

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

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

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 many 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.



GENERAL NOTES

1. ALL CONDITIONS REFER TO THE FACE OF EXPOSED MATERIAL UNLESS OTHERWISE SPECIFIED.
2. MATERIALS, DIMENSIONS, AND TO BE CHECKED FIRST OF MATERIALS, UNLESS OTHERWISE NOTED.
3. REFERS TO ARCHITECTURAL AND STRUCTURAL PLANS, TO WHICH ALL MATERIALS, DIMENSIONS, AND TO BE CHECKED FIRST OF MATERIALS, UNLESS OTHERWISE NOTED.
4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND NOT CONSIDERED FOR THIS PLAN.
5. REFERS TO ARCHITECTURAL PLANS, TO WHICH ALL MATERIALS, DIMENSIONS, AND TO BE CHECKED FIRST OF MATERIALS, UNLESS OTHERWISE NOTED.
6. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND NOT CONSIDERED FOR THIS PLAN.

[illegible][illegible]

2975 W. ROOSEVELT ROAD
WHEATON, IL 60187



Mister®

© 1998 KWH-ADAMS AND ASSOCIATES, INC.
6270 WYFIELD DRIVE, SUITE 400
HARRISBURG, PA 17112
PHON: 717-637-5555
WWW.KWH-ADAMS.COM

ORIGINAL ISSUE
9/15/25
MIA PROJECT #
26846001
EFFECT NUMBER

CITY COMMENTS

1/12/26	TR
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74



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 17th. 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". The signature is fluid and cursive, with the first name "Peter" and last name "Galzki" clearly distinguishable.

Peter Galzki, PE
Development Project Manager | Mister Car Wash
(612) 799-2903 | 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

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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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

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>

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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 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

Re: Corner of Roosevelt and County Farm

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

630.260.2080 desk

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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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

Re: Car Wash

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

630.260.2080 desk

From:

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

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

Subject: Car Wash

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Do we really need yet another car wash?

Sent from my I-phone

Bernie Gerard

Re: Country farm rd/roosevelt rd hearing

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

630.260.2080 desk

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 5th 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 second 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.

	<u>Roll Call Vote</u>
Ayes:	Nicole Aranas Ben Blume Chris Dabovich Bob Gudmundson Cecilia Horejs Philip Spittler

Nays:	None
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Absent:	Mark Plunkett
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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
621 W. LIBERTY DRIVE
WHEATON, IL 60187
TEL: (630) 260-2110
CONTACT: VINCE LADANG

SANITARY SEWER SERVICE
WHEATON SANITARY DISTRICT
649 SHAFNER ROAD
WHEATON, IL 60189
TEL: (630) 668-1515

STORM SEWER SERVICE
WHEATON PUBLIC WORKS
621 W. LIBERTY DRIVE
WHEATON, IL 60187
TEL: (630) 260-2121
CONTACT: SEAN WALSH

WATER SERVICE
WHEATON PUBLIC WORKS
210 REBER STREET
WHEATON, IL 60187
TEL: (630) 260-2090
CONTACT: AL MCMLLEN

CITY OF WHEATON ENGINEERING DEPARTMENT
303 W. WESLEY STREET, 1ST FLOOR
WHEATON, IL 60187
TEL: (630) 260-2085
CONTACT: JOSEPH IEBRUGGE

ROADWAY AUTHORITY
DUPAGE COUNTY DIVISION OF TRANSPORTATION
421 N. COUNTY FARM ROAD, 2ND FLOOR
WHEATON, IL 60187-2553
TEL: (630) 407-8920



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.

SURVEYOR
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

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

BENCHMARKS

REFER TO V.O. FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V.O. FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

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Sheet Number	Sheet Title
C0.0	COVER SHEET
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C0.1	GENERAL NOTES
C1.0	EX. CONDITIONS AND DEMO PLAN
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C5.0	UTILITY PLAN
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L0.0	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
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L3.0	IRRIGATION PLAN
L3.1	IRRIGATION SCHEDULES & NOTES
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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. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION 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 Eschbach
IL LICENSED PROFESSIONAL ENGINEER 062-069246
MY LICENSE EXPIRES ON NOVEMBER 30, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
WWW.KIMLEY-HORN.COM

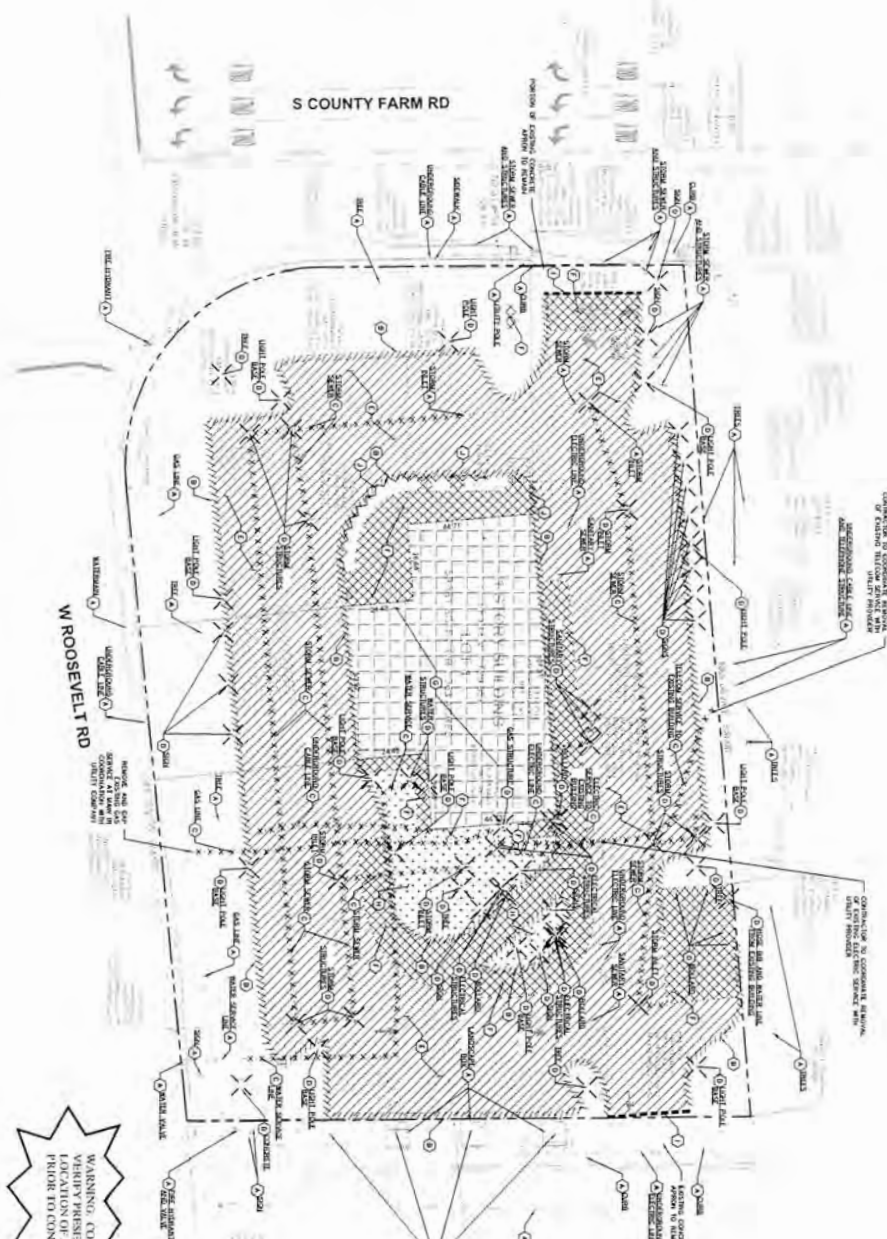
Mister

COVER SHEET

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

ORIGINAL ISSUE:
9/15/25
KHA PROJECT NO.
268416001
SHEET NUMBER

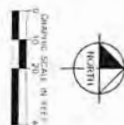
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WARNING: CONTRACTOR
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION

DEMOLITION NOTES

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Call Before You Dig
800-4-A-DIG
800-426-3447

DEMOLITION LEGEND

- [illegible]

MISTER CAR WASH

EX.CONDITIONS
AND DEMO PLAN

Kimley»Horn

© 2000 KIMLEY-HORN AND ASSOCIATES, INC.
420 WEST 9000 SOUTH DR.
SALT LAKE CITY, UT 84119
(801) 466-1100

C1.0



**Call
Before
You Dig**

7-11

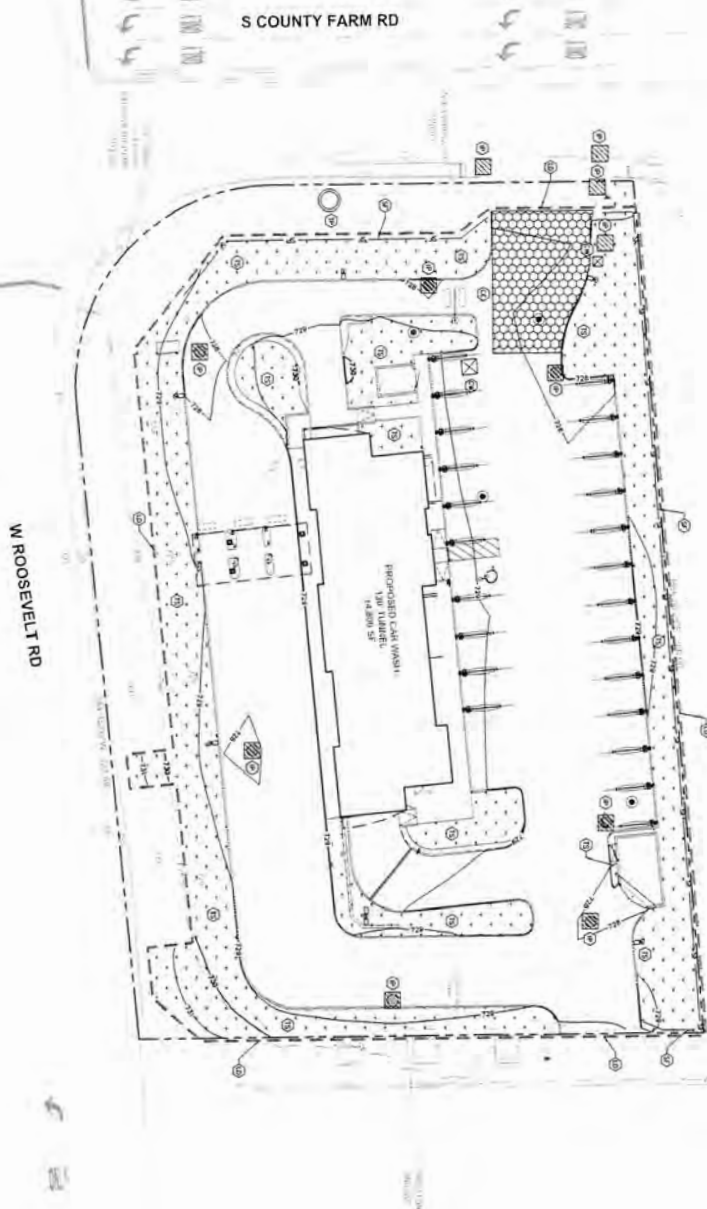
800-892-0123

1. ALL DISPOSITIONS REFER TO THE FACE OF CHAINLASS OTHERWISE NOTED
2. BILLOTT'S DISPOSITIONS ARE TO BE OUTSIDE PAGE OF BILLOTT'S UNLESS OTHERWISE NOTED
3. REFER TO ACCOUNTS/CHECKS AND STRUCTURAL PLANS TO CLARIFY ALL BILLOTT'S DISPOSITIONS
4. BILLOTT'S DISPOSITION TO ADDRESS SHALL AND NOT DISPOSITIONS ON THE PLAN SHALL BE 1-1/2" (38mm)
5. REFER TO ARCHITECTURAL PLANS FOR MOMENTUM SIGN STRIKES. SEE MEMORANDUM FOR ALL DETAILING DISPOSITIONS
6. ALL PROVIDED ON-SITE SIGNAGE SHALL BE PROVIDED UNLESS OTHERWISE NOTED

[illegible][illegible][illegible]**Mister™**

Kimley»Horn
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
4001 WATFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-467-5500
WWW.KIM-HORN.COM













No.	REVISIONS	DATE	BY



Product Category	Construction Entrance/Exit	Safety Effect
Erosion Control Schedule and Sequencing		

- [illegible]

EROSION CONTROL LEGEND

- | | |
|---|--|
|  | (15) MATERIAL PLATING |
|  | (16) TREATMENT FINISH COATING MATERIAL |
|  | (17) TREATMENT FINISH COATING MATERIAL |
|  | (18) COMBINATION FINISHING |
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|  | (26) TREATMENT FINISH COATING MATERIAL |

EROSION CONTROL NOTES

- [illegible]

MISTER CAR WASH

EROSION
CONTROL PLAN

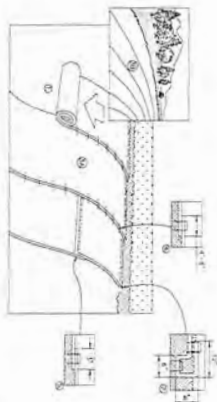
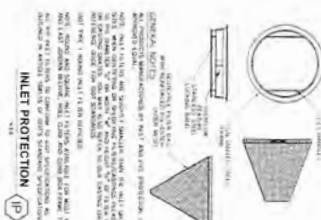
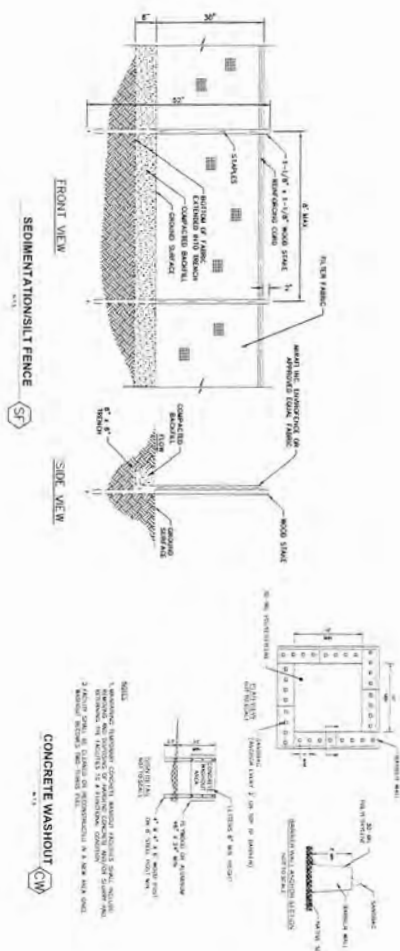
Mister™

Kimley»»Horn

SCALE:	AS NOTED
DESIGNED BY:	TW
DRAWN BY:	TW
CHECKED BY:	THE

OPTIONAL ISSUE:
9/15/75
IA PROJECT NO.
268416001
SHEET NUMBER

C3.0

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EROSION CONTROL BLANKET (SLOPE INSTALLATION)


SEEDING CHART

[illegible]

R WASH

EROSION CONTROL DETAILS



SCALE:	AS NOTED
DESIGNED BY: TFW	 <p> 91025 RIMMINGTON, AND ASSOCIATES, INC. 4227 WENTWORTH ROAD, SUITE 300 WARRINGTON, VA 22090 PHONE: 813-487-8550 WWW.KHLL-HORN.COM </p>
DRAWN BY: TFW	
CHECKED BY: TFW	

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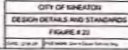
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3/15/25
KHA PROJECT NO
268416001

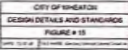
2175 W. ROOSEVELT ROAD
CHICAGO, ILL. 60618

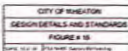
MISTER CAR WASH
2176 W. ROOSEVELT ROAD
WHEATON, IL 60187



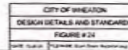
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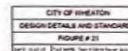




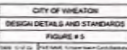
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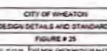


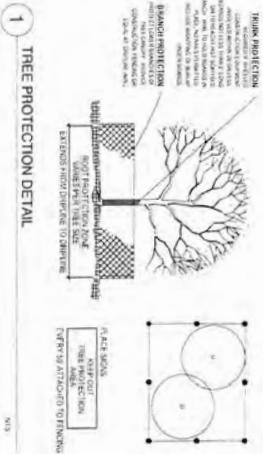
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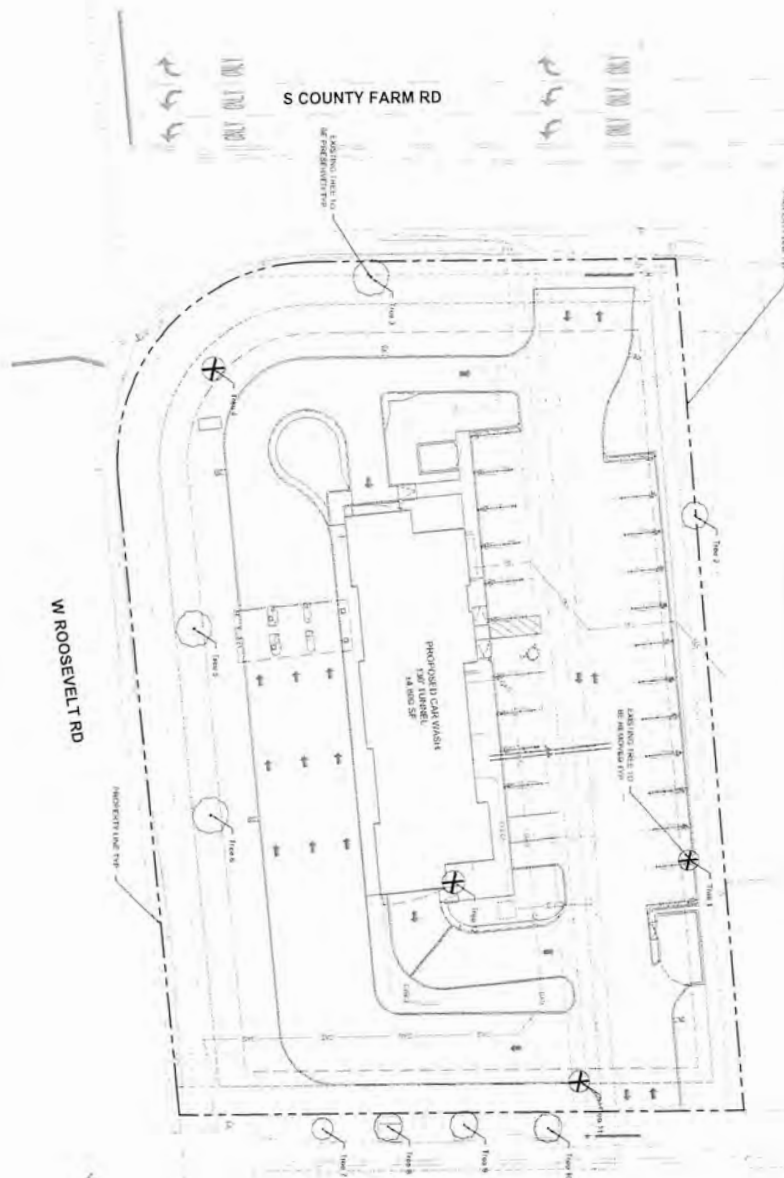




TREE PROTECTION DETAIL

2 TREE PROTECTION NOTES

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TREE DISPOSITION SCHEDULE



TYPE OF PLANT	CEMENTARY TAILING	CEMENTARY TAILING (SLOPE)	IRON OXIDE (SLOPE)
1) Oak acorns	11	11	11
2) Oak leaves	11	11	11
3) Oak twigs	11	11	11
4) Oak bark	11	11	11
5) Oak wood	11	11	11
6) Oak charcoal	11	11	11
7) Oak ash	11	11	11
8) Oak sawdust	11	11	11
9) Oak bark	11	11	11
10) Oak wood	11	11	11
11) Oak charcoal	11	11	11
12) Oak ash	11	11	11
13) Oak sawdust	11	11	11
14) Oak bark	11	11	11
15) Oak wood	11	11	11
16) Oak charcoal	11	11	11
17) Oak ash	11	11	11
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21) Oak charcoal	11	11	11
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26) Oak charcoal	11	11	11
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28) Oak sawdust	11	11	11
29) Oak bark	11	11	11
30) Oak wood	11	11	11
31) Oak charcoal	11	11	11
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85) Oak wood	11	11	11
86) Oak charcoal	11	11	11
87) Oak ash	11	11	11
88) Oak sawdust	11	11	11
89) Oak bark	11	11	11
90) Oak wood	11	11	11
91) Oak charcoal	11	11	11
92) Oak ash	11	11	11
93) Oak sawdust	11	11	11
94) Oak bark	11	11	11
95) Oak wood	11	11	11

THE FOLLOWING GOVERNMENT IS A SUMMARY OF THE DATA:

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MISTER CAR WASH

2175 W. ROOSEVELT ROAD
CHICAGO, IL 60616

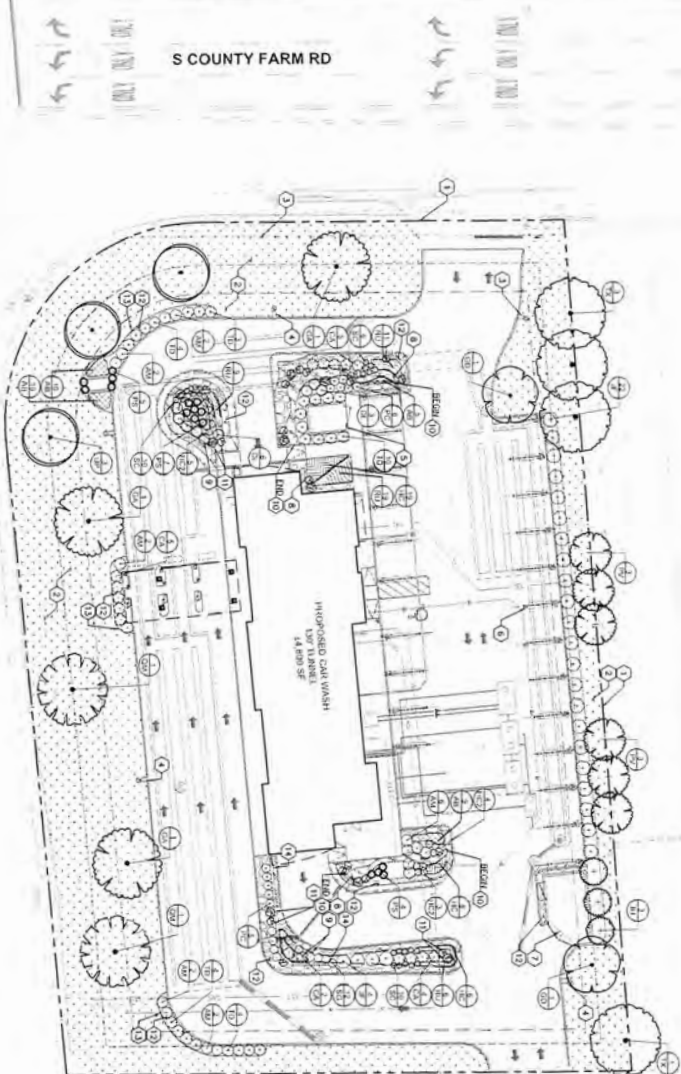
TREE
 PRESERVATION
 PLAN

Mister®

SCALE:	AS NOTED
DESIGNED BY:	HL
DRAWN BY:	HL
CHECKED BY:	JGC

Kimley»Horn
© 2009 KIMLEY, HORN, AND ASSOCIATES, INC.
4201 WATFIELD ROAD, SUITE 300
WATTSVILLE, IL 60552
PHONE: 630-481-5800
WWW.KIMLEY_HORN.COM

No.	REVISIONS	DATE	BY
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[illegible]

LANDSCAPE KEYNOTES

- [illegible]

PLANT SCHEDULE

ITEM NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	1.00	CU YD
2	REINFORCING BARS	1.00	TON
3	FORMWORK	1.00	SQ YD
4	PAINT	1.00	GA
5	ROOFING	1.00	SQ YD
6	INSULATION	1.00	CU YD
7	CEILING	1.00	SQ YD
8	FLOORING	1.00	SQ YD
9	WALLS	1.00	SQ YD
10	DOORS	1.00	EA
11	WINDOWS	1.00	EA
12	STAIRS	1.00	EA
13	ELECTRICAL	1.00	EA
14	PLUMBING	1.00	EA
15	MECHANICAL	1.00	EA
16	LANDSCAPING	1.00	EA
17	CONCRETE	1.00	CU YD
18	REINFORCING BARS	1.00	TON
19	FORMWORK	1.00	SQ YD
20	PAINT	1.00	GA
21	ROOFING	1.00	SQ YD
22	INSULATION	1.00	CU YD
23	CEILING	1.00	SQ YD
24	FLOORING	1.00	SQ YD
25	WALLS	1.00	SQ YD
26	DOORS	1.00	EA
27	WINDOWS	1.00	EA
28	STAIRS	1.00	EA
29	ELECTRICAL	1.00	EA
30	PLUMBING	1.00	EA
31	MECHANICAL	1.00	EA
32	LANDSCAPING	1.00	EA
33	CONCRETE	1.00	CU YD
34	REINFORCING BARS	1.00	TON
35	FORMWORK	1.00	SQ YD
36	PAINT	1.00	GA
37	ROOFING	1.00	SQ YD
38	INSULATION	1.00	CU YD
39	CEILING	1.00	SQ YD
40	FLOORING	1.00	SQ YD
41	WALLS	1.00	SQ YD
42	DOORS	1.00	EA
43	WINDOWS	1.00	EA
44	STAIRS	1.00	EA
45	ELECTRICAL	1.00	EA
46	PLUMBING	1.00	EA
47	MECHANICAL	1.00	EA
48	LANDSCAPING	1.00	EA
49	CONCRETE	1.00	CU YD
50	REINFORCING BARS	1.00	TON
51	FORMWORK	1.00	SQ YD
52	PAINT	1.00	GA
53	ROOFING	1.00	SQ YD
54	INSULATION	1.00	CU YD
55	CEILING	1.00	SQ YD
56	FLOORING	1.00	SQ YD
57	WALLS	1.00	SQ YD
58	DOORS	1.00	EA
59	WINDOWS	1.00	EA
60	STAIRS	1.00	EA
61	ELECTRICAL	1.00	EA
62	PLUMBING	1.00	EA
63	MECHANICAL	1.00	EA
64	LANDSCAPING	1.00	EA
65	CONCRETE	1.00	CU YD
66	REINFORCING BARS	1.00	TON
67	FORMWORK	1.00	SQ YD
68	PAINT	1.00	GA
69	ROOFING	1.00	SQ YD
70	INSULATION	1.00	CU YD
71	CEILING	1.00	SQ YD
72	FLOORING	1.00	SQ YD
73	WALLS	1.00	SQ YD
74	DOORS	1.00	EA
75	WINDOWS	1.00	EA
76	STAIRS	1.00	EA
77	ELECTRICAL	1.00	EA
78	PLUMBING	1.00	EA
79	MECHANICAL	1.00	EA
80	LANDSCAPING	1.00	EA
81	CONCRETE	1.00	CU YD
82	REINFORCING BARS	1.00	TON
83	FORMWORK	1.00	SQ YD
84	PAINT	1.00	GA
85	ROOFING	1.00	SQ YD
86	INSULATION	1.00	CU YD
87	CEILING	1.00	SQ YD
88	FLOORING	1.00	SQ YD
89	WALLS	1.00	SQ YD
90	DOORS	1.00	EA
91	WINDOWS	1.00	EA
92	STAIRS	1.00	EA
93	ELECTRICAL	1.00	EA
94	PLUMBING	1.00	EA
95	MECHANICAL	1.00	EA
96	LANDSCAPING	1.00	EA
97	CONCRETE	1.00	CU YD
98	REINFORCING BARS	1.00	TON
99	FORMWORK	1.00	SQ YD
100	PAINT	1.00	GA

NOTE: FOR INFORMATION TO CUSTOMER CLEAN & MAINTENANCE, PLEASE CONTACT THE OPERATOR / TRF (TRF)

REVIEWS

	DATE	BY
--	------	----

SCALE:	AS NOTED
DESIGNED BY: HL	
DRAWN BY: HL	
CHECKED BY: JGC	

Kimley»»Horn

© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WHITFIELD ROAD, SUITE 800
BARRIEVILLE, IL 60010
PHONE: 815-481-5500
WWW.KIMLEY-HORN.COM

LANDSCAPE
PLAN

MISTER CAR WASH

2175 V. ROOSEVELT ROAD
WHEATON, IL 60187

Mister®

L1.0



TREE PLANTING



EVERGREEN TREE PLANTING



NOTES



NOTES



SHRUB PLANTING



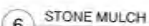
ORNAMENTAL GRASS PLANTING



NOTES



PERENNIAL PLANTING



STONE MULCH



NOTES



BOULDER INSTALLATION

LANDSCAPE NOTES

- [illegible]

Kimley»Horn

LANDSCAPE
NOTES & DETAILS

MISTER CAR WASH

ORIGINAL ISSUE
9/25/25
KHA PROJECT NO
268416001
SHEET NUMBER

L2.0

SYMBOL	MANUFACTURER
...	...

NUMBER	MODEL	SIZE	TYPE	GRAM	WRITE	PSI	PSI/SEC	PRECIP
1	HANTRIC2-1012S-1F	1"	AREA FOR DIAPHRANE	7.83	226	22.8	34.3	0.38 mm
2	HANTRIC2-1012S-1F	1"	AREA FOR DIAPHRANE	19.54			50.1	1.27 mm
3	HANTRIC2-1012S-1F	1"	AREA FOR DIAPHRANE	19.54			50.1	0.96 mm
4	HANTRIC2-1012S-1F	1-1/2"	TUBE SHAPE	23.2			55.6	0.96 mm
5	HANTRIC2-1012S-1F	1"	AREA FOR DIAPHRANE	10.41			39.2	0.96 mm
6	HANTRIC2-1012S-1F	1"	AREA FOR DIAPHRANE	10.41			39.2	0.42 mm
7	HANTRIC2-1012S-1F	1"	TUBE SHAPE	26.7			34.8	0.42 mm
8	HANTRIC2-1012S-1F	1-1/2"	TUBE SHAPE	32.0			31.8	0.96 mm
9	HANTRIC2-1012S-1F	1-1/2"	TUBE SHAPE	15.3			47.2	0.34 mm
10	Corrosion Tests							

1. The following are the **essential** elements of the **proposed** **contract**:
 - a. **offer** by the offeror
 - b. **acceptance** by the offeree
 - c. **consideration**
2. **offer** is a **promise** or **undertaking** to do or **refrain** from doing something, which is intended to be **binding** on the offeror and accepted by the offeree.
3. **offer** must be **communicated** to the offeree.
4. **offer** must be **intentionally** made.
5. **offer** must be **definite** and **certain**.
6. **offer** must be **complete**.
7. **offer** must be **communicated** to the offeree.
8. **offer** must be **intentionally** made.
9. **offer** must be **definite** and **certain**.
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137. **offer** must be **definite** and **certain**.
138. **offer** must be **complete**.
139. **offer** must be **communicated** to the offeree.
140. **offer** must be **intentionally** made.
141. **offer** must be **definite** and **certain**.
142. **offer** must be **complete**.
<

<u>NUMBER</u>	<u>MODEL</u>
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[illegible]

RECEIVED ON MAY 11, 1999

[illegible]

Journal of Interpersonal Violence 26(10)

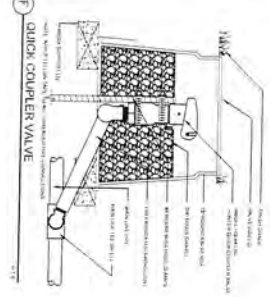
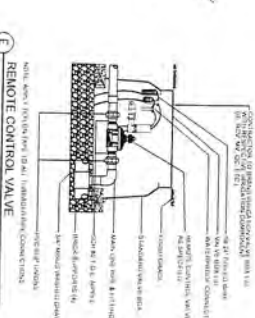
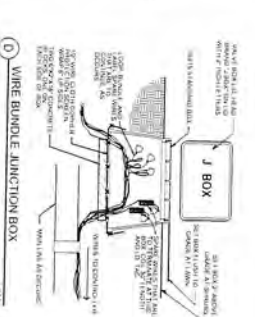
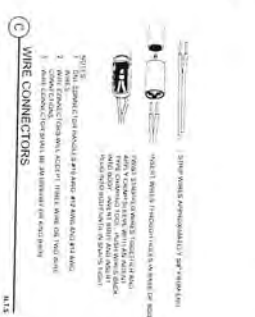
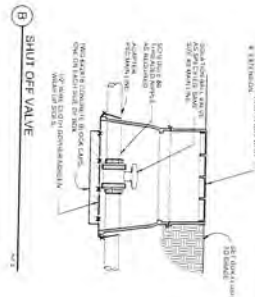
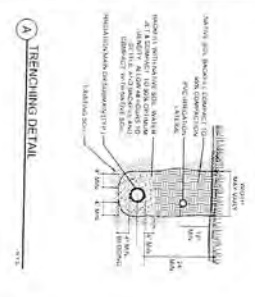
9/15/25	<p>MISTER CAR WASH</p> <p>2775 W. ROGUEVE, T ROAD WHEATON, E. 60187</p>	<p>IRRIGATION SCHEDULES & NOTES</p>
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2

ORIGINAL ISSUE
9/15/23

Kimley»Horn

L3.1

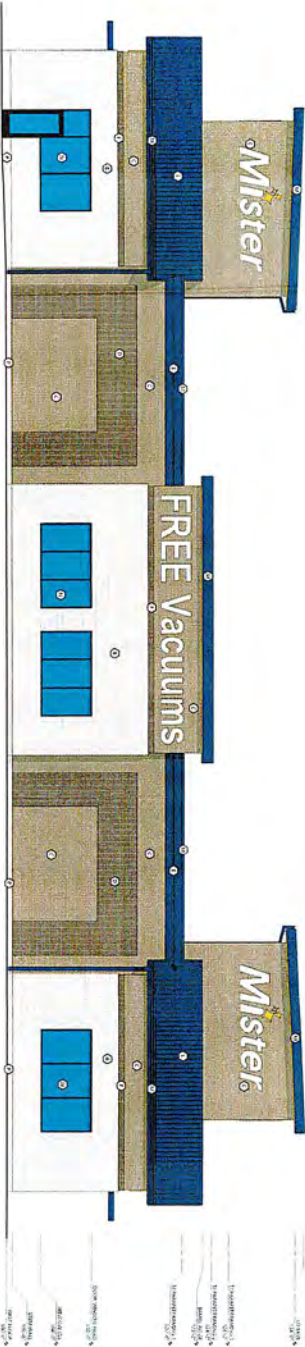
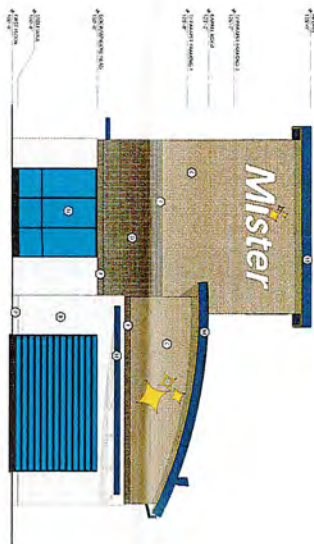
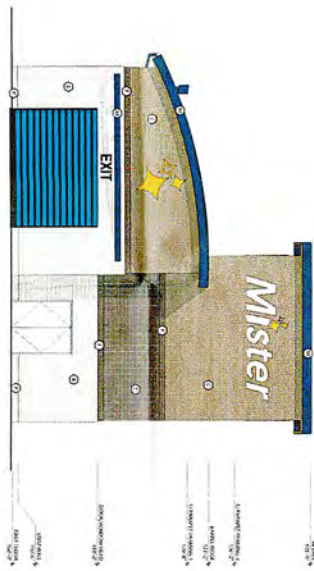
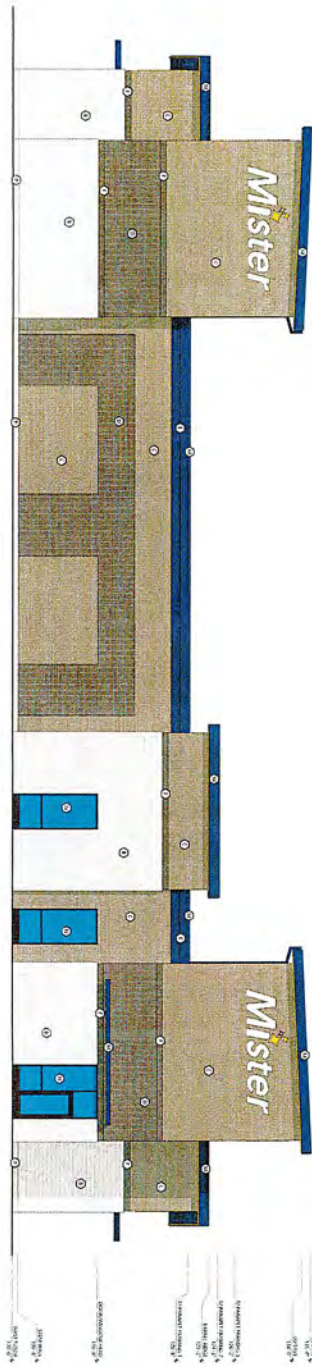


6

PIPE SLEEVE SIZE SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	MAX. SLEEVE SIZE	NO.
1/2"	1/2"	1/2"	1
3/4"	3/4"	3/4"	2
1"	1"	1"	3
1 1/4"	1 1/4"	1 1/4"	4
1 1/2"	1 1/2"	1 1/2"	5
2"	2"	2"	6
2 1/2"	2 1/2"	2 1/2"	7
3"	3"	3"	8
3 1/2"	3 1/2"	3 1/2"	9
4"	4"	4"	10
4 1/2"	4 1/2"	4 1/2"	11
5"	5"	5"	12
5 1/2"	5 1/2"	5 1/2"	13
6"	6"	6"	14
6 1/2"	6 1/2"	6 1/2"	15
7"	7"	7"	16
7 1/2"	7 1/2"	7 1/2"	17
8"	8"	8"	18
8 1/2"	8 1/2"	8 1/2"	19
9"	9"	9"	20
9 1/2"	9 1/2"	9 1/2"	21
10"	10"	10"	22
10 1/2"	10 1/2"	10 1/2"	23
11"	11"	11"	24
11 1/2"	11 1/2"	11 1/2"	25
12"	12"	12"	26
12 1/2"	12 1/2"	12 1/2"	27
13"	13"	13"	28
13 1/2"	13 1/2"	13 1/2"	29
14"	14"	14"	30
14 1/2"	14 1/2"	14 1/2"	31
15"	15"	15"	32
15 1/2"	15 1/2"	15 1/2"	33
16"	16"	16"	34
16 1/2"	16 1/2"	16 1/2"	35
17"	17"	17"	36
17 1/2"	17 1/2"	17 1/2"	37
18"	18"	18"	38
18 1/2"	18 1/2"	18 1/2"	39
19"	19"	19"	40
19 1/2"	19 1/2"	19 1/2"	41
20"	20"	20"	42
20 1/2"	20 1/2"	20 1/2"	43
21"	21"	21"	44
21 1/2"	21 1/2"	21 1/2"	45
22"	22"	22"	46
22 1/2"	22 1/2"	22 1/2"	47
23"	23"	23"	48
23 1/2"	23 1/2"	23 1/2"	49
24"	24"	24"	50
24 1/2"	24 1/2"	24 1/2"	51
25"	25"	25"	52
25 1/2"	25 1/2"	25 1/2"	53
26"	26"	26"	54
26 1/2"	26 1/2"	26 1/2"	55
27"	27"	27"	56
27 1/2"	27 1/2"	27 1/2"	57
28"	28"	28"	58
28 1/2"	28 1/2"	28 1/2"	59
29"	29"	29"	60
29 1/2"	29 1/2"	29 1/2"	61
30"	30"	30"	62
30 1/2"	30 1/2"	30 1/2"	63
31"	31"	31"	64
31 1/2"	31 1/2"	31 1/2"	65
32"	32"	32"	66
32 1/2"	32 1/2"	32 1/2"	67
33"	33"	33"	68
33 1/2"	33 1/2"	33 1/2"	69
34"	34"	34"	70
34 1/2"	34 1/2"	34 1/2"	71
35"	35"	35"	72
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37"	37"	37"	76
37 1/2"	37 1/2"	37 1/2"	77
38"	38"	38"	78
38 1/2"	38 1/2"	38 1/2"	79
39"	39"	39"	80
39 1/2"	39 1/2"	39 1/2"	81
40"	40"	40"	82
40 1/2"	40 1/2"	40 1/2"	83
41"	41"	41"	84
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42"	42"	42"	86
42 1/2"	42 1/2"	42 1/2"	87
43"	43"	43"	88
43 1/2"	43 1/2"	43 1/2"	89
44"	44"	44"	90
44 1/2"	44 1/2"	44 1/2"	91
45"	45"	45"	92
45 1/2"	45 1/2"	45 1/2"	93
46"	46"	46"	94
46 1/2"	46 1/2"	46 1/2"	95
47"	47"	47"	96
47 1/2"	47 1/2"	47 1/2"	97
48"	48"	48"	98
48 1/2"	48 1/2"	48 1/2"	99
49"	49"	49"	100
49 1/2"	49 1/2"	49 1/2"	101
50"	50"	50"	102
50 1/2"	50 1/2"	50 1/2"	103
51"	51"	51"	104
51 1/2"	51 1/2"	51 1/2"	105
52"	52"	52"	106
52 1/2"	52 1/2"	52 1/2"	107
53"	53"	53"	108
53 1/2"	53 1/2"	53 1/2"	109
54"	54"	54"	110
54 1/2"	54 1/2"	54 1/2"	111
55"	55"	55"	112
55 1/2"	55 1/2"	55 1/2"	113
56"	56"	56"	114
56 1/2"	56 1/2"	56 1/2"	115
57"	57"	57"	116
57 1/2"	57 1/2"	57 1/2"	117
58"	58"	58"	118
58 1/2"	58 1/2"	58 1/2"	119
59"	59"	59"	120
59 1/2"	59 1/2"	59 1/2"	121
60"	60"	60"	122
60 1/2"	60 1/2"	60 1/2"	123
61"	61"	61"	124
61 1/2"	61 1/2"	61 1/2"	125
62"	62"	62"	126
62 1/2"	62 1/2"	62 1/2"	127
63"	63"	63"	128
63 1/2"	63 1/2"	63 1/2"	129
64"	64"	64"	130
64 1/2"	64 1/2"	64 1/2"	131
65"	65"	65"	132
65 1/2"	65 1/2"	65 1/2"	133
66"	66"	66"	134
66 1/2"	66 1/2"	66 1/2"	135
67"	67"	67"	136
67 1/2"	67 1/2"	67 1/2"	137
68"	68"	68"	138
68 1/2"	68 1/2"	68 1/2"	139
69"	69"	69"	140
69 1/2"	69 1/2"	69 1/2"	141
70"	70"	70"	142
70 1/2"	70 1/2"	70 1/2"	143
71"	71"	71"	144
71 1/2"	71 1/2"	71 1/2"	145
72"	72"	72"	146
72 1/2"	72 1/2"	72 1/2"	147
73"	73"	73"	148
73 1/2"	73 1/2"	73 1/2"	149
74"	74"	74"	150
74 1/2"	74 1/2"	74 1/2"	151
75"	75"	75"	152
75 1/2"	75 1/2"	75 1/2"	153
76"	76"	76"	154
76 1/2"	76 1/2"	76 1/2"	155
77"	77"	77"	156
77 1/2"	77 1/2"	77 1/2"	157
78"	78"	78"	158
78 1/2"	78 1/2"	78 1/2"	159
79"	79"	79"	160
79 1/2"	79 1/2"	79 1/2"	161
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81"	81"	81"	164
81 1/2"	81 1/2"	81 1/2"	165
82"	82"	82"	166
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83"	83"	83"	168
83 1/2"	83 1/2"	83 1/2"	169
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87"	87"	87"	176
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88"	88"	88"	178
88 1/2"	88 1/2"	88 1/2"	179
89"	89"	89"	180
89 1/2"	89 1/2"	89 1/2"	181
90"	90"	90"	182
90 1/2"	90 1/2"	90 1/2"	183
91"	91"	91"	184
91 1/2"	91 1/2"	91 1/2"	185
92"	92"	92"	186
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93"	93"	93"	188
93 1/2"	93 1/2"	93 1/2"	189
94"	94"	94"	190
94 1/2"	94 1/2"	94 1/2"	191
95"	95"	95"	192
95 1/2"	95 1/2"	95 1/2"	193
96"	96"	96"	194
96 1/2"	96 1/2"	96 1/2"	195
97"	97"	97"	196
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99"	99"	99"	200
99 1/2"	99 1/2"	99 1/2"	201
100"	100"	100"	202
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101"	101"	101"	204
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108"	108"	108"	218
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110"	110"	110"	222
110 1/2"	110 1/2"	110 1/2"	223
111"	111"	111"	224
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112"	112"	112"	226
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113 1/2"	113 1/2"	113 1/2"	229
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122 1/2"	122 1/2"	122 1/2"	247
123"	123"	123"	248
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124 1/2"	124 1/2"	124 1/2"	251
125"	125"	125"	252
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127"	127"	127"	256
127 1/2"	127 1/2"	127 1/2"	257
128"	128"	128"	258
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129 1/2"	129 1/2"	129 1/2"	261
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141"	141"	141"	284
141 1/2"	141 1/2"	141 1/2"	285
142"	142"	142"	286
142 1/2"	142 1/2"	142 1/2"	287
143"	143"	143"	288
143 1/2"	143 1/2"	143 1/2"	289
144"	144"	144"	290
144 1/2"	144 1/2"	144 1/2"	291
145"	145"	145"	292
145 1/2"	145 1/2"	145 1/2"	293
146"	146"	146"	294
146 1/2"	146 1/2"	146 1/2"	295
147"			

Excel
Always a Better Plan
100 Cambridge
Fond du Lac, WI 54433
800 925-6900
excel@excel.com



EXTERIOR MATERIAL KEY

[illegible]

GENERAL NOTES

- [illegible]

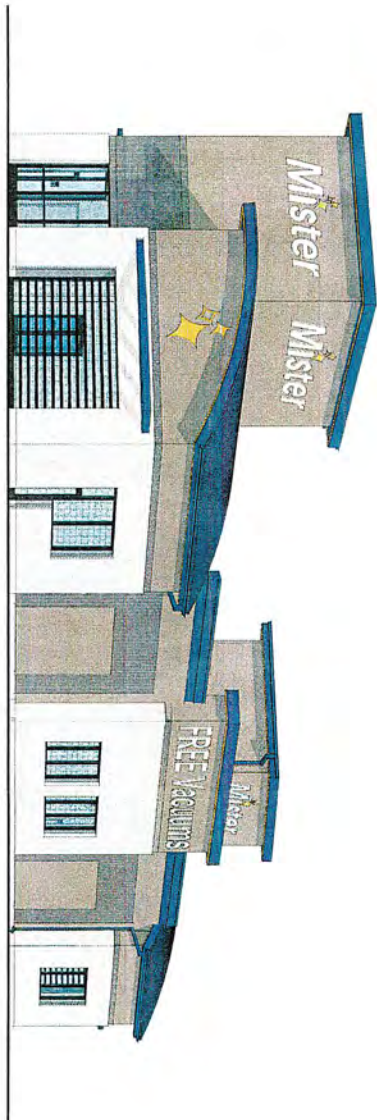
PROPOSED CAR WASH FOR:
MISTER CAR WASH - IL 2630 WHEATON
 2175 W. ROOSEVELT RD. • WHEATON, IL 60187

2175 W. ROOSEVELT RD. • WHEATON, IL 60187

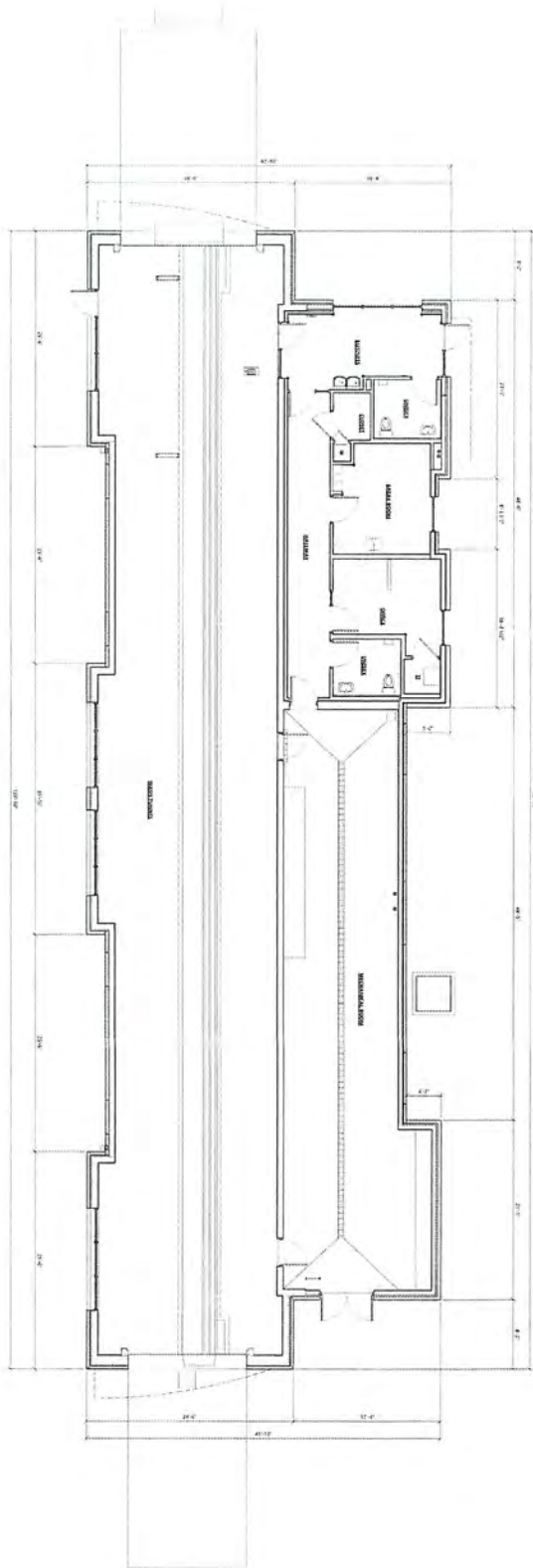


NOT FOR CONSTRUCTION

PRE-1



FLOOR PLAN
DATE: 10-1-17
PROJECT: 2015-001



PRELIMINARY FLOOR PLAN

<p>EXCEL Always a Better Plan 1000 North 10th Street Plymouth, IL 60145 www.excel-engineering.com</p>	<p>Mister PROJECT INFORMATION</p>	<p>PROPOSED CAR WASH FOR: MISTER CAR WASH - IL 2630 WHEATON 2175 W. ROOSEVELT RD. • WHEATON, IL 60187</p>	<p>(1906 - V2.1 - ZONE II) PROPOSED DATE:</p>	<p>PRELIMINARY DATE: MAY 18, 2015</p>	<p>JOB NUMBER: 250105100</p> <p>SHEET NUMBER: PRE-2</p>
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NOT FOR CONSTRUCTION

<div style="text-align: center;"> PRE-7 <small>FIELD NUMBER</small> 250105100 </div>	<div style="text-align: center;"> <small>DATE/ISSUE DATE</small> 05/21/2007 </div>	<div style="text-align: center;"> <p>PROPOSED CAR WASH FOR:</p> <h2 style="margin: 0;">MISTER CAR WASH - IL 2630 WHEATON</h2> <p>2175 W. ROOSEVELT RD. • WHEATON, IL 60187</p> </div>	<div style="text-align: center;"> <small>PROJECT INFORMATION</small> Mister <small>Always a Better Plan</small> 100 Chestnut Drive Wheaton, IL 60187 Phone 312-332-8400 Email info@mister.com </div>
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TAX P.L. 18
05-10-2022 030

VICINITY MAP



HATCH LEGEND

	ASPHALT PAVEMENT AREA
	CONCRETE AREA
	DETECTABLE WARNING PAD
	BUILDING OUTLINE
	GRAVEL PAVEMENT AREA

LINE TYPE LEGEND

---	UNDERGROUND ELEC. LINE
---	GIS LINE
---	SEW. SEWER LINE
---	STORM SEWER LINE
---	WATER MAINLINE
---	UNDERGROUND CABLE
---	FENCE
---	UNDERGROUND CABLE
---	BOUNDARY LINE
---	EASEMENT LINE

SYMBOL LEGEND

	SURVEY BENCHMARK
	SPOT LEVEL
	STORM MANHOLE
	WATER MANHOLE
	TELEPHONE BOX
	GAS METER
	FIRE HYDRANT
	UTILITY POLE
	FOUND IRON REBAR
	TRAFFIC SIGNAL
	FIRE HYDRANT BASE
	WATER VALVE
	ELECTRIC METER
	STORM INLET
	FIRE HYDRANT
	ELECTRIC VAULT
	FOUND IRON PIPE
	ELECTRIC LINE POLE

SITE OWNER:
MC DONALD'S CORPORATION
710 N CARPENTER ST
CHICAGO, IL 60610-3371

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 728.89'
CUT SQUARE ON BACK OF CURB AT SIDE OF THE
NE ENTRANCE TO THE SITE, APPROX. 30 FEET
SOUTH FROM THE STORM INLET LOCATED IN LINE
WITH DITCH ON THE WEST SIDE OF ENTRANCE TO
SHOPPING CENTER.

BENCHMARK #2 ELEVATION = 731.91'
NE FLANGE BOLT ON FIRE HYDRANT AT THE CORNER
OF INTERSECTION OF S. COUNTY FARM AND W.
ROOSEVELT RD

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON MAY 21, 2025.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS
OBTAINED FROM THE CITY OF WHEATON AND THE ENGINEER OF RECORD
AND THE SURVEYOR CANNOT GUARANTEE THE LOCATIONS OF SAID
UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE
TIME OF THIS SURVEY.
3. MEASUREMENTS ARE MADE IN FEET AND DECIMAL FEET.
MEASUREMENTS SHOWN IN PARENTHESES EX. (100.00) ARE RECORD
DIMENSIONS.
4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.

LEGAL DESCRIPTION

LOT 1 IN MC DONALD'S CONSOLIDATION, BEING A
SUBDIVISION IN PART OF THE SOUTHWEST QUARTER
(E4) OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 05, 2006 AS DOCUMENT NUMBER
R2066-233815, ALL IN DUPAGE COUNTY, ILLINOIS.

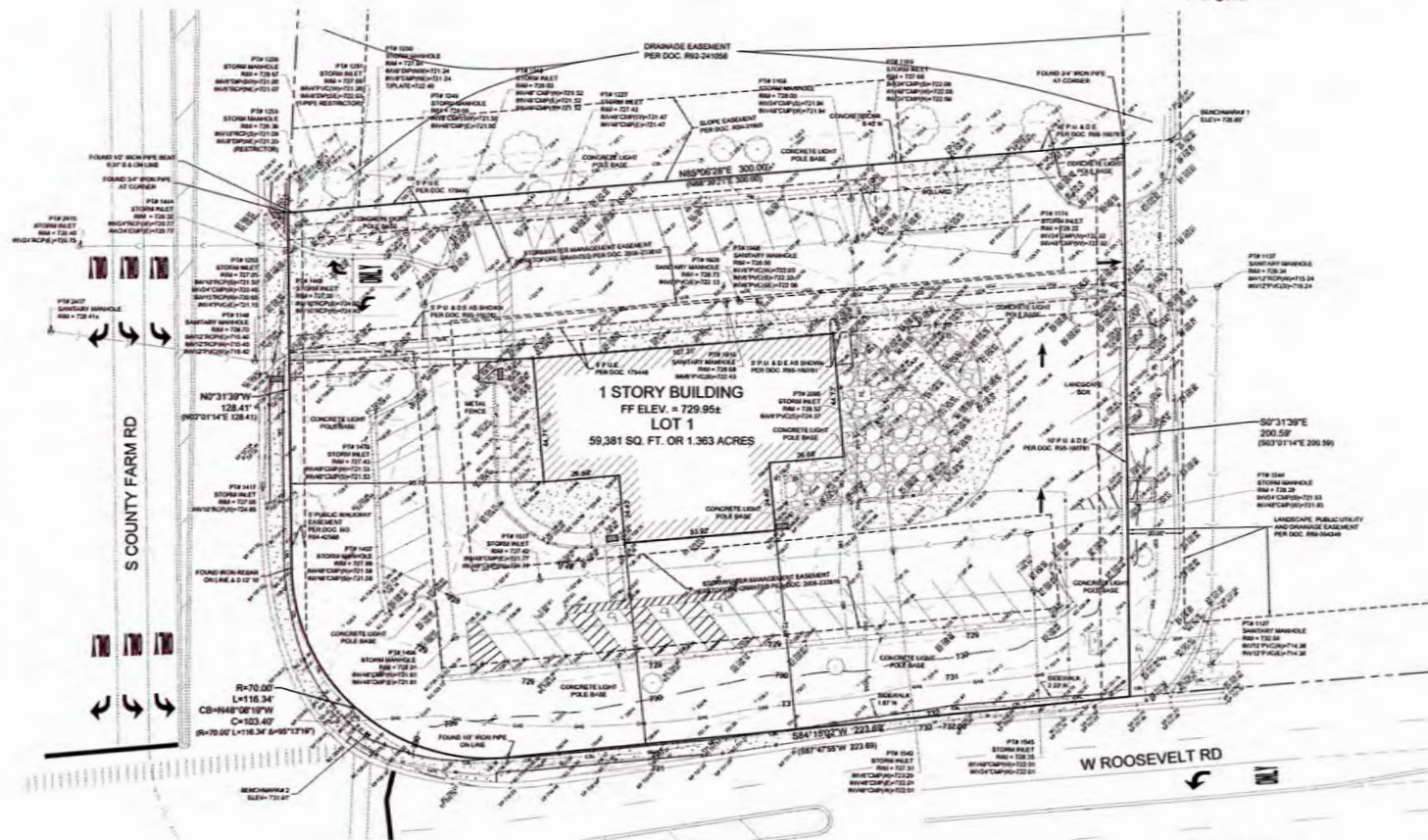
BOUNDARY AND TOPOGRAPHIC SURVEY OF 2175 WEST ROOSEVELT ROAD, WHEATON, IL 60187



GRAPHIC SCALE IN FEET
1" = 20' @ 24X36

BASIS OF BEARINGS

ALL BEARINGS SHOWN ARE BASED ON GRID
NORTH OF THE ILLINOIS COORDINATE
SYSTEM OF 1983, EAST ZONE (1501), NORTH
AMERICAN DATUM OF 1983.



SURVEYORS CERTIFICATION

To: MISTER CAR WASH

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

Bradley A. Strobel
BRADLEY A. STROBEL, DATE MAY 29, 2025
PROFESSIONAL LAND SURVEYOR NO. 3686
MY LICENSE EXPIRES 1/1/2026
KIMLEY HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 500
WARRICKVILLE, IL 60555
PH. 312-250-0470
WWW.KIMLEYHORN.COM



Kimley»Horn

4201 Winfield Road
Warrickville, Illinois 60555
Tel. No. (630) 487-5550
www.kimleyhorn.com

NO.	DATE	REVISION DESCRIPTION

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1"=20'	AJ	BAS	05/29/2025	268418001	10.0

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 curblane 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 many 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.

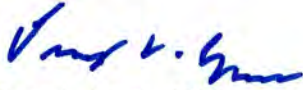
Staff will only support the special use permit request if the applicant adequately addresses the special use standards during the public hearing and agrees to the following conditions:

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,

A handwritten signature in blue ink, appearing to read "J. Tebrugge, PE".

Joseph E. Tebrugge, PE
Director of Engineering

A handwritten signature in blue ink, appearing to read "Tracy L. Jones, AICP".

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.
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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

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*, 11th 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-Food 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) ¹	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

¹The ITE *Trip Generation Manual*, 11th 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*, 11th 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 Projections¹

Land Use	Units	Weekday							Saturday		
		Daily	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
<i>Less Pass-by Trips</i>		-1,540	-65	-65	-130	-55	-55	-110	-90	-90	-180
<i>Net New Existing Project Trips</i>		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
<i>Net New Driveway Trips</i>		-2,005	-115	-115	-230	-65	-50	-120	-150	-140	-290
<i>Net New Project Trips</i>		-465	-50	-50	-100	-10	--	-10	-60	-50	-110

¹ 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