

WHEATON PLANNING AND ZONING BOARD

I. CALL TO ORDER AND ROLL CALL VOTE

Chair Aranas called the Tuesday, March 22, 2022 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in-person and via zoom. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas  
Chris Dabovich  
Chris Derrick  
Bob Gudmundson  
Cecilia Horejs  
Mark Plunkett  
Dan Wanzung

Absent: None

City Staff Present: Tracy Jones, Staff Planner  
Joe Tebrugge, Director of Engineering

II. APPROVAL OF MINUTES - JANUARY 11, 2022

The minutes were approved as presented.

III. PUBLIC COMMENT

There was none.

IV. NEW BUSINESS

ZA #22-05/ PUD/ 2031 N. GARY AVENUE/ GMX REAL ESTATE GROUP, LLC

Pursuant to notice duly published on February 28, 2022, Chair Aranas called to order the March 22, 2022 public hearing requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, at 2031 N. Gary Avenue. The subject property would be subdivided into three lots but would remain under unified control; Lot 1 would be 1.683 acres, Lot 2 would be 1.3 acres, and Lot 3 would be 1.1 acres. The first commercial building, proposed on Lot 1, would be a 4,400 square foot convenience filling station. The second commercial building, proposed on Lot 2, would be a 5,243 square foot car wash. The proposed use of both the convenience filling station and car wash require further special use approval.

Emails from Brian O’Keeffe, Community Unit School District 200, and Julie Davis were received and incorporated into the record.

Kevin Mottlowitz, 3000 Dundee Road, Northbrook was sworn in. Mr. Mottlowitz stated that he was the developer working on the project and that he was also representing Tommy’s car wash. He stated that the subject property is located at the SEC of Geneva Road and Gary Avenue. The subject property is approximately 4.083 acres in size and zoned C-3 General Commercial District. The property was previously occupied by Wheaton Bowl. There are two existing drive entrances to the subject property: A combined full access drive entrance off Geneva Road and a combined full access drive entrance off Gary Avenue.

Mr. Mottlowitz stated that the application is requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, at 2031 N. Gary Avenue. The subject property would be subdivided into three lots but would remain under unified control; Lot 1 would be 1.683 acres, Lot 2 would be 1.3 acres, and Lot 3 would be 1.1 acres. The first commercial building, proposed on Lot 1, would be a 4,400 square foot convenience filling station. The second commercial building, proposed on Lot 2, would be a 5,243 square foot car wash. The proposed use of both the convenience filling station and car wash require further special use approval. A stormwater detention area, proposed on Lot 3, would serve the whole development.

Mr. Mottlowitz stated that there are two existing drive entrances to the subject property: A combined full access drive entrance off Geneva Road and a combined full access drive entrance off Gary Avenue. The request is proposing three drive entrances to the subject property: A combined full access in and right out drive entrance off Geneva Road further east than the existing one, a combined right in right out drive entrance off Gary Avenue further north than the existing one, and a second combined full access drive entrance off Gary Avenue further south than the existing one.

Todd Smutz, 2600 Thornton Way, Louisville, KY was sworn in. Mr. Smutz stated that he was representing Thornton's convenience filling station. He stated that the first commercial building, proposed on Lot 1, would be a 4,400 square foot convenience filling station. The convenience filling station would have 24 parking spaces (situated to the west, north, and east of the building) and a gas canopy and 10 gas pumps (all situated to the north of the building). The site plan has been revised to show the fuel tank pavement location with a landscape setback of 15 feet from the east property line and the trash enclosure with a landscape setback of 15 feet from the east property line. The convenience filling station building is now fully complaint with the required zoning setbacks.

Mr. Smutz stated that the proposed convenience filling station would be approximately 100 feet long by 44 feet wide. The main entrance to the building is on the north elevation facing the gas canopy and gas pumps. The exterior of the building would feature crimson colored brick and desert colored stack stone. An accent of pantone red siding would be used at the main entrance to the building with an aluminum trellis and storefront. The gas canopy would also feature crimson colored brick and desert colored stack stone to match the building. The floor plan of the building includes a market, food and beverage, cash wrap, beer and beverage coolers, freezer, stockroom, and multiple restrooms facilities.

Mr. Mottlowitz stated that the second commercial building, proposed on Lot 2, would be a 5,243 square foot car wash. The car wash would have 6 parking spaces and 16 vacuum stalls (situated to the north of the building). The site plan has been revised to show the trash enclosure with a landscape setback of 15 feet from the east property line. The car wash building is now fully complaint with the required zoning setbacks.

Mr. Mottlowitz stated that the proposed car wash would be approximately 130 feet long by 34 feet wide. The entrance to the car wash is on the east elevation, with the exit of the car wash on the west elevation. A 130 foot long wash tunnel with a conveyor belt moving operation is proposed. The exterior of the building would be red and black, based on the colored elevations provided, but no specific materials have been provided.

Mr. Mottlowitz addressed the special use standards and public benefit factors as required by the Wheaton Zoning Ordinance. He stated that the proposed special use permit for a planned unit development and the special use permit for the convenience filling station and car wash uses would not be detrimental to the public health, safety, morals, comfort, convenience, or general welfare of the neighboring property owners. He added that a convenience filling station and carwash were not currently located in the part of Wheaton, and the proposed development would give consumers another option.

Mr. Dabovich questioned the hours of operation for the convenience filling station.

Mr. Smutz stated that the convenience filling station would be open 24 hours a day, seven days a week.

Mr. Derrick questioned whether the proposed privacy fence along the east property line would extend south to the detention area. He stated that a mechanical roof screen is proposed to screen the sides and rear of the rooftop mechanical units on the convenience filling station. Code requires that all rooftop installations are screened with a parapet.

Mr. Mottlowitz stated that the proposed privacy fence would be installed along the entire east property line.

Kate Berliner, 2600 Thornton Way, Louisville, KY was sworn in. Ms. Berliner stated that she was the architect working on the project. She stated that while they had reviewed this code requirement, they thought the roof screen on the sides and rear would look better architecturally than an extension of the parapet.

Mr. Derrick agreed that the roof screen on the sides and rear would look better architecturally than an extension of the parapet and suggested that the Board waive this requirement.

Mr. Gudmundson questioned whether all the landscape setbacks from the east property line had been omitted from the request and whether there were plans for a third building on proposed Lot 3. He stated that the Board would prefer all three ground signs to be monument style signs, instead on two monument signs and one pole sign. He added that the landscape plan and engineering plan didn't match.

Scott Di Gilio, 650 E. Algonquin Road, Schaumburg was sworn in. Mr. Di Gilio stated that he was the engineer working on the project. He stated that all the landscape setbacks from the east property line had been omitted from the request and that there were no plans for a third building on proposed Lot 3.

Tod Stanton, 1167 Hobson Mill Drive, Naperville was sworn in. Mr. Stanton stated that he was the landscape architect working on the project. He stated that he would revise the landscape plan to match the engineering plans and apologized for this oversight.

Ms. Horejs questioned the visibility of a monument sign at the NEC of the property with the 8 foot tall privacy fence along the east line.

Mr. Mottlowitz stated that they hadn't considered the visibility of this sign with the proposed privacy fence.

Ms. Horejs suggested, and the Board agreed, that the NWC of the property might be a better location for this sign from a visibility standpoint.

Luay Aboona, 9575 West Higgins Road, Rosemont was sworn in. Mr. Aboona stated that he was the traffic consultant working on the project. He stated that his firm drafted the traffic study for the development and had recommended road improvements to both Geneva Road and Gary Avenue. He added that his client is willing to construct these improvements and they are currently discussing this project with DuPage County who has jurisdiction over Geneva Road and Gary Avenue.

Sherri Sanders, 1N048 Ellis Avenue, Carol Stream was sworn in. Ms. Sanders stated that she was opposed to the request. She added that she was concerned about increased traffic, light pollution, and the impact on the existing wildlife in the area.

Ron Kammerer, 1N034 Fanchon Street, Carol Stream was sworn in. Mr. Kammerer stated that he was opposed to the request. He stated that there were seven gas station within a mile of this property, and another one isn't needed

Mike Peters, 26W060 Marion Avenue, Carol Stream was sworn in. Mr. Peters stated that he was opposed to the request. He added that he was concerned about increased traffic in the area when children are walking/ riding their bikes to school. He added that he was concerned about tobacco and liquor store sales to minors.

Staff Planner Jones stated that the convenience filling station would need a tobacco and liquor license. She added that point of sale equipment, that scans a driver's licenses to verify age, is required for convenience store licenses.

Roy George, 2031 Windham Circle, Wheaton was sworn in. Mr. George stated that he was opposed to the request. He added that the property should go to the school district for additional parking.

Mr. Plunkett stated that while the property is adjacent to the high school, it is private property, and the property owner has a right to develop his/ her property.

Sal Falbo, 2031 N. Gary Avenue, Wheaton was sworn in. Mr. Falbo stated that he was representing Wheaton Bowl LLC. He stated that the ownership had previously approached both the school district and park district about purchasing the property, but neither were interested. He stated that they had previous interest from developers for section 8 housing, senior housing, and other gas stations but this was the first project to move forward. He added that the property has been for sale for several years.

Mr. Wanzung questioned the hours of operation for the car wash and the amount of light generated from inside the car wash at night.

Dan Elliott, 15819 Wolf Road, Orland Park was sworn in. Mr. Elliott stated that he was a Tommy's car wash operator in Orland Park. He stated that their operating hours are 6:00 am to 9:00 pm daily. He added that the light generated from inside the car wash at night is minimal.

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

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

Mr. Wanzung moved and then Mr. Dabovich seconded the motion to recommend approval of ZA #22-05 requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structure, at 2031 N. Gary Avenue, subject to the following conditions:

1. Either the exterior materials or exterior color of the car wash shall be changed to be consistent with the exterior of the convenience filling station.
2. An 8 foot tall privacy fence shall be installed along the east property line (on proposed Lots 1, 2, and 3) to separate the proposed commercial uses on the subject property from the adjacent school use to the east and to address the issues raised by the school district in their email.
3. Backstop netting for foul balls shall be installed at the southern portion of the subject property to address the issues raised by the school district in their email.
4. The photometrics plan shall be revised to comply with both Article 22.4.9 and Article 25.7.3 of the Wheaton Zoning Ordinance.
5. The three ground signs shall all be monument style signs, the location of sign B can either be at the NEC of the property as proposed or at the NWC of the property, if there are visibility issues created by the privacy fence proposed along the east property line.

6. The City of Wheaton requires a like new connection at the City's main and as such this existing line will be required to be removed and replaced with new PVC sanitary pipe and the existing unused main removed or abandoned in place.
7. The engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Roll Call Vote

Ayes:	Nicole Aranas Chris Dabovich Chris Derrick Bob Gudmundson Cecilia Horejs Mark Plunkett Dan Wanzung
Nays:	None
Absent:	None

Motion Passed Unanimously

V. MISCELLANEOUS

There was none.

VI. ADJOURNMENT

Mr. Dabovich moved and then Mr. Derrick seconded the motion to adjourn the meeting at 9:30 p.m. On a voice vote, all voted aye.

Respectfully submitted,  
Tracy L. Jones, Staff Planner