

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
TUESDAY, JANUARY 6, 2026 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:01 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Chairman Jaster, Commissioners Degen, Levato, Poplonski, Brambert, and Coleman

Absent: Commissioner Shah

Quorum Present

Also Present: Mr. S. Gascoigne – Village Director of Community & Economic Development
Ms. E. Tollefsrud – Village Assistant Planner
Mr. M. Castaldo III – Village Attorney
Mr. S. Marquez – Village Engineer

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – NOVEMBER 4, 2025

Moved by Commissioner Poplonski, seconded by Commissioner Levato to approve the November 4, 2025 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners present

Nays: None

Absent: Commissioner Shah

Motion Carried

5. FORMER TURTLE WAX, 252 S. GARY AVENUE – AMENDMENT TO A PLANNED DEVELOPMENT, WITH EXCEPTIONS, SPECIAL USES FOR A DRIVE-THROUGH AND OUTDOOR SEATING, AS WELL AS FINAL SITE PLAN, FOR THE REDEVELOPMENT OF FORMER TURTLE WAX INCLUDING A RETAIL BUILDING WITH A DRIVE-THROUGH. (FIRST HEARING) – 2026-101

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated November 21, 2025

Exhibit # 2 - Notice of Public Hearing, dated December 18, 2025 – Daily Herald

Exhibit # 3 - Affidavit of Legal Notification – January 5, 2026

Exhibit # 4 - Certification Agreement, dated November 18, 2025

Exhibit # 5 - Affidavit of Disclosure – date November 10, 2025

Exhibit # 6 - Notice to Surrounding Property Owners – (17 Notices sent out) (8) Notices Received, (9) Notices Not Received

The following people were sworn in for the record.

David Hene – 9440 Enterprise Drive Mokena, IL

Katie Pino – Vice President of Dave’s Hot Chicken – 1208 Samuel Court Naperville, IL

Brent Bernard – Holy Moly Guacamole – 700 Milwaukee Avenue Vernon Hills, IL

Laura Stark – 294 Old Gary Avenue Bloomingdale, IL

Mr. Babaj – 285 Old Gary Avenue Bloomingdale, IL

Mr. Hene explained that their project is a retail center on the former Turtle Wax car wash. He introduced Brent Bernard with Qdoba and Katie Pino with Dave’s Hot Chicken. He proceeded to explain that the former carwash is now gone and there was a series of unfortunate vandalism events and it became no longer tangible to keep the building in place. It was taken down and now allows them to develop the project. The site is about 1.6 acres. The demolition makes way for the 9,800 square foot building that they have planned. Right now, they have two tenants on the north and south ends. The north end will be a 2,000 square foot Qdoba and the south end will have a 2,200 square foot Dave’s Hot Chicken with a drive-through. Both restaurants will have an outdoor dining area in front of the buildings but away from the

residential area. He explained that they are seeking special use for the drive-through and outdoor seating area. They also have signage requests for Dave's Hot Chicken. He stated that 67 parking spaces are required and they will have 73 parking spaces available. In between both restaurants could potentially be between 1-3 tenants.

Mr. Gascoigne presented and explained that a lot of these requests are similar to what they have seen before in the village. However, they will discuss the signage further with Mr. Hene as it has the least number of similarities to some of the other requests that he has seen. Mr. Gascoigne went on to explain that the petitioner is looking to redevelop the former Turtle Wax into a multi-use commercial building of 9,800 square feet including Qdoba and Dave's Hot Chicken with three retails in between as proposed. There are special uses being requested and a signage request. Most of what they are requesting is typical, including parking and landscaping. He also explained that they were advised that the exposed neon is not a permitted use. The village had allowed them the opportunity to provide some kind of halo effect, but they decided to eliminate it altogether. Dave's Hot Chicken is asking for a disc sign on the rear or west elevation of the building. Residential is not very close and is buffered by a lot of landscaping. It is requested that the sign goes off at 10pm or 11pm at night so that there is no illumination on the back of the building other than what is required for safety. There will be a total of eight wall signs.

Mr. Marquez explained that there are no concerns at all from engineering.

Chairman Jaster asked if the outdoor seating area will be fenced in.

Mr. Gascoigne answered that it would have to be fenced.

Mr. Hene said that it would be a sturdy metal fence.

Commissioner Coleman asked how many cars could be stacked.

Ms. Pino answered that 12 cars can be stacked.

Commissioner Brambert asked about the loading for restaurants and what time that would be.

Both Dave's Hot Chicken and Qdoba said that both take place overnights.

Moved by Commissioner Coleman, seconded by Commissioner Brambert to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

Ms. Stark stated that she had multiple questions. She said that as the former Turtle Wax was taken down, there was horrendous dirt and dust in the air from the removal of the building. She would like to know what is going to happen with the huge concrete slab that is still left from the former Turtle Wax. She also asked about the size of the trucks for the overnight deliveries and if it is going to be quiet when it happens. She also inquired about where the equipment will be stored during construction. She then went on to express concern about where the employees and guests are going to be able to park and wanted to know what is going to be done with the landscape.

Mr. Gascoigne explained that they will leave the existing landscaping that is on the west property line and there will be additional landscaping placed throughout islands and on site around the building.

Ms. Stark said that the Autocare center has a wall for sound. She would like to know if there will be a wall for sound for the drive-through. She also asked if she could get a packet with all the information in it.

Mr. Gascoigne said that she could stop by the office the next day to pick it up during business hours or after hours at the police station but still needs to complete a FOIA form.

Ms. Stark stated her concern with the traffic at Army Trail Road and Gary Avenue. She explained that when there is a train, there is a lot of backup. She would like to know how the traffic is going to flow. She also wanted to know if another traffic light would ever be installed.

Commissioner Poplonski explained that a traffic study was completed and it looked like there shouldn't be a negative impact on the area. He also pointed out that the 73 parking spaces is more parking than the former Turtle Wax even had and more than is even allowed.

Ms. Stark stated that she had finished asking all her questions and stating her concerns.

Mr. Babaj asked about the fence and wants to know if the fence needs to be built.

Chairman Jaster explained that there is no fence proposed for the development, just landscaping.

Ms. Stark inquired about the sign on the west side of the building and wanted to know how long it would stay lit and if it is even needed at all.

Moved by Commissioner Coleman, seconded by Commissioner Degen to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

Mr. Hene said that he would send Ms. Stark a link to download all the plans. He also said the demolition didn't go as they wanted it to go but they will do a better job. They left the slab in the ground to prevent more dust. He said that construction will be operated during approved hours that the village allows. Equipment would also be staged on site. Mr. Hene also explained that the wall at the Autocare center is a retaining wall, not a sound barrier. He said that they prefer to screen with landscaping rather than fencing.

Ms. Pino said they can further look into the sign on the west of the building for the neighbors and they will work with staff on it.

Mr. Hene said that there was a traffic study completed a few months ago and they don't believe that traffic would get any worse.

Mr. Gascoigne explained that they will need more directions on the disc sign on the west. It is an additional sign that they need to find out whether to include it in their exception list.

Ms. Tollefsrud explained that this is a motion to recommend approval to allow for the construction of a new multi-tenant retail and restaurant commercial building, located at 252 S. Gary Avenue, petition submitted by Marley Lincoln LLC, and testimony and deliberation provided by the Planning and Zoning Commission at the public hearing on January 6, 2026. Subject to the following approvals and exceptions:

1. Amend Ordinance No. 1988-48, which granted final site plan approval for an auto care center (Bloomingdale Auto Care Center);
2. Repeal Ordinance No. 1989-30, which granted final site plan approval for Phase II of the Bloomingdale Auto Care Center (Turtle Wax Auto Appearance Center);

3. A special use permit to allow for a multi-tenant commercial development with a drive-through on the Subject Property;
4. Special uses to allow for the construction of outdoor patios:
 - a. With seating to exceed the 24 seats permissible to be reviewed and approved under administrative review;
 - b. For a property that is adjacent to a residential district.
5. An amendment to the existing Planned Development, with exceptions at the Subject Property;
6. Exceptions from the Zoning Ordinance which are further outlined in detail, in the staff report from the Assistant Planner, and dated December 22, 2025, including, but not limited to:
 - a. Reductions in parking;
 - b. Reductions in minimum required pavement setbacks;
 - c. Reductions in the required perimeter landscaping and landscaping setbacks;
 - d. Tree preservation, removal and replacement;
 - e. Landscaping and screening;
 - f. Signage;
 - g. Exterior lighting as it relates to fixture color/finish, setbacks from property lines, lighting levels and pole heights;
 - h. Reduction of building setbacks;
 - i. Elimination of the required loading space;
 - j. Trash enclosure screening requirements; and
 - k. Mechanical equipment screening requirements.
7. Final site plan approval

The recommendation of approval made hereby shall be and is hereby made subject to the following conditions:

1. Rear disc sign shall be turned off by 10 p.m. to not disturb residential to the west.

Moved by Commissioner Coleman, seconded by Commissioner Poplonski, to approve as stated above.

Motion: Passed (6-0)

Ayes: None

Nays: All Commissioners Present

Absent: Commissioner Shah

Motion Carried

6. ANDY'S FROZEN CUSTARD, 136 E. LAKE STREET – SPECIAL USE FOR A PLANNED DEVELOPMENT, WITH EXCEPTIONS, AS WELL AS SPECIAL USES FOR A DRIVE-THROUGH AND OUTDOOR SEATING, AND FINAL SITE PLAN/SUBDIVISION APPROVAL, TO ALLOW FOR THE CONSTRUCTION OF AN ANDY'S FROZEN CUSTARD STORE WITH A DRIVE-THROUGH. (FIRST HEARING) – 2026-102

The following people were sworn in for the record.

Leanna Moore – Development Project Manager – 211 E. Water Street
Springfield, MO

Josh Braun – Director of Construction - 211 E. Walter Street Springfield, MO

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated December 5, 2025

Exhibit # 2 - Notice of Public Hearing, dated December 18, 2025 – Daily Herald

Exhibit # 3 - Affidavit of Legal Notification, dated December 19, 2025

Exhibit # 4 - Certification Agreement, dated December 3, 2025

Exhibit # 5 - Affidavit of Disclosure, dated December 5, 2025

Exhibit # 6 - Notice to Surrounding Property Owners
(2) Notices Received, (7) Notices Not Received

Ms. Moore presented. She explained that they are proposing a new 1,400 square foot Andy's Frozen Custard at the proposed location of 136 E. Lake Street, which is in front of the Springbrook Shopping Center. The site had previously been approved for special use of a previous bank with a drive-through. The bank was demolished in 2023. The new proposed store would have a drive-through and full access patio with walk-up windows. Andy's Frozen Custard is a casual, quick-service frozen dessert business. She went on to explain that the first store was opened in Missouri in 1986. There are 181 locations in 15 states. There are 20 locations in the Chicagoland area which are all company-owned and operated. They operate 67% drive-through and 33% patio/walk up service. Their operating hours are Sunday-Thursday 11am-11pm. On Friday and Saturday, they stay open until 11:30pm. From Memorial Day through Labor Day, they stay open 30 minutes later. Their peak business time is from 7pm-9pm on Fridays and Saturdays and through the summer months. They do not have an

automated speaker ordering system. All orders are face-to-face interactions at the walk-up window or at the drive-through. They do not have grills or fryers. Their goal is to have a drive-through time of 80 seconds or less. Their average drive-through time in the Chicago area is 69 seconds. They are proposing a double drive-through which will provide more stacking and increase customer traffic flow. Food deliveries are two times per week in the mornings around 6am, which takes approximately 45 minutes. The loading area would be near the rear of the store. She went on to explain that they serve sundaes, concretes, jackhammers, shakes, malts, and old-fashioned sodas. Andy's also commits to being an active partner in the community by participating in and sponsoring local events. They will also create about 20-25 employment opportunities for residents.

Mr. Gascoigne clarified that the proposal includes that the former Chase bank lot will be subdivided into two lots with a future user for one of the lots. He also went on to explain that a lot of the exceptions and deviations that are being requested here are very typical for Lake Street. Almost all their signage is box signs or exposed LED but to appear as neon, which is their typical business model that tries to appear like a 1950's era custard shop.

Moved by Commissioner Coleman, seconded by Commissioner Levato to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

No one came forward to address the hearing.

Moved by Commissioner Coleman, seconded by Commissioner Levato to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

Ms. Tollefsrud explained this is a motion to recommend approval, and other necessary approvals, required, to allow for the construction of a new Andy's Frozen Custard, located at 136 E. Lake Street, petition submitted by Andy's Frozen Custard, and testimony and deliberation provided by the Planning and Zoning Commission at the public hearing on January 6, 2026. Subject to the following approvals and exceptions:

1. Repeal Ordinance No. 1992-50, which granted final site plan approval for a building addition to a bank;
2. A special use permit for an amendment to the existing Planned Development;
3. A special use permit to allow for a frozen custard shop with a drive-through on the Subject Property;
4. A special use permit to allow for an outdoor seating exceeding 24 seats, on the Subject Property;
5. Exceptions from the Zoning Ordinance which are further outlined in detail, in the staff report from the Assistant Planner, and dated December 22, 2025, including, but not limited to:
 - a. Reductions in minimum required pavement setbacks;
 - b. Reductions in the required perimeter landscaping and landscaping setbacks;
 - c. Landscaping and screening;
 - d. Signage and lighting;
 - e. Reduction of building setbacks;
 - f. Elimination of the required loading space; and
6. Final site plan approval
7. Final subdivision/engineering

Moved by Commissioner Poplonski, seconded by Commissioner Coleman, to approve as stated above.

Motion: Passed (6-0)

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

7. OLD BUSINESS – (combined with new business)

Planning and Zoning Commission Meeting Minutes

January 6, 2026

Page | 10

8. NEW BUSINESS – Mr. Gascoigne stated that The Cigar House is getting permits for demolition and there are new Building and Zoning employees starting with the village.
9. CITIZENS TO BE HEARD - None
10. ADJOURNMENT

Moved by Commissioner Poplonski, seconded by Commissioner Levato to adjourn the January 6, 2026 Planning and Zoning Commission meeting at 7:37 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Shah

Motion Carried

Respectfully Submitted,

Melissa Gruber, Recording Secretary
of the Planning and Zoning Commission