

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:

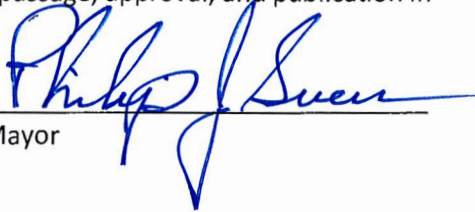
Section 1: An amendment to the Original and Amended Ordinances is hereby granted to alter the building elevations and site plan contained in the Original Ordinance and the First Amended Ordinances to convert the existing full-service car wash operation into an express car wash, where the customer never 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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 15, 2023

Published: May 16, 2023

EXHIBIT "A"

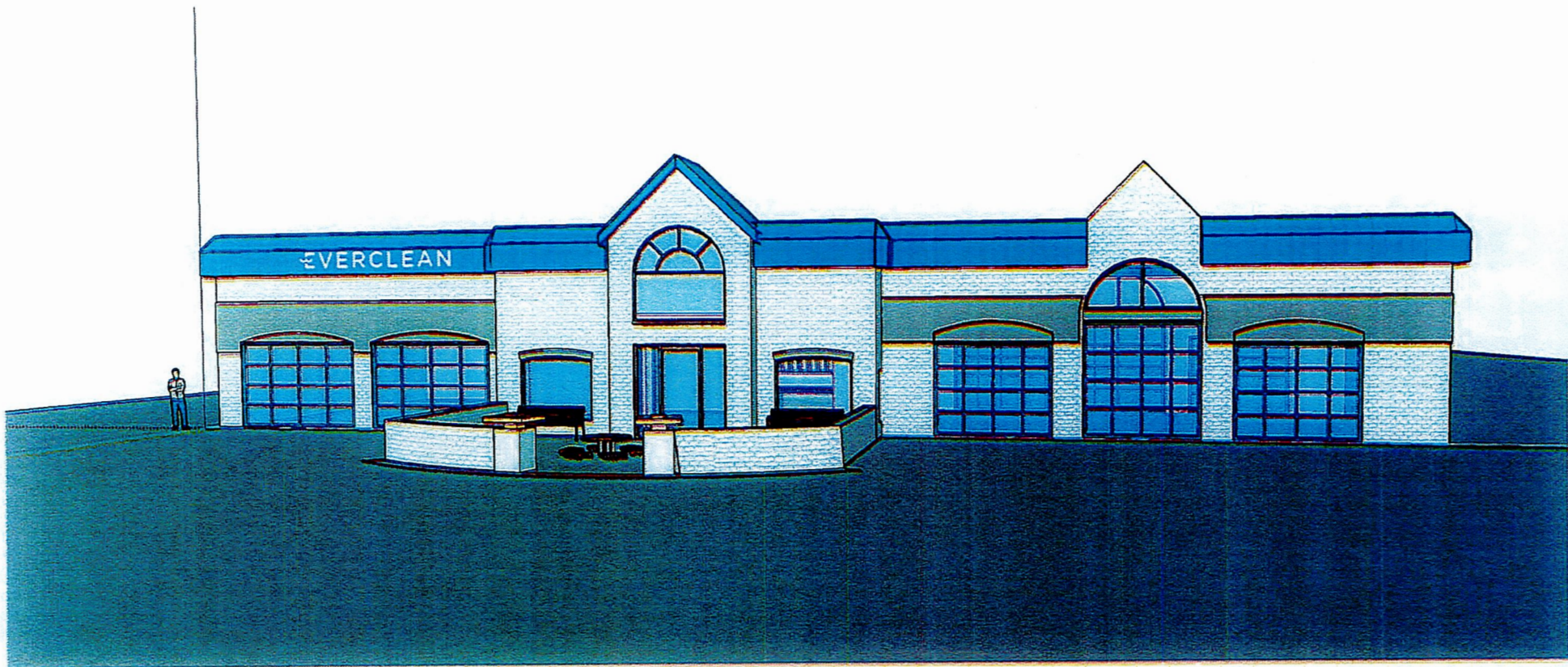
Legal description:

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

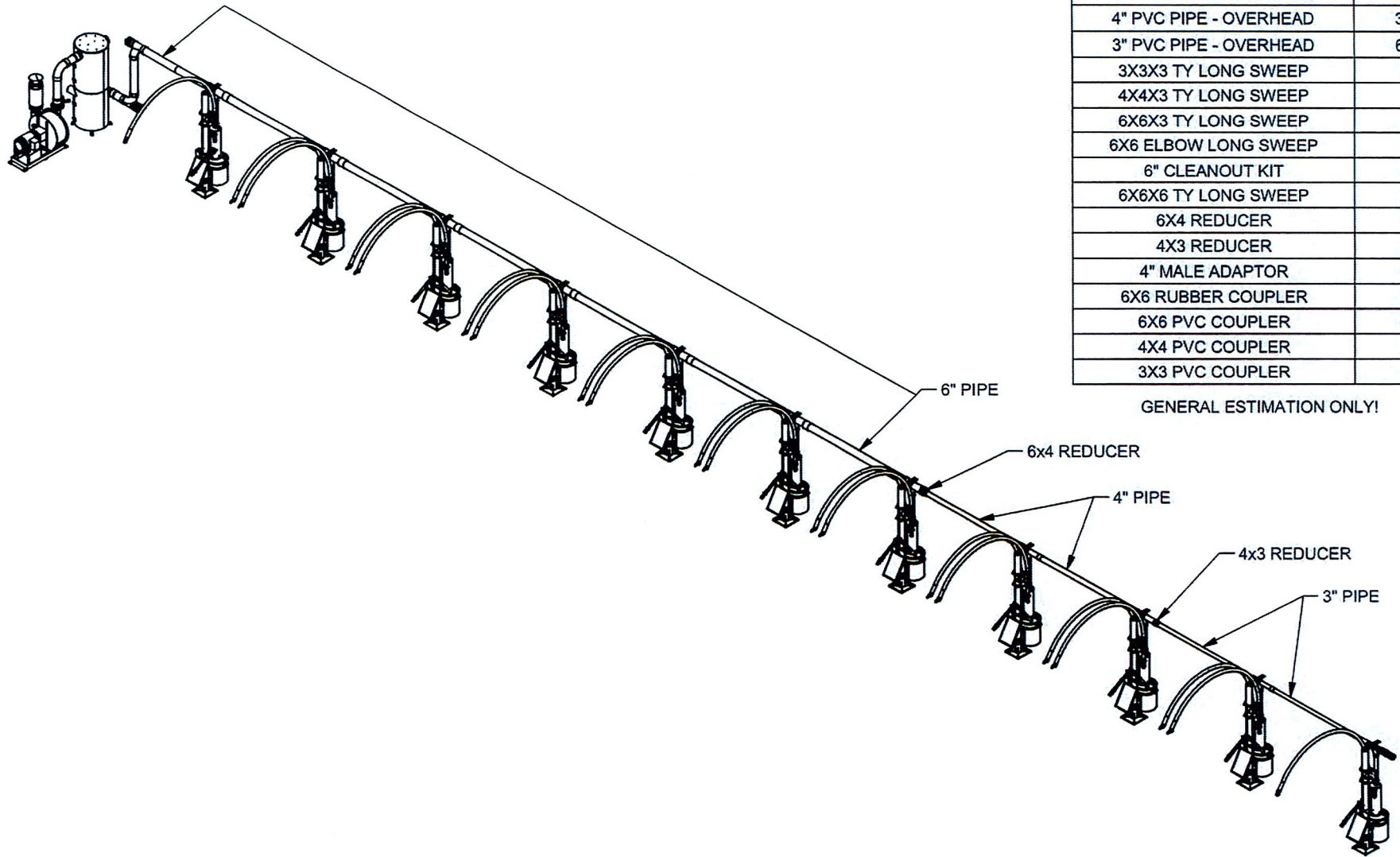


FOR REFERENCE ONLY



Vacuum Arch Exhibit
Prepared by Everclean


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

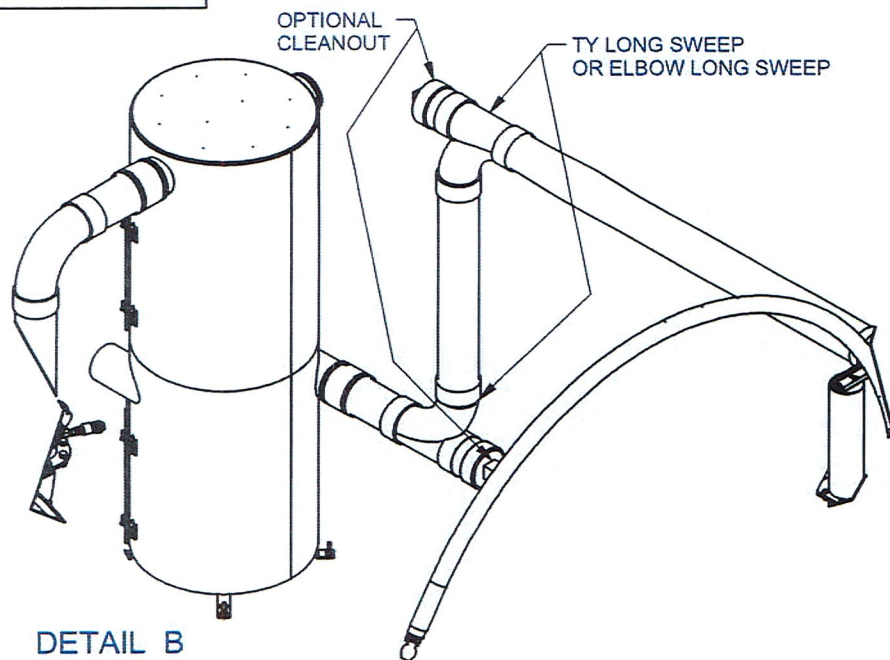
GENERAL ESTIMATION ONLY!

TITLE					
UNSPECIFIED TOLERANCES 1 PL $\pm .030$ 2 PL $\pm .020$ 3 PL $\pm .003$ ANGLE $\pm 1^{\circ}$		MATERIAL		CEDAR RAPIDS, IOWA	
		DRAWN BY			
		JOHN F			
		DATE			
		1/21/2021			
		SCALE	SHEET	PART NO.	REV.
		1 / 140	2	CENTRAL VAC PIPING-10 STALL	

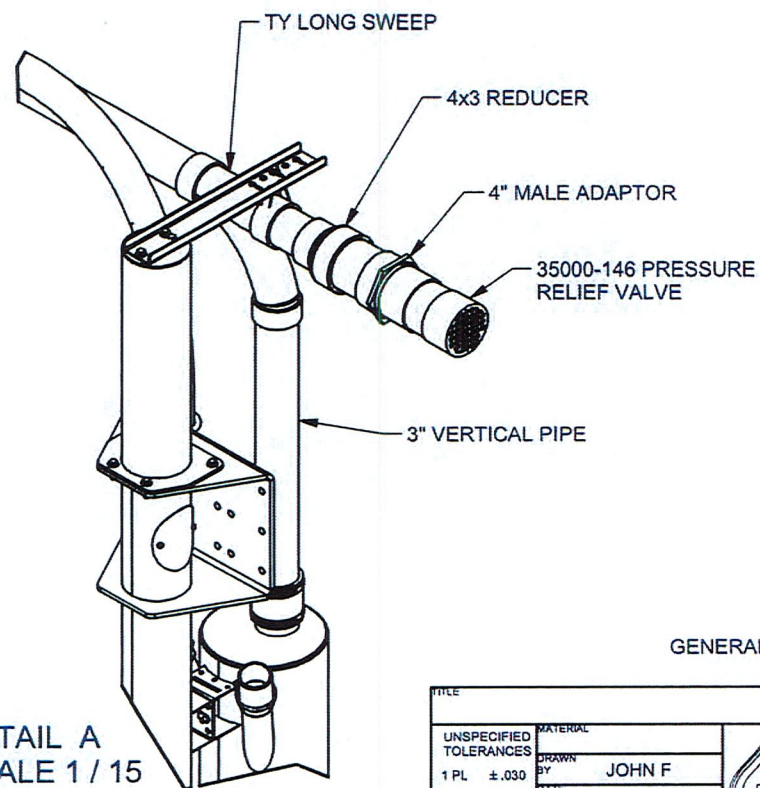
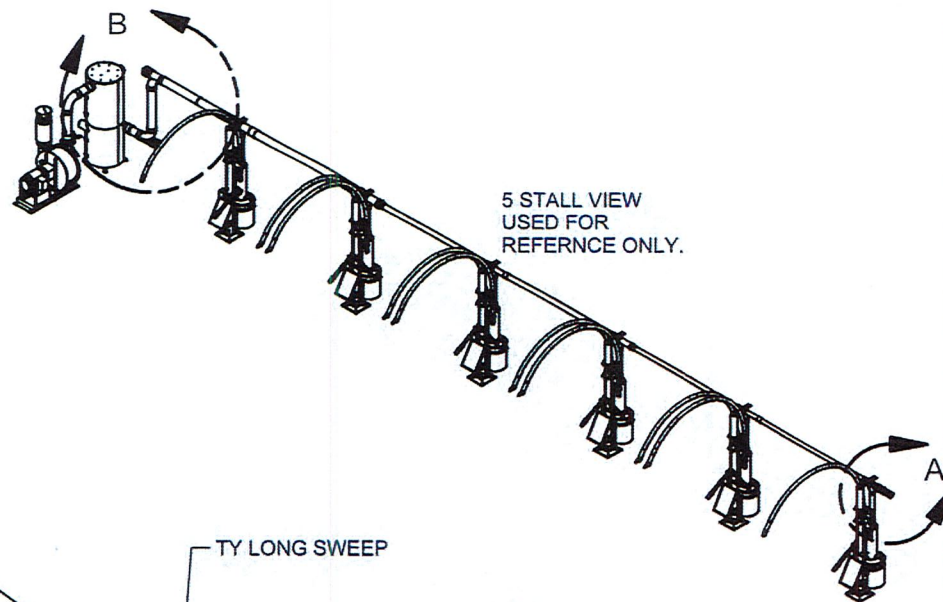
REV	NO.	DESCRIPTION	DATE	BY

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

PART
CENTRAL VAC PIPING-5 STALL




DETAIL B
SCALE 1 / 30



DETAIL A
SCALE 1 / 15

GENERAL ESTIMATION ONLY!

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



13328 Mohale Road Waynesboro, PA 17268
Tel: (844) 992-6664 www.guardianbooth.com

LEGEND:

1. (1500) (WRAP-X6), SANDWICH PANEL-ALUMINUM FRAME WITH 2" DOUBLE LAYER ISOPIANO PANELS AND R-10 XPS FOAM INSULATION (WRAPPED)
2. (4100), CORNER COLUMN
3. (4001), C-CHANNEL
4. (9001), LEGS
5. (54X6) BASE-FRAME-WELDED 1.5" X 1.5" X 0.05" SQUARE STEEL TUBING, COVERED WITH 0.12" THK DIAMOND FLOOR PLATE
- 5B. SUPPORT TUBE 1-1/2" X 1-1/2" X 1/8"
6. (54X6), ROOF WITH 4" OVERHANG
7. (3101), INTERIOR LIGHTING
8. (2305), LIGHT SWITCH
9. (2309), QUAD OUTLET
10. (EXTJUNCTIONBOX), EXTERIOR ELECTRICAL CONNECTION BOX
11. CUSTOM DESK WITH DRAWER & GROMMET (20")
- 11B. 14"X48" SHELF UNDERNEATH TABLE
12. (7001), 32" SWING DOOR WITH FIXED GLASS
13. (9403-02, 03), SLIDING WINDOW
14. FIXED WINDOW
15. (9102), WALL MOUNTED AC (8000 BTU)
16. (6H4X6), ELECTRIC BASEBOARD HEATER (2x750 WATT)
17. (2302), THERMOSTAT
18. (3401), CIRCUIT BREAKER PANEL RATED 125 AMP MAIN LUG (6 SPACE)
19. (2403), CONDUIT
20. (EXTLIGHT), EXTERIOR LIGHTING
21. (BRACKETS), ANCHORING BRACKET
22. (1101), FIRST AID KIT
23. (11010), WALL MOUNTED FLASHLIGHT
24. (11009), FIRE EXTINGUISHER
25. (11008), SMOKE DETECTOR

NOTE:

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

[Signature]

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 anchor anchorage per their specific site and jurisdictional requirements.

REV	DATE	DESCRIPTION	DRAWN BY
R4			
R3			
R2	03/07/2023	DESK & DOOR RELOCATE	SANDEEP
R1	02/28/2023	DESK & DOOR RELOCATE	SANDEEP
NO			

PROJECT 11229_4' X 6' CUSTOM BOOTH_@

CLIENT EVERCLEAN CAR WASH

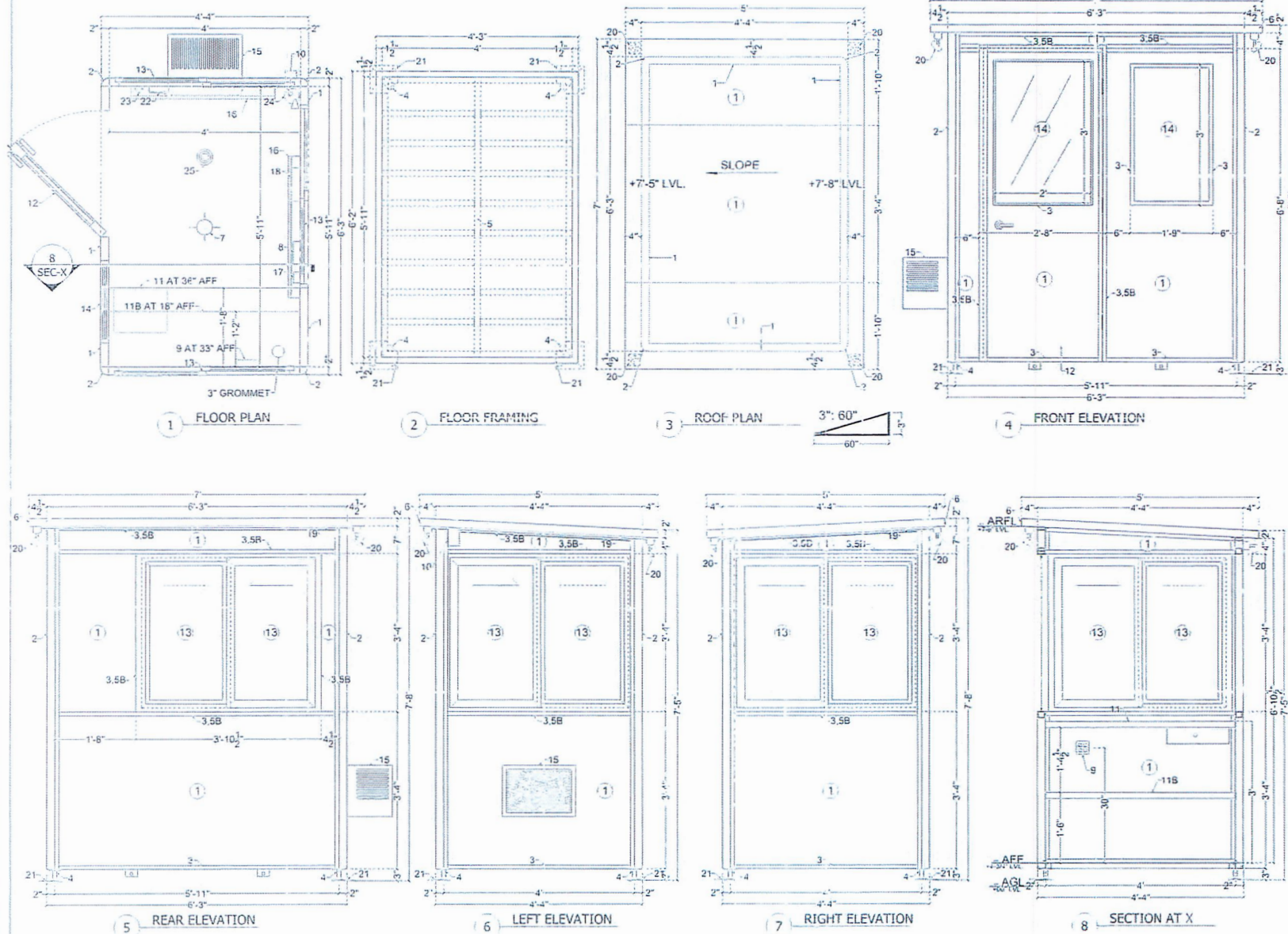
DRAWING TITLE FLOOR PLAN, FLOOR FRAMING, ELECTRICAL PLAN & ELEVATIONS

APPROVED

WORKING DRAWING

DRG NO	DRAWN BY	DESIGN BY
1 OF 3	SANDEEP KATHAR	EDGWH
DATE	SCALE	PROJECT NO
03/08/2023	1/8" = 1'-0"	11229

R2



4' X 6' CUSTOM BOOTH

ALUMINUM CORNER COLUMN (0.05" THICK)

ISOPIANO SANDWICH PANEL

ALUMINUM L CHANNEL 1"x1"x0.065"

ISOPIANO SANDWICH PANEL

.188"x.669" PEEL RIVET SPACED NO GREATER THAN 3' O.C. AT ALL CONNECTIONS

1 CORNER SECTION VIEW

— METAL
□ FOAM

ALUMINUM C CHANNEL
1"x2"x1"x.04"

ISOPIANO SANDWICH PANEL

ALUMINUM C CHANNEL
1"x2"x1"x.04"

SUPPORT TUBE
1 1/2" x 1 1/2" x 1/8"

ALUMINUM L CHANNEL 1"x1"x0.065"

ISOPIANO SANDWICH PANEL

.188"x.669" PEEL RIVET
SPACED NO GREATER
THAN 3' O.C. AT ALL
CONNECTIONS

2 ROOF WALL CONNECTION SECTION VIEW

— METAL
□ FOAM

ALUMINUM C CHANNEL
1"x2"x1"x0.04"

ISOPIANO SANDWICH PANEL

.188"x.669" PEEL RIVET SPACED
NO GREATER THAN 3' O.C. AT
ALL CONNECTIONS

3 WINDOW FRAMING SECTION VIEW

— METAL
□ FOAM

ISOPIANO SANDWICH PANEL

.188"x.669" PEEL RIVET
SPACED NO GREATER
THAN 3' O.C. AT ALL
CONNECTIONS

ALUMINUM C CHANNEL
1"x2"x1"x.04"

ALUMINUM L CHANNEL 1"x1"x0.065"

DIAMOND PLATE 0.12" THICK

STEEL TUBING
1 1/2"x1 1/2" x 0.065"

STEEL L CHANNEL
1 1/2"x1 1/2"x0.065"
LEG 3" TALL 1 7/8" x 0.05"
ROUND TUBE

STEEL LEG PLATE
3 1/2"x3 1/2"x3/16"

ANCHORING BRACKET

4 FLOOR WALL CONNECTION SECTION VIEW

— METAL
□ FOAM

SERVICE
EQUIPMENT

#8 WIRE
BOND CONNECTOR
SCREW

METAL FRAME TUBING
1-1/2" X 1-1/2" X 0.125"

5 GROUNDING ELECTRODE DETAIL



13336 Monroeville Road Waynesboro, PA 17268
Tel: (610) 591-6564 www.guardianbooth.com

LEGEND

- (1500) WRAP4X6, SANDWICH PANEL-ALUMINUM FRAME WITH 2" DOUBLE LAYER ISOPIANO PANELS AND R-10 XPS FORM INSULATION (WRAPPED)
- (4100), CORNER COLUMN
- (4001), C-CHANNEL
- (9001), LEGS
- (54X6F) BASE-FRAME-WELDED 1.5" X 1.5" X.05" SQUARE STEEL TUBING, COVERED WITH 0.12" THK. DIAMOND FLOOR PLATE
- (54X6R), ROOF WITH 4" OVERHANG
- (3101), INTERIOR LIGHTING
- (2305), LIGHT SWITCH
- (2303), QUAD OUTLET
- (EXTJUNCTIONBOX), EXTERIOR ELECTRICAL CONNECTION BOX
- (1100) CUSTOM DESK WITH DRAWER & GROUND (20")
- (11B) 14"x48" SHELF UNDERNEATH TABLE
- (7001), 32" SWING DOOR WITH FIXED GLASS
- (9403-02, 03), SLIDING WINDOW
- (14) FIXED WINDOW
- (9102), WALL MOUNTED AC (8000 BTU)
- (BHX6), 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:

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- ALL DIMENSIONS GIVEN IN THIS DRAWING ARE IN FEET & INCH
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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 booth anchorage per their specific site and jurisdictional requirements.

NO.	DATE	DESCRIPTION	DRAWN BY
R1			
R2	03/07/2023	DESK & DOOR RELOCATE	SANDEEP
R1	02/08/2023	DESK & DOOR RELOCATE	SANDEEP

PROJECT 11220_4' X 6' CUSTOM BOOTH @

CLIENT EVERGREEN CAR WASH

DRAWING TITLE APPROVED

TYPICAL DETAILS

WORKING DRAWING

DRG NO 2 OF 3 DRAWN BY SANDEEP DESIGN BY

DATE 10/29/2022 SCALE 2' = 1' PROJECT NO 11220

R2

4' X 6' CUSTOM BOOTH

LEGEND

- (1500) WRAP4X6 SANDWICH PANEL-ALUMINUM FRAME WITH 2" DOUBLE LAYER ISOPIANO PANELS AND R-10 XPS FORM INSULATION (WRAPPED)
- (4100) CORNER COLUMN
- (4001) C-CHANNEL
- (9001) LEGS
- (54X6F) BASE-FRAME-WELDED 1.5" X 1.5" X.05" SQUARE STEEL TUBING, COVERED WITH 0.12" THK DIAMOND FLOOR PLATE
- (54X6R) ROOF WITH 4" OVERHANG
- (3101) INTERIOR LIGHTING
- (2305) LIGHT SWITCH
- (2303) QUAD OUTLET
- (EXTJUNCTIONBOX) EXTERIOR ELECTRICAL CONNECTION BOX
- CUSTOM DESK WITH DRAWER & GROMMET (20")
- 14"X48" SHELF UNDERNEATH TABLE
- (7001) 32" SWING DOOR WITH FIXED GLASS
- (9403-02, 03) SLIDING WINDOW
- FIXED WINDOW
- (9102) WALL MOUNTED AC (8000 BTU)
- (B4X6) ELECTRIC BASEBOARD HEATER (2X750 WATT)
- (2302) THERMOSTAT
- (2401) 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:

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REV	DATE	DESCRIPTION	DRAWN BY
R1	03/07/2023	DESK & DOOR RELOCATE	SANDEEP
R2	02/28/2023	DESK & DOOR RELOCATE	SANDEEP

PROJECT 11220_4' X 6' CUSTOM BOOTH_01

CLIENT EVERCLEAN CAR WASH

DRAWING TITLE APPROVED

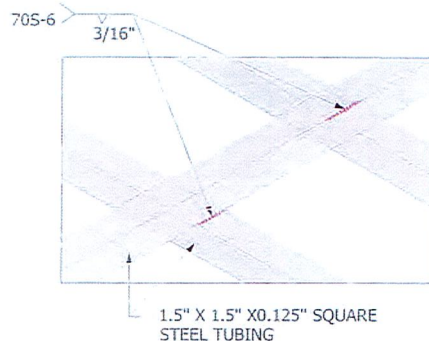
WELD DETAILS

WORKING DRAWING

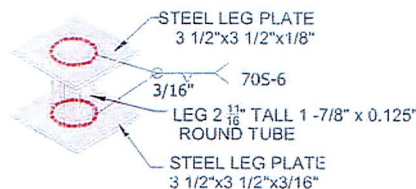
DRG NO. 1 OF 3 DRAWN BY SANDEEP DESIGN BY EDGAR

DATE 02/07/2023 SCALE 2" = 1' PROJECT NO. 11220

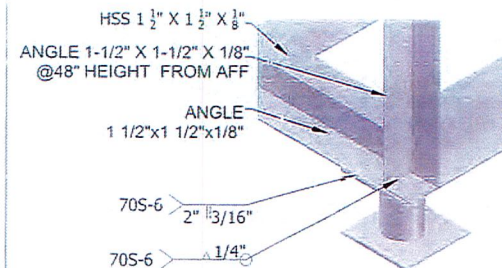
R2



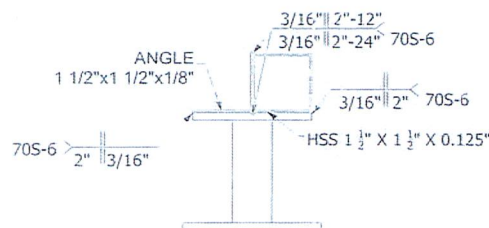
6 TUBING WELD DETAIL- FLOOR FRAMING
(INSTALLED BY GUARDIAN BOOTH)



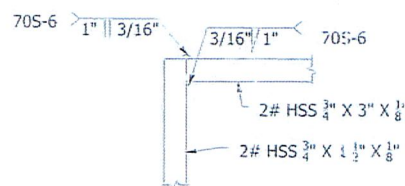
7 WELD DETAIL- LEGS
(INSTALLED BY GUARDIAN BOOTH)



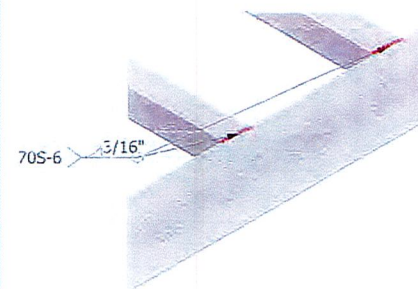
8 ANGEL WITH LEG & CORNER COLUMN
(SCALE : 2"=1")



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



10 HSS TO HSS
(INSTALLED BY GUARDIAN BOOTH)

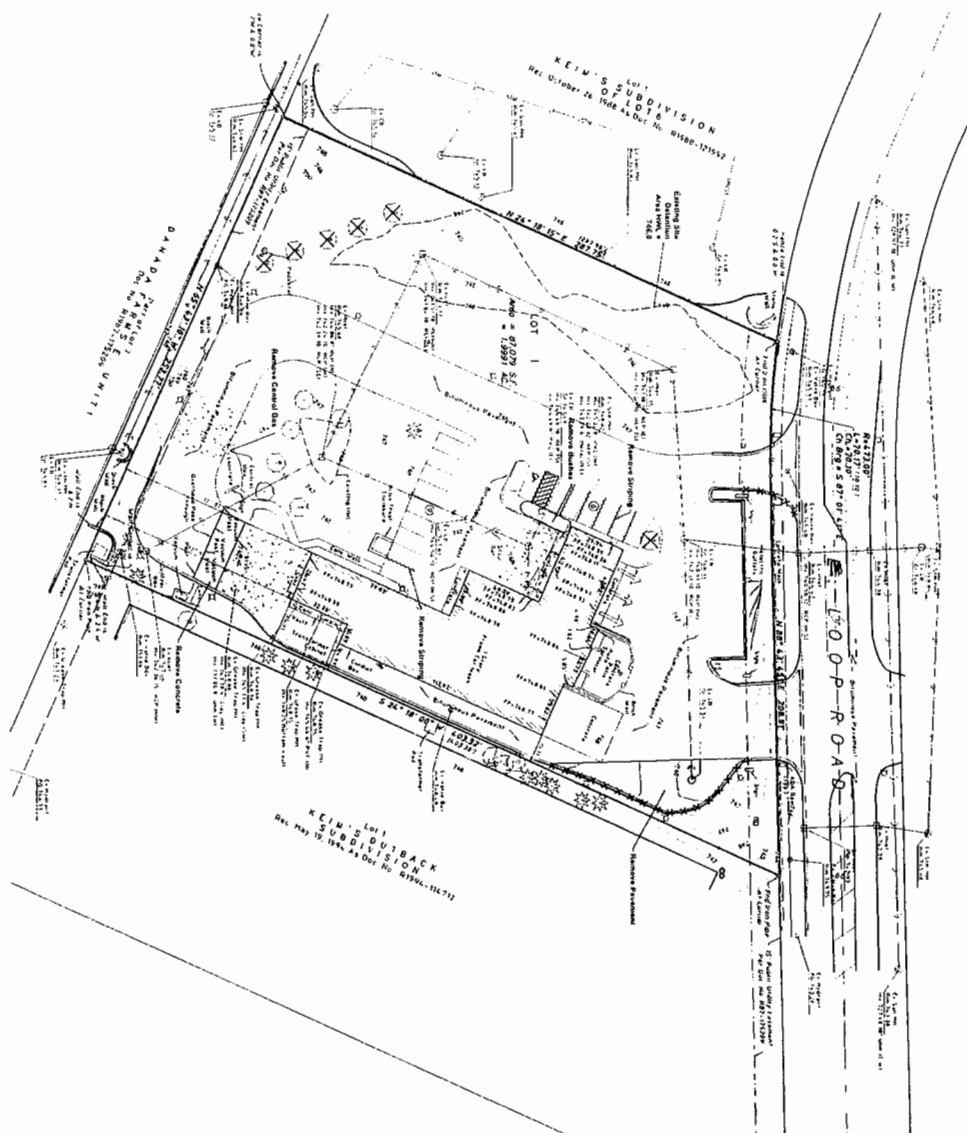


11 TUBING WELD- FLOOR FRAMING
(SCALE : 2"=1")

4' X 6' CUSTOM BOOTH

LEGAL DESCRIPTION

LOT 1 IN KEIMS EAST LOOP ROAD SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KEIMS RESUBDIVISION OF LOT 6 IN DANAWAY FARMS EAST UNIT 1, SECTION 28 TOWNSHIP 23 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID KEIMS EAST LOOP ROAD SUBDIVISION RECORDED JUNE 28, 1989.





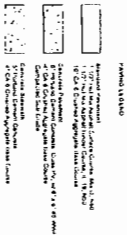


Hand-drawn diagram of a rectangular box with a vertical line through the center.

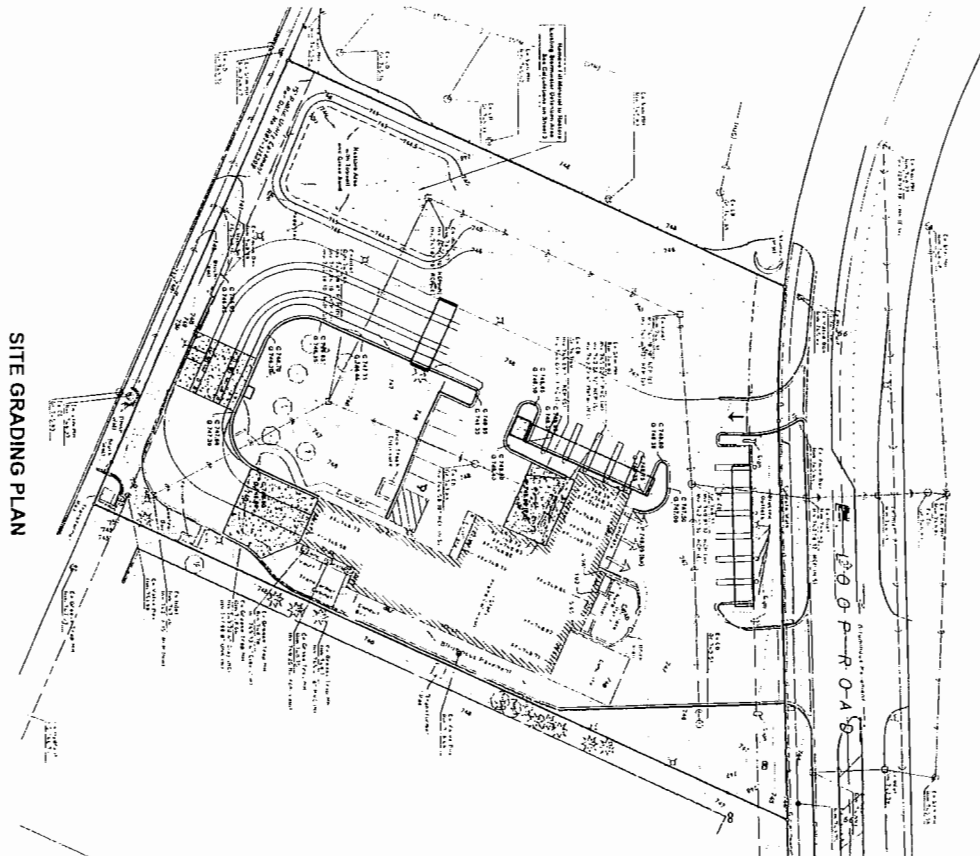
Hand-drawn diagram of a rectangular box with a vertical line through the center.

Hand-drawn diagram of a rectangular box with a vertical line through the center.

Interpretation: Arose	
1. "No Arose"	0.1 (0.1%)
2. "Arose, but not important Arose"	0.8 (2.4%)
3. "Arose, important Arose"	0.5 (1.6%)
4. "No Arose"	2.20 (6.9%)



SITE GRADING PLAN



PROPOSED CONDITIONS PRELIMINARY ENGINEERING PLAN

EVERCLEAN CAR WASH
20 E. LOOP ROAD
WYLAON


HAEGER ENGINEERING
 consulting engineers • land surveyors

107 Four Oaks Park way, Schaumburg, IL 60193 • Tel: 847.394.1520 Fax: 847.394.0606
E-mail: info@harsco-design.com Web: www.harsco-design.com

Oct 12 2022	Removal Fee Paid
Oct 12 2022	Per Charge Range
Oct 12 2022	Per Charge Range
Circle	Recessed



