

**ORDINANCE NO. O-2023-17**

**AN ORDINANCE AMENDING ORDINANCES E-3630 AND F-1075 - PLATINUM CAR WASH**

**WHEREAS**, on October 1, 1990, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3630, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED ON THE SOUTH SIDE OF EAST LOOP ROAD, EAST OF THE SHELL OIL FACILITY - SEO CAR WASH" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development to allow the construction and use of a car wash on the property legally described herein attached as Exhibit "A" within the City limits of Wheaton, Illinois, consisting of approximately 2.0 acres and commonly known as 20 E. Loop Road, Wheaton, IL 60189; and

**WHEREAS**, the City Council previously approved an amendment to Ordinance No. E-3630, via Ordinance F-1075 ("First Amended Ordinance"); and

**WHEREAS**, following the enactment of the Original and First Amended Ordinances, an application has been made to further amend the existing planned unit development (PUD) for Platinum Car Wash to convert the existing full-service car wash operation into an express car wash, where the customer never has to exit their vehicle, unless they want to use the self-serve vacuums and to allow the following changes: paint the building's exterior; install permanent vacuum arches in two locations; install an attendant booth; widen the existing pay lanes; and modify the western most drive approach to be a right-in only; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on May 9, 2023 to further amend the existing planned unit development (PUD); and the Planning and Zoning Board has recommended approval of the request.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

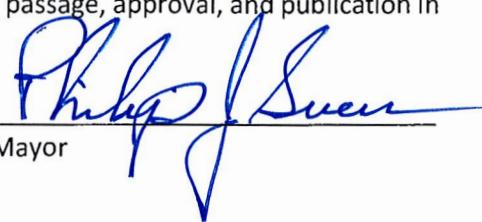
**Section 1:** An amendment to the Original and Amended Ordinances is hereby granted to alter the building elevations and site plan contained in the Original Ordinance and the First Amended Ordinances to convert the existing full-service car wash operation into an express car wash, where the customer never has to exit their vehicle, unless they want to use the self-serve vacuums and to allow the following changes: paint the building's exterior; install permanent vacuum arches in two locations; install an attendant booth; widen the existing pay lanes; and modify the western most drive approach to be a right-in only, all in substantial compliance with the following plans attached as Exhibit "B": "Exterior Color Exhibit", prepared by Everclean, sheets 1-2; "Vacuum Arch Exhibit", prepared by Everclean, sheets 1-3; "Attendant Booth Exhibit", prepared by Everclean, sheets 1-4; and "Preliminary Engineering Plans", Haeger Engineering, Schaumburg, IL, dated April 18, 2023, sheets 1-3, subject to the following conditions:

1. Two parkway trees, between the two existing drive approaches on East Loop Road, shall be added to provide additional screening of the vacuum arches.
2. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**Section 2:** In all other respects, the terms and provisions of the Original Ordinance and First Amended Ordinances are ratified and remain in full force and effect.

**Section 3:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

**Section 4:** This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Philip J. Suess  
\_\_\_\_\_  
Mayor

ATTEST:

  
Andrea Rosedale  
\_\_\_\_\_  
City Clerk

Roll Call Vote

Ayes:	Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilman Clousing Councilwoman Robbins Councilman Weller Councilman Barbier
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: May 15, 2023

Published: May 16, 2023

EXHIBIT "A"

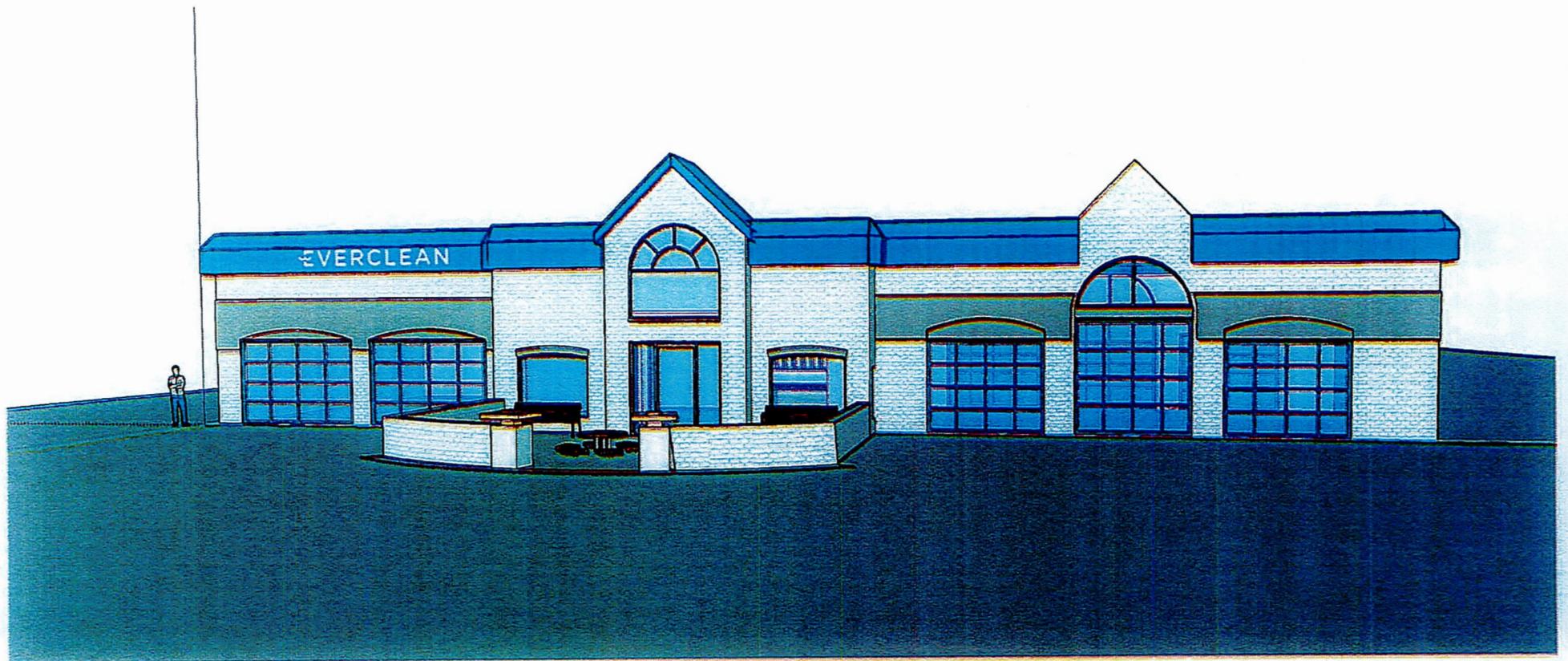
Legal description:

LOT 1 IN KEIM'S EAST LOOP ROAD SUBDIVISION, A RESUBDIVISION OF LOT 2 IN KEIM'S RESUBDIVISION OF LOT 6 IN THE EAST HALF OF LOT 1 IN BLOCK 3 IN DANADA FARMS EAST UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1988 AS DOCUMENT NUMBER R88-121992 IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT "B"



Exterior Color Exhibit  
Prepared by Everclean

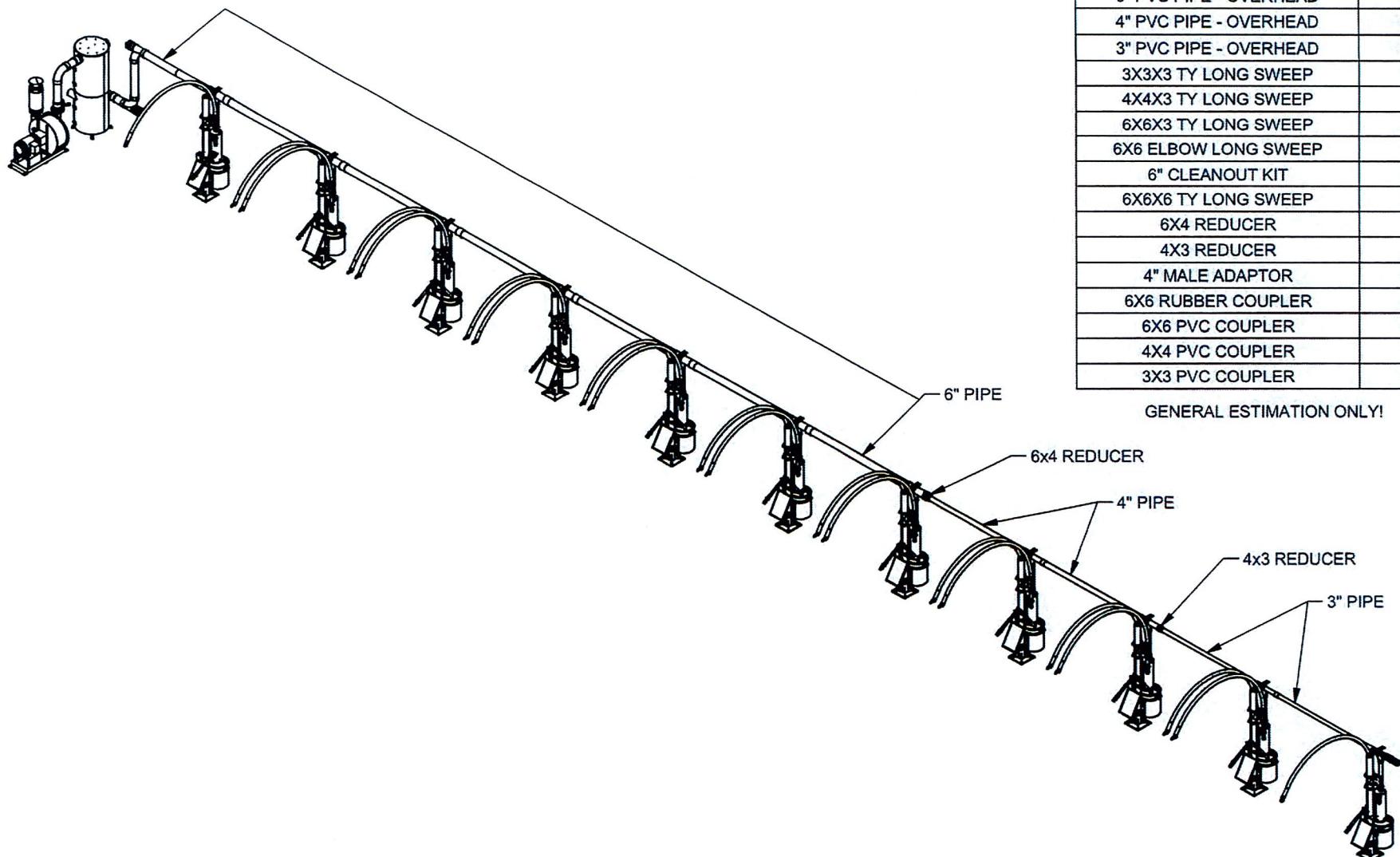


FOR REFERENCE ONLY



Vacuum Arch Exhibit  
Prepared by Everclean

Part No.  
CENTRAL VAC PIPING-10 STALL



PVC MATERIAL ESTIMATION

DESCRIPTION	QUANTITY
6" PVC PIPE - OVERHEAD	90'
4" PVC PIPE - OVERHEAD	30'
3" PVC PIPE - OVERHEAD	60'
3X3X3 TY LONG SWEEP	2
4X4X3 TY LONG SWEEP	2
6X6X3 TY LONG SWEEP	7
6X6 ELBOW LONG SWEEP	1
6" CLEANOUT KIT	2
6X6X6 TY LONG SWEEP	2
6X4 REDUCER	1
4X3 REDUCER	2
4" MALE ADAPTOR	1
6X6 RUBBER COUPLER	3
6X6 PVC COUPLER	6
4X4 PVC COUPLER	1
3X3 PVC COUPLER	1

GENERAL ESTIMATION ONLY!

TITLE		CEDAR RAPIDS, IOWA	
UNSPECIFIED TOLERANCES	MATERIAL	JOHN F	J.E. ADAMS
1 PL ± .030	DRAWN BY	DATE	INDUSTRIES LTD
2 PL ± .020		1/21/2021	
3 PL ± .003	SCALE	2	PART NO.
ANGLE ± 1°	1 / 140	2	REV.
CENTRAL VAC PIPING-10 STALL			

REV. NO.

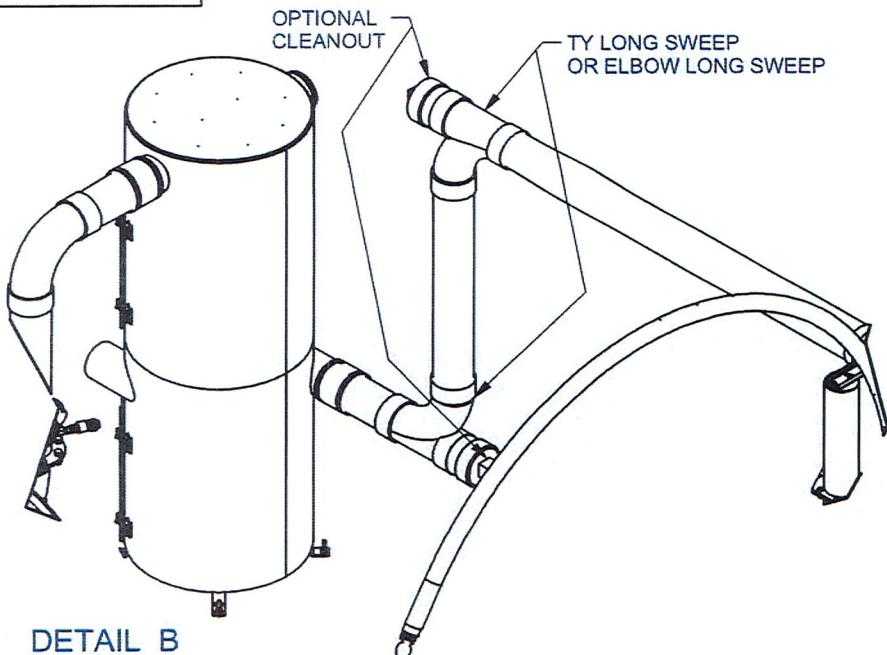
DESCRIPTION

DATE

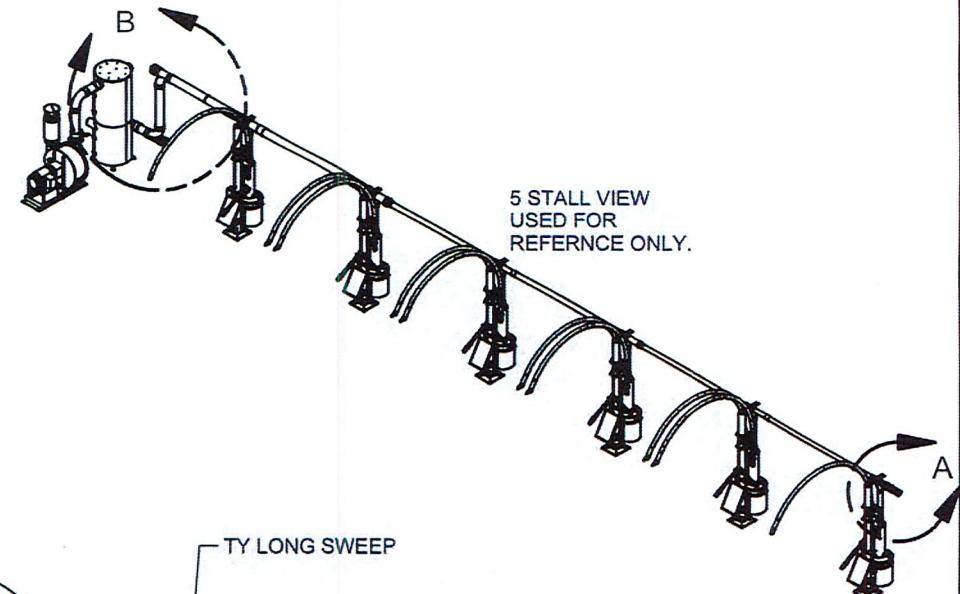
BY

THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY J.E. ADAMS INDUSTRIES

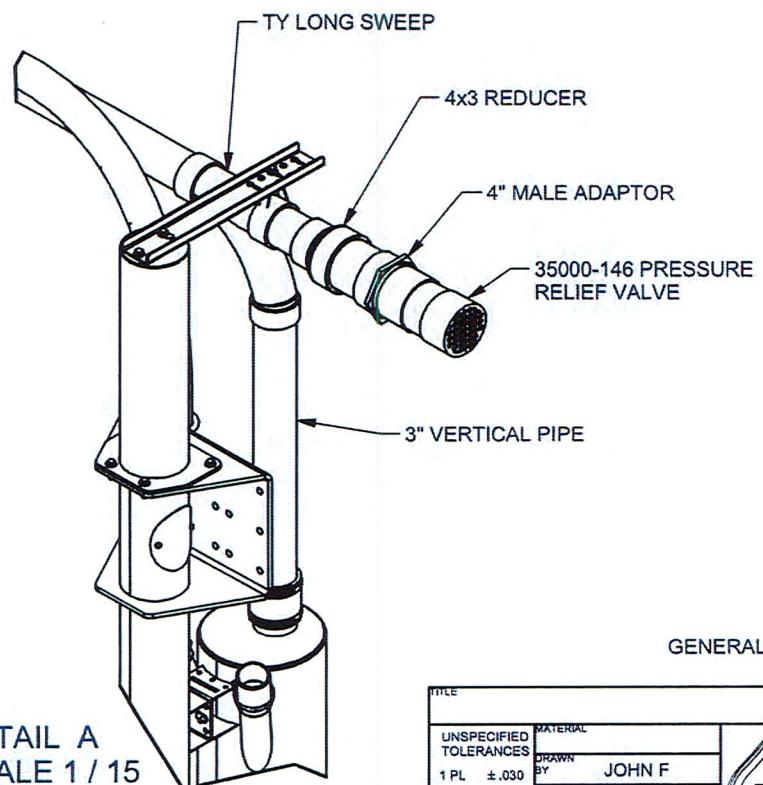
CENTRAL VAC PIPING-5 STALL



DETAIL B  
SCALE 1 / 30



5 STALL VIEW  
USED FOR  
REFERENCE ONLY.



DETAIL A  
SCALE 1 / 15

GENERAL ESTIMATION ONLY!

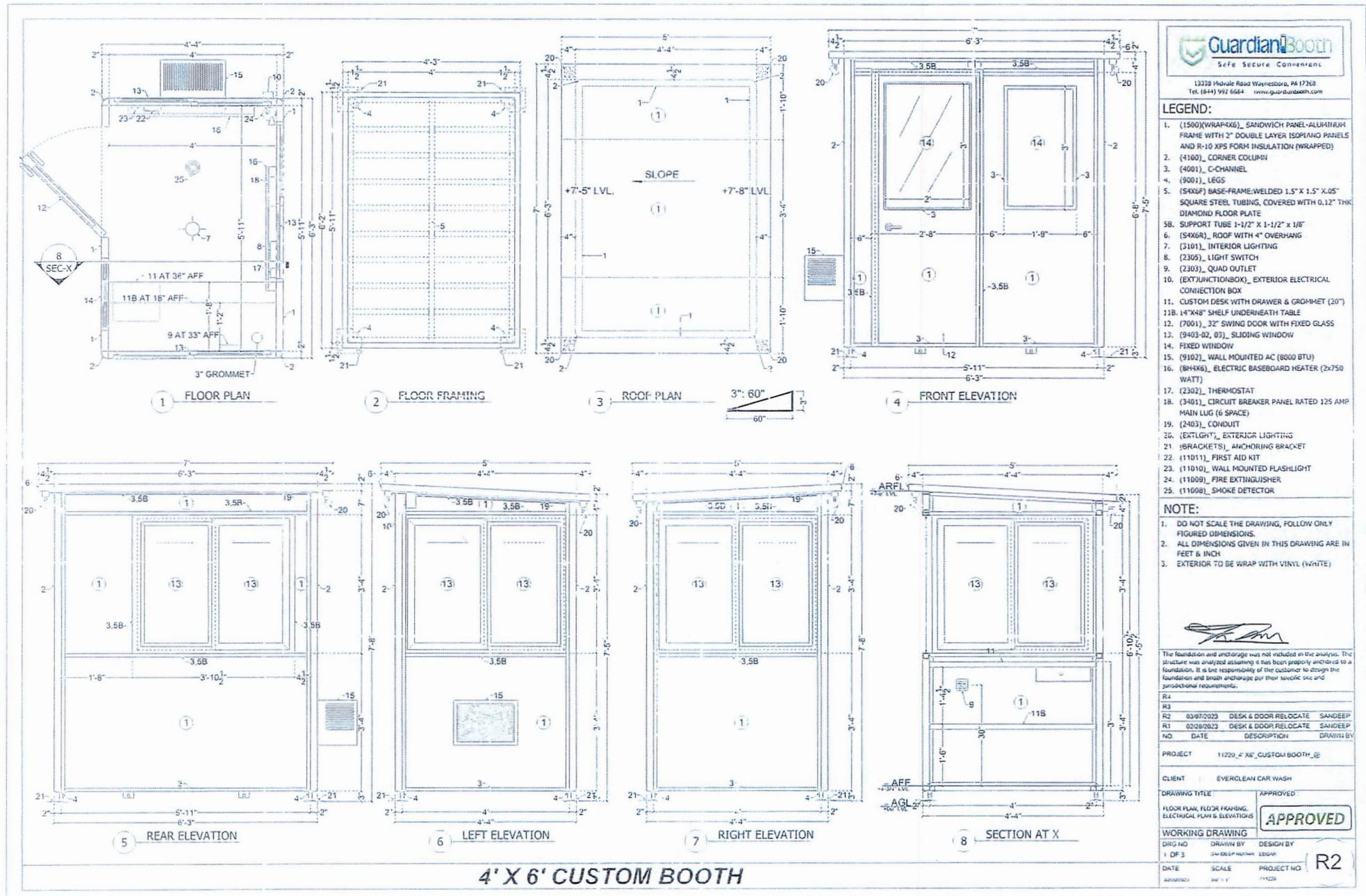
REV	NO.	DESCRIPTION	DATE	BY	TITLE			
					UNSPECIFIED TOLERANCES	MATERIAL	CEDAR RAPIDS, IOWA	
1 PL	± .030	DRAWN BY	JOHN F		2 PL	± .020	DATE	1/21/2021
3 PL	± .003	3 PL	ANGLE ± 1°		SCALE	1 / 140	SHEET	8 / CENTRAL VAC PIPING-5 STALL

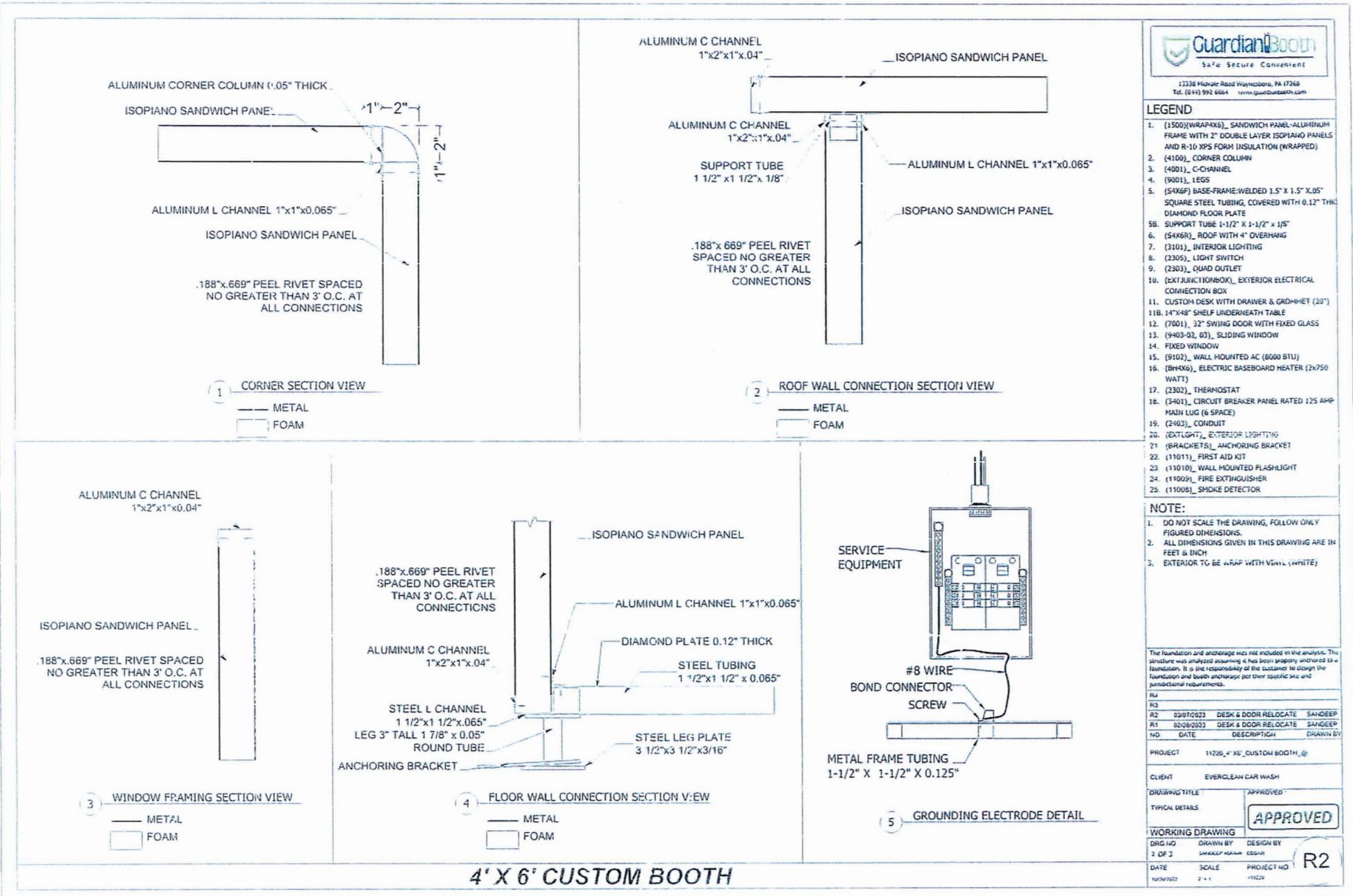
THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY J.E. ADAMS INDUSTRIES





Attendant Booth Exhibit  
Prepared by Everclean





**LEGEND**

- (1500) (WRAPPED), SANDWICH PANEL-ALUMINUM FRAME WITH 2" DOUBLE LAYER ISOPORO PANELS AND R-10 XPS FORM INSULATION (WRAPPED)
- (4100) CORNER COLUMN
- (4001) C-CHANNEL
- (9001) LEGS
- (54X6) BASE FRAME:WELDED 1.5" X 1.5" X.05" SQUARE STEEL TUBING, COVERED WITH 0.12" THK. DIAMOND FLOOR PLATE
- SUPPORT TUBE 1-1/2" X 1-1/2" X 1/8"
- (54X6) ROOF WITH 4" OVERHANG
- (3101) INTERIOR LIGHTING
- (2305) LIGHT SWITCH
- (2303) QUAD OUTLET
- (EXTJUNCTIONBOX) EXTERIOR ELECTRICAL CONNECTION BOX
- CUSTOM DESK WITH DRAWER & GROMMET (20")
- 11B. 14"X48" SHELF UNDERNEATH TABLE
- (7001) 32" SWING DOOR WITH FIXED GLASS
- (9403-02, 03) SLIDING WINDOW
- FIXED WINDOW
- (9102) WALL MOUNTED AC (6000 BTU)
- (BH4X6) ELECTRIC BASEBOARD HEATER (2x750 WATT)
- (2302) THERMOSTAT
- (3401) CIRCUIT BREAKER PANEL RATED 125 AMP MAIN LUG (6 SPACE)
- (2403) CONDUIT
- (EXTLIGHT) EXTERIOR LIGHTING
- (BRACKETS) ANCHORING BRACKET
- (11011) FIRST AID KIT
- (11010) WALL MOUNTED FLASHLIGHT
- (11009) FIRE EXTINGUISHER
- (11008) SMOKE DETECTOR

**NOTE:**

- DO NOT SCALE THE DRAWING, FOLLOW ONLY FIGURED DIMENSIONS.
- ALL DIMENSIONS GIVEN IN THIS DRAWING ARE IN FEET & INCH
- EXTERIOR TO BE PAINT WITH VINYL (WHITE)

The foundation and anchorage was not included in the analysis. The structure was analyzed assuming it has been properly anchored to a foundation. It is the responsibility of the customer to design the foundation and both anchorage per their specific site and jurisdictional requirements.

R4  
R3 03/07/2013 DESK & DOOR RELOCATE SANDEEP  
R1 03/08/2013 DESK & DOOR RELOCATE SANDEEP  
NO. DATE DESCRIPTION DRAWN BY

PROJECT 11220\_4' X6' CUSTOM BOOTH @

CLIENT EVERCLEAN CAR WASH

DRAWING TITLE APPROVED

WELD DETAILS

WORKING DRAWING

DRG NO. DRAWN BY DESIGN BY

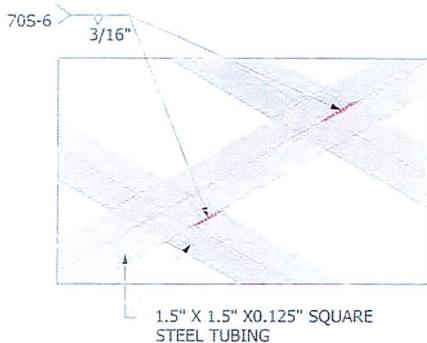
1 OF 3 SANDEEP KUMAR EDGAR

DATE 03/08/2013 SCALE 2' x 1' PROJECT NO. R2

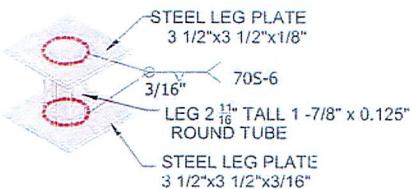
REVISIONS

11220

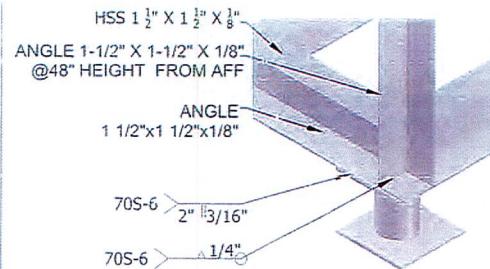
4' X 6' CUSTOM BOOTH



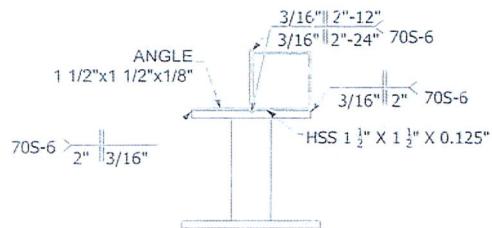
6 TUBING WELD DETAIL- FLOOR FRAMING  
(INSTALLED BY GUARDIAN BOOTH)



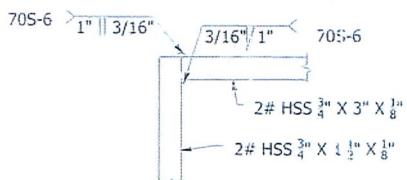
7 WELD DETAIL- LEGS  
(INSTALLED BY GUARDIAN BOOTH)



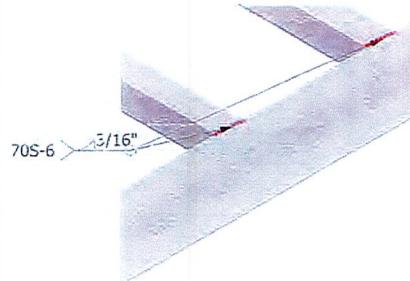
8 ANGEL WITH LEG & CORNER COLUMN  
(SCALE : 2'=1')



9 TUBING WELD - FLOOR FRAMING  
(INSTALLED BY GUARDIAN BOOTH) (SCALE: 3'=1')



10 HSS TO HSS  
(INSTALLED BY GUARDIAN BOOTH)

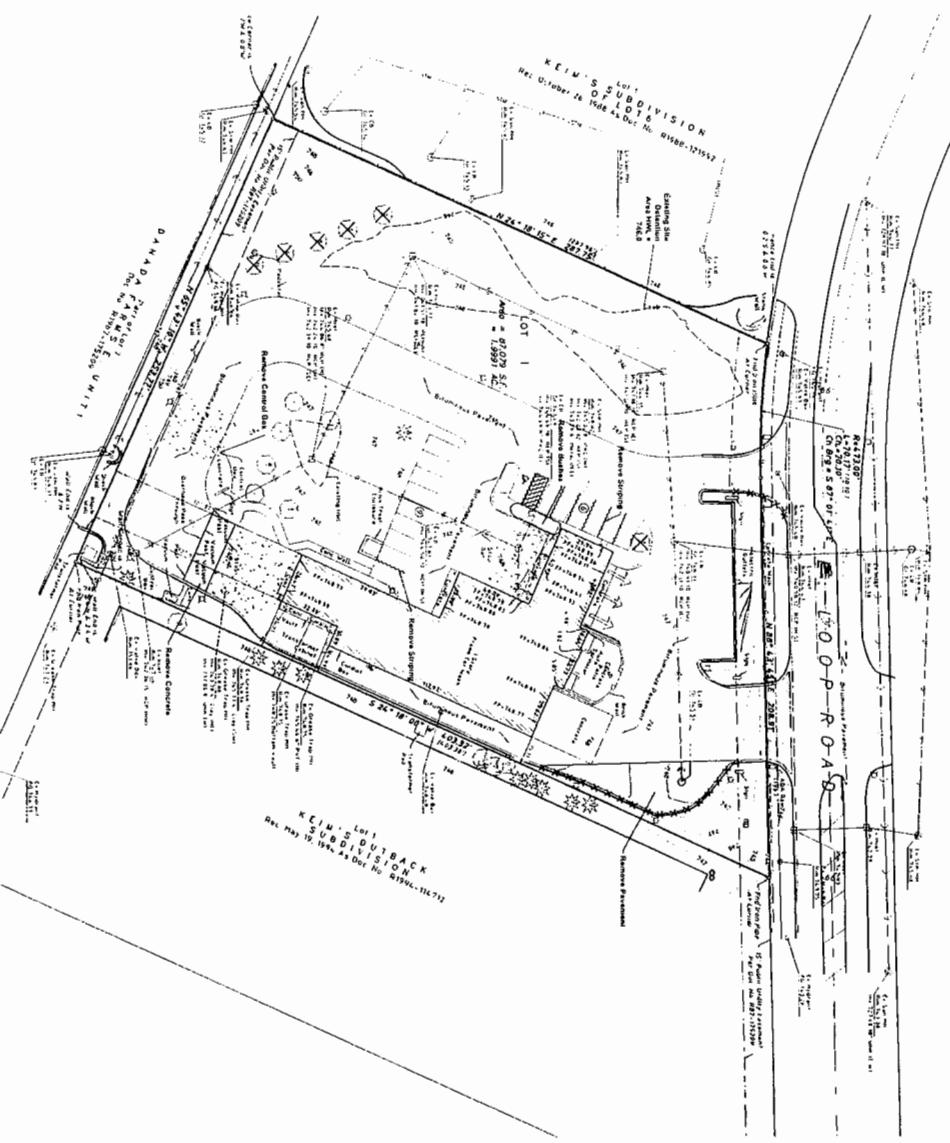


11 TUBING WELD- FLOOR FRAMING  
(SCALE : 2'=1')

4' X 6' CUSTOM BOOTH

Seite/Bezeichnung	Beschreibung
C 14 (Gesamt-Summe)	
Nettobetrag	140000,00 (Gesamt 150)
Perioden	743 52
C 14 (18.000,- Euro)	
Perioden	140000,00 (Gesamt 150)
Perioden	743 52
C 14 (18.000,- Euro)	
Perioden	140000,00 (Gesamt 150)
Perioden	743 52
Entnahmen	Wieder ab 30.07.2011
Entnahmen	140000,00 (Gesamt 150)

LOT 1 IN KELMS EAST LOOP ROAD SUBDIVISION BEING A RESUBDIVISION OF LOT 2  
KELMS MCQUADES OF .511 S. IN DANADA FARMS EAST UNIT 1, SECTION 3,  
TOWNSHIP 21 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN ACCORDING  
TO THE PLAN OF SAID KELMS EAST LOOP ROAD SUBDIVISION RECORDED JUNE 28, 19  
AS DOCUMENT #10-2972 IN DUKE COUNTY, ILLINOIS



**EXISTING CONDITIONS  
PRELIMINARY ENGINEERING PLAN**

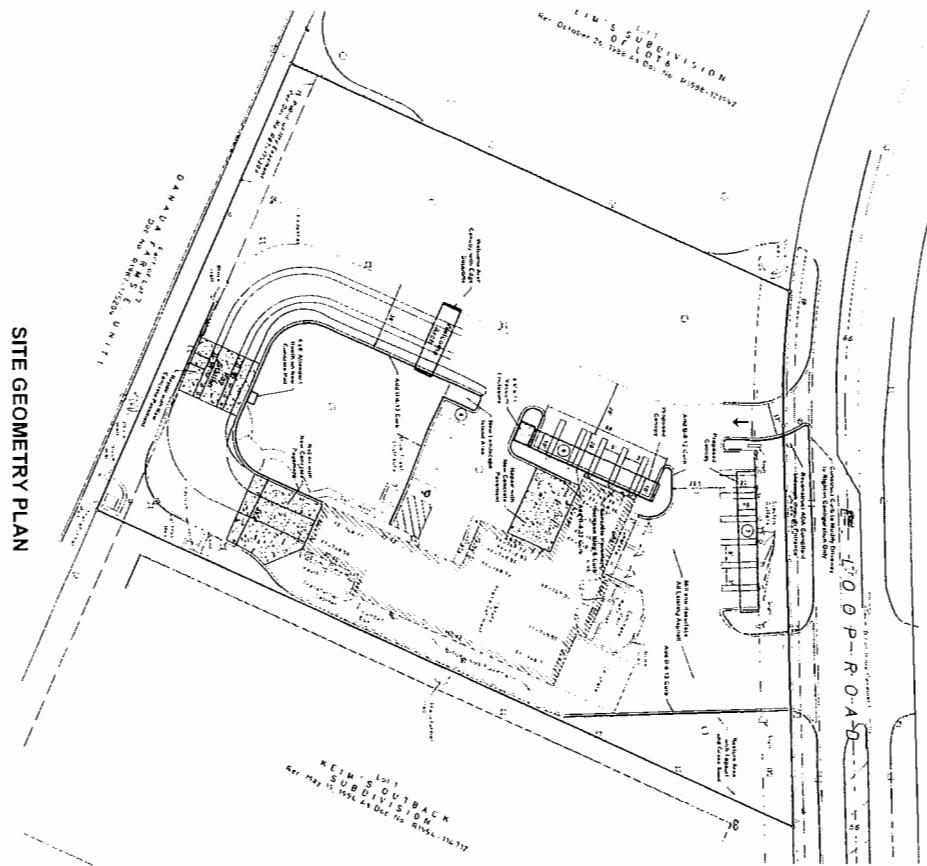
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**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Street, Schenectady, NY 12307 • Tel: 518 374-6000 Fax: 518 374-6506  
Survey • Professional Design • Farm Layout • No. 18 G29157

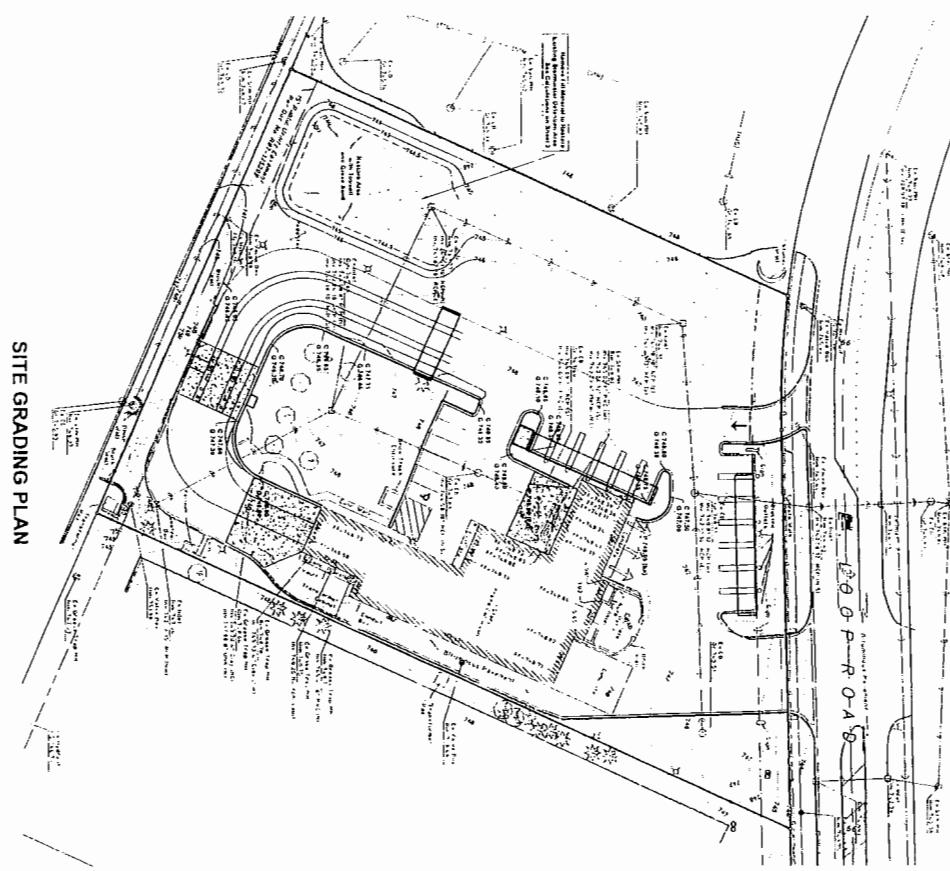
3	04/09/2013
2	04/12/2003
1	04/04/2003
No.	Date



SITE GEOMETRY PLAN



## SITE GRADING PLAN



**PROPOSED CONDITIONS  
PRELIMINARY ENGINEERING PLAN**

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**EVERCLEAN CAR WASH  
20 E. LOOP ROAD**

WMLA104

No	Date	Review
1	01-12-2022	Review by Manager
2	01-12-2023	For Change Request
3	01-04-2022	For Change Request



