

MEMORANDUM

**TO:** The Honorable Mayor and City Council

**FROM:** Tracy L. Jones, AICP, Staff Planner *TJ*  
Joseph E. Tebrugge, PE, Director of Engineering

**DATE:** February 17, 2026

**SUBJECT:** ZA #25-25/ Special Use/ 2175 W. Roosevelt Road/ Mister Car Wash

**Request**

Consideration of a special use permit pursuant to Article 20.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,800 square-foot car wash located at the site of a former McDonald's restaurant at 2175 W. Roosevelt Road.

**Planning and Zoning Board Recommendation**

On Tuesday, October 28, 2025, the Planning and Zoning Board held a public hearing on this application and recommended approval of the special use request, with a 6-0 vote, subject to the following conditions:

1. The property owner shall either dedicate right-of-way to the State based upon the State's current takings plan (and revise their site plan to adhere to the applicable Wheaton Zoning Ordinance setback requirements from the new property line) or revise their site plan to adhere to the applicable Wheaton Zoning Ordinance setback requirements from where the State's current takings plan indicates the property line will be. (Since the conclusion of the public hearing, however, the City Attorney has opined that the City cannot require a right-of-way dedication.)
2. The height of the proposed parapet shall fully screen the rooftop mechanical units as required by Article 3.4C.2 of the Wheaton Zoning Ordinance.
3. The light levels from the building and parking lot lights shall not exceed .5 footcandles at the property lines and all lighting must direct light downward as required by Article 22.4.9 of the Wheaton Zoning Ordinance.
4. The applicant shall install silencers on the dryer blowers and the 8-foot-tall wall at the tunnel exit per the recommendations of the noise impact study.
5. The monument sign shall be relocated to an alternate location 10 feet from where the State's current takings plan indicates the property line will be and maintain a maximum height of 7 feet as required by the Wheaton Zoning Ordinance.
6. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.
7. The existing curb cut onto County Farm Road shall be restricted to right-in right-out.

Several property owners submitted emails in opposition to the proposed car wash. Most of these property owners don't feel a car wash is needed at this location and would prefer to see another food and/or beverage user instead of the proposed use.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

### **Site Plan**

The proposed development consists of a 4,800 square-foot car wash with 21 vacuum stations and 3 employee parking spaces. Access to the site would be provided via the existing curb cut on County Farm Road and the westernmost shopping center curb cut on Roosevelt Road. The car wash would operate in a clockwise direction around the perimeter of the building with three queueing lanes. Vacuum stations and employee parking are proposed on the north side of the building.

### **Potential Illinois Department of Transportation (IDOT) Taking**

The Illinois Department of Transportation (IDOT) is considering a potential taking at the intersection of Roosevelt and County Farm Roads to accommodate additional turn lanes (please see the IDOT ROW Taking Exhibit for reference). As currently designed, the proposed IDOT taking includes 18.5 feet of property along the east side of County Farm Road and 28.5 feet of property along the north side of Roosevelt Road.

While the plan is fully compliant with the bulk regulations contained in Article 20.5 of the Wheaton Zoning Ordinance as the property currently exists prior to the taking, at the time of public hearing, the applicant was proposing a 9.9-foot landscape setback on Roosevelt Road in lieu of the required 15.0-foot landscape setback from the proposed IDOT taking line, or an encroachment of 5.1 feet.

### **Changes/ Modifications to Site Plan since the Public Hearing**

Following the public hearing, the applicant made several revisions to the site plan in an attempt to provide a 15.0-foot landscape setback on Roosevelt Road following the taking. These revisions resulted in the site plan not meeting the 8.0-foot foundation landscaping requirement on both the north and south sides of the building. The applicant was advised that any reduction to the foundation landscape requirement would require a new public hearing for a zoning variation. To address this issue, the applicant further revised their site plan to comply with the foundation landscaping requirement but this resulted in a 6.5-foot landscape setback on Roosevelt Road in lieu of the required 15.0-foot landscape setback from the proposed IDOT taking line, or an encroachment of 8.5 feet (please see the attached site plan revised January 12, 2026 and the letter from the applicant dated February 9, 2026 for reference).

### **Special Use Permit**

A special use permit is required for a car wash. According to Article 5.10D of the Wheaton Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following special use permit will be met:

1. The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.
2. The special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood.
3. The establishment of the special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.
4. Adequate utilities, access ways, drainage, and other necessary facilities shall be provided.
5. Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.

6. The special use shall comply with the objectives of the Wheaton Comprehensive Plan.
7. The special use shall conform to the applicable requirements of the district in which it is located as well as any other applicable requirements of this ordinance, except as may be varied by the Planning and Zoning Board or City Council.

The proposed plan does not comply with the landscape setback requirement on Roosevelt Road following the taking by the state.

### **Floor Plan and Building Elevations**

The floor plan includes a business area, office, break room, restrooms, mechanical room, and wash tunnel. The elevations include a mix of white stone veneer, tumbleweed and brown brick veneer, and a small amount navy synthetic stucco at the building's cornice, all in compliance with the City's masonry requirement. Aluminum storefront systems with clear glass doors and dark bronze frames are proposed.

The building elevations provided do not illustrate any rooftop mechanical units. Article 3.4C.2 of the Wheaton Zoning Ordinance requires that any such units be fully screened by a building parapet wall equal in height to the units. At the public hearing, the applicant stated that they were agreeable to this requirement and provided a building section that was in compliance.

### **Lighting and Noise Levels**

A photometrics plan has been submitted as part of this application. The plan shows light levels up to 1.0 footcandles along the north property line. Per the requirements of Article 22.4.9 of the Wheaton Zoning Ordinance, the light levels from the building and parking lot lights should not exceed .5 footcandles at the property lines and all lighting must direct light downward. At the public hearing, the applicant stated that they were agreeable to this requirement and provided a revised photometrics plan that was in compliance.

A noise impact study has also been submitted as part of this application. Based on this study, the applicant is proposing that silencers be installed on the dryer blowers to reduce noise levels to comply with the city's daytime noise limit for commercial properties of 62 db. However, even with the silencers, noise levels would still exceed the city's daytime noise limit for residential properties of 55db (Marian Park Apartments located south of the subject property). To address this, the applicant is further proposing the installation of an 8-foot-tall wall at the tunnel exit in order to comply with the city's daytime limit for residential properties.

### **Landscaping**

A landscape plan has been submitted as part of this application. The plans shows a mix of trees, evergreen trees, shrubs, evergreen shrubs, and ornamental grasses. Most of the proposed landscaping is proposed at the car wash entrance and exit and along the north property line, to screen the vacuum and parking spaces from public view.

### **Monument Sign**

A monument sign is proposed at the southwest corner of the site. Prior to the potential Illinois Department of Transportation (IDOT) taking (discussed in the Site Plan and Potential Illinois Department of Transportation Taking section above), the sign complies with the required 10-foot setback as the

property currently exists. However, after the IDOT taking, the sign will have almost no setback. The Board recommends that the monument sign be relocated to an alternate location 10 feet from where the State's current takings plan indicates the property line will be and maintain a maximum height of 7 feet as required by the Wheaton Zoning Ordinance.

#### **Engineering Department Comments**

The subject site does not contain a floodplain nor a wetland pursuant to the regulatory maps used for such determinations.

The proposed development triggers the City of Wheaton requirement to provide detention for the project. A preliminary stormwater report has been provided as a part of the planning and zoning submittal, and the proposed development plan shows detention being provided in an underground detention system. Final design of the required detention will be reviewed as a part of the site development permit to ensure that all City codes and policies are met.

The proposed development does not meet the trigger to provide a Best Management Practice (BMP) to reduce pollutants in their stormwater discharge.

The provided traffic report shows that the proposed use of a car wash is less intense compared to the previous use of a fast-food restaurant. As such, there will be a decrease in traffic on the site, and the use will not have a negative impact on the adjoining roadway system. Additionally, the traffic report delineates that sufficient stacking is being provided on site and queued traffic is not expected to affect Roosevelt Road nor County Farm.

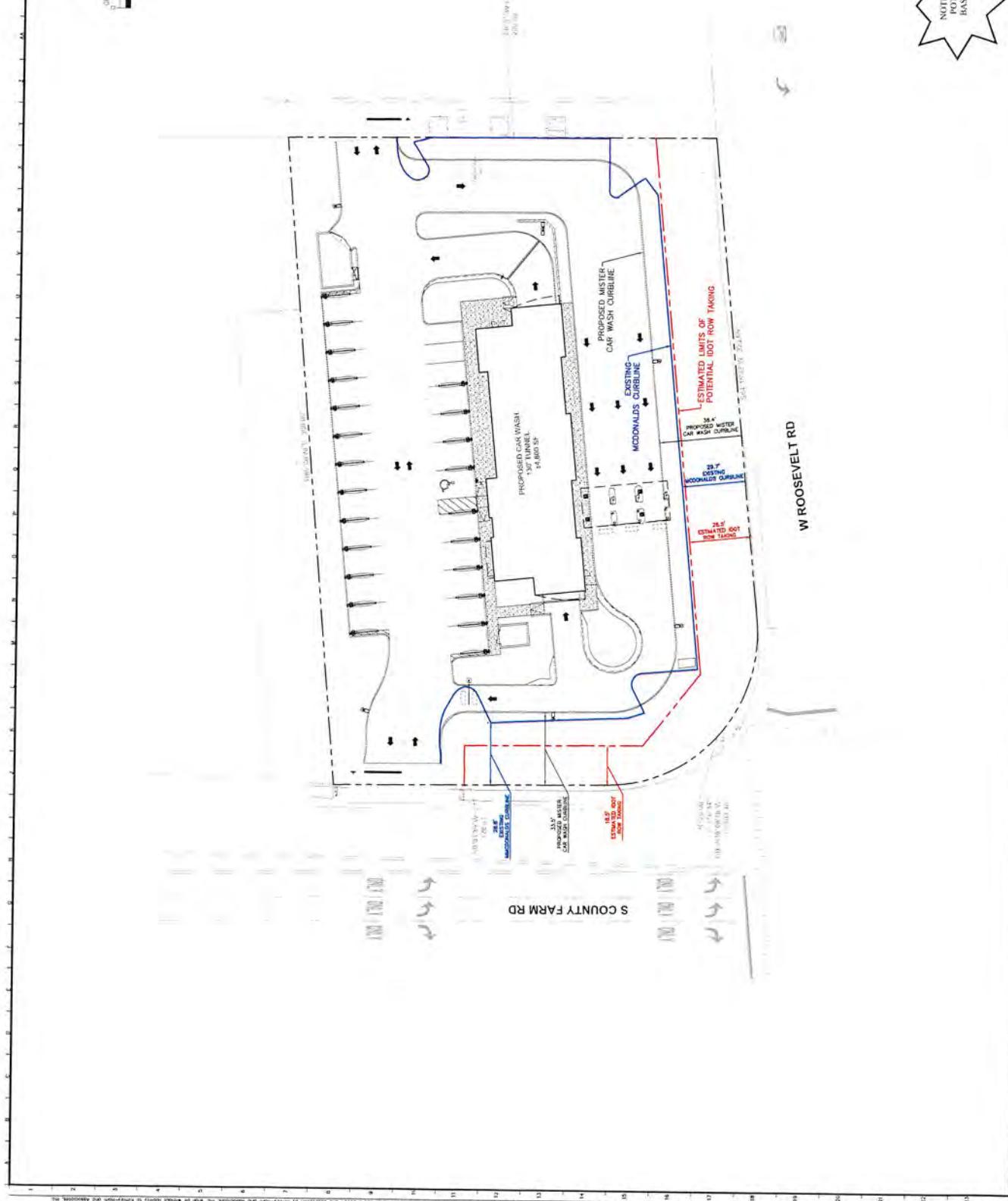
The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

#### **Staff Recommendation**

As proposed, the plan complies with the landscape setback requirement along Roosevelt Road, as well as the foundation landscaping and monument sign setback requirements. However, following the proposed land acquisition by the state, the plan would no longer meet the required landscape setback along Roosevelt Road, or the monument sign setback standards.

Based on ongoing communication with the Illinois Department of Transportation, staff is confident that the widening of Roosevelt Road will move forward. The project is on an accelerated schedule, and quick-take actions are already underway. In light of the anticipated right-of-way acquisition, staff recommends that the applicant revise the site plan to ensure continued compliance with all applicable setback and landscaping requirements.

THE FEDERAL LANDS OF THE  
POTENTIAL, IDOT ROW TAKING ARE  
ED ON CONCEPTUAL PLANS AND  
ARE YET TO BE APPROVED.







CWP West, LLC (d/b/a Mister Car Wash)  
222 East Fifth Street  
Tucson, AZ 85705

February 9, 2025

Jim Kozik, AICP  
Director of Planning and Economic Development | City of Wheaton  
303 West Wesley Street  
Wheaton, IL 60187-0727

Dear Mr. Kozik,

On behalf of Mister Car Wash, I am writing to you regarding our request to be placed on the February 17 City Council meeting to discuss our proposed project at 2175 West Roosevelt Road. As you are aware, we presented our project to the Planning and Zoning Board on October 28. At that meeting we received unanimous approval with several conditions based on the Staff Recommendation. Mister Car Wash has committed to satisfying all the conditions except for one that we have been coordinating with you. That condition requires us to update our site plan to adhere to the City's Zoning Ordinance regarding setbacks, based on the potential future ROW from the expansion of Roosevelt Road and County Farm Road.

At the time of the Planning and Zoning Board meeting, we were able to provide a site plan that was compliant with the potential future setbacks except for a 5.1' encroachment into the Roosevelt Road front yard landscape setback. Based on several iterations to the site plan stemming from comments provided by the City, Mister Car Wash has prepared a revised site plan that has reduced the potential future encroachment down to a maximum of 1.5'. During the iterative process with you and your team, however, another issue was presented regarding the required building foundation landscaping we're currently providing. In order to move forward with the current design, the City would require a Zoning Variance to the ordinance.

Mister Car Wash has now provided a site plan with the necessary landscaping around the building while still meeting the current landscape setbacks along both Roosevelt Road and County Farm Road. We do understand, however, that the City's priority may be to accommodate the potential future landscape setbacks along Roosevelt Road due to the project listed above. Building foundation landscaping that has been added can be allocated to the buffer along Roosevelt Road if the City chooses to do so. To be fully compliant with current City ordinances at this time, we have made the following changes to our site plan:

- 1) ***Northernmost Curb Line Adjustment***
  - a. The northernmost curb line along the vacuum stall area was rotated and moved to parallel both the 10' landscape setback and the 10' public utility easement owned by both the City and local utility providers.
- 2) ***North Access Drive Width Reduction***
  - a. The width of the main drive aisle north of the building was reduced to 27'.
- 3) ***South Building Sidewalk Reduction***
  - a. The sidewalk located along the south end of the building for our onsite staff was reduced to 4' in width and was reduced in length to terminate at the edge of our POS canopy.
- 4) ***North and South Building Foundation Landscaping Addition***
  - a. To fully comply with City Ordinance, 3' of landscape buffer was added to the north side of the building to provide 8' of buffer inclusive of the sidewalk. 4' of landscape buffer was added to the south side of the building to provide 8' of buffer in total, inclusive of the sidewalk where it exists.



5) ***POS Canopy Change and Access Drive Taper***

- a. By changing our Point-of-Sale canopy to a standard configuration rather than a cantilevered design as approved by the P&Z Board, we were able to reduce the width of our queueing drive to 33.5' from 34.5'. Also, the southernmost curb line was tapered to increase the landscape buffer along Roosevelt Road to the fullest extent possible. The taper results in a variable impact to the setback rather than a continuous one along the entire south property line.

We look forward to presenting this updated site plan to the City Council on the 17<sup>th</sup>. As we look to obtain our project's Special Use Permit approval, Mister Car Wash hopes this latest version of our site plan best meets both the current requirements of the City as well as the desire to have as much landscaping buffer along Roosevelt Road.

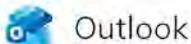
Sincerely,

A handwritten signature in black ink, appearing to read "Peter Galzki".

Peter Galzki, PE  
Development Project Manager | Mister Car Wash  
(612) 799-2903 | [pgalzki@mistercarwash.com](mailto:pgalzki@mistercarwash.com)

Enclosure: Mister Car Wash Wheaton – Revised Site Plan

cc: Tracy Jones | Staff Planner | City of Wheaton  
Chris Campbell | Director of Project Management and Engineering | Mister Car Wash  
Taylor Eschbach | Project Manager | Kimely-Horn



## Fw: Car Wash at County Farm/Roosevelt

**From** Andrea Rosedale <arosedale@wheaton.il.us>  
**Date** Fri 10/31/2025 2:19 PM  
**To** Tracy Jones <TJones@wheaton.il.us>; Jim Kozik <JKozik@wheaton.il.us>

FYI

### **Andrea Rosedale**

Executive Assistant / City Clerk  
City of Wheaton  
www.wheaton.il.us  
630.260.2012

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**From:**  
**Sent:** Thursday, October 30, 2025 12:02 PM  
**To:** \_City Council <\_CityCouncil@wheaton.il.us>  
**Subject:** Car Wash at County Farm/Roosevelt

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### ⚠ External Email Warning:

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Dear Council Member—

I am responding to an article I just read on Patch that reports you are considering approval for a new car wash at the old McDonald's site on the corner of Roosevelt Rd and County Farm Rd.

Please do not allow this to happen. I live a few blocks from there and trade regularly at the stores at that mall. We do not need a car wash there—we need a food option at that site. Over the years we lost a Boston Market, the McDonald's, an Einstein Bagel store, all of which provided a variety of choices for shoppers and neighborhood customers, not to mention lunch options for the kids at St Francis across the street or travelers along Roosevelt and visitors/employees to the county offices just north of there. WE WANT FOOD SHOPS, NOT ANOTHER CAR WASH!!! The traffic issues on that corner will be intensified with a car wash, and the safety of kids from St Francis crossing into that area will be jeopardized significantly. Please, please, please do not capitulate to this ridiculous idea that has no merit for your constituents in the surrounding neighborhoods. We want a place where we can sit and have fellowship with other human beings, not a place that encourages car traffic and opportunities for

Sent from my iPhone  
Patricia W. Edwards



Outlook

## Planning and Zoning -- reject Mister Car Wash special use permit

From

Date Tue 10/28/2025 12:09 PM

To Tracy Jones <TJones@wheaton.il.us>

**⚠ External Email Warning:**

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Hi Tracy,

I know there is a discussion tonight about the special use permit at 2175 W. Roosevelt Rd. for a Mister Car Wash.

I just wanted to express my concern with approving this plan for the town of Wheaton. As the owner of the Tommy's Express on the corner of Gary and Geneva, we are weeks away from opening our state-of-the-art car wash car wash and are excited to be the best option for all the residents of the town. We have been out in the community – downtown events, high-school football games, the Cosley Zoom etc. – and residents are very excited for us to begin operations. Our construction costs have been close to \$7M, as we are overinvesting to bring the highest quality equipment and customer service experience to the town and residents.

Simply put, the town does not need another car wash, particularly on Roosevelt Rd. And if this site does not live up to expectations the community will be saddled with another vacant lot, only this time handcuffed with very expensive, isosteric equipment. In Holland Michigan, a new Mister was put up in close proximity to a Tommy's and the Tommy's is one of the top performing sites in the system while the Mister is one of their lowest.

I believe residents would be much better served with a revitalization of that corner with new fast casual food to reinvigorate that entire shopping center. I am also certain that nearby residents will not be happy with the noise a car wash will generate, regardless of whatever sound mitigation is required.

I would appreciate it if you could pass along these sentiments to the planning and zoning board and I would be happy to talk with anyone involved who would like to hear my concerns.

I hope you will take this into consideration as you determine what is in the best interest of your residents and other local businesses.

Many thanks.

Best,  
Zach Johnston

Owner, Tommy's Express on Gary and Geneva in Wheaton, IL



Outlook

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Re: Corner of Roosevelt and County Farm

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From Tracy Jones <TJones@wheaton.il.us>

Date Tue 10/21/2025 7:54 AM

To

Received. I'll pass this on to the Planning and Zoning Board and City Council.

**Tracy L. Jones, AICP**

Staff Planner

City of Wheaton

[www.wheaton.il.us](http://www.wheaton.il.us)

630.260.2080 desk

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**From:**

**Sent:** Thursday, October 16, 2025 3:41 PM

**To:** Tracy Jones <TJones@wheaton.il.us>

**Subject:** Re: Corner of Roosevelt and County Farm

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**⚠ External Email Warning:**

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Greetings!

I was referred to you by a fellow member of a Wheaton FB group. They stated there was a plan for a car wash at the old McDonalds on County Farm and Roosevelt. I just wanted to express as a resident that we don't really don't need another car wash locally. That corner needs some quality fast food restaurants. Panera, Chipotle, 5 Guys..anything.

Thank you for your attention to this matter.

Regards,  
Jennifer Glaser

[Yahoo Mail: Search, Organize, Conquer](#)



Outlook

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Re: Car Wash

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From Tracy Jones <TJones@wheaton.il.us>

Date Thu 10/16/2025 8:06 AM

To

Received. I'll pass this on the Planning and Zoning Board and City Council.

**Tracy L. Jones, AICP**

Staff Planner

City of Wheaton

[www.wheaton.il.us](http://www.wheaton.il.us)

630.260.2080 desk

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**From:**

**Sent:** Wednesday, October 15, 2025 11:26 PM

**To:** Tracy Jones <TJones@wheaton.il.us>

**Subject:** Car Wash

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<https://aka.ms/LearnAboutSenderIdentification> ]

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Do we really need yet another car wash?

Sent from my I-phone

Bernie Gerard



Outlook

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Re: Country farm rd/roosevelt rd hearing

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From Tracy Jones <TJones@wheaton.il.us>

Date Thu 10/16/2025 8:06 AM

To

Received. I'll pass this on the Planning and Zoning Board and City Council.

**Tracy L. Jones, AICP**

Staff Planner

City of Wheaton

[www.wheaton.il.us](http://www.wheaton.il.us)

630.260.2080 desk

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**From:**

**Sent:** Wednesday, October 15, 2025 9:05 PM

**To:** Tracy Jones <TJones@wheaton.il.us>

**Subject:** Country farm rd/roosevelt rd hearing

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To whom it may concern..

Do we really need another car wash in Dupage county? Wouldn't Wheaton be better off with a Aldi grocery store in this location? Some time back, there was information floating around that that was a possibility of Aldi going in on that corner. I'm aware that cub foods and Ultra foods closed in this particular shopping center years ago. But times have changed....Even a drive thru Starbucks...with the county buildings just down the street id think that they would welcome an establishment such as that. I realize Dunkin is just west of this property but you see the two establishments across the street from each other in many other areas.

Something other than a car wash...it's got to be a better choice. I do hope you find something else to occupy this corner.

Thanks for listening..

Katie Loffredo

Adare farm.

**REPORT OF THE WHEATON PLANNING & ZONING BOARD**  
**TO THE**  
**MAYOR OF WHEATON AND CITY COUNCIL**

**ZA #25-25/ Special Use Permit/ 2175 W. Roosevelt Road/ Mister Car Wash**

Pursuant to notice duly published on October 10, 2025, and letters mailed to neighboring property owners on October 8, 2025, Chair Aranas called to order the October 28, 2025, public hearing requesting a special use permit pursuant to Article 20.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,800 square-foot car wash located at 2175 W. Roosevelt Road. The former McDonald's building would be demolished. A narrative addressing the special use standards was received and incorporated into the record.

Several property owners submitted emails in opposition to the proposed car wash that were incorporated into the record. Most of these property owners didn't feel a car wash was needed at this location and would prefer to see another food and/or beverage user instead of the proposed use.

Peter Galzki, 222 East 5<sup>th</sup> Street, Tucson, Arizona, was sworn in. Mr. Galzki stated that he was the project manager for Mister Car Wash. He stated that the subject property is located at the northeast corner of Roosevelt and County Farm Roads. The property is improved with a corporate-owned McDonald's Restaurant that closed in November 2023. The existing structure would be demolished if the proposed car wash is approved.

Mr. Galzki stated that they were requesting approval to allow the construction and use of a 4,800 square-foot car wash with 21 vacuum stations and 3 employee parking spaces. Access to the site would be provided via the existing curb cut on County Farm Road and the westernmost shopping center curb cut on Roosevelt Road. The car wash would operate in a clockwise direction around the perimeter of the building with three queueing lanes. Vacuum stations and employee parking are proposed on the north side of the building.

Mr. Galzki stated that the proposed site plan and building is fully compliant with the bulk regulations contained in Article 20.5 of the Wheaton Zoning Ordinance as the property currently exists. The Illinois Department of Transportation (IDOT), however, is considering a potential taking at the intersection of Roosevelt and County Farm Roads to accommodate additional turn lanes.

Mr. Galzki stated that on Roosevelt Road, the car wash curbline is currently proposed at 38.4 feet. With a 28.5-foot IDOT taking, this would result in a 9.9-foot landscape setback. On County Farm Road, the car wash curb line is proposed at 33.5 feet. With an 18.5-foot IDOT taking, this would result in a 15.0-foot landscape setback. The required front and corner side yard landscape setbacks are 15.0 feet, so a variation of 5.1 feet would be required along Roosevelt Road with the taking.

Staff Planner Jones stated that the current development design would not comply with the landscape setback requirements on Roosevelt Road following the proposed right-of-way acquisition, staff recommends that the property owner dedicate the proposed right-of-way to the State and reconfigure their site plan to adhere to the applicable Wheaton Zoning Ordinance requirements.

Mr. Galzki stated that a photometrics plan has been submitted as part of this application. The plan shows light levels up to 1.0 footcandles along the north property line. Per the requirements of the Wheaton Zoning Ordinance, the light levels from the building and parking lot lights should not exceed .5 footcandles at the

property lines and all lighting must direct light downward. He stated that they were agreeable to this requirement and provided a revised photometrics plan that was in compliance.

Mr. Galzki stated that a noise impact study has also been submitted as part of this application. Based on this study, the applicant is proposing that silencers be installed on the dryer blowers to reduce noise levels to comply with the city's daytime noise limit for commercial properties of 62 db. However, even with the silencers, noise levels would still exceed the city's daytime noise limit for residential properties of 55db (Marian Park Apartments located south of the subject property). To address this, the applicant is further proposing the installation of an 8-foot-tall wall at the tunnel exit in order to comply with the city's daytime limit for residential properties.

Mr. Galzki stated that a monument sign is proposed at the southwest corner of the site. Prior to the potential Illinois Department of Transportation (IDOT) taking (discussed in the Site Plan and Potential Illinois Department of Transportation Taking section above), the sign complies with the required 10-foot setback as the property currently exists. However, after the IDOT taking, the sign will have almost no setback. Staff recommends that the monument sign be relocated to an alternate location to maintain the required 10-foot setback from the potential IDOT taking.

Mr. Galzki stated that a maximum height for a monument sign permitted by the Wheaton Zoning Ordinance is 7 feet, however they are proposing a 9-foot-tall sign, since there is a 2-foot elevation change from the road to the site.

Mr. Dabovich moved and then Mr. Blume seconded the motion to close the public hearing. On a voice vote, all voted aye.

Mr. Dabovich moved and then Mr. Blume seconded the motion to waive their regular rules and vote tonight. On a voice vote, all voted aye.

### **Recommendation**

Mr. Dabovich moved and then Mr. Blume seconded the motion to recommend approval of ZA # 25-25, requesting a special use permit the construction and use of a 4,800 square-foot car wash located at 2175 W. Roosevelt Road, subject to the following conditions:

1. The property owner shall dedicate right-of-way to the State based upon their "IL Route 38 (Roosevelt Road) Winfield Road to County Farm Road" plan and reconfigure their site plan to adhere to the applicable Wheaton Zoning Ordinance requirements based upon the potential IDOT taking or dedication should that occur.
2. The height of the proposed parapet shall fully screen the rooftop mechanical units as required by Article 3.4C.2 of the Wheaton Zoning Ordinance.
3. The light levels from the building and parking lot lights shall not exceed .5 footcandles at the property lines and all lighting must direct light downward as required by Article 22.4.9 of the Wheaton Zoning Ordinance.
4. The applicant shall install silencers on the dryer blowers and the 8-foot-tall wall at the tunnel exit per the recommendations of the noise impact study.

5. The monument sign shall be relocated to an alternate location to maintain the required 10-foot setback based upon the potential IDOT taking or dedication should that occur and maintain a maximum height of 7 feet as required by the Wheaton Zoning Ordinance.
6. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit; and
7. The existing curb cut onto County Farm Road shall be restricted to right-in right-out.

Roll Call Vote

Ayes: Nicole Aranas  
Ben Blume  
Chris Dabovich  
Bob Gudmundson  
Cecilia Horejs  
Philip Spittler

Nays: None

Absent: Mark Plunkett

Motion Passed Unanimously

Nicole Aranas, Chair  
Wheaton Planning and Zoning Board

**Findings of Fact**

1. The Board unanimously finds that the establishment, maintenance, and operation of the special use would not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.
2. The Board unanimously finds that the special use would not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, and not substantially diminish property values within the neighborhood.
3. The Board unanimously finds that the establishment of the special use would not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.
4. The Board unanimously finds that adequate utilities, access ways, drainage, and other necessary facilities would be provided.
5. The Board unanimously finds that adequate measures would be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.
6. The Board unanimously finds that the special use would comply with the objectives of the Wheaton Comprehensive Plan.
7. The Board unanimously finds that the special use would conform to the applicable requirements of the district in which it is located as well as any other applicable requirements of this ordinance.

# FINAL ENGINEERING PLANS

## MISTER CAR WASH WHEATON

2175 WEST ROOSEVELT ROAD  
WHEATON, IL 60187



### UTILITY AND GOVERNING AGENCY CONTACTS

#### CITY OF WHEATON PUBLIC WORKS DEPARTMENT

525 W. LIBERTY DRIVE  
WHEATON, IL 60187  
TEL: (630) 260-2110  
CONTACT: VINCE LADANG

#### SANITARY SEWER SERVICE

WHEATON SANITARY DISTRICT

649 SHAFFNER ROAD

WHEATON, IL 60189

TEL: (630) 668-1515

#### STORM SEWER SERVICE

WHEATON PUBLIC WORKS

821 W. LIBERTY DRIVE

WHEATON, IL 60187

TEL: (630) 260-2121

CONTACT: SEAN WALSH

#### WATER SERVICE

WHEATON PUBLIC WORKS

210 W. 5TH STREET

WHEATON, IL 60187

TEL: (630) 260-2090

CONTACT: AL MCMILLEN

### PROJECT TEAM

#### DEVELOPER/OWNER

CWP WEST, LLC  
222 E. 5TH AVE  
TUCSON, AZ 85705  
TEL: (612) 799-2903  
CONTACT: PETER GALZKI, P.E.

#### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
4201 WINFIELD RD, SUITE 600  
WARRENVILLE, IL 60555  
TEL: (630) 487-5550  
EMAIL: TAYLOR.ESCHBACH@KIMLEY-HORN.COM  
CONTACT: TAYLOR ESCHBACH, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.  
4201 WINFIELD RD, SUITE 600  
WARRENVILLE, IL 60555  
TEL: (630) 487-5550  
EMAIL: BRAD.STROHL@KIMLEY-HORN.COM  
CONTACT: BRAD STROHL, PLS

#### CITY OF WHEATON ENGINEERING DEPARTMENT

525 W. LIBERTY DRIVE, 1ST FLOOR  
WHEATON, IL 60187  
TEL: (630) 260-2045  
CONTACT: JOSEPH TEBRIGGE

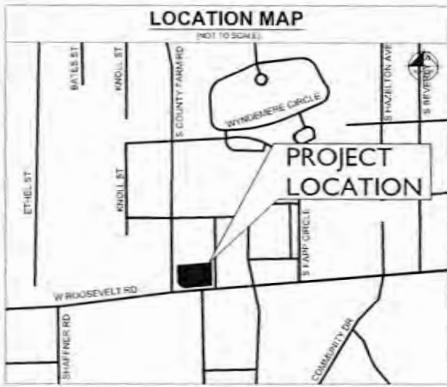
#### ROADWAY ENGINEER

DUKE COUNTY DIVISION OF TRANSPORTATION

421 N. COUNTY FARM ROAD, 2ND FLOOR

WHEATON, IL 60187-2553

TEL: (630) 407-6920



### BENCHMARKS

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

### LEGAL DESCRIPTION

REFER TO V0.0 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	SITE SURVEY
C0.1	GENERAL NOTES
C1.0	EX. CONDITIONS AND DEMO PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
L0.0	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS
L2.1	LANDSCAPE SPECIFICATIONS
L3.0	IRRIGATION PLAN
L3.1	IRRIGATION SCHEDULES & NOTES
L3.2	IRRIGATION DETAILS

**Kimley-Horn**  
Engineering, Architecture, Land Surveying, Construction Management, Project Management, Environmental, Geotechnical, Water Resources, and Land Development Services

**Mister**

COVER SHEET

MISTER CAR WASH  
2175 W. ROOSEVELT RD  
WHEATON, IL 60187

ORIGINAL ISSUE  
9/15/25  
KHA PROJECT NO.  
28846001  
SHEET NUMBER

C0.0

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, TAYLOR ESCHBACH, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF MISTER CAR WASH BY KIMLEY-HORN AND ASSOCIATES, INC. THIS SUBMISSION IS A TECHNICAL SUBMISSION AND IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 13TH DAY OF OCTOBER, A.D., 2025.

*Taylor*

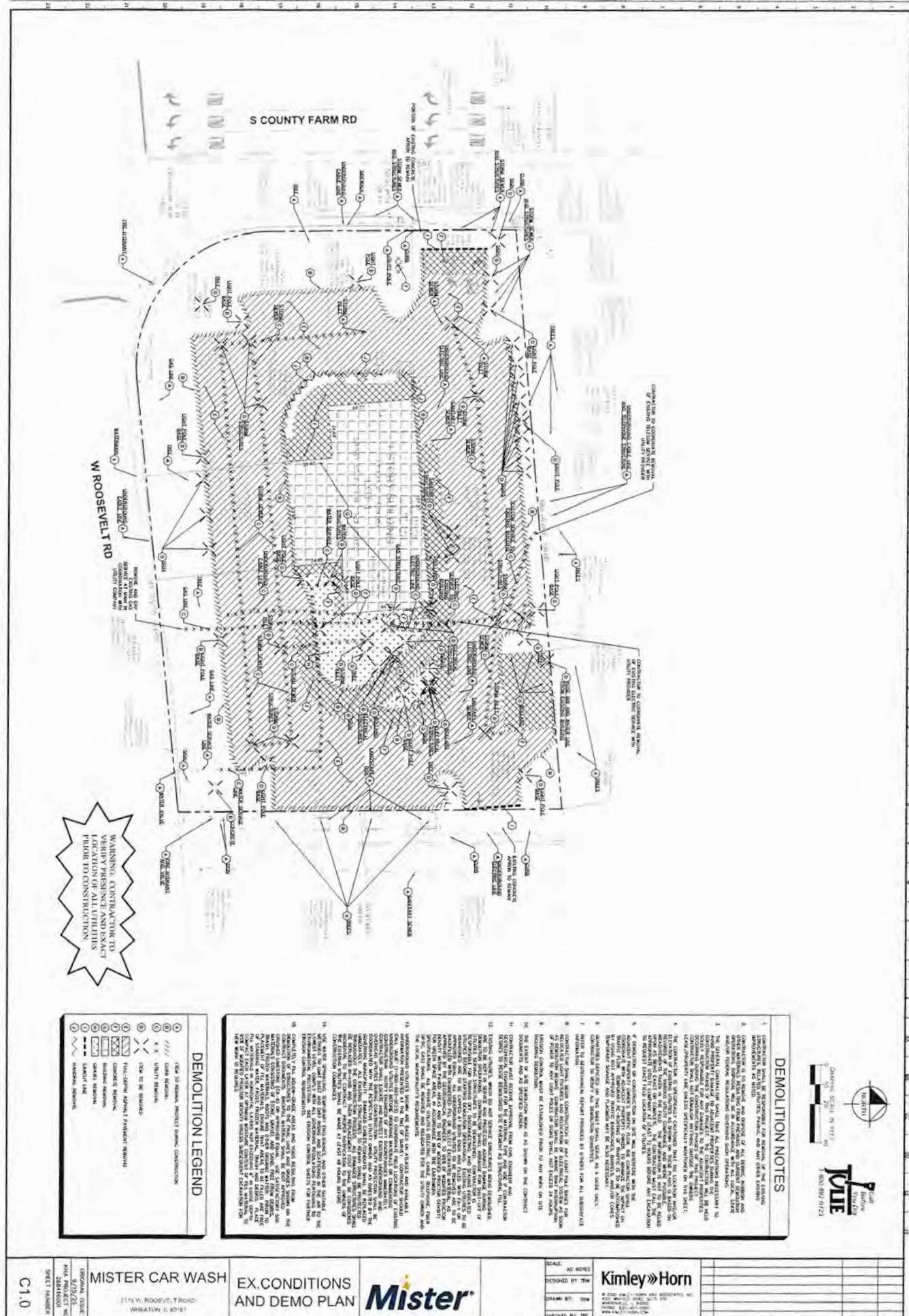
I, TAYLOR ESCHBACH, A LICENSED PROFESSIONAL ENGINEER 062-069246  
MY LICENSE EXPIRES ON NOVEMBER 30, 2025  
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



State of Illinois  
Date of Issue: 11/01/25



together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and intent for which it was prepared. Read or and interpret results on this document without written authorization and instruction by Kline-McHale pig researcher. In shall be without liability to Kline-McHale and Associates.



DEMOLITION NOTES



DEMOLITION LEGEND

11. CONTRACT WITH PARTIES. FOR THE BENEFIT AND  
RELIEF OF THE PARTIES, CONTRACTING, IF ONE OR MORE PARTIES  
DO NOT SOLELY PAY FOR THE EXPENSES OF THE OTHER, EACH  
PARTY AGREES TO PAY THE EXPENSES OF THE OTHER, PROVIDED  
THAT THE EXPENSES OF THE OTHER ARE NOT DUE TO THE  
FAULT OF THE CONTRACTING PARTY.

12. GOVERNMENT CONTRACTS. AS A SOURCE OF THE CONTRACT  
DOCUMENTS, THE CONTRACTING PARTY AGREES TO PAY THE EXPENSES  
OF THE OTHER, PROVIDED THAT THE EXPENSES OF THE OTHER ARE  
NOT DUE TO THE FAULT OF THE CONTRACTING PARTY.

13. EQUIPMENT UNITS. WHEN NO EQUIPMENT UNITS ARE INCLUDED  
IN THE CONTRACT, THE CONTRACTING PARTY AGREES TO PAY THE  
EXPENSES OF THE OTHER, PROVIDED THAT THE EXPENSES OF THE OTHER  
ARE NOT DUE TO THE FAULT OF THE CONTRACTING PARTY.

14. CONTRACTING WITH THE GOVERNMENT. CONTRACTING  
PARTY AGREES TO PAY THE EXPENSES OF THE OTHER, PROVIDED  
THAT THE EXPENSES OF THE OTHER ARE NOT DUE TO THE FAULT  
OF THE CONTRACTING PARTY.

15. CONTRACTING WITH THE GOVERNMENT. CONTRACTING  
PARTY AGREES TO PAY THE EXPENSES OF THE OTHER, PROVIDED  
THAT THE EXPENSES OF THE OTHER ARE NOT DUE TO THE FAULT  
OF THE CONTRACTING PARTY.

16. GOVERNMENT CONTRACTS. AS A SOURCE OF THE CONTRACT  
DOCUMENTS, THE CONTRACTING PARTY AGREES TO PAY THE EXPENSES  
OF THE OTHER, PROVIDED THAT THE EXPENSES OF THE OTHER ARE  
NOT DUE TO THE FAULT OF THE CONTRACTING PARTY.

## EX CONDITIONS AND DEMO PLAN

*Mister*

Kimley » Horn

© 2000 KORN AND ASSOCIATES, INC.  
420 WILMINGTON ROAD, SUITE 800  
WILMINGTON, DE 19802

C1.0

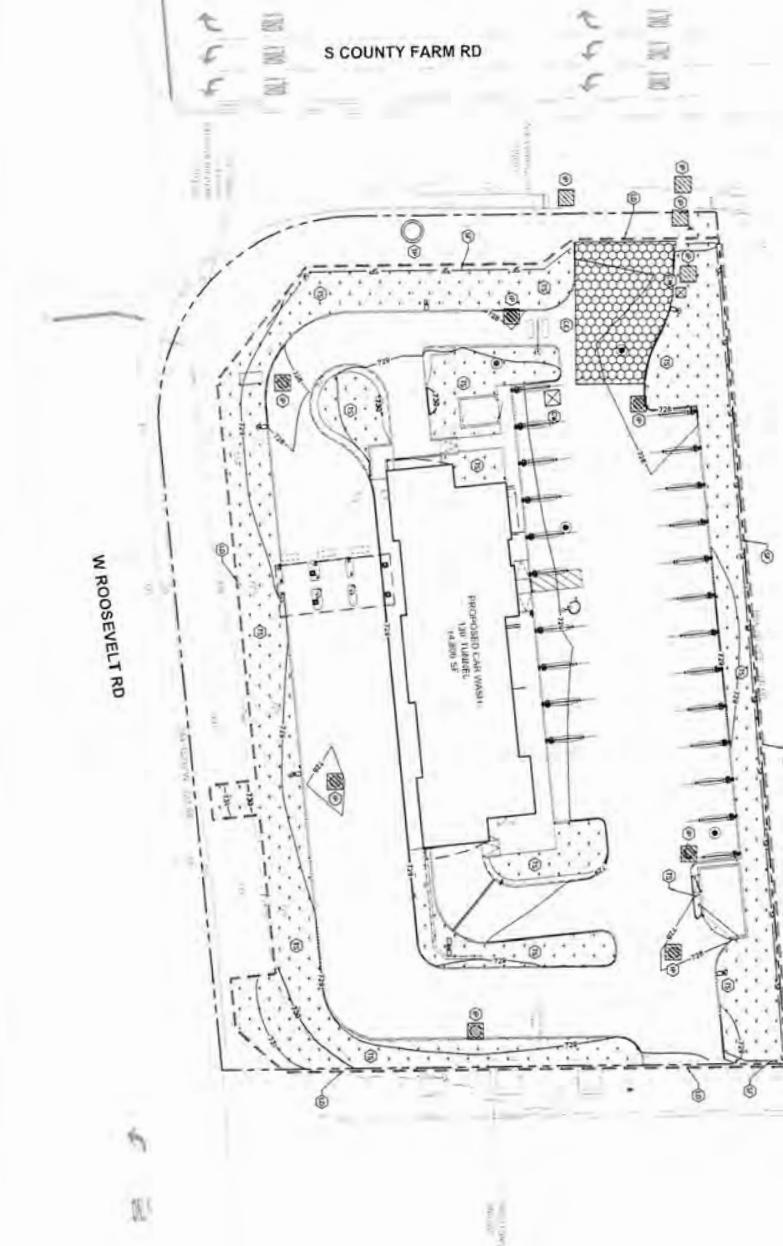
MISTER CAR WASH

2175 W. ROOSEVELL ROAD

013



S COUNTY FARM RD



## EROSION CONTROL SCHEDULE AND SEQUENCING

## EROSION CONTROL LEGEND



Call  
Delaware  
You Do

111

111

EROSION CONTROL LEGE

124. THOMAS CONRAD, JR.

## EROSION CONTROL NOTES



MISTER CAR WASH

## EROSION CONTROL PLAN

© 2021, KIMLEY-HORN AND ASSOCIATES, INC.





S COUNTY FARM R

W ROOSEVELT RD

CONTRACT TO CONSTITUTE  
PROTECTED TAX SERVICE  
WITH TRUST FUND

## UTILITY NOTES

UML LEGEN

C5.0

MISTER CAR WASH  
2175 W. ROOSEVELT ROAD  
WHEATON 6-8542

## UTILITY PLAN

Mister®

Kimley-Horn

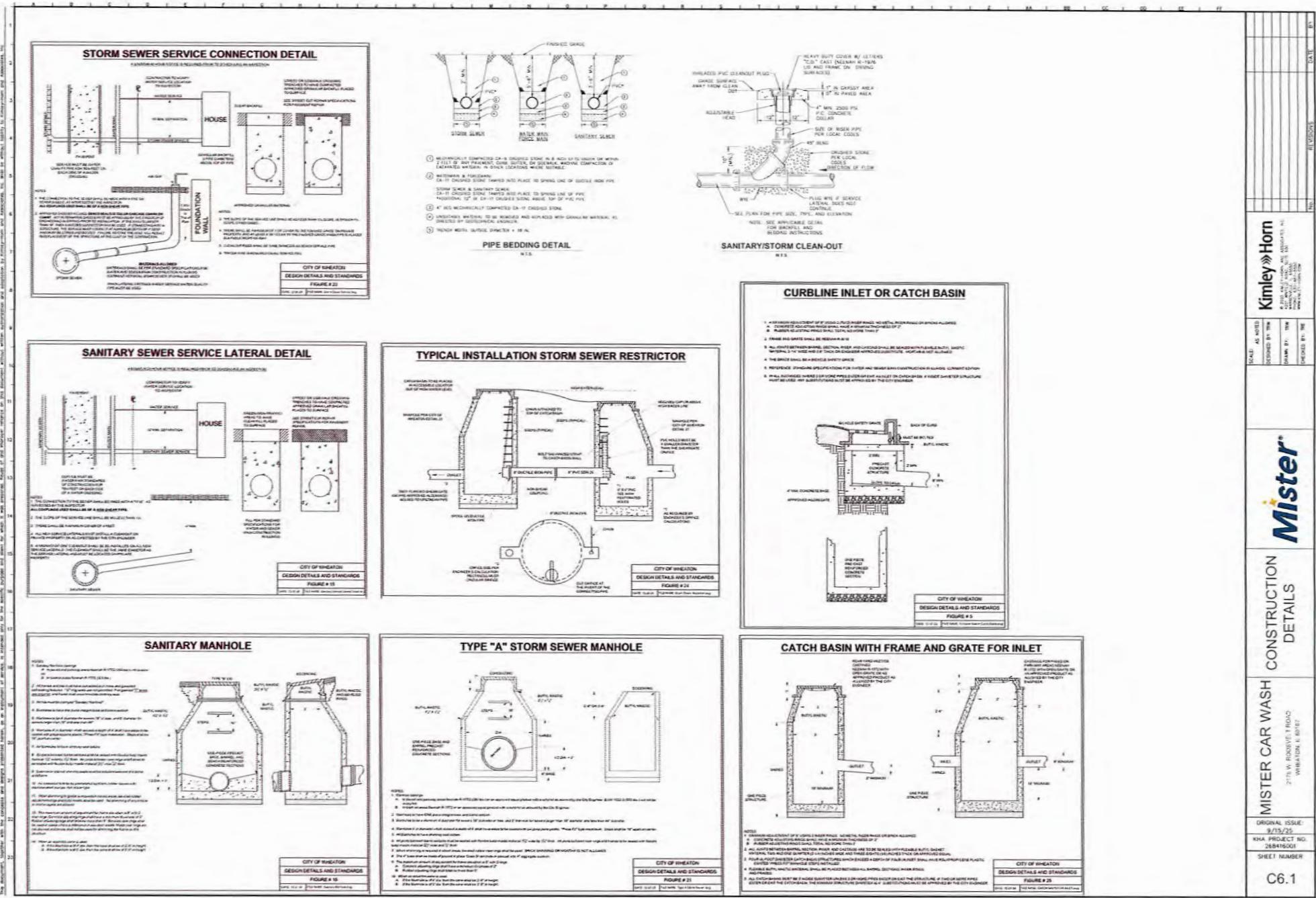
Kimley-Horn

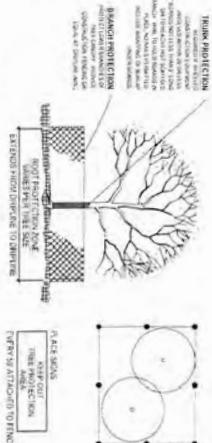
© 2000 KELLY-MORRISON AND ASSOCIATES, INC.  
4201 UNIVERSITY ROAD, SUITE 600

• 800-444-5555  
• 800-444-5550

**REVISIONS**





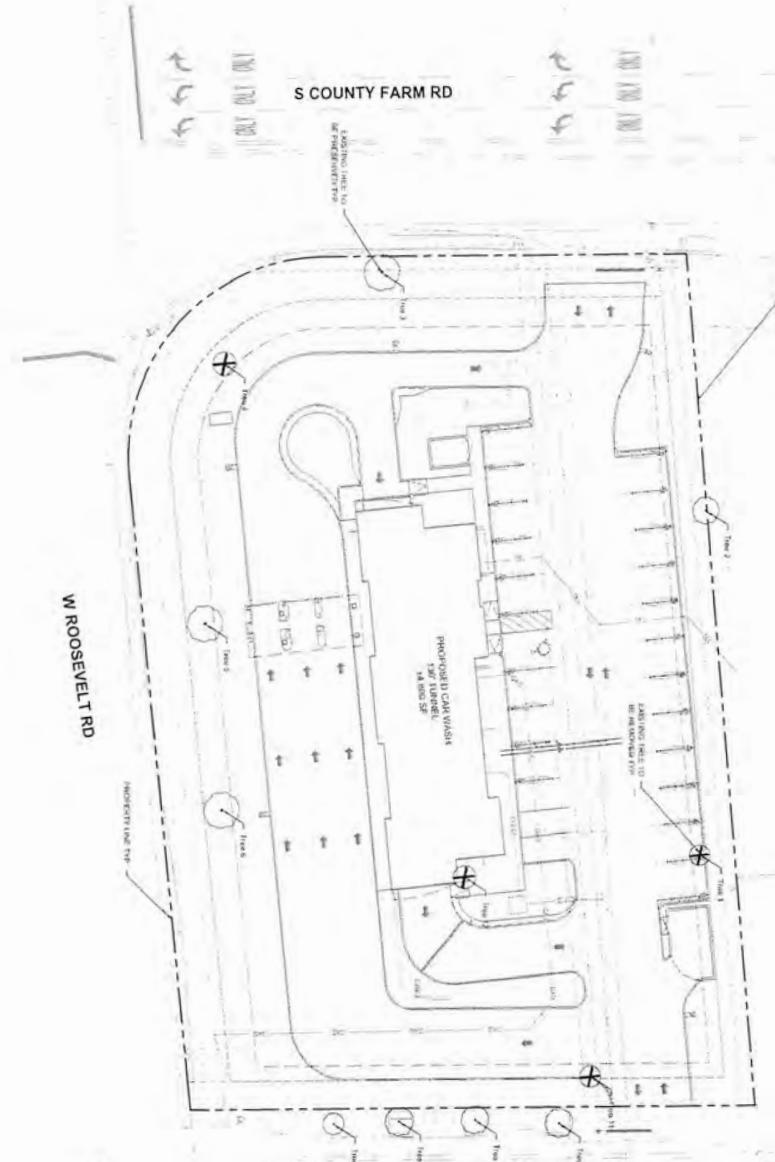


1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PERMANENTLY TIED TO THE TRUNK WITH WATERTIGHT TAPE.
2. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WATERTIGHT TAPE.
3. WITHIN THE 15' DIAMETER OF A TREE, NO WORK WHATSOEVER IS PERMITTED IN A MASTERSHIP ZONE.
4. TIE-UPS MUST NOT BE CUT OR SEVERED, CUTTING IS UNAVOIDABLE.
5. TIE-UPS MUST NOT BE TIGHT, TIGHT TIE-UPS CAN DAMAGE THE TRUNK.
6. WITH HOLLOW CUTTING IS UNAVOIDABLE, IT CAN SHARPEN STAIN IN BARK TO AVOID SHREWDING OR SAWING, HOLLOW CUTS SHOULD BE PLACED IN A LATERAL POSITION, NOT IN A RADIAL POSITION, RADIAL CUTS CAN DAMAGE THE TRUNK, IT CAN TAKE A LONG TIME FOR A TREE TO RECOVER FROM A RADIAL CUT.
7. WALKING OR STANDING ON A FALLEN TREE OR LOGS IS UNAVOIDABLE, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A DAM PAD TO PREVENT A DROPOUT FROM OCCURRING.
8. ANGLED OR BENDING GATHER TRUNK SHOULD BE USED FOR UPLIFT SUPPORT, WITH THE DROPOUT SIDE DOWN.
9. ACTIVITIES, SUCH AS ENGINES AND AIRCRAFT OR SWIMMING, WHICH CAUSE UPLIFT SUPPORT, DUE TO WIND, IS WITHIN 20 FEET OF ANY CONSTRUCTION.
10. FENCING MATERIAL, SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL, SHALL BE SET AT THE DROPOUT SIDE, TO EET FROM THE TRUNK, WHENEVER IT IS GREATER AND MAINTAINED IN AN UPRIGHT POSITION, IT IS UNAVOIDABLE, THE DROPOUT SIDE IS THE CONSTRUCTION ACTIVITIES SIDE.
12. FOR POSITION TREES TO REMOVE, RETAINING WALL AND TREE, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A DAM PAD TO PREVENT A DROPOUT FROM OCCURRING.
13. REFER TO THIS SHEET FOR TREEL PROTECTION CHECK GRABLES FOR HIGH LOCATIONS.

1 IREE PROJECTION DETAILS

TREE PROTECTION NOTE

55



**TREE DISPOSITION SCHEDULE**

**CANOPY TREE TO BE REMOVED**

#### EXISTING CANOPY TREES

THE EIGHT COUNTRIES OF THE NETHERLANDS		THE EIGHT COUNTRIES OF THE NETHERLANDS	
1. G	2. B	3. D	4. F
5. E	6. I	7. N	8. P
9. A	10. H	11. O	12. S
13. C	14. J	15. R	16. U
17. L	18. K	19. Q	20. V
21. M	22. N	23. T	24. W
25. X	26. Y	27. Z	28. Z



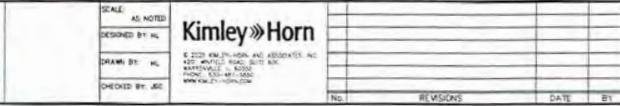
**Kimley-Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
827 WINTON ROAD, SUITE 800  
KALAMAZOO, MI 49008

## TREE PRESERVATION PLAN

LO.0



SAFETY NUMBER  
L0.0



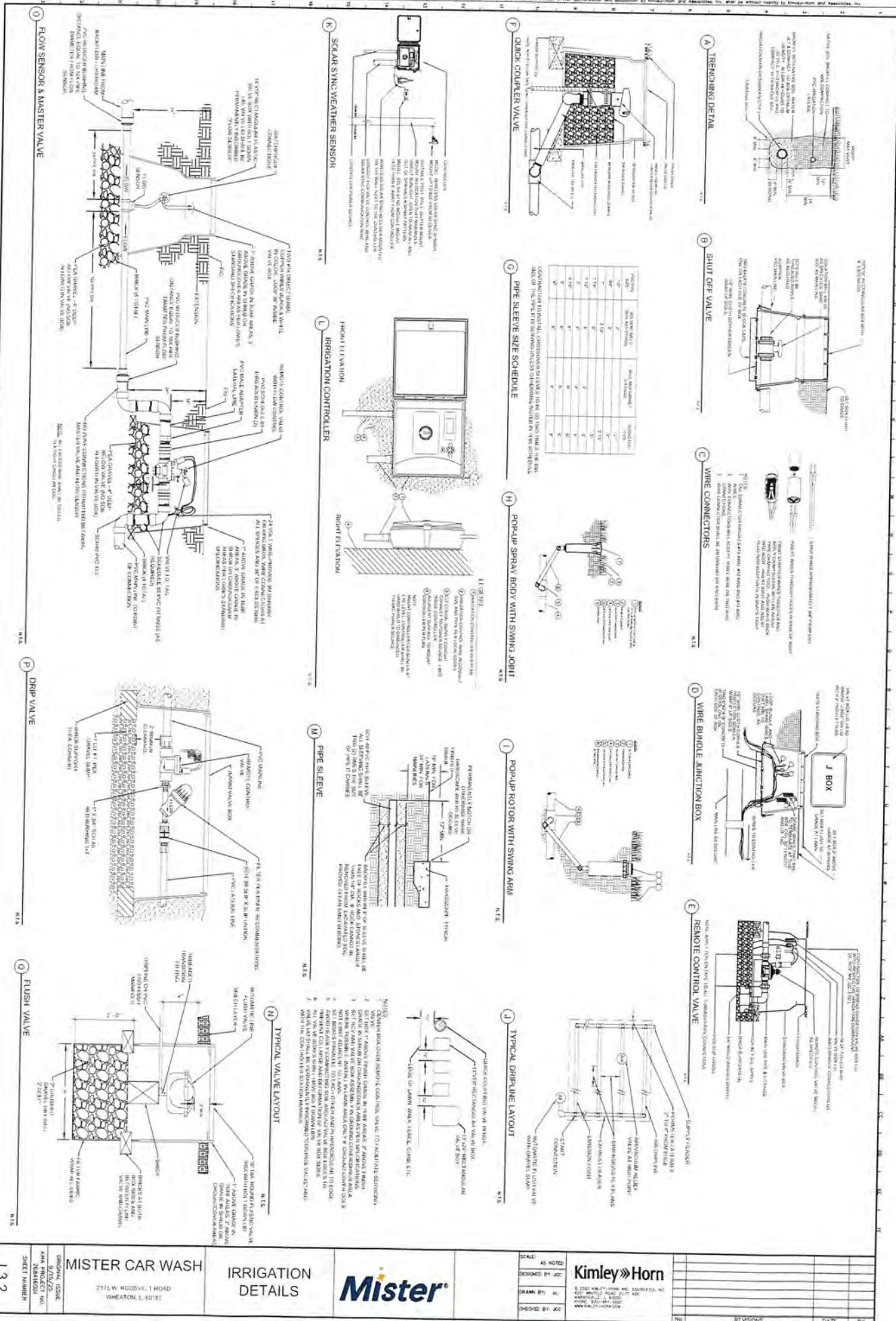


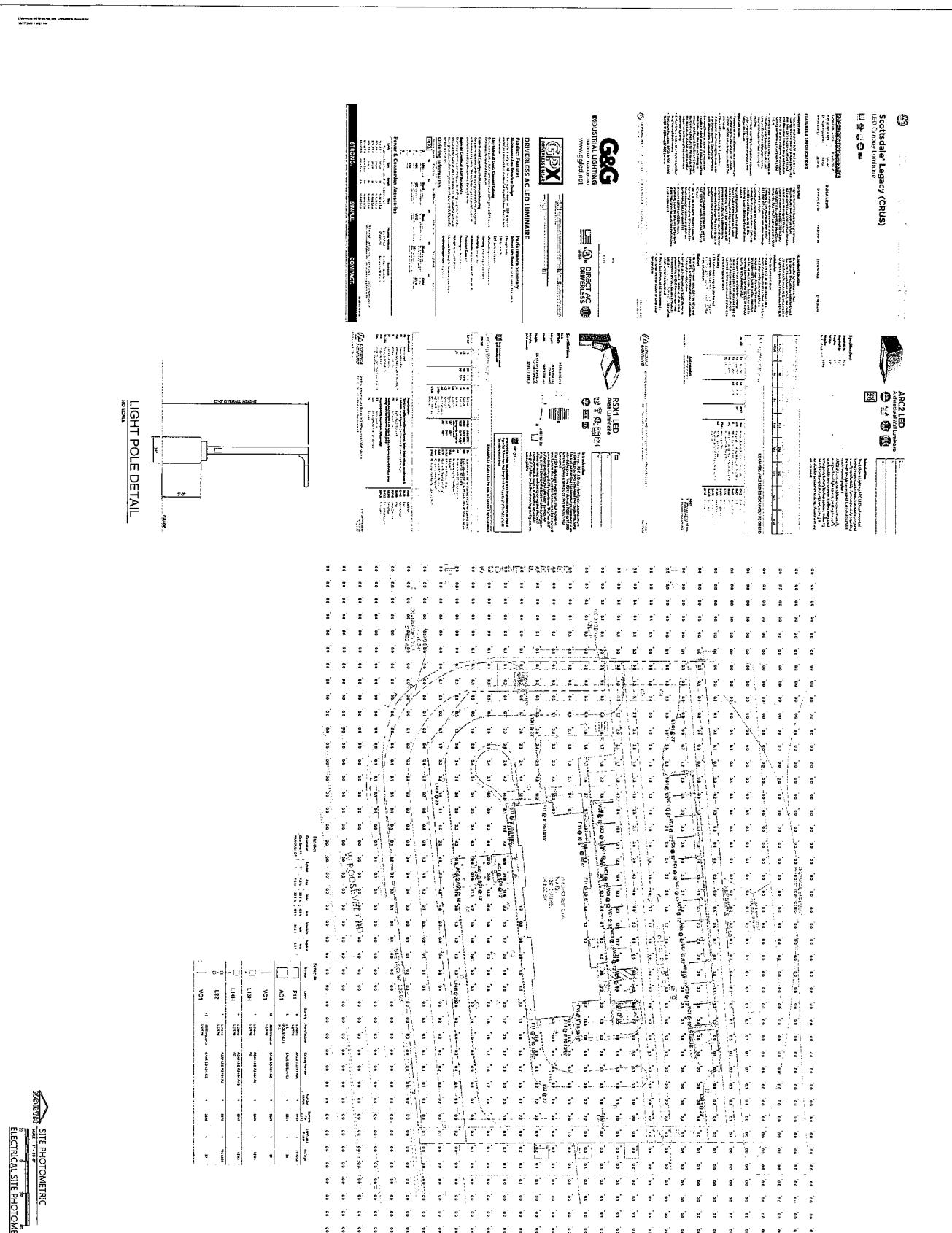


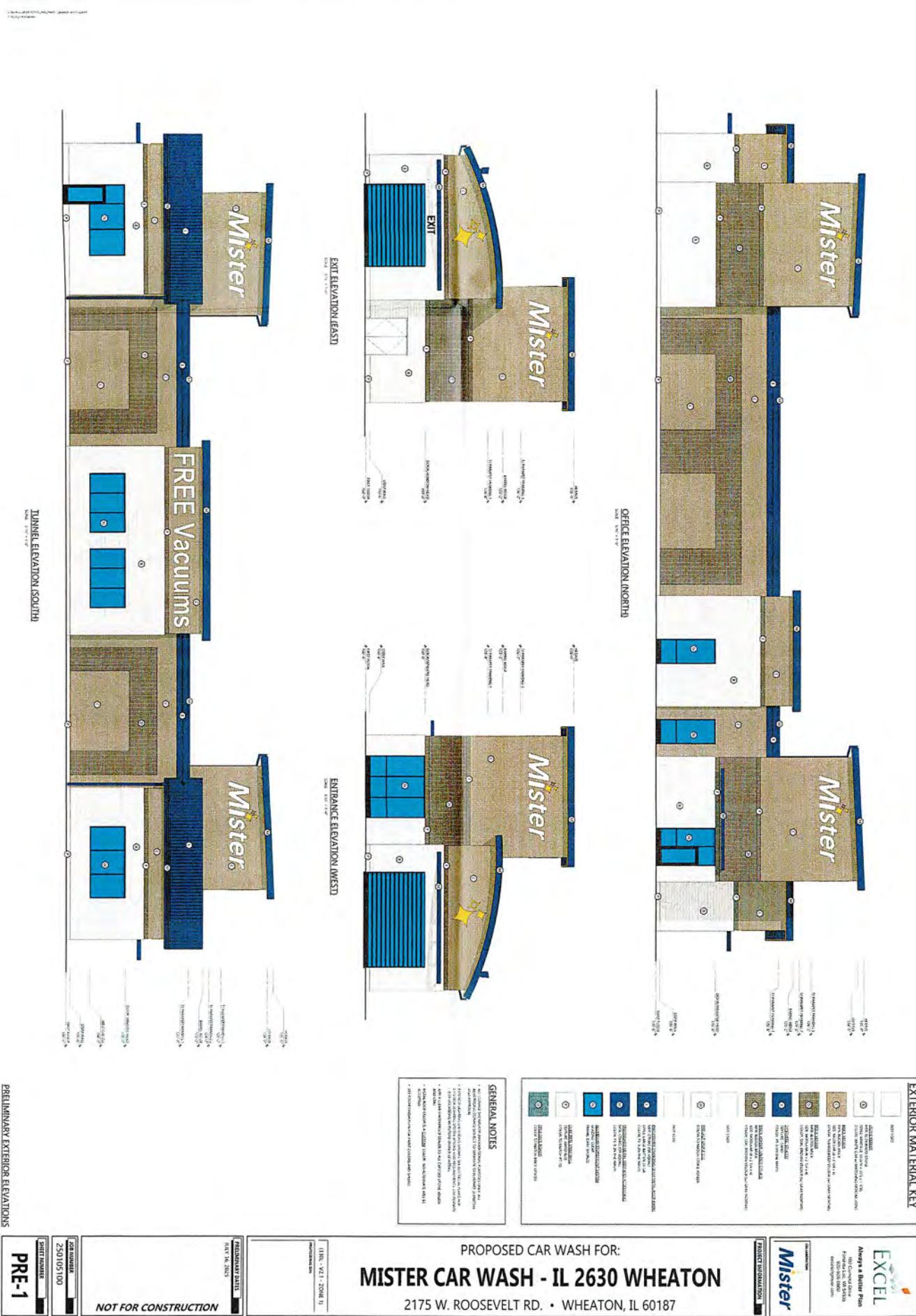












PRELIMINARY EXTERIOR ELEVATIONS

PRE-1

*NOT FOR CONSTRUCTION*

(130 - V2.1 - ZONE 1)

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH - IL 2630 WHEATON**  
2175 W. ROOSEVELT RD. • WHEATON, IL 60187

Mister



PRELIMINARY LINE OF SIGHT STUDY

PRE-7

ITEM NUMBER

11

NOT FOR CONSTRUCTION

7.27.2025

1130L - V21 - ZONE 11

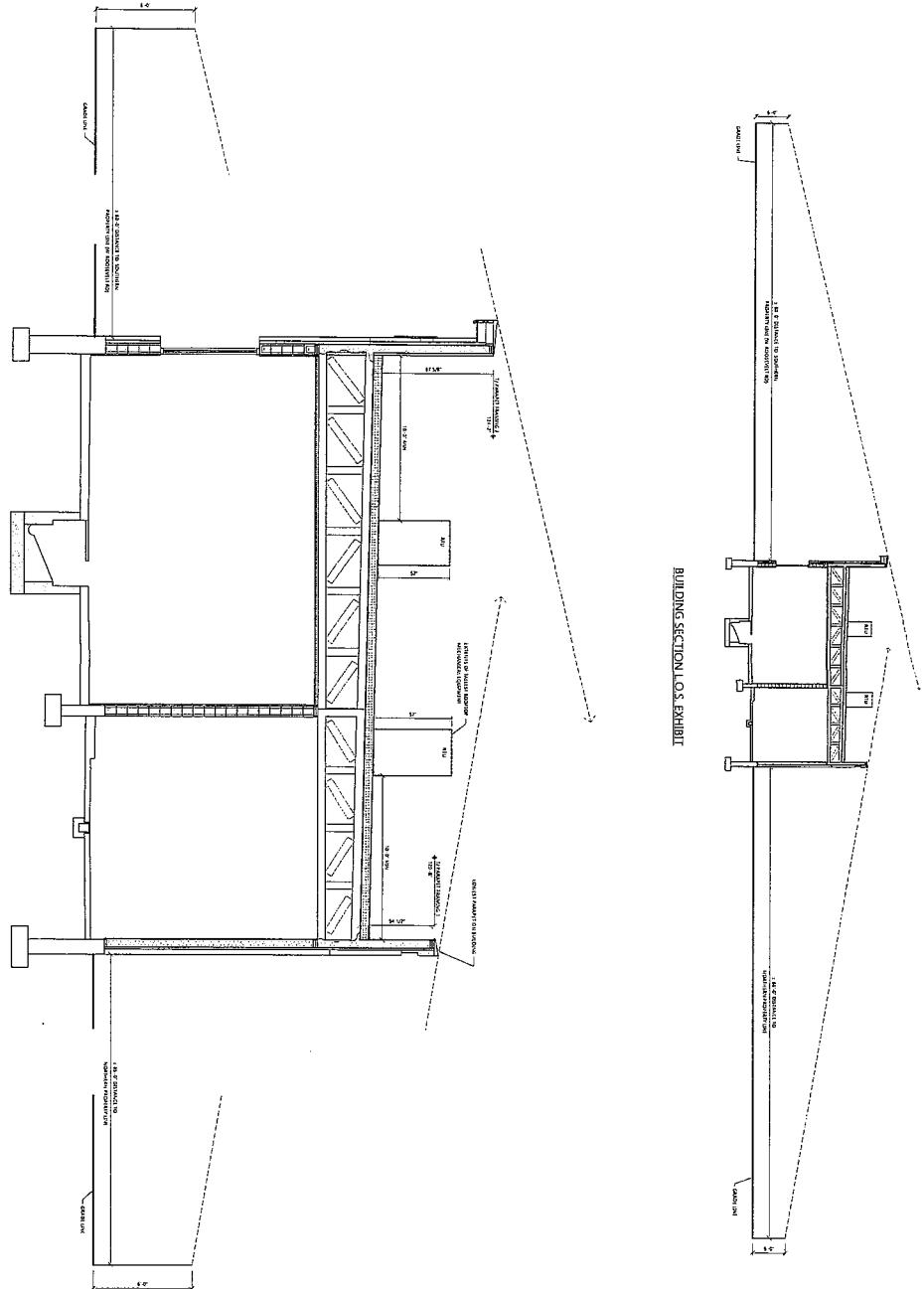
PROPOSED CAR WASH FOR:  
**MISTER CAR WASH - IL 2630 WHEATON**

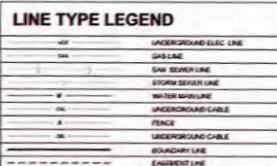
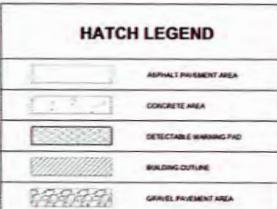
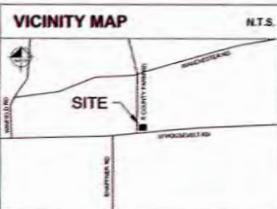
**NOTICE INFORMATION**

EXCEL

BUILDING SECTION L.O.S. EXHIBIT

BUILDING SECTION L.O.S. EXHIBIT





## BOUNDARY AND TOPOGRAPHIC SURVEY OF 2175 WEST ROOSEVELT ROAD, WHEATON, IL 60187

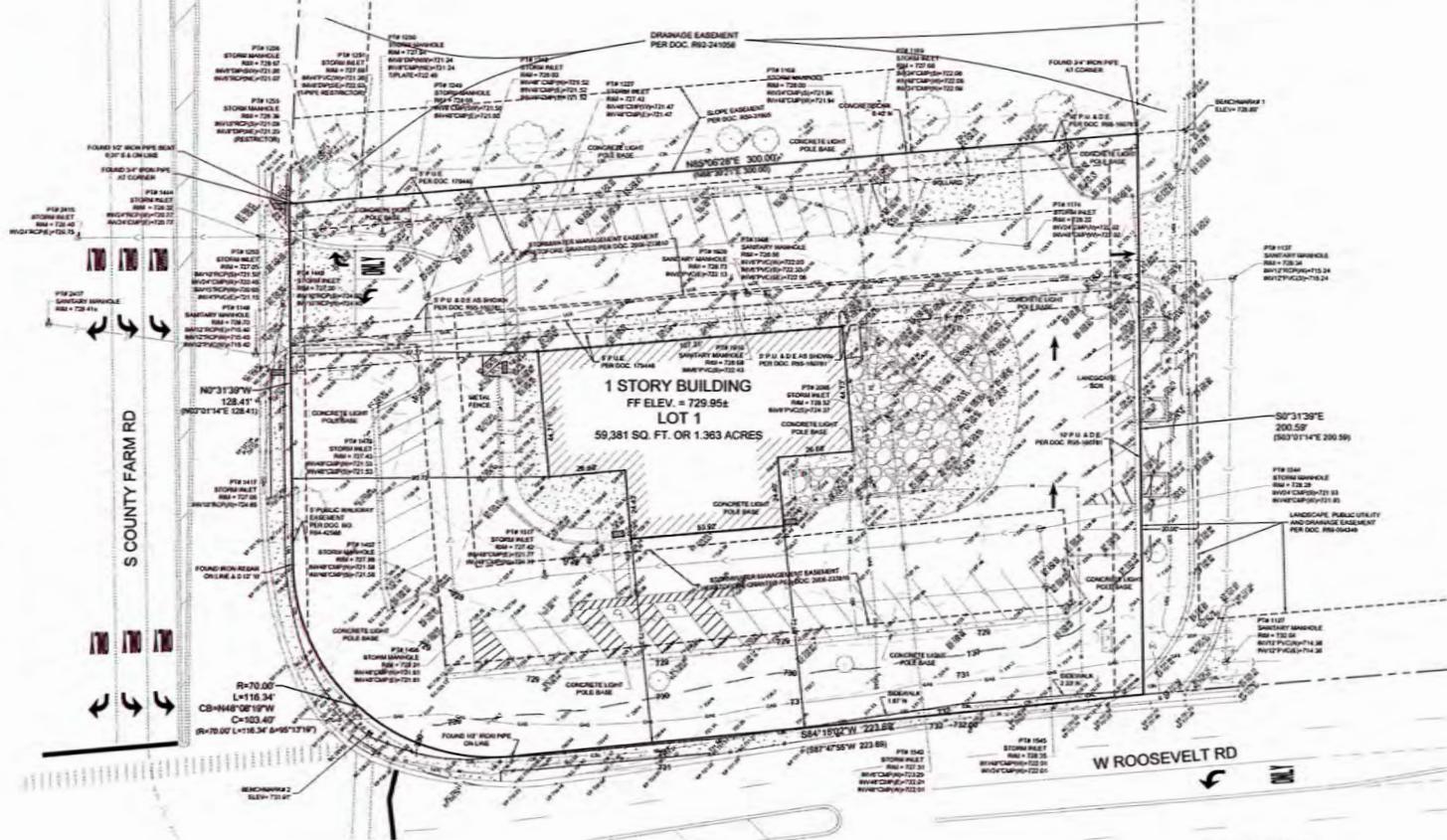


BASIS OF BEARINGS

ALL BEARINGS SHOWN ARE BASED ON GRID  
NORTH OF THE ILLINOIS COORDINATE  
SYSTEM OF 1963, EAST ZONE (1201), NORTH  
AMERICAN DATUM OF 1983.

GRAPHIC SCALE IN FEET

1" = 20' @ 2436



SITE OWNER:  
MC DONALD'S CORPORATION  
110 W CARPENTER RD  
CHICAGO, IL 60657-0251

REFERENCE DATUM  
NORTH AMERICAN VERTICAL DATUM 1989

REFERENCE ELEVATION = 728.87'  
CUT SWINGING ON THE N.E. SIDE OF THE  
N.E. ENTRANCE TO THE SITE, APPROX. 30 FEET  
SOUTH FROM THE STORM INLET LOCATED IN LINE  
WITH THE N.E. SIDE OF ENTRANCE TO THE  
SHOPPING CENTER

BENCHMARK #2 ELEVATION = 731.87'  
NE FLANGE BOLT ON FIRE HYDRANT AT NE CORNER  
OF INTERSECTION OF S. COUNTY FARM AND W.  
ROOSEVELT RD

## SURVEYOR'S NOTES

- FIELD WORK COMPLETED ON MAY 21, 2025.
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM THE CITY OF WHEATON AND THE ENGINEER OF RECORD AND THE SURVEYOR GUARANTEES THE LOCATION OF BURIED UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.
- MEASUREMENTS ARE MADE IN FEET AND DECIMAL FEET, MEASUREMENTS SHOWN IN PARENTHESES EX.(100.00') ARE RECORD DIMENSIONS.
- IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.

## LEGAL DESCRIPTION

LOT 8 IN MADDONALD'S CONSOLIDATION, BEING A  
SUBDIVISION IN PART OF THE SOUTHWEST QUARTER  
(1/4) OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 10  
EAST OF THE TOWNSHIP PRINCIPAL MERIDIAN  
ACCORDING TO THE PLAT AS SOLOMON RECORDED  
DECEMBER 25, 2009 AS DOCUMENT NUMBER  
R2009-233810, ALL IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATION:  
To: MISTER CAR WASH

I HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREON  
MEET THE PRECISION STANDARDS FOR A BOUNDARY  
TOPOGRAPHIC SURVEY.

BRADLEY A. STROHL DATE MAY 29, 2025  
PROFESSIONAL LAND SURVEYOR NO. 3686  
AT 4201 WINFIELD ROAD, SUITE 600  
WHEATON, IL 60187  
Ph. 331-208-4421  
BRAD.STROHL@BRADLEY-HORN.COM



**Kimley»Horn**

4201 Winfield Road  
Wheaton, Illinois 60187  
DESIGN FIRM # 18402012-0000

Tel. No. (847) 555-0000

www.kimleyhorn.com

No.	Date	Revision Description
1	1-20	AI BAS 05/29/2025 200416001 VG-D

October 28, 2025

Wheaton Planning and Zoning Board  
303 West Wesley Street  
Wheaton, IL 60187

*RE: ZA #25-25/Special Use/ 2175 W. Roosevelt Road/ Mister Car Wash*

Dear Members of the Board:

Attached to this memorandum is an application requesting a special use permit pursuant to Article 20.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,800 square-foot car wash located at 2175 W. Roosevelt Road. The former Mc Donald's building would be demolished.

The application has been submitted by CWP West, LLC, 222 E. 5th Avenue, Tucson, AZ 85705 on behalf of the property owner, McDonald's USA, LLC, 110 N. Carpenter Street, Chicago, IL 60607.

**Zoning Analysis**

Proposal: An application requesting a special use permit pursuant to Article 20.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,800 square-foot car wash located at 2175 W. Roosevelt Road. The former Mc Donald's building would be demolished.

Applicant: The application has been submitted by CWP West, LLC, 222 E. 5th Avenue, Tucson, AZ 85705 on behalf of the property owner, McDonald's USA, LLC, 110 N. Carpenter Street, Chicago, IL 60607.

Subject Property: 2175 W. Roosevelt Road, Wheaton, IL 60187

Zoning Classification: C-5 Planned Commercial District

Surrounding Conditions: North: Commercial Properties/ C-5 Planned Commercial District  
East: Commercial Properties/ C-5 Planned Commercial District  
South: High School and Forest Preserve /R-1 Residential District  
West: Commercial Properties/ C-5 Planned Commercial District

**Planning Department Comments**

**Background**

The subject property is located at the northeast corner of Roosevelt and County Farm Roads. The property is improved with a corporate-owned McDonald's Restaurant that closed in November 2023. The existing structure would be demolished if the proposed car wash is approved.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

### **Site Plan and Potential Illinois Department of Transportation (IDOT) Taking**

The applicant is requesting approval to allow the construction and use of a 4,800 square-foot car wash with 21 vacuum stations and 3 employee parking spaces. Access to the site would be provided via the existing curb cut on County Farm Road and the westernmost shopping center curb cut on Roosevelt Road. The car wash would operate in a clockwise direction around the perimeter of the building with three queueing lanes. Vacuum stations and employee parking are proposed on the north side of the building.

The proposed site plan and building is fully compliant with the bulk regulations contained in Article 20.5 of the Wheaton Zoning Ordinance as the property currently exists. The Illinois Department of Transportation (IDOT), however, is considering a potential taking at the intersection of Roosevelt and County Farm Roads to accommodate additional turn lanes (please see the IDOT ROW Taking Exhibit for reference).

On Roosevelt Road, the car wash curbline is currently proposed at 38.4 feet. With a 28.5-foot IDOT taking, this would result in a 9.9-foot landscape setback. On County Farm Road, the car wash curb line is proposed at 33.5 feet. With an 18.5-foot IDOT taking, this would result in a 15.0-foot landscape setback. The required front and corner side yard landscape setbacks are 15.0 feet, so a variation of 5.1 feet would be required along Roosevelt Road with the taking.

As the current development design would not comply with the landscape setback requirements on Roosevelt Road following the proposed right-of-way acquisition, staff recommends that the property owner dedicate the proposed right-of-way to the State and reconfigure their site plan to adhere to the applicable Wheaton Zoning Ordinance requirements.

### **Floor Plan and Building Elevations**

The floor plan includes a business area, office, break room, restrooms, mechanical room, and wash tunnel.

The elevations include a mix of white stone veneer, tumbleweed and brown brick veneer, and a small amount navy synthetic stucco at the building's cornice, all in compliance with the City's masonry requirement. Aluminum storefront systems with clear glass doors and dark bronze frames are proposed.

The building elevations provided do not illustrate any rooftop mechanical units. Article 3.4C.2 of the Wheaton Zoning Ordinance requires that any such units be fully screened by a building parapet wall equal in height to the units.

### **Lighting and Noise Levels**

A photometrics plan has been submitted as part of this application. The plan shows light levels up to 1.0 footcandles along the north property line. Per the requirements of the Wheaton Zoning Ordinance, the light levels from the building and parking lot lights should not exceed .5 footcandles at the property lines and all lighting must direct light downward.

A noise impact study has also been submitted as part of this application. Based on this study, the applicant is proposing that silencers be installed on the dryer blowers to reduce noise levels to comply with the city's daytime noise limit for commercial properties of 62 db. However, even with the silencers, noise levels would still exceed the city's daytime noise limit for residential properties of 55db (Marian

Park Apartments located south of the subject property). To address this, the applicant is further proposing the installation of an 8-foot-tall wall at the tunnel exit in order to comply with the city's daytime limit for residential properties.

The noise study also states the noise level for the vacuum stations are at 64.9 db, but does not address whether the noise level is for the vacuum equipment, one vacuum station or for multiple vacuum stations used simultaneously. The applicant shall provide testimony at the public hearing pertaining to the noise levels for multiple vacuum stations used simultaneously and whether or not it is in compliance with the city's performance standards.

### **Landscaping**

A landscape plan has been submitted as part of this application. The plans shows a mix of trees, evergreen trees, shrubs, evergreen shrubs, and ornamental grasses. Most of the proposed landscaping is proposed at the car wash entrance and exit and along the north property line, to screen the vacuum and parking spaces from public view.

### **Monument Sign**

A monument sign is proposed at the southwest corner of the site. Prior to the potential Illinois Department of Transportation (IDOT) taking (discussed in the Site Plan and Potential Illinois Department of Transportation Taking section above), the sign complies with the required 10-foot setback as the property currently exists. However, after the IDOT taking, the sign will have almost no setback. Staff recommends that the monument sign be relocated to an alternate location to maintain the required 10-foot setback from the potential IDOT taking.

The maximum height permitted by the Wheaton Zoning Ordinance is 7 feet, however the applicant is proposing a 9-foot-tall sign, since there is a 2-foot elevation change from the road to the site. Staff has no concerns about the proposed height given the elevation change.

### **Special Use Permit**

A special use permit is required for a car wash. According to Article 5.10D of the Wheaton Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following special use permit will be met:

1. The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.
2. The special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood.
3. The establishment of the special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.
4. Adequate utilities, access ways, drainage, and other necessary facilities shall be provided.
5. Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.
6. The special use shall comply with the objectives of the Wheaton Comprehensive Plan.
7. The special use shall conform to the applicable requirements of the district in which it is located as well as any other applicable requirements of this ordinance, except as may be varied by the Planning and Zoning Board or City Council.

### **Engineering Department Comments**

The subject site does not contain a floodplain nor a wetland pursuant to the regulatory maps used for such determinations.

The proposed development triggers the City of Wheaton requirement to provide detention for the project. A preliminary stormwater report has been provided as a part of the planning and zoning submittal, and the proposed development plan shows detention being provided in an underground detention system. Final design of the required detention will be reviewed as a part of the site development permit to ensure that all City codes and policies are met.

The proposed development does not meet the trigger to provide a Best Management Practice (BMP) to reduce pollutants in their stormwater discharge.

The provided traffic report shows that the proposed use of a car wash is less intense compared to the previous use of a fast-food restaurant. As such, there will be a decrease in traffic on the site, and the use will not have a negative impact on the adjoining roadway system. Additionally, the traffic report delineates that sufficient stacking is being provided on site and queued traffic is not expected to affect Roosevelt Road nor County Farm.

The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

### **Staff Recommendation**

The proposed use is situated at a busy commercial intersection that serves as a gateway entrance to the City. To mitigate existing traffic congestion issues, the Illinois Department of Transportation is contemplating a potential acquisition at the intersection of Roosevelt and County Farm Roads to accommodate additional turn lanes as part of a broader roadway improvement project.

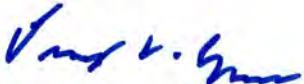
Staff will only support the special use permit request if the applicant adequately addresses the special use standards during the public hearing and agrees to the following conditions:

1. The property owner shall dedicate the proposed right-of-way to the State and reconfigure their site plan to adhere to the applicable Wheaton Zoning Ordinance requirements.
2. The height of the proposed parapet shall fully screen the rooftop mechanical units as required by Article 3.4C.2 of the Wheaton Zoning Ordinance.
3. The light levels from the building and parking lot lights shall not exceed .5 footcandles at the property lines and all lighting must direct light downward.
4. The applicant shall install silencers on the dryer blowers and the 8-foot-tall wall at the tunnel exit per the recommendations of the noise impact study.
5. The monument sign shall be relocated to an alternate location to maintain the required 10-foot setback with or without the potential IDOT taking.
6. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Respectfully submitted,



Joseph E. Tebrugge, PE  
Director of Engineering



Tracy L. Jones, AICP  
Staff Planner

Attachments:

September 12, 2025

Jim Kozik  
City of Wheaton Planning Director  
303 W Wesley Street  
Wheaton, IL 60187

**RE: Proposed Mister Car Wash Development – Special Use Standards Narrative  
2175 W Roosevelt Road  
Wheaton, IL 60187**

Dear Mr. Kozik,

CWP West, LLC is proposing to re-develop the existing McDonald's site located at 2175 W. Roosevelt Road into a proposed Mister Car Wash. This development will utilize the existing driveway connections and is expected to materially decrease the traffic generated by the site when compared to the previous use. The project will include demolition of the existing structure and site features, minor re-grading, proposed utility installation, proposed building construction, and paving. The project will also include new landscaping and new stormwater management facilities in compliance with the current City ordinance.

It is our understanding that a Special Use Permit will be required for the proposed re-development. This narrative is intended to outline how the proposed development will address and comply with the required Special Use standards as contained in Article 5.10.D of the City of Wheaton Zoning Ordinance. The applicant is committed to ensuring that the establishment, maintenance, and operation of the car wash aligns with the governing requirements and contributes positively to the community.

- 1. The establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare.**

The re-development of the existing McDonald's into a Mister Car Wash will not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare of the Community. The car wash operation will adhere to all health and safety regulations, utilizing environmentally friendly cleaning agents and efficient water use systems. Noise and emissions will be minimized through modern equipment and proper ventilation, ensuring a comfortable environment for the surrounding area. Mister Car Wash intends to provide a service to the surrounding Community and takes pride in operating a business with exceptional customer service.

- 2. The special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish property values within the neighborhood.**

The proposed car wash is anticipated to be a complimentary use to the surrounding retail properties and will not detract from the customers generated by nearby businesses. Care will be taken to mitigate any potential noise or environmental impacts, minimizing any negative effects on the use and enjoyment of neighboring properties. The aesthetic enhancements and improved infrastructure accompanying the Mister Car Wash are not anticipated to diminish property values within the neighborhood.

**3. The establishment of a special use shall not impede the normal and orderly development and improvement of the surrounding property for uses already permitted.**

The establishment of the proposed Mister Car Wash will not impede the normal and orderly development of surrounding properties. The project utilizes the existing infrastructure of the McDonald's development, ensuring minimal disruption to neighboring developments. The car wash is anticipated to stimulate local economic activity and complement other commercial uses in the vicinity.

**4. Adequate utilities, access ways, drainage, and other necessary facilities shall be provided.**

Adequate utilities, access ways, and drainage systems will be provided with the re-development and some are already in place from the existing McDonald's infrastructure. These facilities will be enhanced and adapted to meet the needs of the proposed Mister Car Wash development and the requirements of the City of Wheaton as shown in the Final Engineering Plans. Existing utility services will be re-purposed where possible and new utility services will be installed where needed. The existing access driveways are intended to be maintained to minimize impacts to the adjacent roadways. Modern drainage solutions will be installed to manage storm water runoff from the car wash, ensuring compliance with environmental standards and preventing any adverse effects on surrounding properties.

**5. Adequate measures shall be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.**

The proposed car wash intends to re-use the current access driveway locations from the existing McDonald's to minimize the impact to the adjacent roadways and mimic the existing traffic pattern. The Trip Generation Memorandum included with this application states that the total anticipated vehicular trips generated by the site will be decreased from the previous restaurant use, minimizing congestion on the adjacent roadways. Signage and on-site traffic guidance measures will be employed to further streamline vehicle movement.

**6. The special use shall comply with the objectives of the Wheaton Comprehensive Plan.**

The re-development of this property aligns with the objectives of the Wheaton Comprehensive Plan which shows this area as Community Commercial and the current zoning of C5 – Planned Commercial District. It appears that this property is outside the limits of the current Roosevelt Road Corridor Plan. The car wash will provide a useful service that contributes to the local economy while maintaining the community's character and supporting its developmental goals.

- 7. The special use shall conform to the applicable requirements of the district in which it is located, as well as any other applicable requirements of this ordinance, except as may be varied by the Board or City Council.**

The proposed Mister Car Wash development intends to conform to all applicable zoning requirements and district regulations, requiring no variances from the Board or City Council.

In conclusion, it is our belief that the proposed Mister Car Wash development meets all of the Special Use Standards and will further enhance the surrounding commercial area. We are confident that the car wash will be a valuable and welcomed addition to the community, contributing positively to the overall urban landscape and community objectives.

Sincerely,



Taylor Eschbach, P.E.  
Kimley-Horn and Associates, Inc.  
Phone: 630-487-3392  
Email: Taylor.Eschbach@kimley-horn.com

## MEMORANDUM

To: Peter Galzki, P.E.  
Development Project Manager  
CWP West, LLC.

From: Brandon Forsythe, P.E. (TX)  
Kimley-Horn and Associates, Inc.

Date: August 4, 2025

Subject: Trip Generation Estimates for Proposed Car Wash Redevelopment  
2175 W. Roosevelt Road, Wheaton, IL

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Kimley-Horn was retained by CWP West, LLC. to evaluate trip generation projections for a proposed redevelopment at 2175 W. Roosevelt Road in Wheaton, Illinois. The subject site is located on the northeast quadrant of the intersection of W. Roosevelt Road/S. County Farm Road. The proposed redevelopment would replace the former McDonald's restaurant with a Mister Car Wash. As summarized below, the redevelopment would result in a net decrease in site-generated traffic when compared to trip estimates for the former McDonald's restaurant. The redevelopment is not expected to materially impact traffic conditions on the area network. A copy of the proposed site plan is provided as **Attachment A**.

## DEVELOPMENT CHARACTERISTICS

The site is currently vacant, but did serve an approximately 6,000 square foot fast food restaurant with a drive-through that would be removed prior to the development of the proposed car wash. The proposed development would include a 4,800 square foot car wash. The car wash is anticipated to have similar weekday evening and Saturday peak hour characteristics as the adjacent street network. The evening peak hour is expected to occur between 4:00 to 6:00PM and Saturday midday peak hour is expected to occur between 12:00 to 2:00PM.

The development would include one car wash tunnel, three queueing lanes, 23 vacuum spaces and three additional parking spaces. Access to the site would be provided via the existing driveways, with one  $\frac{3}{4}$  access (no left in) along S. County Farm Road west of the site and one right-in/right-out access east of the site. No access changes are proposed.

## Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition is a compilation of traffic count data collected at sites throughout the United States for a range of land uses based on building floor area, unit count, and other relevant variables. Trip generation data for ITE Land Use Code (LUC) 934, Fast-Food Restaurant with Drive-Through Window was used for this analysis when comparing back to the existing land use. For the proposed development, the land use code (LUC) for an Automated Car Wash (LUC 948) was used to provide trip generation data. LUC 934 uses building floor area to calculate trip generation for the existing site, while LUC 948 uses car wash tunnels to calculate trip generation for the proposed site. A summary of the ITE data for a Fast-Foot Restaurant with Drive-Through Window (LUC 934) and Automated Car Wash (LUC 948) is provided in **Table 1**.

**Table 1. ITE Trip Generation Data**

ITE Land Use	Unit	Weekday			Saturday
		Daily	AM Peak Hour	PM Peak Hour	Midday Peak Hour
Fast-Food Restaurant with Drive-Through Window (LUC 934)	Per 1,000 sq. ft	T = 467.48X 50% in/50% out	T = 44.61X 51% in/49% out	T = 33.03X 52% in/48% out	T = 55.25X 51% in/49% out
Automated Car Wash (LUC 948) <sup>1</sup>	Per Car Wash Tunnel	T = (77.5X)*10 50% in/50% out	T = 41X 46% in/54% out	T = 77.5X 50% in/50% out	T = 41X 46% in/54% out

X = 1,000 square feet gross floor area for Fast-Food Restaurant use or car wash tunnel(s) for Car Wash use

T = Trips

<sup>1</sup>The ITE *Trip Generation Manual*, 11<sup>th</sup> Edition manual does not provide Daily traffic volumes for an Automated Car Wash (LUC 948); therefore 10 times the PM Peak hour was assumed. Weekday AM Peak hour for an Automated Car Wash (LUC 948) is not provided; therefore, Saturday Midday peak hour data was assumed.

The estimated site generated trips for the previous fast-food with drive-through land use to exhibit multiple routing patterns when traveling to and from the subject site, as described below.

- **Primary Trips** - Vehicles that travel to the subject development and then return directly to their place of origin are called "primary trips". Primary trips reflect new traffic volumes generated by the proposed development that would approach and depart on the same route. Trips to/from the site that are not pass-by trips are expected to be primary trips.
- **Pass-By** - Pass-by traffic reflects the travel patterns of motorists who are already traveling on the adjacent study roadways and stop at the site en-route to another primary destination. Data in the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition, reveals that 50 percent of vehicles at a Fast-Food Restaurant with Drive-Through Window (LUC 934) are pass-by trips during the morning peak hour, and 55 percent of vehicles are pass-by trips during the evening peak hour. Pass-by rates for Saturday peak hour are not provided by ITE; for purposes of the analysis, pass-by trips for the Saturday peak hour were assumed to be consistent with the evening peak hour of 55 percent. For daily trips, ITE data for the evening peak hour (55 percent) was referenced. ITE pass-by data is not provided for Automated Car Wash (LUC 948); therefore, pass-by rates were not included for the car wash, though it is anticipated that a portion of the site-generated trips would be pass-by.

Based on the existing and proposed development plan and ITE data, **Table 2** summarizes the projected trips on a typical weekday and Saturday when comparing the existing and proposed development.

Table 2. Site-Generated Traffic Projections<sup>1</sup>

Land Use	Units	Daily	Weekday						Saturday		
			AM Peak Hour			PM Peak Hour			Midday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Existing Fast-Food Restaurant	6,000 sq. ft.	2,805	135	135	270	105	95	200	170	160	330
Less Pass-by Trips		-1,540	-65	-65	-130	-55	-55	-110	-90	-90	-180
Net New Existing Project Trips		1,265	70	70	140	50	40	90	80	70	150
Proposed Car Wash	One Tunnel	800	20	20	40	40	40	80	20	20	40
Net New Driveway Trips		-2,005	-115	-115	-230	-65	-50	-120	-150	-140	-290
Net New Project Trips		-465	-50	-50	-100	-10	--	-10	-60	-50	-110

<sup>1</sup>For purposes of this review, daily trips were rounded to the nearest multiple of ten, and peak-hour trips were rounded to the nearest multiple of five.

With the proposed redevelopment, a net decrease of 465 daily, 100 morning peak hour, 10 evening peak hour, and 110 Saturday midday peak hour project trips are projected at site driveways. With the proposed redevelopment, a net decrease of 2,005 daily, 230 morning peak hour, 120 evening peak hour, and 290 Saturday midday peak hour trips are projected along the adjacent roadway network. Due to pass-by rates not being provided for the proposed land use, it is anticipated that there will be a further decrease in traffic than projected. Therefore, the redevelopment is not expected to materially impact traffic conditions on the area roadway network.

## Queueing Analysis

Based on a review of the proposed site plan, there are three queueing lanes provided on site at the proposed order boards. Each queueing lane is approximately 135 feet. Additionally, there is approximately 95 feet of space provided prior to the queue lanes and 150 feet between the end of the queue lanes and the entrance of the car wash tunnel. Based on the approximate lengths of storage space between the car wash tunnel entrance and the east access, approximately 25 vehicles (645 feet) can be accommodated on site. Typically, when planning for on-site queueing, a length of at least 15% of peak hour inbound trips should be provided. This would equate to a minimum of six vehicles (150 feet) for the proposed use. The proposed car wash provides over four times this queue length when compared to the 15% of peak hour inbound trips. Approximately 30% more on-site queueing is provided with the redevelopment when compared to the existing use, which is shown to generate more traffic. Spillback into the public roadway network is not anticipated and queueing is anticipated to be held on site.

## TRAFFIC REVIEW

Based on a review of the available Illinois Department of Transportation (IDOT) traffic count data, **Table 3** provides a summary of the existing Average Annual Daily Traffic (AADT) on key roadways in the site vicinity.

**Table 3. Average Annual Daily Traffic Volumes**

Roadway Segment	Year	Vehicles per Day (vpd)
S. County Farm Road north of W. Roosevelt Road (IL-38)	2024	21,600
W. Roosevelt Road (IL-38) west of S. County Farm Road	2023	25,000
W. Roosevelt Road (IL-38) east of S. County Farm Road	2023	32,700

The proposed car wash is projected to generate approximately 2,005 less total daily trips, 230 less morning peak hour trips, 120 less evening peak hour trips, and 290 less Saturday midday peak hour trips as compared to the former restaurant development. As a result of the lower anticipated trip generation, redevelopment of the site is not expected to negatively impact traffic conditions on the surround roadway network.

## **SUMMARY**

Based on Kimley-Horn's review of the site plan, existing roadway network, estimated trip generation, and comparison to the existing development, the proposed Mister Car Wash is not expected to materially impact the roadway network as a result of the redevelopment. The existing access configuration is expected to adequately accommodate traffic generated by the proposed Mister Car Wash development and on-site queueing is increased by about 30% for a total of 645 feet when compared to the existing site. Based on operational characteristics of the proposed car wash, queue spillback to S. County Farm Road or the mixed-use development driveway is not anticipated.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Attachments: Conceptual Site Plan