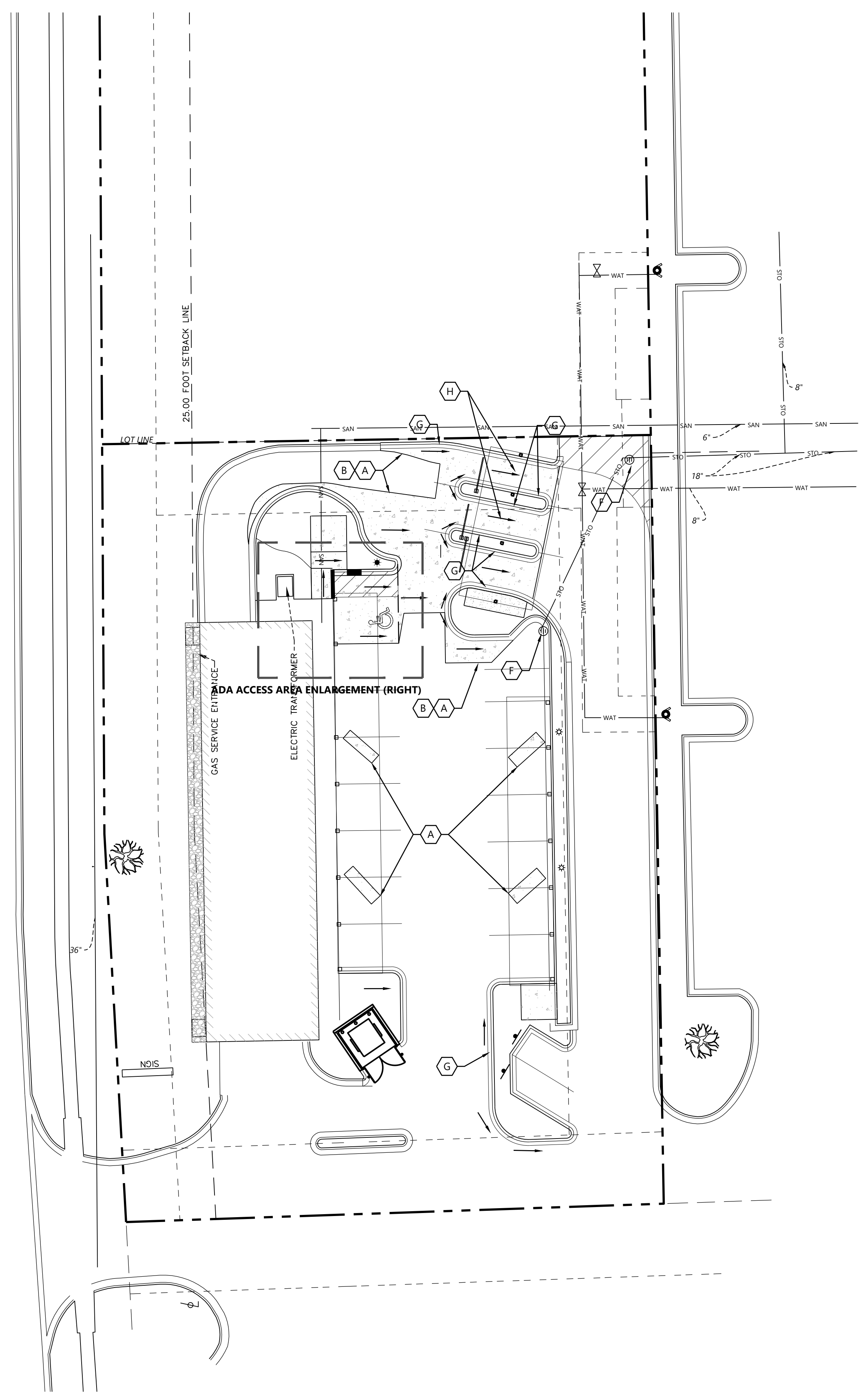
FOR

CLEAN FREAK CAR WASH

3840 N MARTIN LUTHER KING JR BLVD DECATUR, IL

INITIAL SUBMITTAL DATE: 01/24/2024 SHEET: C001 OF XX

NORTH MARTIN LUTHER KING JR. DRIVE
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES



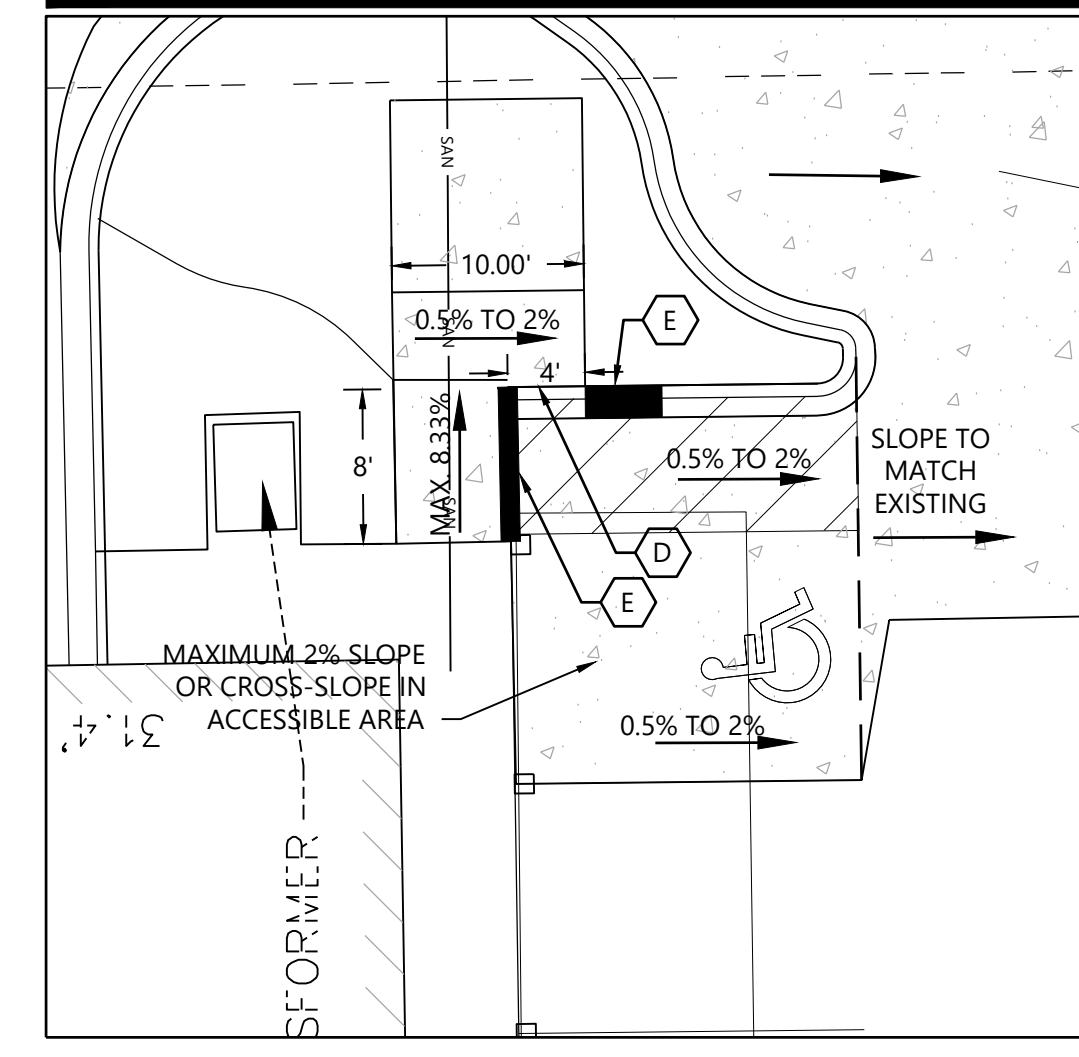
A SITE KEYNOTES

- A PAVEMENT DISTURBED FOR EQUIPMENT AND CURB & GUTTER REMOVAL TO BE REPLACED IN -KIND AND AT EXISTING GRADE. MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT.
- B MAINTAIN POSITIVE FLOW TO CURB AND STORM INLET STRUCTURES.
- C INSTALL SIDEWALK AND PAVEMENT FOR PEDESTRIAN RAMP, ADA PARKING STALL AND ACCESS AISLE. VERIFY SLOPE OF ACCESSIBLE STALL AND AISLE ARE NOT GREATER THAN 2% PER STATE AND FEDERAL REQUIREMENTS. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. (SEE DETAIL)
- D FLUSH CURB
- E TRANSITION CURB TO FLUSH CURB
- F PROVIDE INLET PROTECTION DURING CONSTRUCTION ACTIVITIES.
- G INSTALL CURB WITH MINIMUM 0.8% SLOPE. SLOPE TO PROVIDE POSITIVE DRAINAGE TO ON-SITE STORM STRUCTURE.
- H CONTRACTOR TO VERIFY NEW PAVEMENT SLOPES TO PROVIDE POSITIVE DRAINAGE TO CURB AND TO ONSITE STORM INLET STRUCTURES

GRADING LEGEND

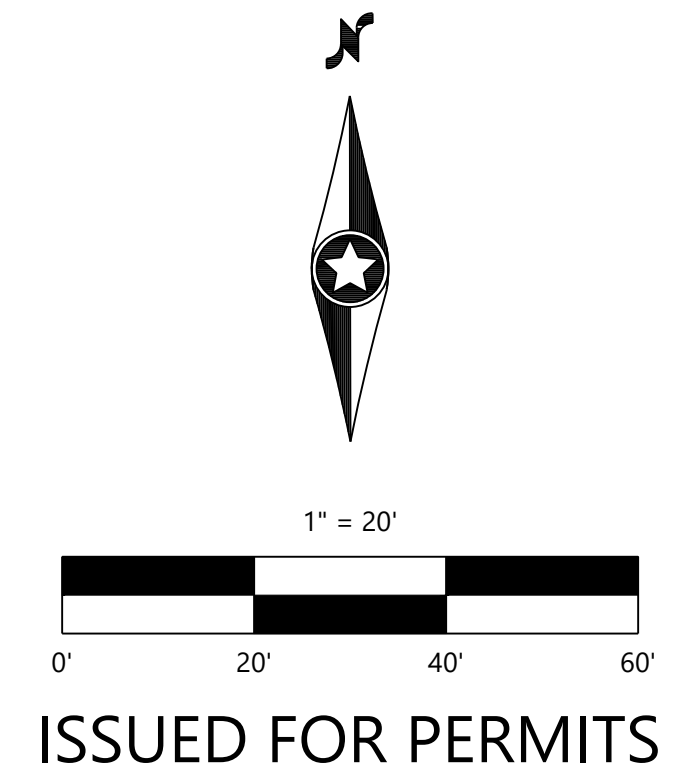
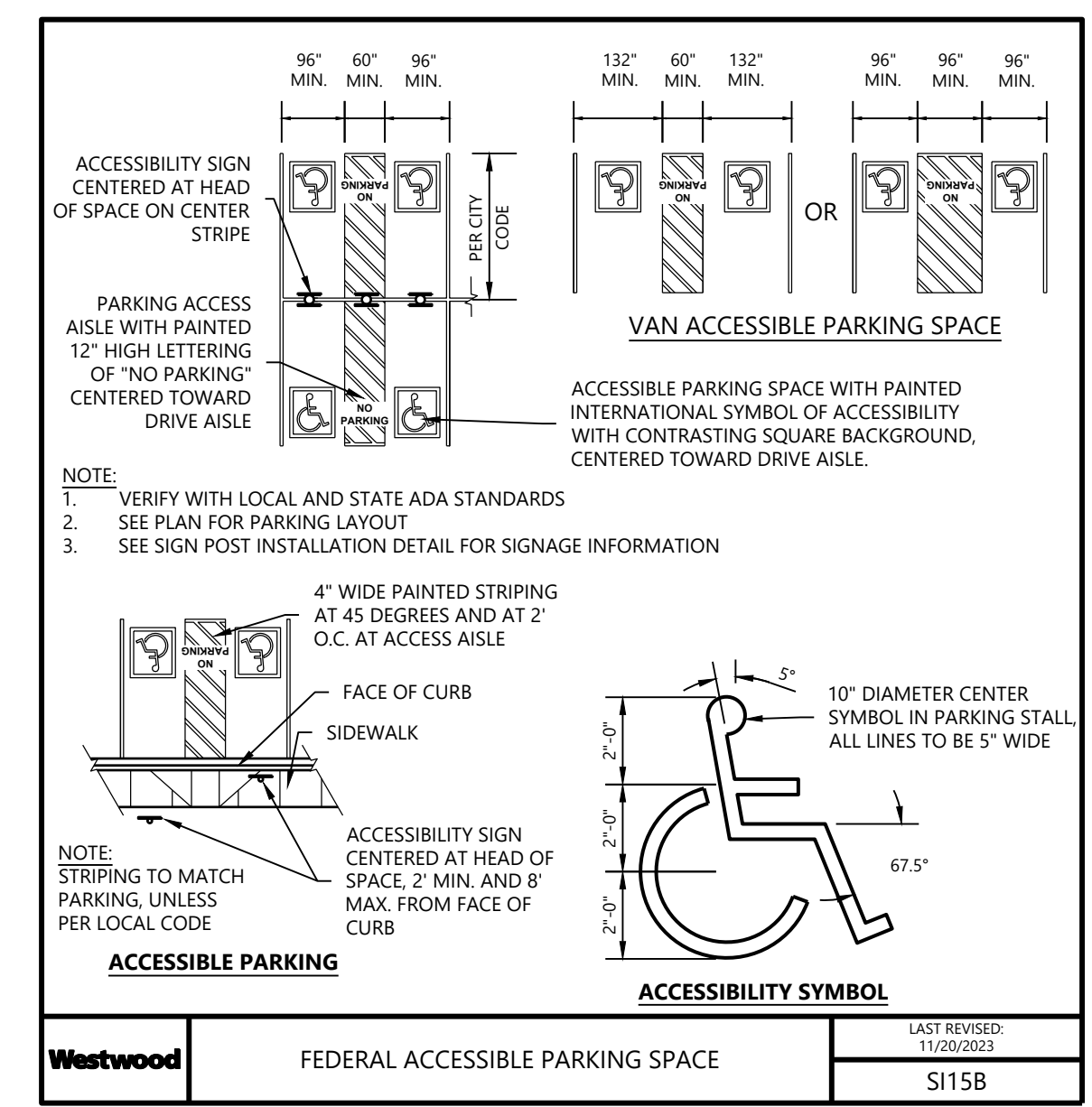
EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TW=XXX.XX BW=XXX.XX
		E.O.F. →
		SOIL BORING LOCATION

ADA ACCESS AREA ENLARGEMENT (1" = 10')



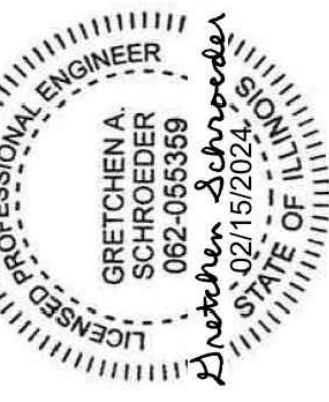
GRADING NOTES

1. EXISTING SITE INFORMATION SHOWN IS PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY ROLAND F. SARCO, SARCO ENGINEERING INC., DATED 11/17/2017.
2. LOCATIONS OF EXISTING SITE AMENITIES AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEE. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE ILLDOT STANDARDS.
5. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
6. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES.
7. CONTRACTOR TO SLOPE NEW CONCRETE PAVEMENT TO MATCH INTO EXISTING PAVEMENT.
8. CONTRACTOR TO VERIFY NEW PAVEMENT SLOPES TO PROVIDE POSITIVE DRAINAGE TO CURB AND TO ONSITE STORM INLET STRUCTURES. INSTALL CURB WITH MINIMUM 0.8% SLOPE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	4' OF 2'

PREPARED FOR:
CLEAN FREAK CAR WASH
1130 W. WARNER RD.
TEMPE, AZ 85284



CLEAN FREAK POWERED BY CIRCLE K
3840 N MLK JR BLVD
DECATUR, IL

Westwood
17211 Winnetka Drive, Suite #200
Minitonka, MN 55343
westwoodps.com
Phone: (888) 937-5150
Fax: (888) 937-5150
Toll Free: (888) 937-5150
Westwood Professional Services, Inc.

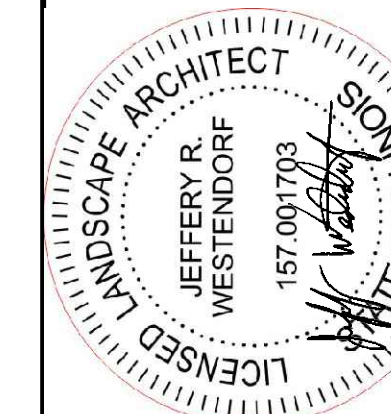
GRADING & EROSION CONTROL

SHEET NUMBER:
C300

DATE: 01/24/2024
PROJECT NUMBER: 0050895.00

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	4' @ 2"

PREPARED FOR:
CLEAN FREAK CAR WASH
1130 W. WARNER RD.
TEMPE, AZ 85284



CLEAN FREAK
POWERED BY
CIRCLE K
3840 N MLK JR BLVD
DECATUR, IL

Westwood
12701 Winnetka Drive, Suite #200
Minitonka, MN 55343
westwoodpro.com
Phone: (822) 937-5150
Fax: (822) 937-5822
Toll Free: (888) 937-5150
Westwood Professional Services, Inc.

LANDSCAPE
PLAN

SHEET NUMBER:

L100

DATE: 01/24/2024

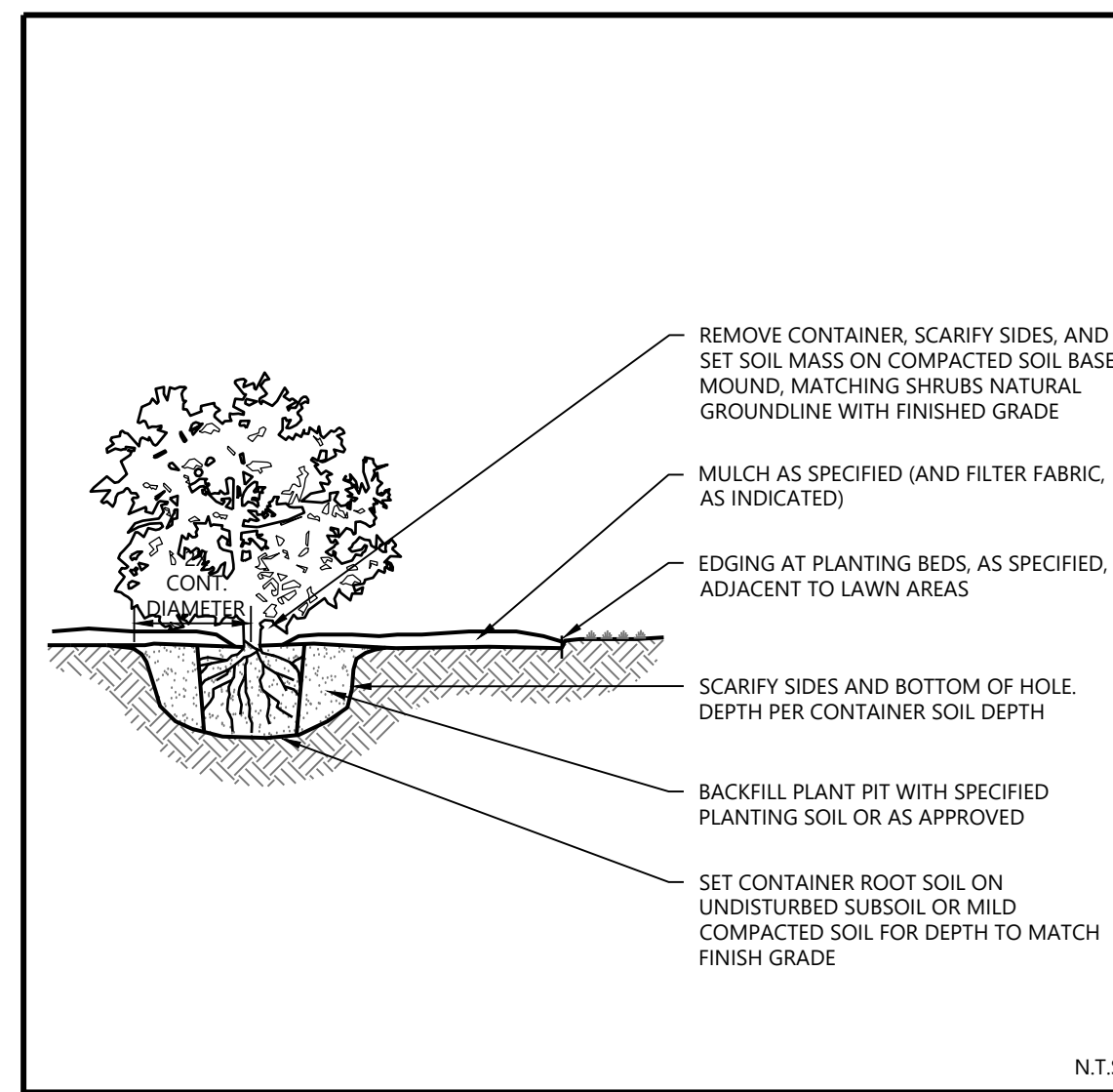
PROJECT NUMBER: 0050895.00

CLEAN FREAK POWERED BY CIRCLE K

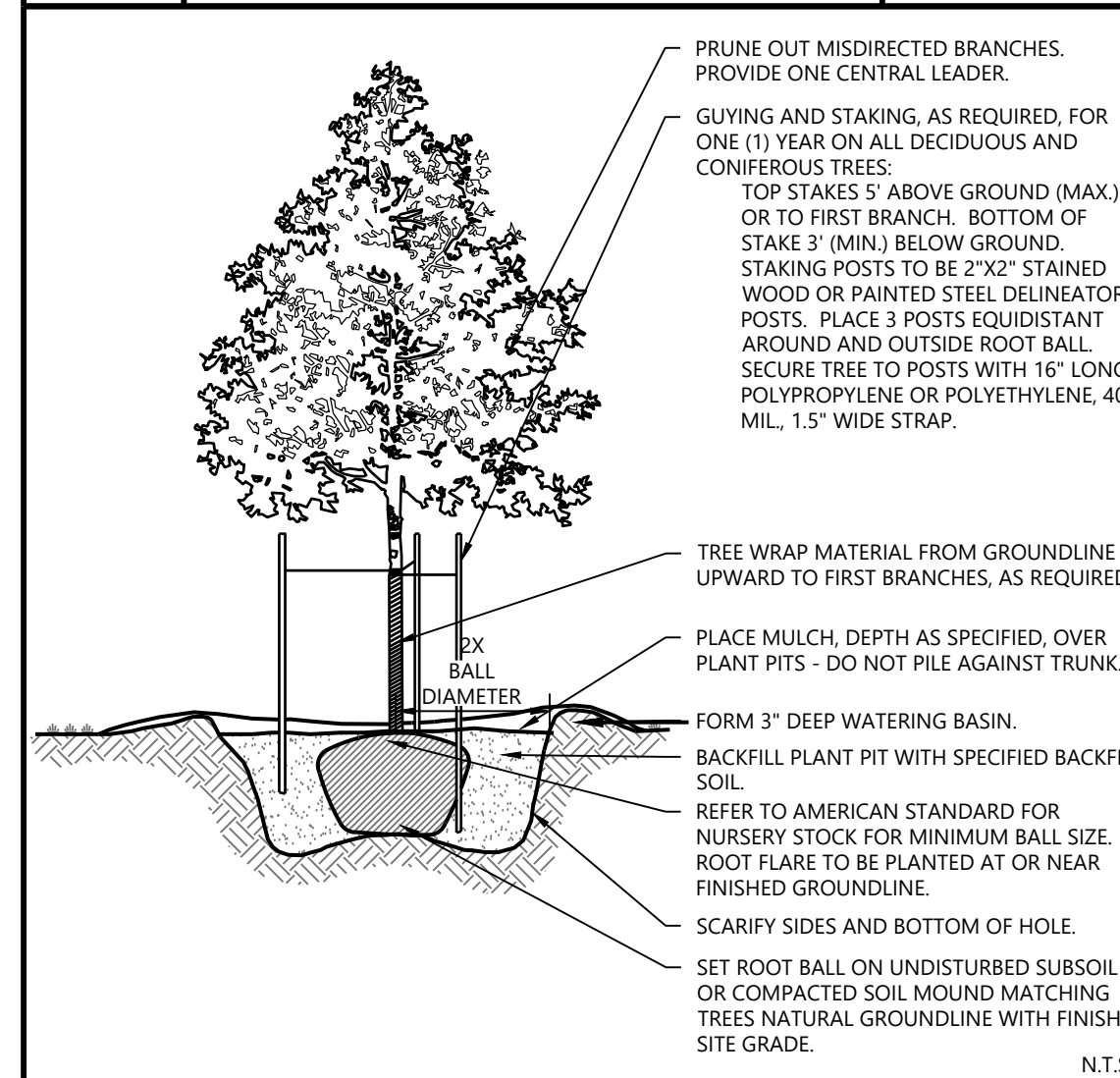
EXPIRES: 8/31/2025

PLANTING NOTES

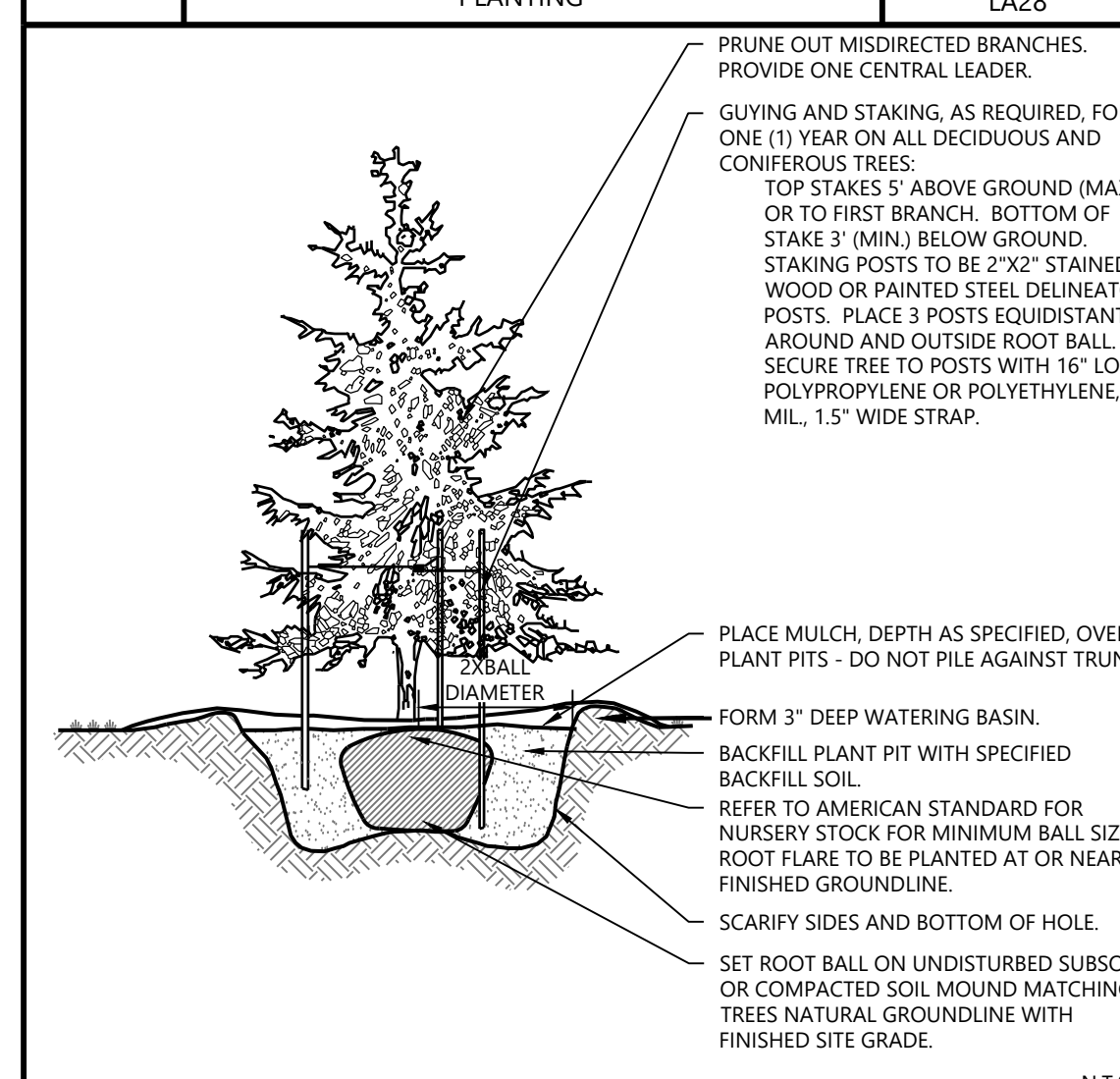
- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, ILLINOIS-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER ILLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO IL/DOT STANDARD SPECIFICATION FOR SELECT TOPSOIL BORROW AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LESTONITE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE OR SHRUB BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER IL/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



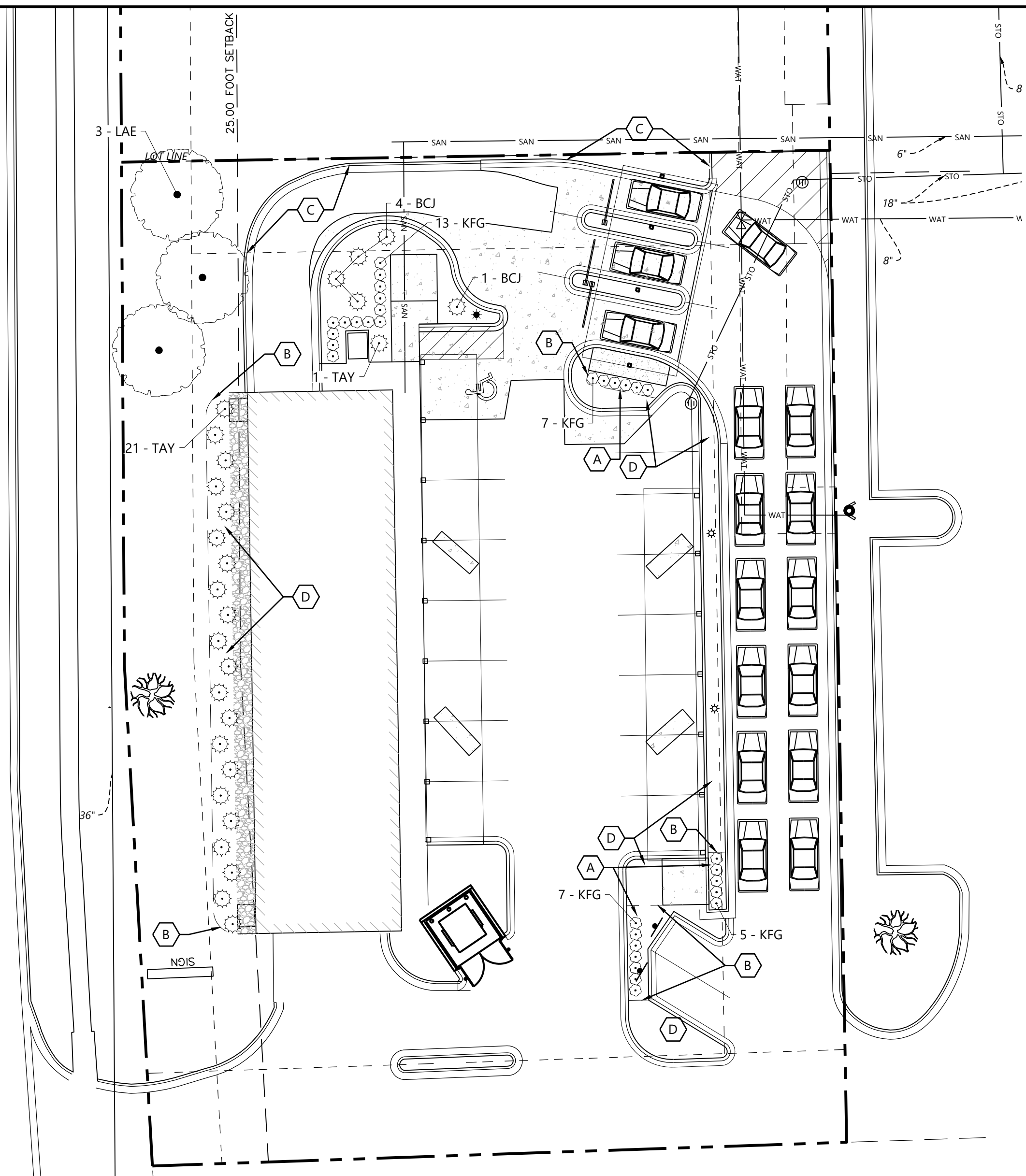
Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



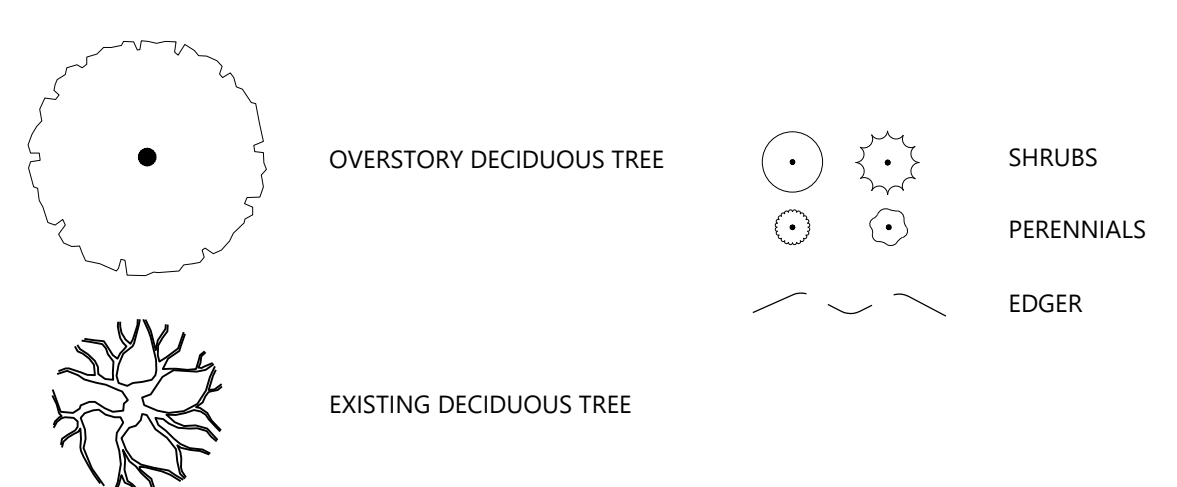
PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	O.C.	MATURE SIZE
DECIDUOUS TREES						
LAE	3	LACEBARK ELM / ULMUS PARVIFOLIA	2" CAL.	AS SHOWN		H 30'-40' W 20'-30'
CONIFEROUS SHRUBS						
BCJ	5	BLUE CHIP CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	5'-0" O.C.		H 8-10" W 3-5'
TAY	22	TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.		H 4' W 4'
GRASSES						
KFG	31	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' #1 CONT.	#1 CONT.	30" O.C.		H 2-3' W 2-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE SUMMARY

LANDSCAPE TO BE BROUGHT BACK TO STANDARDS APPROVED IN ORIGINAL CUP DATED JUNE 5, 2008 (DECATUR CITY ORDINANCE NO 2008-45).

PER ORIGINAL APPROVED LANDSCAPE PLANS:

REQUIRED LANDSCAPING:
FT YARD: 216' (*.5 = 108 PTS.)
PARKING LOT: 6 (*1.5 = 9 PTS.)

TOTAL POINTS REQUIRED: 117
TOTAL POINTS PROVIDED: 138 (4*18=72, 3*22=66, 72+66=138)

TREES = 18 PTS EA SHRUBS = 3 PTS EA

LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD AREAS DISTURBED DUE TO GRADING
- D ROCK MULCH

