

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/21/21

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS September 8, 2021 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, Commissioners Hale, Banasiak, and Kasprak present. Commissioners Henkin, Billingsley, and Devitt were excused. With four members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Chairman's Comments

None

3. Approval of the Draft Minutes of the August 3, 2021 Plan Commission Meeting

Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to approve the August 3, 2021 Plan Commission meeting minutes with the correction of a scrivener's error to the vote count for adjournment. With a voice vote of four (4) "ayes" and zero (0) "noes", the motion carried and the draft minutes of the August 3, 2021 Plan Commission meeting were approved.

4. Public Hearing of Case PC 21-05 – 511 East Roosevelt Road – Extreme Clean Car Wash – Final Planned Unit Development and Special Use Permit

Commissioner Hale made a motion, seconded by Commissioner Kasprak, to open the public hearing for PC 21-05. With a voice vote of four (4) "ayes" and zero (0) "noes", the motion carried and the public hearing was opened at 7:02 p.m.

Mr. Sterrett was sworn-in prior to delivering testimony on the case. Mr. Sterrett stated that Dan Gunsteen of Express Car Wash, Inc. is petitioning the City of West Chicago for approval of a Special Use Permit and Final PUD for the development of Lot 2 in the Bluestone Properties PUD, west of Route 59, North of Roosevelt Road, and south of Dayton Avenue, commonly known as 511 E Roosevelt Road, to construct and operate a car wash. The property is surrounded by residential homes north of Dayton Avenue, a commercial office building immediately west, the Thornton's Gas station to the east, and office buildings on the south side of Roosevelt Road.

The property is just over an acre and is currently vacant with some landscaping along the north, west, and south property lines. Located directly behind the Thornton's Gas Station on Route 59, which is Lot 1 of Bluestone Properties PUD, the property was intended to be developed as a commercial lot. The petitioner is proposing to construct a 5,788 square foot single-lane car wash facility with an ancillary vacuum area.

The property will be accessed solely off Roosevelt Road through an existing right-in/right-out/left-in access point. This access point contains a shared drive between the subject lot and the Thornton's

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lot. Car wash traffic will enter the site through this shared drive, where there are three lanes proposed for vehicles waiting to pay. Once cars reach the pay station, the three lanes will funnel down to one lane and circle around the back of the building where they will enter. The exit to the building is near the southeast corner of the lot, and cars will exit the site back onto the shared drive.

The vacuum area will be located near Roosevelt Road and will be served with 18 parking stalls. In addition to providing the required perimeter landscaping, the petitioner is proposing to install evergreen species near the north and west property lines to provide screening of the facility as well as to provide sound attenuation. Fencing will also be included near the north property line. The proposed lighting will satisfy all City requirements for lighting adjacent to other commercial properties as well as adjacent to residential properties.

The proposed building elevations are consistent with previous car wash facilities that have been approved, such as on North Avenue and will be constructed with masonry and stone.

Staff has provided draft findings of fact for consideration by the Plan Commission and recommends that the Plan Commission pass a motion recommending approval of the car wash and incorporate the findings in this recommendation.

Dan Gunsteen, petitioner, of 1039 Elmwood Lane, Bartlett, Illinois 60013 was sworn in. Mr. Gunsteen answered questions related to vehicles exiting the car wash building.

With no further testimony presented and all members of the public given the opportunity to provide comments on the petition, Commissioner Banasiak made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of four (4) “ayes” and zero (0) “noes”, the motion carried and the public hearing was closed at 7:10 p.m.

5. Review and recommendation of Case PC 21-05 – 511 East Roosevelt Road – Extreme Clean Car Wash – Final Planned Unit Development and Special Use Permit

The Plan Commission proceeded with deliberating PC 21-05. Commissioner Banasiak made a motion, seconded by Commissioner Hale, to recommend approval of PC 21-05 with the conditions that:

- i. The subject property shall be developed in substantial conformance with the Final PUD Site Plan (Sheet SP-1), prepared by Webster, McGrath, and Ahlberg, Ltd., dated February 19, 2021, with a last revision date of August 11, 2021, attached as Exhibit “D”; and
- ii. The subject property shall be developed in substantial conformance with the Final Landscape Plan (Sheet L-1), prepared by Webster, McGrath, and Ahlberg, Ltd., dated February 19, 2021, with a last revision date of August 11, 2021 attached as Exhibit “E”; and
- iii. The subject property shall be developed in substantial conformance with the Exterior Building Elevations (A201), prepared by WT Group, dated February 10, 2021, with a last revision date of August 12, 2021, attached as Exhibit “F”; and
- iv. Sound amplification, including any outdoor audio, shall be prohibited.

The following Findings of Fact were incorporated into the recommendation:

1. *Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

The use of a car wash is best suited for a commercial area, such as the subject location at the northwest corner of Route 59 and Roosevelt Road. This intersection is a commercial node that contains other vehicular-type uses. Furthermore, the use is compatible with the existing gas station within the overall development.

2. *Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

Consideration has been given to the residential area to the north by not allowing access off Dayton Avenue with the exception of a secure gated access drive that will be limited to emergency use only. Patrons are limited to the existing restricted right-in/right-out/left-in off Roosevelt Road. The proposed design of the site complies with all engineering and stormwater requirements.

3. *Will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

The proposed development will contain fencing as well as a significant amount of landscaping including evergreen trees to screen the property and provide sound attenuation for the residential areas to the north. The petitioner has oriented the car wash building so the exit, which contains the dryer, will be facing away from the residential area. The vacuum area will be located near Roosevelt Road. The car wash building, which will be between the vacuum area and the north property line, will provide sound attenuation for the vacuums.

The proposed lighting will comply with the maximum illumination level of 0.1 foot-candles permitted adjacent to a residential district as well as the maximum illumination level of 2.0 foot-candles at all other property lines. All proposed lighting will be flat cut-off LED lighting to prevent glare.

4. *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed car wash facility use is listed as a special use per Section 10.3-4 (D) of the Zoning Code.

5. *Per Section 15.3 of the Zoning Ordinance: "...if the final plan and plat are, in the opinion of the Plan Commission, deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the Plan Commission and recommended to the City Council".*

The proposed final plan shows in detail the use of the subject property, landscaping and building elevations. Said use of the property is in compliance with all applicable City ordinances.

With a voice vote of four (4) “ayes” and zero (0) “noes”, the motion carried.

6. Other Commission Business – None

7. Previous Petitions and General Development Update – Mr. Sterrett provided the Commission with an update on development projects currently under review.

8. Adjournment

Commissioner Hale made a motion, seconded by Commissioner Kasprak, to adjourn the meeting. With a voice vote of four (4) “ayes” and zero (0) “noes”, the motion carried and the Plan Commission, at 7:26 p.m., was adjourned.

Respectfully Submitted,
John Sterrett, City Planner