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**Town of Plainfield  
Planning Department**

**RE: Crew Car Wash request for Zone Map Amendment, Architecture and Site Design and Primary Plat approvals**

**Introduction and Overview**

Dahm No. 86, LLC and Crew Car Wash (collectively “Crew”) seeks approvals to construct and operate an exterior car wash on a parcel of land located on the southeast corner of East Main Street and Ventura Boulevard. In order to proceed with the construction and operation of the exterior car wash, Crew is required to rezone one of two parcels from GC: General Commercial to the Legacy Farms PUD (PUD-12-001). In addition to filing an application for a zone map amendment, Crew will be contemporaneously filing for Architecture and Site Design and Primary Plat approval.

**Parcel Location, Ownership and Use**

The subject request involves two (2) parcels generally located at the southeast corner of East Main Street and Ventura Boulevard as shown below, outlined in blue (the “Real Estate”). The two (2) parcels are identified as 32-10-33-409-001.000-012 (the “West Parcel”) and 32-10-33-400-014.000-012 (the “East Parcel”). Both parcels are owned by Dahm No. 86, LLC and, upon successful approval of the zoning amendment and other approvals, Dahm No. 86, LLC will construct an exterior car wash and lease it to Crew to operate.



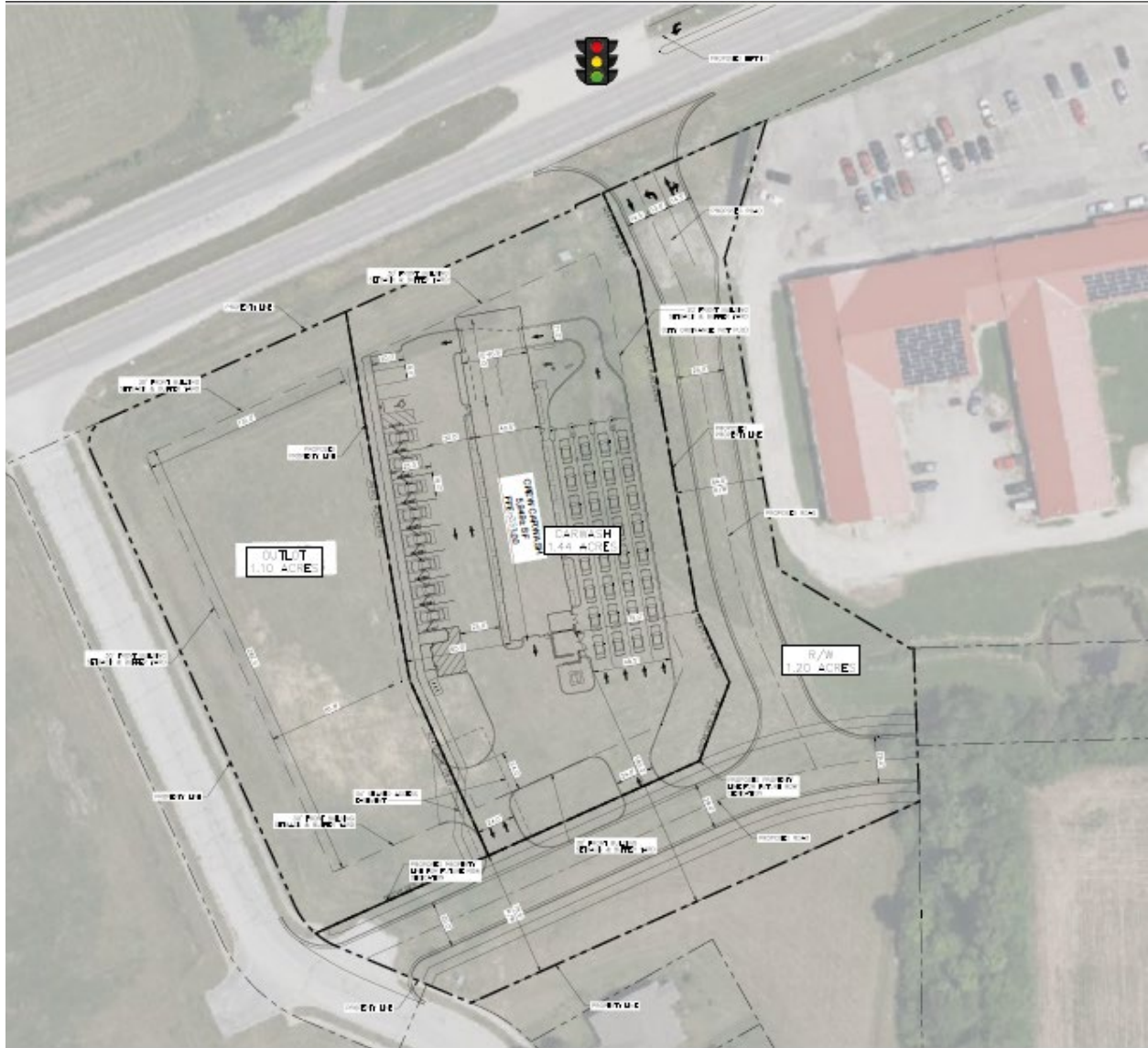
**Current Zoning and Rezone Request**

As noted below, the West Parcel is included in the Legacy Farms PUD, the provisions of which allow for the operation of a car wash. The East Parcel is zoned “GC: General Commercial”, which does not allow for the operation of a car wash. The rezone amendment seeks to include the East Parcel in the Legacy Farms PUD, allowing for the operation of a car wash accordingly.



### Site Development

Upon the successful rezone, plating and architectural and site design approval, Crew intends to construct an exterior car wash building as noted by the concept plan shown below. Access to the site will be via East Main Street and Ventura Boulevard as shown.



**Architecture and Landscape**

The exterior car wash design and landscaping will be consistent with the existing car wash located in Plainfield and will meet the PUD and Town’s existing standards. Furthermore, extensive landscaping is provided for between the subject parcels and the adjoining properties to the south as shown below.



**Parking and Connectivity**

Crew has designated four (4) parking spaces to accommodate employee parking. Given the proposed use, Crew believes these dedicated parking spaces are sufficient to address onsite parking. Furthermore, Crew does not anticipate pedestrian traffic to the site, thus no connectivity has been provided, consistent with Crew’s other location in Plainfield. Finally, Crew has provided bicycle parking onsite.

On behalf of Crew Carwash, Inc., we are requesting approval of the zone map amendment, architectural and site design and primary plat and look forward to presenting this matter to the Town accordingly.