

**City of Prospect Heights
Plan/Zoning Board of Appeals
November 15, 2018**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:01 pm by Chairman Dash, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

Present: Commissioners Kempa, DeGraf, Tammen, Patel (arrived late), Mellen,
Saewert & Chairman Dash

Absent:

Quorum is present.

Present at the meeting: Director of Building & Development Daniel A. Peterson and
Recording Secretary: Jennifer Myzia

III. APPROVAL OF October 25, 2018 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Saewert to approve the meeting minutes.

ROLL CALL VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen & Saewert

NAYS:

ABSENT: Commissioner Patel

ABSTAIN: Chairman Dash & Commissioner Mellen

Motion carried.

Director Peterson states that item number two under new business the public hearing case for ZBA 18-17 PUD/SU does not require a public hearing the existing PUD ordinance does account for a sit down restaurants. The applicant is here this evening and will be making a presentation to discuss his restaurant concept however because of the way the PUD ordinance is written the restaurant could be built by right. The use of the Hookah Bar does not meet the Illinois Clean Indoor Air Act and has been withdrawn and was withdrawn prior to the information regarding the ordinance allowing the sit down restaurant was discovered.

IV. OLD BUSINESS

1. PZBA - Public Hearing: Case No. ZBA 18-14SU

Applicant: George Sellis

Address: 1 E. Camp McDonald Rd., Prospect Heights, IL 60070

Description of Request:

- A. Requesting a Special Use Permit for a 3,600 sq. ft. sit down restaurant in a B-1 Retail Business District per 5-7-2 C of the City of Prospect Heights Zoning Code

Chairman Dash requests a motion to re-open the public hearing 18-14SU at 7:08pm

Motion by Commissioner Kempa

Second by Commissioner Mellen

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:
ABSENT:
ABSTAIN:

Chairman Dash swears in those to testify regarding this hearing.

Director Peterson states that last month the applicant requested a continuance of the public hearing to submit a new floor plan due to concerns raised by the ZBA regarding the various use areas within the facility. Mr. Sellis did submit a new floor plan which is now known as exhibit 11.

George Sellis, 4007 Miller Dr., Glenview, IL 60025 – Mr. Sellis states he revised the floor plan from the last meeting to be more specific with what will happen with the kids room and conference room. Mr. Sellis states this design is more detailed and he is ready for any questions.

Commissioner Kempa asks if this floor plan needs to be signed and sealed by a P.E. or if this is just a sketch.

Director Peterson states this appears to be a sketch but if the case is approved the applicant will be required to submit full architectural drawing for the interior build-out.

Chairman Dash asks if there is anyone in attendance who has come to speak to this case.

Chairman Dash asks for any other questions from the commissioners.

Commissioner Saewert asks in regard to the room towards the east which is labeled games room if this is where the video gaming will be held.

Mr. Sellis states that is correct and the reason why it is completely separate and cut off. The opposite side is for the kid's room and the only access to this room is through the conference room for the adults.

Commissioner Patel asks about the kitchen and storage room.

Mr. Sellis states it is going to be a soup and pizza kitchen. There will only be about seven to eight soups a day and unlimited pizza. Mr. Sellis states he can make a more detailed drawing of the kitchen and storage if necessary.

Commissioner Patel asks if this will be a cooking kitchen.

Mr. Sellis states yes it will be.

Commissioner Patel questions that it is eight foot wide.

Mr. Sellis states this is just a sketch and there is more room than is needed there. He further states it will be a fully operational kitchen with everything needed to prepare food.

Chairman Dash asks for any other questions from the commissioners.

Chairman Dash requests a motion to close the public hearing 18-14SU at 7:13pm

Motion by Commissioner Tammen

Second by Commissioner Saewert

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Chairman Dash asks for any other comments from the commissioners.

Chairman Dash requests a motion to receive into the public record the staff review of the zoning compliance for the application 18-14SU at 7:13pm

Motion by Commissioner DeGraf
Second by Commissioner Kempa

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Chairman Dash requests a motion to recommend that City Council approves the application 18-14SU at 7:13pm

Motion by Commissioner DeGraf

Second by Commissioner Tammen

ROLL CALL:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

This case shall go before City Council on Monday December 10 at 6:30pm.

2. NEW BUSINESS

1. PZBA - Public Hearing: Case No. ZBA 18-16SU

Applicant: Everclean Car Wash

Address: 1320 E. Rand Rd., Prospect Heights, IL 60070

Description of Request:

- A. Requesting a Special Use Permit for automobile car wash in the B-3 General Services Zoning District per 5-7-5 C of the City of Prospect Heights Zoning Code.

Chairman Dash requests a motion to open the public hearing 18-16SU at 7:16pm

Motion by Commissioner Saewert

Second by Commissioner Tammen

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Chairman Dash swears in those to testify regarding this hearing.

Director Peterson states this application is for new construction of a car wash located directly south of Village Cycle Sport. The owner of Village Cycle Sport has subdivided his lot and has placed this portion up for sale. The lot in question is located in the B-3 General Service Zoning District. Car washes, vehicle laundry and detailing facilities are an approved special use in that district.

Thomas Kim of 623 Meadow Ct., Elk Grove Village IL 60007 represents Everclean Car Wash.

A video presentation is made.

Mr. Kim states the video is from the site in Lake In The Hills. Everclean also has locations in Bartlett and the initial location is in St. Charles where Everclean won the 2016 Civic Image Award.

Chairman Dash swears in any public wishing to speak to this case.

Mr. David Merrigan of McGill Management 1314 N Rand Rd. Prospect Heights, IL 60070. Mr. Merrigan states McGill Management is located 100 feet away from the property proposed to house the car wash. Mr. Merrigan states his concerns are noise and, traffic impact.

Chairman Dash asks if Mr. Merrigan has any other concerns.

Mr. Merrigan states these are the main concerns.

Commissioner Patel asks Mr. Merrigan what McGill Management hours of operation are.

Mr. Merrigan states the hours are 9am-5pm Monday thru Friday.

Chairman Dash asks the commissioners for comments or questions to be directed towards Mr. Kim.

Commissioner Patel asks what the hours of operation for Everclean Car Wash will be.

Mr. Kim states the hours of operation are 7am-9pm except they will close at 5pm on Sunday.

Commissioner Patel asks what the busiest times are.

Mr. Kim states a Saturday in February or March is the busiest but in a typical week Saturday is the busiest weather depending.

Mr. Kim directs towards Mr. Merrigan by stating he believes McGill Management is the property directly behind the liquor store.

Mr. Merrigan confirms.

Mr. Kim states that when designing a site, Everclean is very conscious about the neighbors. He shows the diagram of the site layout and pointing out that light and sound are the two main concerns. He further states the noisiest parts of the car wash are the vacuum and the blowers. Everclean addresses these issues by centralizing the vacuums into a single producer. Next, they put a silencer on the vacuum and place it in an enclosure. There are two of these about 200 feet from the property line and placed closer to the street. When designing each site, Everclean strategically places the blowers that are at the exit of the tunnel towards the street and does not have these facing the residents or neighboring properties. Mr. Kim further states that with traffic studies a street like Rand Rd has decibel levels of up to 110 and all of their equipment has lower decibel level than the road traffic produces. Mr. Kim adds that with this lot being vacant at this time the noise level may decrease as the car wash could act as a buffer from the street traffic.

Mr. Merrigan asks for specific location of the car wash in relation to the bike shop.

Mr. Kim describes their location in relation to the bike shop and McGill Management.

Director Peterson asks Mr. Kim to describe the traffic orientation entering the carwash site.

Mr. Kim states when designing a location they look at the flow of traffic and states they don't want to be too close to the curb cut with the liquor store and McGill Management because that could cause ingress/egress problems, therefore they moved the entrance to the center of the site which places it sufficiently away from the curb cut to the south. Next, they created three lanes so that anyone who is trying to turn right would not be held up by anyone attempting to turn left. Everclean also made sure the design included plenty of stacking out of the site. Mr. Kim points out that typically stacking backup onto a road happens because there isn't sufficient stacking into the site. This site is designed with the most stacking Everclean has had at any of their sites because there are three lanes and about a two hundred foot lead up to the pay lanes. Mr. Kim states he does not foresee a backup happening due to a lack of stacking on the site.

Director Peterson asks for confirmation the access lanes for the site entrance are between Everclean and the bike shop which is the north side of the Everclean building.

Mr. Kim confirms.

Commissioner Patel asks if the south lane is a bypass in the event someone needs to get around.

Mr. Kim confirms that lane is an escape lane which is required more for a firetruck to come in and out.

Commissioner Mellen asks what the peak hourly volume is.

Mr. Kim states he completed a study taking four Saturdays from last year. The average from the four Saturdays was 444 cars, the highest being 535 and the lowest 353.

Director Peterson states the last page of Exhibit 2 is a chart regarding this.

Mr. Kim states there is an hour by hour count from the busiest day and the peak car wash was from 3-4pm with 85 cars coming through. Mr. Kim further states Everclean doesn't see the peaks and valleys other car washes experience. He states the typical car wash is closed on snowy days and open when it's sunny out however 80 per cent of Everclean's volume is from memberships. The clients have an RFID tag on their car which works much like an I-Pass, the client pulls in, the tag is read, the gates go up and the customer is in and out. How this is beneficial is the members don't time their car washes with the weather, in fact they avoid the busiest days. Everclean's slowest days are not as slow nor are their busiest days as busy as other car washes.

Commissioner Mellen asks what the typical cycle time is for a car coming in and going out.

Mr. Kim responds three minutes.

Commissioner Kempa asks if the site is on a well.

Mr. Kim responds yes and they will drill a well.

Commissioner Patel asks if any of their other locations are on a well.

Mr. Kim states this will be the first location on a well.

Commissioner Patel asks how will Everclean determine and maintain the water quality in regards to cleaning of cars.

Mr. Kim states they use five different kinds of water in the wash and they recycle the water as it comes off the cars in areas for the wheels and underbody.

Commissioner Patel asks if Everclean will do water tests.

Mr. Kim states yes, they test water hardness, PH levels, TDS to make sure that even if the water is sufficient at a shallow depth Everclean is willing to drill deeper if higher quality water is needed.

Chairman Dash states this has been very informative the packet was very well put together providing a lot of information. As far as a business on Route 12, this is the type of business that is looked for. It drives traffic and is highly visible. The surrounding uses are very compatible. Director Peterson states this project has been reviewed by City Engineer Berecz and he has been in contact with the project engineers and the project has met all the standards so far.

Commissioner Patel makes a statement that typically traffic will not increase on Rand Rd because of this business because this business will draw from traffic already using Route 12.

Chairman Dash asks if there is another car wash in Prospect Heights.

Director Peterson states there is one on Wolf Rd. that is a self-service car wash.

Commissioner Mellen asks if that is on well water.

Director Peterson states that is serviced by Illinois American Water.

Commissioner Mellen asks Mr. Kim to speak on the status of the permit with I.D.O.T.

Mr. Kim states a preliminary review has been done. The positioning of the curb cut was done with the feedback. They do not have a formal approval at this time but with the feedback Everclean is confident the permit application will be approved.

Director Peterson asks Mr. Kim to explain the membership process.

Mr. Kim states that cars are mostly dirty and sometimes clean however Everclean would like cars to be mostly clean and sometimes dirty. Everclean offers an unlimited membership program which works just like Netflix. You have a subscription; you can wash all you want. When you sign up you receive a tag to affix to your car, when a member pulls in they have a dedicated use, V.I.P. lane. On the busiest days you drive in, the gate goes up and it works like the fast pass at Great America. You could wash today, it could rain and you can come back tomorrow. Some of the members wash every day. In example Uber drivers who want to keep their car clean all the time. The membership is the bulk of the business. Everclean does offer single washes but most of our clients are Everwash members.

Commissioner DeGraf asks on the west elevation with residential behind the carwash how will the lighting be addressed as the cars come around and the headlights are on.

Mr. Kim states if Everclean is allowed to build a fence they will because they do not want lights from their customers shining into the neighbors' homes.

Commissioner Patel asks what time Everclean closes.

Mr. Kim states 9pm. The facility closes at 8pm for customers however with clean up the lights are on for another hour. All of the lights are on a photocell and timer so they automatically shut off at night.

Chairman Dash asks if there are security lights.

Mr. Kim states yes, there is heavy surveillance with nominal site lighting but nothing that would disturb the neighbors. He states the west elevation signage is backlit so it doesn't emit light directly to the residents. All there will be is a glow.

Chairman Dash asks if there is anything else from the commissioners or anyone else from the public that would like to speak to this case.

Mr. Merrigan returns to state the back of this particular property floods and asks if corrections will be made to that as he can imagine there will be quite a bit of water coming from the car wash.

Director Peterson states there is currently a restrictor on the drain in that backlot which will need to be adjusted as part of their site engineering and the City Engineer for Prospect Heights has already been in discussions for that and therefore will be an improved condition.

Mr. Merrigan adds that making a left turn onto Rand Rd is challenging during rush hours and adding any type of traffic impact can be dangerous.

Chairman Dash requests a motion to close public hearing 18-16SU at 7:45 pm

Motion by Commissioner Tammen

Second by Commissioner Mellen

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Chairman Dash requests a motion to receive into the public record the staff review of the zoning compliance for the application 18-16SU at 7:46pm

Motion by Commissioner Saewert

Second by Commissioner DeGraf

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Chairman Dash requests a motion to recommend that City Council approves the application 18-16SU at 7:47pm

Motion by Commissioner Kempa

Second by Commissioner Mellen

ROLL CALL:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen, Saewert and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

This case shall go before City Council on Monday December 10 at 6:30pm

2. PZBA - Public Hearing: Case No. ZBA 18-17PUD/SU

Applicant: Adrian Gaina

Address: 816 N. Elmhurst Rd., Prospect Heights, IL 60070

Description of Request:

- A. Consideration of an amendment to Ordinance #O-12-25, Exhibit C List of Allowable Tenants at the Wildbrook Commons Shopping Center to add sit down restaurant as a permitted special use on Lot 2, per section 5-11-2c of the City of Prospect Heights Zoning Code,
Also to consider a Special Use Permit application for a sit down restaurant for Lot 2, per section 5-7-6C of the City of Prospect Heights Zoning Code on the property commonly known as 816 N. Elmhurst Rd, Prospect Heights, Illinois, in the City's B-4 General Services PUD District.

Per previous notation the public hearing case for ZBA 18-17 PUD/SU is not needed. The owners of the restaurant make a presentation regarding the business entering 816 N. Elmhurst Rd.

VI. Communications -

VII. Adjournment: At 8:00 p.m.

Motion to Adjourn: Chairman Dash

Second: Commissioner DeGraf

Voice Vote: Unanimous