

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection Bureau Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
May 22, 2017.***

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:01 p.m. and requested a nomination for acting chairman. Commissioner Petella motioned to nominate Commissioner Creighton, which was seconded by Commissioner Spink, and was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll

The results of the roll call were:

- Present: Acting Chairman David Creighton, Commissioners Frank Petella, Dee Spink, John Meneghini.
- Absent: Chairman Frank Parisi, Commissioners Angelo Christopher, Charlie Tucek.
- Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the minutes of the meeting of April 24, 2017.

The results of the roll call vote were:

- Ayes: 4 Acting Chairman Creighton, Commissioners, Petella, Spink, Meneghini.
- Nays: 0
- Abstain: 0
- Absent: 3 Chairman Parisi, Commissioners Christopher, Tucek.

PUBLIC HEARING

Acting Chairman Creighton asked for a motion to open Public Hearing. Commissioner Spink moved and Commissioner Petella seconded the motion.

Case # 17-0016 – WashU Car Wash – Steve Timmer – 610 E. North Avenue

- Amendment to a Special Use Permit for a Planned Unit Development
- Special Use Permit for an Auto Laundry
- Final PUD Approval
- Zoning Map Amendment From B-4 Office, Research, and Institutional Building District to B-3 Service District
- Sign Code Variation
- Plat of Subdivision
- North Avenue Corridor Review

Acting Chairman Creighton swore in the witnesses, Mr. Don Tomich, 1729 Amelia Court, Crest Hill, IL, Mr. Steve Timmer, 3220 Lapp Lane, Naperville, IL.

Mr. Timmer explained that WashU is an exterior car wash only. He explained that they take their business very seriously because of the investment that goes into these type of businesses. Mr. Timmer said that there are a handful really good operators in the Chicagoland area that are investing in exterior only car washes, due to the need for quick, affordable, and high quality car washes, and mentioned Jet Bright on Gary Avenue. Mr. Timmer explained that the investment is approximately \$4 million dollars.

Mr. Timmer explained that their car wash takes the customer experience to the next level by using a dual flat belt system to move the cars, which is like driving on two people movers that carry the car through the wash, instead of a being on a standard conveyor. He stated that the other experience is that people don't have to worry about damage to their rims due to the standard conveyor. Mr. Timmer also stated that the dual flat belt system reduces potential of running into another car.

Mr. Timmer explained that they have invested in a green system that reclaims and reuses about 85% of the water and that it doesn't affect the cleanliness of the vehicle. He stated that the reclaimed water is almost as clear as bottled drinking water. Mr. Timmer explained that the motor and pumps are on a Variable Frequency Drive (VFD), allowing WashU to use half of the electricity that other car washes use.

Mr. Timmer showed a slide of the facility that opened in Plainfield which showed the colors of their facilities and explained that their colors go with the car wash theme and are not colors that are prone to fade changes.

Mr. Timmer stated that the building is modular, which quickens the building process. He explained that when the permit is applied for, the building is ordered, and that it is delivered about 13 to 14 weeks later. He explained that in the meantime, the site work is done so when the building arrives it can be dropped onto the foundation, and in another five to six weeks, the business is ready to open. Mr. Timmer stated that other municipalities have been impressed.

Mr. Timmer stated that they will offer free vacuums that are stainless steel that won't chip or rust, which looks clean and well kept.

Mr. Timmer explained that the demographics and traffic count at this location are exceptional, as well as the layout and location of the property. Mr. Timmer explained that the site plan was challenging due to the water main and easement that go through the property, and that this was the only site plan that would work.

Mr. Timmer stated that there will be three pay stations which helps eliminate heavy stacking of cars, and that along with the dual belt system, allows smoother and quicker processing of cars. He explained that the vacuums are on the south side of the building and the spaces will be striped, per Mr. Farace's recommendation, and that ingress and egress would not be compromised by further development to the east of the location.

Mr. Timmer stated that the landscaping met all requirements and requests, and that there will be more landscaping and greenspace that is required by the Village. He stated that the north side of the property has been enhanced and that's where meters will be located and that there will be an open truss awning on the east elevation which will match the truss on the west elevation.

Mr. Timmer stated that the building will be built of the highest quality stone and nichiha, a compressed fiber concrete board, and that other commercial sites are using this product.

Mr. Timmer stated that the entire process can be managed using a smartphone or iPad, and that their point of sale system, DRB, is number one in the country in the car cash industry. He stated that they are

using the best of everything, down to the material that washes the cars, which is a non-porous foam material.

Mr. Timmer stated that the first five to seven days are free washes, allowing the system to push the maximums, and allow be tweaked. He explained that, after the free washes, they send free wash fliers to all households within an eight minute drive time from the car wash.

Mr. Timmer stated that they have 15 blowers at the end of the wash cycle to dry the cars, which equals 300 horse power.

Mr. Timmer stated that there will be three pay stations, but only two menu signs, one on the left, one on the right, and none in the middle.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Mr. Farace to the Staff report.

Mr. Farace stated that WashU is seeking approval for an amendment to a Special Use permit for a PUD, Special Use permit for a car wash, final PUD approval for a car wash, zoning map amendment to rezone from B-4 office, research, and institutional building district to B-3 service district, sign code variation for two menu boards, plat of subdivision, and North Avenue corridor review.

Mr. Farace stated that the location is the western-most of the three out lots of Grace Plaza, near the southeast corner of North Avenue and Schmale. He stated that the lot will be designated as its own sub-divided lot, which will be rezoned from B-4 to B-3, and that the rest of Grace Plaza will maintain the B-4 zoning designation. He explained that, in order to accommodate the car wash at this location, the lot needed to be sub-divided and rezoned, but that the out lot will still be under the ownership of the Grace Plaza's owners. Mr. Farace stated that Staff is comfortable with the rezoning and the plat of sub-division.

Mr. Farace stated that the out lot is placed between two existing curb cuts, one on each side of the out lot, with the entrances along the east side. He stated that cars would enter and go into the stacking lanes and that there was more than enough room to meet the zoning requirements for stacking. Mr. Farace said that cars would pay at the pay stations and funnel through to the building and exit from the east. Mr. Farace referred to the vacuum stations along the south side of the property, noting that they have been enlarged because the drive aisle for other traffic and that Staff felt it was important to make sure that there was extra space for individuals who may be walking around their vehicles while vacuuming. He also noted the striped off area as a visual queue that there are activities in the area.

Mr. Farace stated that there is more landscaping than the code requires from a screening perspective along North Avenue and the parking lot area, and that Staff is supportive as it is proposed. Mr. Farace stated that the building has a very modern, sleek appearance, and that it will be noticeable.

Mr. Farace stated that Staff is supportive of the sign variation request for the menu boards, noting that there have been a couple of recent cases where menu boards for non-restaurant uses have been requested, and that the current sign code only allows menu boards for restaurants with drive through lanes, and that the provision within the code is going to change to accommodate non-restaurant uses.

Mr. Farace stated that Staff is comfortable with all requests and recommends approval of the project.

Acting Chairman Creighton asked for questions from the commission.

Commissioner Spink asked what type of vehicles would be allowed to go through the car wash.

Mr. Timmer stated that this was the only system that allows any vehicle, including trucks.

Commissioner Spink asked what would happen if the system lost power and how would people in the car wash know what to do.

Mr. Timmer stated that the belt system is the best system in the event of a power loss because people could just drive on the belts, and that the manager would be able to give direction.

Commissioner Spink asked how many people would be on the premise.

Mr. Timmer stated that on a typical day they would operate with three people, a manager and two others, and that on the weekends there would be one or two additional people, depending on the volume.

Commissioner Spink asked how often the garbage would be emptied.

Mr. Timmer answered that the vacuum system uses a central vacuum system and is very quiet, and there are stainless steel trash enclosures between every other vehicle, and a dumpster, and that is it monitored.

Commissioner Spink asked if the trash can enclosures had lids in the event of heavy winds.

Mr. Timmer stated that there were attached lids on each one with a hole in the center.

Commissioner Spink asked the hours of operation.

Mr. Timmer answered that the hours are 7am to 8pm every day of the week, that depending on the volume that they might be open until 9pm, and that the employees are typically high school and college students. Mr. Timmer stated that the locations are cleaned every night which can take an hour to an hour and an half, and that they like to get the high school kids home by 9:30pm at the latest.

Commissioner Spink asked how far the building is from North Avenue and if the landscaping was part of the set back.

Mr. Timmer said the building is about 60 feet, that drive aisle was about 35 feet, and the rest will be landscaping.

Commissioner Spink explained that the reason for her question is because this is the North Avenue Corridor, and that the garage doors will be opening and visible to east bound drivers. She said that there have been problems with other businesses having garage doors exposed, and expressed concern about open garage doors being so close to North Avenue.

Mr. Timmer explained the location of the doors and that they are speed doors, which only open when the vehicle is ready to leave, and they are likely closer to 90 feet from North Avenue.

Commissioner Spink asked if there will be anything to protect rear wipers.

Mr. Timmer answered that the material that washes the cars is neo-glide, which is lighter than fabric, and it won't grab like wet fabric does.

Commissioner Spink asked what color the bright blue is, and if it was a cobalt blue, and that she doesn't care for it because North Avenue is an introduction into Carol Stream. She said that the buildings are maintained to be welcoming to visitors, and that the WashU building will stand out. She stated that they have tried to keep buildings from standing out, that the color is not appealing, and it is not what was intended for the North Avenue/Gary Avenue Corridor.

Mr. Timmer stated that the color is cadet blue, that everyone has different taste, that they are building a quality brand, and that every brand has its own look. He stated that the primary partner has done extremely well in their branding in the past. Mr. Timmer stated that the colors fit the water theme of their car wash, and that it has received compliments from Villa Park.

Commissioner Petella asked about the bypass lane, where the car wash actually started, and how access to the vacuums was gained.

Mr. Timmer said that there was an exit before the entrance to the building in case someone wanted to leave, and identified the exits and access to the vacuums on a slide. He stated that about 50% of the customers vacuum before a wash and about 50% vacuum after.

Commissioner Petella asked how long the lease with the Church was.

Mr. Timmer stated that the lease was 16 years with two 5 year renewables. Tracie Staine, broker with Arthur J. Roger and CO. confirmed the terms of the lease.

Commissioner Petella asked to verify that the setbacks were ok.

Mr. Farace explained that when Grace Plaza was approved there were exemptions approved that the buildings were closer to the roadway, similar to the way out lots for Caputo's were developed.

Commissioner Petella asked about ground signs in the parkway and to verify if they will be on the monument sign.

Mr. Timmer said verified that they would be on the monument sign, and that the only other signs would be directional signs.

Commissioner Meneghini asked if there were any facilities other than Plainfield and Villa Park.

Mr. Timmer explained that Plainfield opened a week ago and that Villa Park will about three weeks, that Carol Stream was next, and that they were in front of the boards of two other municipalities. He said that they are anticipating growing between three and five a year, and that they have built over a dozen locations, but this would be the new model with their partner.

Commissioner Meneghini asked about response from the 28,000 mailers for Plainfield.

Mr. Timmer stated that the flier is good for a month, and there is about a 50% redemption.

Commissioner Meneghini asked about how long the modular building would take to build.

Mr. Timmer stated that the building takes 12-13 weeks to build and then it's delivered. He said that the site work is already done, and the building sits right on top of the foundation. The business is ready to open about six weeks later.

Mr. Tomich said that the two main structures of the modular building are set in one day, and then there is fine tuning.

Acting Commissioner Creighton asked for verification about landscape screening for the menu signs.

Mr. Farace verified that the menu boards would be screened along North Avenue by landscaping.

Acting Chairman Creighton about the plan for car stacking in the winter.

Mr. Timmer stated that they know how to process car stacking, and that the belts process cars quicker and smoother. He said that if stacking went beyond the entrance, there would be employees in safety vests conducting traffic.

Acting Chairman Creighton asked if the Church is amenable to that plan.

Pastor Arthurs from the Wheaton Christian Center said that they are pleased with the design and are looking forward to a great relationship with the community.

Acting Chairman Creighton asked if there was a retail area.

Mr. Timmer stated that the car wash is express only and the only time the customer would leave the vehicle would be to use the vacuums.

Acting Chairman Creighton referred to Exhibit B and asked about the customer service area and a sales counter.

Mr. Timmer stated that there is no sales counter and that there is a small lobby for customers to come in and ask questions.

Mr. Tomich said that there are fast passes, but they are sold at the pay stations, and that if a monthly pass was purchased, the customer would pull into a parking space and the employee would put it on the windshield.

Acting Chairman Creighton asked Mr. Farace if Staff is still opposed to the vinyl trash enclosure.

Mr. Farace stated that Staff would prefer the enclosure to have material that matches the building.

Mr. Timmer stated that they would meet whatever Staff and the Commission recommends, but that he would like the Commission to consider vinyl. He stated that Villa Park and Plainfield have the same requirements as Carol Stream, and that they have allowed them to install white vinyl with a building matching product on it. He stated it would take a long time to rebuild a concrete or masonry enclosure if a trash truck run into it, and that vinyl is clean, power washable, and can be repaired in a matter of days as opposed to months. Mr. Timmer also stated that a stone enclosure that matches the building would cost \$15,000 more, and that it would be screened by landscaping.

Mr. Tomich stated that the enclosure sits up six inches so it can be cleaned underneath, is power washable, has a steel framed gate, and is replaceable within a couple of days.

Commissioner Spink asked Mr. Farace what kind of revenue Carol Stream receives if they are not selling any retail.

Mr. Farace said that does not receive sales tax revenue from car washes that do not sell product.

Mr. Timmer stated that, in the State of Illinois, there are no sales taxes on car washes, and they offered to pay the sales tax with a special fee in lieu of the tax.

Commissioner Spink asked if the offer was accepted.

Mr. Farace stated that it would have to be ironed out with elected officials and the Village attorney.

Commissioner Spink asked about the sale of gift certificates.

Mr. Timmer stated that gift cards can be purchased at the pay stations.

Commissioner Spink asked how long it takes for a car to go through the wash.

Mr. Timmer said that on a busy day a car would come off the belt about every 20 seconds, and that the actual wash takes about two and a half minutes.

Acting Chairman Creighton asked for a motion to eliminate the recommendation of a dumpster constructed of stone and cement panel to match the material of the building. There was no reply.

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the North Avenue Corridor Review with Staff recommendations.

The motion passed.

The results of the roll call vote were:

Ayes:	3	Commissioners Petella, Meneghini, and Acting Chairman Creighton
Nays:	1	Commissioner Spink
Abstain:	0	
Absent:	3	Chairman Parisi, Commissioners Christopher and Tucek.

Commissioner Petella moved and Commissioner Meneghini seconded the motion to amend a Special Use permit for a PUD, Special Use permit for a car wash, final PUD approval for a car wash, zoning map amendment to rezone from B-4 office, research, and institutional building district to B-3 service district, sign code variation for two menu boards, and plat of subdivision.

The motion passed.

The results of the roll call vote were:

Ayes:	4	Commissioners Petella, Spink, Meneghini, and Acting Chairman Creighton
Nays:	0	
Abstain:	0	
Absent:	3	Chairman Parisi, Commissioners Christopher and Tucek.

This case will go before the Village Board of Trustees on Monday, June 5, 2017, at 7:30 PM for formal approval.

Case #17-0020 – Bauer Residence – Carl Bauer – 755 Buckingham Court
Fence Code Variation

Acting Chairman Creighton swore in the witnesses, Carl Bauer and Cherise Bauer, 755 Buckingham Court, Carol Stream, IL.

Mr. Bauer stated that he and his wife have been long time residents of Carol Stream and explained the benefits of having a fence, since he had one at his previous Carol Stream residence. He stated that they have since moved to a new residence that does not have a fence and realized the hardships. Mr.

Bauer stated that in researching the fence code, the 25 foot setback for a corner lot causes the yard to be small and would eliminate the exit off of his existing deck. Mr. Bauer requested that they be able to extend 12 feet off of the corner of his house and run parallel to the sidewalk, meeting the Village half way and giving them more square footage. Mr. Bauer stated that it would not affect the safety of his neighbor backing out of his driveway. He stated that neither of his neighbors have any objections to the variation.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked for the Staff report.

Mr. Farace stated that the applicant was applying for a variation to allow the fence to extent 12 feet into the corner setback area, and that this property was unusual. He stated that the fence is proposed to extend 12 feet from the northwest corner of the house and run parallel to Buckingham Drive, extend to the north property line, run along the north side of the property, along the east side of the property, and connect to the northeast corner of the house. He stated that there was an existing deck as far west as allowed, and that there are steps extend off of the west side of the deck that exit at the northwest corner of the house near a tree, noting that the deck was built by a previous owner. Mr. Farace stated that generally speaking, that the property line is along the edge of the sidewalk, and that this property line is about five to six feet away from the sidewalk, so instead of having 25 feet from the property line to the edge of the house, there is a little more than 31 feet, and that it tapers down going north. Mr. Farace stated that he researched the plat for the entire subdivision, and as information is being put together, that most likely the subdivision entrance off of Lies Road was developed, it has an 80 foot wide right of way and a 10 foot landscape median, and there is additional space along both sides of Buckingham Drive, providing a little more room. Mr. Farace explained that the fence would be 13 away from the property line, but it is 19 feet away from the sidewalk, which is not a common configuration for a corner lot.

Mr. Farace stated that if the fence were installed at the 25 foot setback that there would be only two feet to exit the deck, requiring the deck and/or stairs to be reconfigured, causing a clear hardship to the homeowners.

Mr. Farace showed a picture of the proposed location of the fence using a measuring wheel to show a vantage point and showing the slope of the grading of the property, and there wouldn't be any visibility issue for traffic or the property owner to the north as that driveway is on the north end of the property.

Mr. Farace stated that Staff is recommending approval of the request.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Meneghini, and Acting Chairman Creighton had none.

Commissioner Spink asked if Mr. Bauer agreed that the tree at the corner of the property would be cut down.

Mr. Bauer stated that he agreed to cut the tree down.

Mr. Farace clarified that the tree did not have to be cut down, that it had to be trimmed.

Commissioner Meneghini moved and Commissioner Spink seconded to motion to approve the fence variation.

The motion passed.

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Spink, Meneghini, and Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi, Commissioners Christopher and Tucek.

17-0021 – Herbst Residence – Roy Herbst – 994 Countryside Lane
Zoning Code Variation (Driveway Width and Configuration)

Acting Chairman Creighton swore in the witness, Roy Herbst, 994 Countryside Lane

Mr. Herbst explained that his two boys are home from college who are working part-time jobs, and between all four people in the family, the hours are crazy. He stated that as long as they were having the sidewalk fixed, they decided to take care of the car parking problem. Mr. Herbst spoke with Mr. Farace about the driveway code, which only allows the driveway to extend more than three feet in front of the principal structure.

Mr. Herbst explained that he has an office on one side of the garage and that the house is on the other side, and that the three foot ordinance is a problem. He stated that he is looking to be able to park four vehicles on his property without having to move cars multiple times, or parking on the street.

Acting Chairman Creighton asked for questions from the audience. There were none.

Mr. Farace stated that the resident is asking for a variation for the zoning code for a driveway, that states that a driveway is not allowed to extend more than three feet in front of the principal structure and shall not widen at a rate greater than one foot of width for each one foot in length, and that also, based on the number of bays of the garage, the drive may widen to a maximum width of 30 feet for this property.

Mr. Farace stated that the situation is unusual because the driveway is in the middle of the house and not at the end because of the addition added in the mid-90's, and nice landscaping, making a traditional three foot driveway extension impractical.

Mr. Farace stated that Mr. Herbst would like to keep the landscaping and is requesting to have a parking pad located between the existing landscaping and an existing tree. Mr. Farace stated that Staff supports the variation in this rare instance, as there is no other property in town with this configuration.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Petella and Meneghini had none.

Commissioner Spink asked if any vehicles other than cars, such as a boat or camper, were going to be parked there.

Mr. Herbst stated there would just be cars parked there.

Commissioner Spink asked if there could be a condition written that no camper, boat, or commercial vehicle could park in that area.

Mr. Farace stated that a boat could park in the driveway, but that no recreational vehicles could be placed on the extension as a condition of approval.

Commissioner Petella asked how that could be enforced if the house were sold.

Acting Chairman Creighton asked if the cars would be parked perpendicular to the driveway and if two cars would fit in there.

Mr. Herbst said that in all likelihood the cars would be parked perpendicular and that two cars would fit.

Commissioner Spink moved and Commissioner Petella seconded the motion to amend the recommendation to state that no recreational vehicles can be parked on the parking pad.

The motion was failed.

The results of the roll call vote were:

- Ayes: 2 Commissioners Petella and Spink
- Nays: 2 Acting Chairman Creighton and Commissioner Meneghini
- Abstain: 0
- Absent: 3 Chairman Parisi, Commissioners Christopher and Tucek.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the zoning code variation to extend across the front of a principal structure by more than three feet, to widen at a rate greater than one foot of width for each one foot of length, and to be wider than 30 feet.

The motion passed.

The results of the roll call vote were:

- Ayes: 4 Commissioners Petella, Spink, Meneghini and Acting Chairman Creighton
- Nays: 0
- Abstain: 0
- Absent: 3 Chairman Parisi, Commissioners Christopher and Tucek.

This case will go before the Village Board of Trustees on Monday, June 5, 2017, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to close Public Hearing.

Commissioner Spink moved and Commissioner Petella seconded the motion to close Public Hearing.

The motion was passed unanimously.

Acting Chairman Creighton asked Mr. Farace for any old business.

Mr. Farace stated that there will be a meeting in June with one or two cases.

ADJOURNMENT:

At 8:34 pm Commissioner Meneghini moved and Commissioner Spink seconded the motion to adjourn the meeting.

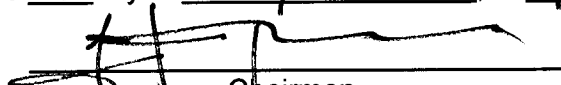
The motion passed by unanimous vote.


FOR THE COMBINED BOARD

Recorded and transcribed by,


Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 24 day of JULY, 2017.


Chairman


Acting Chairman